



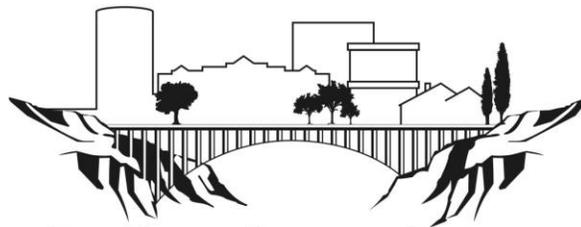
AMENDED AGENDA
Regular Meeting of the City of Twin Falls
Urban Renewal Agency Board
305 3rd Avenue East, Twin Falls, Idaho
City Council Chambers
Monday, November 10, 2014 at 12:00 pm.

URBAN RENEWAL AGENCY BOARD MEMBERS:

Leon Smith Chairman	Dan Brizee Vice-Chairman	Dexter Ball Secretary	Neil Christensen	Perri Gardner	Bob Richards	Sarah Taylor
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1. Call meeting to order.
 2. Consent Agenda:
 - a. Review and approval of minutes from the October 13, 2014 regular meeting and October 17, 2014 special meeting.
 - b. Review and approval of November 2014 financial reports.
 3. Consideration of a request to select Zions Bank to provide the Agency \$9,850,000 in bond funding – Brent Hyatt (see staff report).
 4. Update from Otak on the Main Avenue Design Project (presentation material included) – Mandi Roberts.
 5. Consideration of a request to amend the Otak agreement to include a topographic survey of the project area to be conducted by JUB Engineering and managed by Otak for \$68,857 (see staff report).
 6. Presentation to TFURA board of Gold Award from IEDC for the Glanbia project – Melinda Anderson.
 7. Public input and/or items from the Urban Renewal Agency Board or staff.
 8. 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.
 9. Adjourn. Next regular meeting: **Monday, December 8, 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
October 13, 2014

The Urban Renewal Agency held its regular monthly 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:

Present:

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

Also present:

Melinda Anderson	Urban Renewal Executive Director
Mitch Humble	City Community Development Director
Brent Hyatt	City Assistant Finance Officer
Renee Carraway	City Planning & Zoning Manager
Fritz Wonderlich	City Attorney
Greg Lanting	City Council Liaison to URA
Lorrie Bauer	Economic Development, Admin Assistant
Mandi Roberts	Otak, Inc.

Agenda Item 1 – Call meeting to order

Chairman Smith called the meeting to order at 12:01 p.m.

Agenda Item 2 – Consent Agenda: a) Review and approval of minutes from the September 8, 2014 Regular Meeting and b) Review and approval of October 2014 financial reports.

Chairman Smith noted a wording correction to the minutes on the 2nd page, 4th paragraph. He then asked if anyone else had any comments regarding the minutes or financial reports; no response. Bob Richards moved to approve the consent agenda as noted and Dan Brizee seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 3 – Consideration of a request to approve Rogerson tenant termination agreements

Due to no questions or comments regarding the three proposed tenant agreements submitted for approval, Dan Brizee moved to accept the agreements as written and Bob Richards seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 4 – Update on bond refinancing (Brent Hyatt)

Brent reviewed with the Board that the existing bonds hold an interest rate of 5.45% with 8 years left. He stated the bonds could be refunded (refinanced) to a likely 2.6-2.9% range. As Revenue Allocation Area 4-1 (RAA 4-1) will end in 2022 when the current bonds are paid off, any new bonds must also follow that timeline. With cash needs for downtown construction and infrastructure projects in the near future for this RAA, new bonds would give the Agency available cash sooner, rather than later. This would also give flexibility to use the bond proceeds as needed. He also noted that the current bonds pledge future revenues as payments for the bonding and if the Agency only refunds the existing bonds now, future Revenue Bonds may not be an option as the same revenues can't be pledged more than once.

A request for proposal (RFP) would request \$5,850,000 to be refunded and an additional \$4,000,000 dedicated to the upcoming construction costs which total \$9,850,000. If the increase in debt is approved, the budget will need to be amended due to the debt payments would increase approximately \$560,000. The responses to the RFP would tell us what the charges will be to refund the bonds and what the interest rate will be. Judicial confirmation process would be up to the lender, once chosen.

Once all the information has been gathered and the RFP is finalized, the board will meet to vote on a motion to proceed. In order to capture the interest rates, this process should be done in a timely manner; therefore, a special meeting may be called before the scheduled November board meeting for the board to approve sending out the RFP.

Agenda Item 5 – Update from Otak on the Main Avenue Design Project

Otak, Inc. representative, Mandi Roberts, presented the update with assistance from Gary Haderlie of JUB Engineers using overhead projections and handouts. The first Project Advisory Committee meeting was held this morning, workshops and stakeholder groups are scheduled throughout the week and a community meeting is scheduled for Thursday night, from 6-8 pm. The project website, twinfallsmainavenue.com, has been set up so people can follow the process.

The project is in the discovery and analysis process. The workshops this week should give a sense of concepts and ideas of interest in which to use for design options. A Business/Property Owner Survey is being created and once finalized, it will be sent to all business and property owners in the project area.

Some private utility companies have indicated their infrastructure is old and would like to replace it so they're going to try to coordinate their projects with the Main Ave. project to minimize business impact.

Existing circulation and parking is currently being studied using past surveys and current data. Early findings of downtown parking utilization include 42-50% of available parking on an average day, with a lot of community confusion as to where parking is available and how to use it; wayfinding and communicating the public parking areas to the public would be helpful.

Mandi also shared a few common themes and development opportunity ideas for downtown that was the result of the project kick-off meetings in September. Themes included land use and redevelopment, Hansen Street corridor and multi-modal transportation/circulation, downtown business activity/organization, public amenities and events, wayfinding/signage/ gateways, construction phasing, streetscape/infrastructure, and parking/backside entrances/alleyways. Development ideas included housing, employment, retail and other uses to become a complete "live-work-play" urban neighborhood that also includes a family/kid-friendly public space.

She stated it was more than design and construction, it's also the future. They will continue to work on the vision statement, guiding principles statement, redevelopment worksheet, and developing a workshop summary report from this week's activities to present at the next board meeting. Board members had questions regarding the planning phase and answers were provided.

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

None.

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.

Chairman Leon Smith read the request to adjourn into Executive Session 67-2345(1)(c). Neil Christiansen motioned to go into Executive Session and Bob Richards seconded. Roll call vote showed that all board members present voted in favor of the motion. Meeting adjourned to executive session at 1:03 p.m.

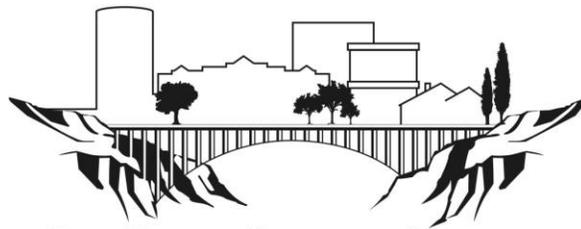
Agenda Item 8: Adjourn.

Board members came back into open session at 1:50 p.m. and promptly adjourned.

The next regular meeting is Monday, November 10, 2014 @ 12:00 p.m.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant



THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

SPECIAL MEETING MINUTES
October 17, 2014

The Urban Renewal Agency held a special 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:

Present:

Leon Smith	URA Chairman
Dan Brizee	URA Vice Chairman
Dexter Ball	URA Secretary
Neil Christensen	URA Member
Bob Richards	URA Member

Absent: Perri Gardner and Sarah Taylor

Also present:

Melinda Anderson	Urban Renewal Executive Director
Mitch Humble	City Community Development Director
Brent Hyatt	City Assistant Finance Officer
Leon Mills	Twin Falls County Commissioner
Fritz Wonderlich	City Attorney
Jon Caton	Public Works Director
Don Hall	Mayor
Lorrie Bauer	Economic Development, Admin Assistant

Agenda Item 1 – Call meeting to order

Chairman Leon Smith called the meeting to order at 12:00 p.m.

Agenda Item 2 – Consideration of a request to issue a Request for Proposal (RFP) to various financial institutions to issue bonds for \$9,850,000 or for \$5,850,000 – Brent Hyatt

Brent briefly went over the previously presented RFP which was modified to include flexibility on the construction loan. The lenders would have two weeks to respond back with their proposal. Staff asked for direction from the board on the amount to use, \$5,850,000 to refund the existing bond, or the staff recommended \$9,850,000 to refund the existing bond plus \$4,000,000 to use for construction costs. Bob Richards motioned to direct staff to issue the RFP using the \$9,850,000. Dan Brizee seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 3 – Consideration of a request for a temporary construction easement for the property owned by the URA in Rock Creek near the Stockyard Commission – Jon Caton

Jon Caton, Public Works Director for the City of Twin Falls, explained the request to construct a sewer replacement project. Using plan sheets and a vicinity map, he pointed out the current location of the sewer line that is in poor condition and in need of replacement and the proposed replacement line to be moved to a different location on the same property. The project would also include a parallel riprap channel that would allow for drainage from the rim of Rock Creek to the canyon while protecting the new sewer line. The current sewer line is above grade, but the new line will be approximately three feet below grade. The project would take approximately three weeks to complete. The request includes 1) a temporary construction easement on the property and 2) relocation of the sewer line and its accompanying easement to a new location as shown on the plans. Neil Christensen moved to accept the temporary construction easement to be issued as presented and Bob Richards seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 4 – Adjourn

The meeting adjourned at 12:13 p.m.

The next regular meeting is Monday, November 10, 2014 @ 12:00 p.m.

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 2014

	Oct 14	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Line of Credit Adv. - Clif Bar	68,445.49	14,995,362.00	-14,926,916.51	0.5%
Investment Income	413.68	2,550.00	-2,136.32	16.2%
Property Taxes	21,856.20	7,027,260.00	-7,005,403.80	0.3%
Rental Income	34,810.50	435,908.00	-401,097.50	8.0%
Chobani Advances	0.00	693,623.00	-693,623.00	0.0%
Total Income	125,525.87	23,154,703.00	-23,029,177.13	0.5%
Gross Profit	125,525.87	23,154,703.00	-23,029,177.13	0.5%
Expense				
RAA 4-1				
Main Ave.	31,286.66			
Rogerson Building	1,850.62			
RAA 4-1 - Other	0.00	3,584,596.00	-3,584,596.00	0.0%
Total RAA 4-1	33,137.28	3,584,596.00	-3,551,458.72	0.9%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	0.00	1,581,182.00	-1,581,182.00	0.0%
Debt Pay. (Chobani) Principal	0.00	1,123,000.00	-1,123,000.00	0.0%
RAA 4-3 (Chobani) - Other	0.00	6,122,259.00	-6,122,259.00	0.0%
Total RAA 4-3 (Chobani)	0.00	8,826,441.00	-8,826,441.00	0.0%
RAA 4-4 (Clif Bar)	8,298.00	15,996,749.00	-15,988,451.00	0.1%
Bond Trustee Fees	0.00	6,500.00	-6,500.00	0.0%
Community Relations & Website	0.00	1,700.00	-1,700.00	0.0%
Debt Payments - Interest	920.30	237,342.00	-236,421.70	0.4%
Debt Payments - Principal	2,743.38	644,060.00	-641,316.62	0.4%
Dues and Subscriptions	750.00	2,650.00	-1,900.00	28.3%
Insurance Expense	0.00	5,500.00	-5,500.00	0.0%
Legal Expense	0.00	1,000.00	-1,000.00	0.0%
Management Fee	0.00	229,000.00	-229,000.00	0.0%
Meeting Expense	377.52	3,000.00	-2,622.48	12.6%
Miscellaneous	0.00	10,500.00	-10,500.00	0.0%
Office Expense	168.67	500.00	-331.33	33.7%
Prof. Dev.\Training	0.00	2,800.00	-2,800.00	0.0%
Property Tax Expense	0.00	37,000.00	-37,000.00	0.0%
Real Estate Exp. - Call Center	3,913.28	133,400.00	-129,486.72	2.9%
Real Estate Exp. - Other	12.69	6,200.00	-6,187.31	0.2%
Real Estate Lease	0.00	72,000.00	-72,000.00	0.0%
Total Expense	50,321.12	29,800,938.00	-29,750,616.88	0.2%
Net Ordinary Income	75,204.75	-6,646,235.00	6,721,439.75	-1.1%
Other Income/Expense				
Other Income				
Cash Carryover	0.00	6,706,782.00	-6,706,782.00	0.0%
Transfers In	0.00	2,164,650.00	-2,164,650.00	0.0%
Transfers Out	0.00	-2,164,649.00	2,164,649.00	0.0%
Total Other Income	0.00	6,706,783.00	-6,706,783.00	0.0%
Net Other Income	0.00	6,706,783.00	-6,706,783.00	0.0%
Net Income	75,204.75	60,548.00	14,656.75	124.2%

Twin Falls Urban Renewal November, 2014 List of Checks					
<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Memo</u>
2810			VOID CHECK		
2811	10/13/2014	2,790.00	Northwest Hay Co., Inc	RAA 4-4 Clif Bar	AC#14 - Weed Extraction
2812	10/13/2014	142.04	Twin Falls Sandwich Company	Meeting Expense	URA Meeting Lunches Oct 13, 2014
2813	10/13/2014	1,070.00	EHM Engineers, Inc	RAA 4-4 Clif Bar	AC#12 - Hankins Road Project
2813	10/13/2014	4,438.00	EHM Engineers, Inc	RAA 4-4 Clif Bar	AC#13 - Utility Removal Project
2814	10/21/2014	21,856.20	Wells Fargo Bank	Property Tax Income	URA Property Taxes - Oct, 2014
2815	10/27/2014	4.24	Lorrie Bauer	RAA 4-1 Rogerson	Reimbursement - Supplies for restrooms
2816	10/27/2014	1,000.00	Joann Olbert - Toy Orphanage	RAA 4-1 Rogerson	Refund Vacating premises 157 Main Ave E
2817	11/3/2014	56,968.25	Keller Associates	RAA 4-4 Clif Bar	AC#15 - WW Pretreatment Project
2818	11/3/2014	3,000.00	Twin Falls Canal Company	RAA 4-4 Clif Bar	AC#16 - Relocate Canal Lateral 33
2819	11/3/2014	179.24	Lee Enterprises (Times News)	RAA 4-4 Clif Bar	AC#17 - WW Pretreatment Legal Advertising
2820	11/5/2014	41.17	Capital One Commercial	RAA 4-1 Main Avenue	Costco - Napkins, Cookies
2821	11/5/2014	10.12	Wells Fargo Remittance Ctr	Office Expense	Deposit Slips
2822	11/6/2014	13,652.95	Otak	RAA 4-1 Main Avenue	Main Ave Design
2823	11/6/2014	748.00	ACCO Engineered Systems	Real Est Expense - Call Ctr	HVAC Prev. maintenance - Sept
2824	11/6/2014	1,700.00	Idaho Scapes, Inc.	RAA 4-1 Real Est Exp - Other	Bowyer Park maintenance
2825	11/6/2014	150.00	Sawtooth Spraying Service	Real Est Expense - Other	Weed kill
2826	11/6/2014	450.00	K & G Property Management	Real Est Expense - Call Ctr	Property Management Fees - October
2827	11/6/2014	1,440.00	Commercial Property Maintenance	Real Est Expense - Call Ctr	Landscape Maintenance - October
2828	11/6/2014	352.00	J & L Sweeping Service, Inc.	Real Est Expense - Call Ctr	Property Maintenance - October
2829	11/6/2014	400.00	Western Building Maintenance, Inc	RAA 4-1 Rogerson	Clean meeting area of Rogerson Bldg.
2830	11/6/2014	26.66	Idaho Power	RAA 4-1 Rogerson	Power - Rogerson #161
2830	11/6/2014	67.69	Idaho Power	RAA 4-1 Rogerson	Power - Rogerson #159
2830	11/6/2014	237.94	Idaho Power	Real Est Expense - Call Ctr	Power 851 Poleline
2830	11/6/2014	13.87	Idaho Power	Real Est Expense - Other	Power 122 4th Ave S Bowyer Park
2831	11/6/2014	38.40	Intermountain Gas Co	RAA 4-1 Rogerson	Gas - Rogerson Bldg
2832	11/6/2014	187.54	City of Twin Falls	Real Est Expense - Call Ctr	Water C3 landscape
2832	11/7/2014	84.17	City of Twin Falls	RAA 4-1 Rogerson	Water Rogerson Bldg.
2833	11/8/2014	317.58	Party Center	RAA 4-1 Main Avenue	Tables & Chairs Oct 13 & 17, 2014

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

October 2014

Type	Date	Num	Name	Memo	Amount	Balance
Ordinary Income/Expense						
Income						
Line of Credit Adv. - Clif Bar						
Deposit	10/10/2014		Clif Bar & Co.	Deposit	8,298.00	8,298.00
Deposit	10/24/2014		Clif Bar & Co.	Deposit	60,147.49	68,445.49
Total Line of Credit Adv. - Clif Bar					68,445.49	68,445.49
Investment Income						
Deposit	10/01/2014			Interest	5.74	5.74
Deposit	10/01/2014			Interest	33.27	39.01
Deposit	10/01/2014			Interest	2.20	41.21
Deposit	10/01/2014			Interest	5.19	46.40
Deposit	10/01/2014			Interest	0.54	46.94
Deposit	10/01/2014			Interest	23.28	70.22
Deposit	10/01/2014		State of Idaho	Monthly Interest Posting	343.46	413.68
Total Investment Income					413.68	413.68
Property Taxes						
Deposit	10/27/2014		Twin Falls County	Monthly Tax Payment from the County	21,856.20	21,856.20
Total Property Taxes					21,856.20	21,856.20
Rental Income						
Deposit	10/01/2014	1001	Sundstroms Bakery ...	October Rent	50.00	50.00
Deposit	10/27/2014	14802	C3	Rent October, 2014	34,760.50	34,810.50
Total Rental Income					34,810.50	34,810.50
Total Income					125,525.87	125,525.87
Gross Profit					125,525.87	125,525.87
Expense						
RAA 4-1						
Main Ave.						
Check	10/09/2014	2809	Otak	Main Ave Prelim Design	31,282.42	31,282.42
Check	10/27/2014	2815	Lorrie Bauer	Reimbursement Supplies for Restroom	4.24	31,286.66
Total Main Ave.					31,286.66	31,286.66
Rogerson Building						
Check	10/09/2014	2797	P S I Environmental	Waste Collection - Rogerson	60.27	60.27
Check	10/09/2014	2800	Haffner's Lock & Key	Keys, Door locks	42.00	102.27
Check	10/09/2014	2800	Haffner's Lock & Key	Keys	3.60	105.87
Check	10/09/2014	2801	Columbia Technical ...	Asbestos Inspection - Rogerson Bldg	700.00	805.87
Check	10/09/2014	2804	Intermountain Gas C...	Gas - 149 Main Ave E	44.75	850.62
Check	10/27/2014	2816	Joann Olbert	Refund: Vacation of premises @ 157 Main Ave	1,000.00	1,850.62
Total Rogerson Building					1,850.62	1,850.62
Total RAA 4-1					33,137.28	33,137.28
RAA 4-4 (Clif Bar)						
Check	10/13/2014	2810	EHM Engineers, Inc.	Adv Cert #12 Hankins Road Project	0.00	0.00
Check	10/13/2014	2810	EHM Engineers, Inc.	Adv Cert #13 Utility Removal Project	0.00	0.00
Check	10/13/2014	2811	Northwest hay Co. I...	Weed Extermination	2,790.00	2,790.00
Check	10/13/2014	2813	EHM Engineers, Inc.	Adv Cert 12 Hankins Road Project	1,070.00	3,860.00
Check	10/13/2014	2813	EHM Engineers, Inc.	Adv Cert 13 utility Removal Project	4,438.00	8,298.00
Total RAA 4-4 (Clif Bar)					8,298.00	8,298.00
Debt Payments - Interest						
Check	10/01/2014	C2	Larry Tucker & Kare...	Monthly Note Payment	920.30	920.30
Total Debt Payments - Interest					920.30	920.30
Debt Payments - Principal						
Check	10/01/2014	C2	Larry Tucker & Kare...	Monthly Note Payment	2,743.38	2,743.38
Total Debt Payments - Principal					2,743.38	2,743.38
Dues and Subscriptions						
Check	10/09/2014	2805	Redevelopment Ass...	RAI Annual Dues	750.00	750.00
Total Dues and Subscriptions					750.00	750.00
Meeting Expense						
Check	10/07/2014	2796	Capital One Comme...	Cookies for Main Ave Kick-off mtg	31.98	31.98
Check	10/09/2014	2799	Melinda Anderson	Reimbursement RAI Salt Lake City Meeting	203.50	235.48
Check	10/13/2014	2812	Twin Falls Sandwich...	URA Meeting lunch	142.04	377.52
Total Meeting Expense					377.52	377.52
Office Expense						
Check	10/09/2014	2802	Harvey's Office Plus	Key Tags	7.69	7.69
Check	10/09/2014	2802	Harvey's Office Plus	Easel & paper	145.98	153.67
Check	10/29/2014			Service Charge	15.00	168.67
Total Office Expense					168.67	168.67
Real Estate Exp. - Call Center						
Check	10/09/2014	2798	Idaho Power Compa...	Power - 851 Pole Line	245.49	245.49
Check	10/09/2014	2803	City of Twin Falls	C3 landscape water	325.79	571.28
Check	10/09/2014	2806	J & L Sweeping Ser...	Sept parking lot sweeping	352.00	923.28
Check	10/09/2014	2807	Commercial Propert...	Landscape mntc - Sept	2,540.00	3,463.28
Check	10/09/2014	2808	K & G Property Man...	Property management - Sept	450.00	3,913.28
Total Real Estate Exp. - Call Center					3,913.28	3,913.28
Real Estate Exp. - Other						
Check	10/09/2014	2798	Idaho Power Compa...	Power 122 4th Ave South	12.69	12.69
Total Real Estate Exp. - Other					12.69	12.69
Total Expense					50,321.12	50,321.12
Net Ordinary Income					75,204.75	75,204.75
Net Income					75,204.75	75,204.75

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet
As of October 31, 2014

	Oct 31, 14
ASSETS	
Current Assets	
Checking/Savings	
Cash	
State Investment Pool	3,252,038.97
WF General Checking #6350	247,440.23
WF Revenue Alloc. #5601	4,066,355.10
WF Bond Reserve #5602	698,675.00
WF Bond Fund #5600	459.18
Zions Revenue Alloc. #8616	271,805.02
Zions Revenue Alloc. #8616A	509,815.24
Zions Bond Reserve #8616C	2,874,075.74
Zions Revenue Alloc. #8616B	2.17
Total Cash	11,920,666.65
Total Checking/Savings	11,920,666.65
Other Current Assets	
Due from Other Governments	7,676.70
Property Taxes Receivable	110,166.11
Total Other Current Assets	117,842.81
Total Current Assets	12,038,509.46
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	17,074,997.85
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Deferred Rev.-Property Tax	110,166.11
Security Deposit	68,157.84
Total Long Term Liabilities	178,323.95
Total Liabilities	178,323.95
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	-3,896,824.73
Net Income	75,204.75
Total Equity	16,896,673.90
TOTAL LIABILITIES & EQUITY	17,074,997.85

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of October 31, 2014

Type	Date	Num	Name	Memo	Amount	Balance
ASSETS						17,082,387.27
Current Assets						12,045,898.88
Checking/Savings						11,928,056.07
Cash						11,928,056.07
State Investment Pool						3,251,695.51
Deposit	10/01/2014			Deposit	343.46	3,252,038.97
Total State Investment Pool					343.46	3,252,038.97
WF General Checking #6350						190,841.68
Deposit	10/01/2014			Deposit	50.00	190,891.68
Check	10/01/2014	2795	City of Twin Falls	Reimb Request #35	-82,594.17	108,297.51
Transfer	10/02/2014			Funds Transfer	82,594.17	190,891.68
Check	10/07/2014	2796	Capital One Commercial	Cookies	-31.98	190,859.70
Check	10/09/2014	2797	P S I Environmental	Invoice 22462656	-60.27	190,799.43
Check	10/09/2014	2798	Idaho Power Company	Acct 2205057868 & 2220512228	-258.18	190,541.25
Check	10/09/2014	2799	Melinda Anderson	Reimbursement - Meeting Exp	-203.50	190,337.75
Check	10/09/2014	2800	Haffner's Lock & Key	Invoice 17909 & 17667	-45.60	190,292.15
Check	10/09/2014	2801	Columbia Technical Service	Asbestos Insp	-700.00	189,592.15
Check	10/09/2014	2802	Harvey's Office Plus	Invoices 0014942-002 & 0025993-001	-153.67	189,438.48
Check	10/09/2014	2803	City of Twin Falls	Account 030304-000	-325.79	189,112.69
Check	10/09/2014	2804	Intermountain Gas Company	Acct: 64554563 842 3	-44.75	189,067.94
Check	10/09/2014	2805	Redevelopment Associates ...	Invoice #M15023	-750.00	188,317.94
Check	10/09/2014	2806	J & L Sweeping Service, Inc.	Invoice 24115	-352.00	187,965.94
Check	10/09/2014	2807	Commercial Property Mainte...	Invoice #2803	-2,540.00	185,425.94
Check	10/09/2014	2808	K & G Property Management	Invoice #3463	-450.00	184,975.94
Check	10/09/2014	2809	Otak	Invoice 000091400324	-31,282.42	153,693.52
Deposit	10/10/2014			Deposit	8,298.00	161,991.52
Check	10/13/2014	2810	EHM Engineers, Inc.	VOID: Invoice #229-14 & 293-14	0.00	161,991.52
Check	10/13/2014	2811	Northwest hay Co. Inc.	Invoice 377	-2,790.00	159,201.52
Check	10/13/2014	2812	Twin Falls Sandwich Company		-142.04	159,059.48
Check	10/13/2014	2813	EHM Engineers, Inc.	Invoice 229-14=1070.00 & 293-14=4438.00	-5,508.00	153,551.48
Deposit	10/21/2014			Deposit	21,856.20	175,407.68
Check	10/21/2014	2814	Wells Fargo Bank	Property Taxes - Sept, 2014	-21,856.20	153,551.48
Deposit	10/24/2014			Deposit	60,147.49	213,698.97
Deposit	10/27/2014			Deposit	34,760.50	248,459.47
Check	10/27/2014	2815	Lorrie Bauer	Reimbursement	-4.24	248,455.23
Check	10/27/2014	2816	Joann Olbert	Refund Invoice #001	-1,000.00	247,455.23
Check	10/29/2014			Service Charge	-15.00	247,440.23
Total WF General Checking #6350					56,598.55	247,440.23
WF Revenue Alloc. #5601						4,048,129.31
Check	10/01/2014	C2	Larry Tucker & Karen Tucker		-3,663.68	4,044,465.63
Deposit	10/01/2014			Interest	33.27	4,044,498.90
Deposit	10/27/2014			Deposit	21,856.20	4,066,355.10
Total WF Revenue Alloc. #5601					18,225.79	4,066,355.10
WF Bond Reserve #5602						698,675.00
Total WF Bond Reserve #5602						698,675.00
WF Bond Fund #5600						453.44
Deposit	10/01/2014			Interest	5.74	459.18
Total WF Bond Fund #5600					5.74	459.18
Zions Revenue Alloc. #8616						271,802.82
Deposit	10/01/2014			Interest	2.20	271,805.02
Total Zions Revenue Alloc. #8616					2.20	271,805.02
Zions Revenue Alloc. #8616A						592,404.22
Deposit	10/01/2014			Interest	5.19	592,409.41
Transfer	10/02/2014			Funds Transfer	-82,594.17	509,815.24
Total Zions Revenue Alloc. #8616A					-82,588.98	509,815.24
Zions Bond Reserve #8616C						2,874,052.46
Deposit	10/01/2014			Interest	23.28	2,874,075.74
Total Zions Bond Reserve #8616C					23.28	2,874,075.74
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						1.63
Deposit	10/01/2014			Interest	0.54	2.17
Total Zions Revenue Alloc. #8616B					0.54	2.17
Zions Warrant #6362						0.00
Total Zions Warrant #6362						0.00
Cash - Other						0.00
Total Cash - Other						0.00

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of October 31, 2014

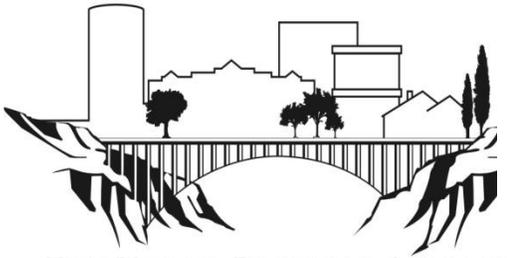
Type	Date	Num	Name	Memo	Amount	Balance
Total Cash					-7,389.42	11,920,666.65
Total Checking/Savings					-7,389.42	11,920,666.65
Accounts Receivable						0.00
Accounts Receivable						0.00
Total Accounts Receivable						0.00
Total Accounts Receivable						0.00
Other Current Assets						117,842.81
Account Receivable - Chobani						0.00
Total Account Receivable - Chobani						0.00
Deposits						0.00
Total Deposits						0.00
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						117,842.81
Total Current Assets					-7,389.42	12,038,509.46
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
Deposit	10/21/2014	0225121	Twin Falls County	Property taxes - Sept, 2014	-21,856.20	-21,856.20
Check	10/21/2014	2814	Wells Fargo Bank	Property Taxes - Sept, 2014	21,856.20	0.00
Total Property Tax Clearing Account					0.00	0.00
Total Other Assets					0.00	0.00
TOTAL ASSETS					-7,389.42	17,074,997.85

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of October 31, 2014

Type	Date	Num	Name	Memo	Amount	Balance
LIABILITIES & EQUITY						17,082,387.27
Liabilities						260,918.12
Current Liabilities						82,594.17
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						82,594.17
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						0.00
Total Accts Pay - Rental Fund						0.00
Accts Pay - Rev. Alloc. 4-1						0.00
Total Accts Pay - Rev. Alloc. 4-1						0.00
Accts Pay - Rev. Alloc. 4-3						82,594.17
Check	10/01/2014	2795	City of Twin Falls	Request #35 Chobani Project	-82,594.17	0.00
Total Accts Pay - Rev. Alloc. 4-3						-82,594.17
Payroll Liabilities						0.00
Total Payroll Liabilities						0.00
Prepaid Rent						0.00
Total Prepaid Rent						0.00
Total Other Current Liabilities						-82,594.17
Total Current Liabilities						-82,594.17
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

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of October 31, 2014

Type	Date	Num	Name	Memo	Amount	Balance
Total Liabilities					-82,594.17	178,323.95
Equity						16,821,469.15
Fund Balance						20,718,293.88
Fund Balance-General Fund						-98,600.76
Total Fund Balance-General Fund						-98,600.76
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						-3,896,824.73
Total Unrestricted Net Assets						-3,896,824.73
Net Income						0.00
Total Net Income					75,204.75	75,204.75
Total Equity					75,204.75	16,896,673.90
TOTAL LIABILITIES & EQUITY					-7,389.42	17,074,997.85



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

Date: November 6, 2014
To: Urban Renewal Agency of the City of Twin Falls
From: Brent Hyatt, Assistant Finance Director

Request: Consideration of a request to select Zions Bank to provide the Agency \$9,850,000 in bond funding.

Background: At the last board meeting, staff was instructed to move ahead with a request for proposals to refund our existing bonds and secure \$4,000,000 in new funding dedicated to construction projects in the downtown area. Staff is now seeking action by the Board to select the financial institution from the respondents. The ground work for the issue was presented and discussed at the last two Board meetings. The Agency issued the request for proposals to 19 financial institutions. Three banks responded: Banner Bank, Washington Federal, and Zions Bank.

Approval Process: The Board would need to approve a motion for acceptance of one of the proposals. Then staff would proceed to engage bond counsel and the successful lender for bond document and resolution preparation, public notifications, and board review of the final documents.

Budget Impact: The RFP stipulates that the Agency will pay for bond issuance costs. Costs range from \$12,313 to \$44,450 plus our bond counsel fee. However, it is likely that a portion of the existing bond reserve will fund these costs. A budget amendment will be required for an increased principal payment, perhaps \$610,000.

Conclusion: Staff supports accepting Zions Bank.

Attachments:

Responses from Banner Bank, Washington Federal, and Zions Bank.
An excel spreadsheet listing the determining factors of the respondents.



November 5, 2014

Urban Renewal Agency of the City of Twin Falls, ID
Melinda Anderson
PO Box 1907
Twin Falls, ID 83303-1907

Dear Ms. Anderson,

Banner Bank is pleased to submit this commitment letter to the Urban Renewal Agency in the amount of \$9,850,000. We have made every attempt to identify the terms and conditions within the agreement; however, if you have further questions and would like to discuss we would appreciate the opportunity.

Upon review of our proposal, if the Urban Renewal Agency would like to see a modification of any terms or conditions, the Bank is open to suggestions and further discussion. The Bank has the experience and expertise to assist the Urban Renewal Agency with all efforts. Please use Mr. Darwin Parker's experience and expertise in crafting a solution to your needs.

Feel free to contact myself or Mr. Parker with any questions and for any further discussion. Our contact information has been included within the signature page of our commitment letter.

Thank you for allowing Banner Bank the opportunity to submit this commitment letter and we look forward to working with the Urban Renewal Agency in the near future.

Best Regards,

/s/ Jed B. Roeser

Jed B. Roeser
Vice President & Commercial Banking Center Manager





November 5, 2014

Urban Renewal Agency of the City of Twin Falls
Attn: Melinda Anderson
P.O. Box 1907
Twin Falls, ID 83303-1907

Greetings:

Banner Bank (the “Bank”) is pleased to present to the Urban Renewal Agency of the City of Twin Falls, Idaho (the “Agency”) a commitment of \$9,850,000 to refund the Agency’s Series 2005A Bonds and to fund planned infrastructure projects in downtown Twin Falls.

This commitment is for the Agency to issue and the Bank to purchase an eight-year Revenue Allocation (Tax Increment) Bond or Bonds, Series 2014 (the “Bond” or “Bonds”), through a private bond sale for direct private placement into the Bank’s own portfolio where it will remain for the life of the Bonds. The Bank is offering two options for the Bond or Bonds.

In Option I, the full \$9,850,000 bond amount would be disbursed at the closing as is universally and routinely done in the municipal bond market. The “Bond” in Option I will actually be in the form of just one, single bond in the amount of \$9,850,000.

In Option II, the terms of the “Bond” or “Bonds” would be customized so bond proceeds earmarked to refund the Agency’s Series 2005A Bonds will be disbursed at the closing but the disbursement of bond proceeds earmarked to fund planned infrastructure projects could be delayed and drawn down as needed over a twenty-four month period. The “Bond” or “Bonds” in Option II may be in the form of just one, single bond or possibly in the form of just two individual bonds.

This commitment letter constitutes a bond purchase commitment or agreement on the part of the Bank and substantially represents the terms and conditions, based upon information provided, under which the Bank will purchase the Bonds from the Agency. These terms and conditions are not all-inclusive, but generally describe the Bank’s commitment to the Agency.



- Issuer:** Urban Renewal Agency of the City of Twin Falls, Idaho (the “Agency”).
- Total Amount:** About \$9,850,000.
- Structure:** Revenue Allocation (Tax Increment) Bond or Bonds, Series 2014 (the “Bond” or “Bonds”).

OPTION I – 8-YEAR TAX-EXEMPT and BANK QUALIFIED BOND:

- Amount:** About \$9,850,000.
- Proposed Form:** Tax-exempt bank qualified Revenue Allocation (Tax Increment) Bond or Bonds, Series 2014 (the “Bond” or “Bonds”).
- Interest Rate:** The indicative tax-exempt bank qualified interest rate is fixed at 2.75% per annum for the approximate eight-year life of the Bond. Interest will be calculated on the basis of the actual number of days elapsed over a year of 360 days.
- Bank Fee:** A Bank origination fee of \$12,312.50 is payable at closing. Bank does not anticipate other Bank fees. Agency is responsible for its bond counsel fees and financial advisor fees, if any.
- Term:** Approximately eight (8) years.
- Maturity Date:** August 1, 2022.
- Disbursement:** The Bond shall be fully disbursed at closing.
- Amortization:** Amortization over about eight (8) years with final payment of principal and interest by the final maturity date at end of the approximately eight-year amortization period.

OPTION II – 8-YEAR TAX-EXEMPT and BANK QUALIFIED BOND or BONDS:

Amount: About \$9,850,000.

Proposed Form: Tax-exempt bank qualified Revenue Allocation (Tax Increment) Bond or Bonds, Series 2014 (the “Bond” or “Bonds”). The “Bond” or “Bonds” may be in the form of just one, single bond or possibly in the form of just two individual bonds.

Interest Rate: The indicative tax-exempt bank qualified interest rate is fixed at 2.75% per annum for the approximate eight-year life of the Bond. Interest will be calculated on the basis of the actual number of days elapsed over a year of 360 days.

Bank Fee: A Bank origination fee of \$12,312.50 is payable at closing. Bank does not anticipate other Bank fees. Agency is responsible for its bond counsel fees and financial advisor fees, if any.

Term: Approximately eight (8) years.

Maturity Date: August 1, 2022.

Disbursement: Bond proceeds earmarked to refund the Agency’s Series 2005A Bonds will be disbursed at closing. The disbursement of bond proceeds earmarked to fund planned infrastructure projects will not be disbursed at closing but will be drawn down as needed over a twenty-four month period. This may be in the form of a single bond. Or, for ease of administration and accounting, it may be in the form of two individual bonds with funds earmarked to refund Series 2005A in one bond (e.g. Bond A) and funds earmarked for infrastructure projects in a second bond (e.g. Bond B).

Draw Provision: There shall be a draw down period of up to twenty-four months from the date of closing; funds can be drawn down once per month as needed during this draw down period.

OTHER POSSIBLE CUSTOMIZED OPTIONS:

There may be other possible options that better meet the specific needs of the Agency. The Bank is eager to work with the Agency to explore other possible options to find the customized option that best meets the needs of the Agency. For example, the Agency may determine that an option that lengthens the Draw Provision to period longer than twenty-four months may better meet the Agency's needs.

ADDITIONAL TERMS AND CONDITIONS FOR ALL OPTIONS:

Market Rates: The fixed interest rate quoted above is based upon today's market interest rates and is subject to change after thirty (30) days, at the sole discretion of the Bank, if financial market conditions and/or market interest rates change prior to the Agency's Board of Commissioners formally adopting the bond resolution authorizing the issuance of the Bond or Bonds and/or if the closing on this Bond or these Bonds does not occur within thirty (30) days following the formal adoption of the bond resolution by the Agency's Board of Commissioners.

Tax-exempt: The Agency shall designate the Bond or Bonds as "qualified tax-exempt obligation" for purchase by financial institutions pursuant to Section 265(b) of the United States IRS Code. The tax-exempt bank qualified fixed interest rate described above is based upon the Bond or Bonds qualifying for this tax-exempt status for their full life until the Maturity Date. In the event the Bond or Bonds cease to qualify for this tax-exempt status, the fixed interest rate described above shall be converted to an equivalent taxable interest rate. The indicative taxable equivalent interest rate would be 4.05%.

Repayment: The Bond or Bonds will be structured with approximately equal annual debt service payments (principal plus interest); interest payments to be due and payable each February 1 and August 1 beginning February 1, 2015; principal payments due and payable each August 1 beginning August 1, 2015; payments of interest and principal are to fully amortize the Bond or Bonds on or before the Maturity Date of August 1, 2022; and interest is to be calculated on an actual/360-day basis.

Prepayment: The Agency may prepay the Bond or Bonds, in whole or in part, on any principal payment date with ten days prior written notice to the Bank. A partial prepayment shall not result in a change to the level semiannual payment amount (except for the final payment as necessary) but will result in an earlier retirement of the Bond or Bonds.

Security: For as long as the Bond or Bonds are outstanding, the Agency will irrevocably pledge for the payment of the Bond or Bonds the Pledged Revenues and all money in the Bond Fund and the Costs of Issuance Fund. The Pledged Revenues, Reserve Fund and Costs of Issuance Fund and the Bond Fund, if any, shall not be used for any other purpose while the Bond or Bonds remain outstanding. This pledge shall constitute a first and exclusive lien on the Pledged Revenues and such other moneys in the Revenue Allocation Fund, the Reserve Fund and Costs of Issuance Fund and the Bond Fund, if any, for the payment of principal of and interest on the Bond or Bonds when due.

For as long as the Bond or Bonds are outstanding, the Agency covenants and agrees that all Pledged Revenues, when and as received, will be received by the Agency in trust as described in the bond resolution and will be immediately deposited by the Agency in the Revenue Allocation Fund and will be accounted for and held in trust in the Revenue Allocation Fund, and the Agency shall have no beneficial right or interest in any of such money, except only as is described in the bond resolution. All such Pledged Revenues received by the Agency in trust shall nevertheless be disbursed, allocated and applied solely for the payment of the principal of and interest on the Bond or Bonds, and shall be accounted for separately and apart from all other money, funds, account or other resources of the Agency.

DSC Covenant: For as long as the Bond or Bonds are outstanding, the Agency shall covenant and agree to maintain a minimum Debt Service Coverage Ratio of at least a 1.35 times Debt Service as calculated annually based upon yearend financial results using this formula: total tax revenues minus operating and administrative expenses divided by the annual principal and interest debt service of the Bond or Bonds.

- Reserve Fund:** The Agency shall establish and, for as long as the Bond or Bonds are outstanding, maintain a Debt Service Reserve Fund in an amount equal to the lesser of 10% of the original bond amount (\$985,000), 125% of average annual Debt Service or Maximum Annual Debt Service. Debt Service Reserve Fund shall be fully funded at closing and may be applied as the final payment on the Bond or Bonds on August 1, 2022.
- Boundaries:** For as long as the Bond or Bonds are outstanding, the Agency shall not reduce the boundaries of the Agency's Revenue Allocation Area #4-1 without prior written consent of the Bank.
- Legal Opinion:** A legal opinion from the Agency's bond counsel, satisfactory to the Bank, (1) stating the Agency's bond indebtedness and accompanying bond documentation is legal, valid and in compliance with the laws of the State of Idaho; (2) stating the Agency's transaction with the Bank relating to the Bond or Bonds is a qualified tax-exempt obligation pursuant to Section 265(b)(3) of the United States IRS Code and the interest income to the Bank is exempt from federal and Idaho state income tax; (3) confirming the authority of the Agency to issue the Bond or Bonds; (4) confirming the Bond or Bonds are not subject to the Annual Authorization clause of the Idaho State Constitution, (5) confirming that the Agency is limited by state law to have only one outstanding bond issue at a time for Revenue Allocation Area #4-1, and (6) confirming that the Port's Bond Resolution is valid and authorized and that the terms and conditions contained in the Bond Resolution are in compliance with the laws of the State of Idaho and with the laws of the United States including the IRS Code.
- Resolution:** A copy of the resolution adopted by the Agency's Board of Commissioners authorizing the issuance of the Bond or Bonds and pledging the security for repayment of the Bond or Bonds.
- Bond:** The receipt of the registered Bond or Bonds at closing.
- Form 8038-G:** A copy of the IRS Form 8038-G evidencing the interest income from the Bond or Bonds as tax-exempt to the Bank.

Urban Renewal Agency of the City of Twin Falls
November 5, 2014
Page 7

Documentation: Agency's legal counsel and/or bond counsel to prepare and provide the bond resolution and all other required documents for this Bond transaction at Agency's expense; documentation subject to review and approval by the Bank.

Reports: Agency's financial information as required by the Bank, including the Agency's annual financial statements/reports, audit reports, audited financial statements, as available.

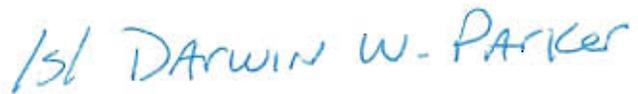
We appreciate the opportunity to present this commitment of financing to the Agency in support of the refunding of Series 2005A Bonds and of the very important infrastructure projects planned for downtown Twin Falls.

Please contact either of us with questions or comments and with suggestions on how we could further customize this financing to better meet the needs of the Agency.

Sincerely,



Jed B. Roeser
Vice President and Commercial
Banking Center Manager
Tel: 208-737-1065
Email: jroeser@bannerbank.com



Darwin W. Parker
Vice President Public Finance
and Government Banking
Tel: 509-735-0889
Email: dparker@bannerbank.com

Cc: Willis Robinette – Senior Vice President and Idaho Division Manager
Lloyd W. Baker – Executive Vice President and Chief Financial Officer

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER IDAHO LAW.

URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO
ATTACHMENT B
RESPONSE FORM

PROPOSED MATURITY SCHEDULE

YEAR MARCH 1	PRELIMINARY PRINCIPAL AMOUNTS	ESTIMATED TAX EXEMPT INTEREST RATE
2015	1,070,000	2.75%
2016	1,005,000	2.75%
2017	1,040,000	2.75%
2018	1,075,000	2.75%
2019	1,110,000	2.75%
2020	1,150,000	2.75%
2021	1,190,000	2.75%
2022	1,225,000	2.75%
2023	985,000	N/A
Total	<u>\$9,850,000</u>	

*PER REQUEST of
 Brent Wyatt
 Bank is submitting
 interest rate
 based upon one
 single amortizing
 bond 8-year
 term/ life - with
 one interest rate
 for this single
 amortizing 8-yr
 bond.*

*11/5/2014
 JWP*

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OTHER TERMS AND CONDITIONS

**URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO
REVENUE ALLOCATION (TAX INCREMENT) BONDS**

Your Response

Quote Duration:

Quote good for 30 days.

Call Provisions:

PREPAYMENT ON PRINCIPAL PAYMENT DATE - NO PENALTY.

Purchase Fees /
Closing Costs / Bank
Counsel Fees:

BANK FEE \$12,312.50. BANK DOES NOT ANTICIPATE OTHER FEES.

Ongoing Costs Fees:

NO ONGOING BANK FEES ANTICIPATED.

Paying Agent or
Trustee Required?:

NOT REQUIRED.

Debt Service Reserve
Fund Required?:

Cash funded from Bond Proceeds at approximately \$985,000. YES, 10% OF
BOND AMOUNT OF \$985,000.

Other Terms and
Conditions:

AGENCY SHALL NOT REDUCE BOUNDARIES OF REVENUE
ALLOCATION AREA #4-2 WITHOUT WRITTEN CONSENT OF BANK

Required Coverage
Ratio (1.50x or other)

1.35 X

Dated Date:

It is anticipated that the Bonds will be delivered on or about December 11, 2014

PROPOSER INFORMATION

Purchasing Institution:

Contact Address:

Contact Individual:

Telephone:

Fax:

Email:

Signature:

Washington Federal.
invested here.

14990 SW Bangy Road
Lake Oswego, OR 97035
Office: 971-327-4499
Fax: 503-624-9051
mark.farrell@wafd.com

Mark M. Farrell
Director of Government Banking

November 5, 2014

Via E-mail: manderson@tfid.org

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

Dear Ms. Anderson:

On behalf of Washington Federal, I am pleased to offer the Urban Renewal Agency of the City of Twin Falls the attached proposal and Response Form in response to the e-mail request issued by Brent Hyatt on October 20, 2014 for a revenue allocation bond. I believe the proposal offers the Agency cost-effective financing alternatives that allow you considerable flexibility.

Based on my recent discussions with Mr. Hyatt, we offer the Agency in the proposal the options of (I) a single fixed-rate bond for the full amount requested, or (II) a bond with a combination of a fixed-rate refunding series plus a variable rate construction series that offers incremental draws and that converts to a fixed rate at the completion of construction draws. A benefit of option (I) is the certainty of locking in at inception a fixed interest rate for the life of the bond; a disadvantage is the need to reinvest a portion of the construction proceeds until they are spent, particularly if short-term interest rates do not rise during the construction period. A benefit of option (II) is the ability to draw construction funds only as they are needed; disadvantages include the potential for rising interest rates during the construction period, uncertainty as to the fixed interest rate on the construction series until the completion of the draw period, and increased recordkeeping. I would be pleased to discuss these alternatives with you in greater depth after you have an opportunity to review the proposal.

Washington Federal maintains a solid financial foundation from which our experienced professionals strive to deliver outstanding service to our clients. The attached proposal outlines the general terms and conditions of the financing and is subject to the final credit authorization of Washington Federal. Although I believe the proposed terms are responsive, I welcome your ideas about any portion that may not suit your needs. I am available at your convenience to discuss alternative structures or credit terms. At Washington Federal, our goal is to deliver a financing that will be the most attractive and will win your business.

I appreciate your consideration of Washington Federal for the Agency's financial needs. Please do not hesitate to contact me, should you have any question concerning the proposal.

Sincerely,



The proposed obligation of Washington Federal (the "Bank") shall be subject to satisfaction of all of the conditions contained herein, to the Bank's acceptance of all documentation customarily undertaken in a loan transaction, and to the final credit authorization of the Bank, which may contain terms and conditions in addition to or different from those outlined here. The issuance of this proposal shall not prejudice the Bank's right of review and approval of, without limitation, all documents and materials heretofore delivered to the Bank by or on behalf of the Urban Renewal Agency of the City of Twin Falls. This proposal shall expire at 5:00 p.m. (Pacific) on December 31, 2014, unless extended by mutual agreement.

BORROWER:	Urban Renewal Agency of the City of Twin Falls, Idaho (the "Agency").
FACILITY:	\$9,850,000 Revenue Allocation Bond, Series 2014 (the "Bond").
PURPOSE:	Proceeds will be used (i) for an advanced refunding in full of the Agency's Revenue Allocation Refunding Bonds, Series 2005A (the "2005 Bonds"), (ii) for the financing of certain infrastructure projects within the Agency's Revenue Allocation Area 4-1 ("RAA 4-1"), (iii) to fund a debt service reserve fund, and (iv) to pay costs of issuance.
TAX STATUS:	Tax-exempt and bank-qualified.
SECURITY:	Pledge of (i) all tax increment revenues of RAA 4-1 and any interest earnings thereon, (ii) moneys on deposit in a debt service reserve fund to be held at the Bank, and (iii) any unspent proceeds of the Bond.
FINAL MATURITY:	August 1, 2022.
BASIS:	Interest payments will be calculated on a 30/360-day basis.
ORIGINATION FEE:	0.10% (\$9,850).
COVENANTS:	<ol style="list-style-type: none">1. The Agency will specifically reaffirm for the benefit of the Bank all of the covenants the Agency made for the benefit of owners of the 2005 Bonds in the Agency's Resolution No. 2005-1, adopted June 27, 2005, as amended (the "2005 Resolution"), except as amended in this proposal. Certain covenants in the 2005 Resolution are summarized in this proposal for convenience.2. The Agency will covenant to maintain a balance in the debt service reserve fund equal to the least of (i) maximum annual debt service on the Bond, (ii) 125% of average annual debt service on the Bond, or (iii) 10% of the original principal amount of the Bond. Should the Agency

select Structure II described below, the debt service reserve applicable to Series B may be funded incrementally each time the Agency requests a draw of Bond proceeds.

Provided that the debt service reserve fund is fully funded as of August 1, 2022 and that no event of default has occurred and is continuing, the Agency may apply the debt service reserve fund balance to the final payment of principal of and interest on the Bond on August 1, 2022.

3. The Agency will covenant to take such measures as are necessary to ensure that the tax increment revenues of RAA 4-1 in each fiscal year equal or exceed 150% of all debt service on the Bond due in such fiscal year.

4. The Agency may issue Additional Bonds (as defined in the 2005 Resolution) pursuant to Section 21 of the 2005 Resolution, provided that, in addition to the conditions for issuance provided in the 2005 Resolution, the Agency either (i) certifies that for the 12 months immediately preceding the proposed issuance of Additional Bonds, the available tax increment revenues of RAA 4-1 were not less than 175% of the sum of maximum annual debt service on the Bond and the projected maximum annual debt service on the Additional Bonds, with the proposed Additional Bonds treated as outstanding, or (ii) furnishes the Bank with a copy of a Consultant's Report (as defined in the 2005 Resolution) stating that the projected tax increment revenues of RAA 4-1 for each of the 3 fiscal years immediately following the issuance of the proposed Additional Bonds are expected to equal at least 175% of the sum of maximum annual debt service on the Bond and the proposed Additional Bonds.

5. The Agency shall provide the Bank with a copy of its complete, annual audited financial statements within 180 days of each fiscal year end and such other information as the Bank may from time to time reasonably request.

6. The Agency will covenant to notify the Bank promptly of any development that is likely to have a material and adverse effect (i) on the ability of the Agency to pay when due principal of or interest on the Bond, or (ii) on the financial condition of the Agency generally.

DOCUMENTATION:

Except as noted, all required documentation, including the borrowing resolution, the Bond, the defeasance opinion, if any, and the validity and tax opinion, will be prepared by Skinner Fawcett LLP and delivered to the Bank prior to closing. All documents must be acceptable to the Bank and the Bank's legal counsel. The Bank's legal counsel will prepare the Bond Purchase Agreement.

EXPENSES: The City will pay all costs and expenses in connection with the Bond, including those of the Bank's legal counsel. The Bank's legal fees are estimated not to exceed \$7,000.

The Agency will have the option of selecting Structure I or Structure II described below:

Structure I

INTEREST RATE: Fixed at 2.45%.*

If interest paid on any portion of the outstanding balance of the Bond is determined not to be excludable from gross income under the United States Internal Revenue Code of 1986, as amended, the Bank may increase the interest rate applicable to such balance to 3.70%,* effective as of the effective date of such determination.

*** The interest rates quoted are indicative rates as of November 5, 2014.** The Bank will index the interest rate on the Bond by using the applicable 3-month LIBOR swap rate as reported on the Federal Reserve's website. The rate will be adjusted no more than 5 banking days prior to closing to reflect changes in the index from November 5, 2014 and the number of days until closing.

REPAYMENT TERMS: Interest in arrears on each February 1 and August 1, beginning February 1, 2015, and at maturity or earlier prepayment. Principal on each August 1 in substantial conformity with the following schedule:

Year	Amount
2015	\$1,070,000
2016	1,005,000
2017	1,040,000
2018	1,075,000
2019	1,110,000
2020	1,150,000
2021	1,190,000
2022	2,210,000
Total	\$9,850,000

PREPAYMENT: Permitted only in an amount of \$100,000 or more and only on August 1, 2018 and on any business day thereafter; provided, that the Agency will reimburse the Bank for any reasonable, resulting loss or expense incurred in obtaining, liquidating, or reemploying deposits from third parties. A statement of the amount of that reasonable loss or expense, prepared in good faith and in reasonable detail by the Bank and submitted by the Bank to the Agency, shall be conclusive and binding for all purposes absent manifest error in computation. The Bank's

calculation of any amounts payable upon prepayment shall be based on the assumption that the Bank actually funded the Bond through deposits or other funds acquired from third parties for such purpose; however, the Bank shall not be obligated to fund the Bond through such deposits or other funds acquired from third parties, but may fund the Bond through any available resources. Prepayments by the Agency to the Bank shall be applied first to pay accrued interest, and second to pay principal of the Bond in inverse order of maturity.

Structure II

The Bond will be issued in a Series A in a principal amount adequate to refund in full the 2005 Bonds (approximately \$4,600,000) and a Series B in a principal amount equal to the difference between \$9,850,000 and the amount of Series A (approximately \$5,250,000).

SERIES B DRAWS:

The Agency may draw the proceeds of Series B incrementally between the date of closing and August 1, 2017; provided, that the Agency will covenant to draw the proceeds of Series B in full no later than August 1, 2017. The Agency may submit a maximum of one draw request per calendar month. Each draw request must be in an amount of \$50,000 or more.

INTEREST RATES:

Series A

Fixed at 2.12%.*

If interest paid on any portion of the outstanding balance of Series A is determined not to be excludable from gross income under the United States Internal Revenue Code of 1986, as amended, the Bank may increase the interest rate applicable to such balance to 3.20%,* effective as of the effective date of such determination.

* The interest rates quoted are indicative rates as of November 5, 2014. The Bank will index the interest rate on Series A by using the applicable 3-month LIBOR swap rate as reported on the Federal Reserve's website. The rate will be adjusted no more than 5 banking days prior to closing to reflect changes in the index from November 5, 2014 and the number of days until closing.

Series B

For the period from the date of closing until the earlier of (i) the date on which the proceeds of Series B are drawn in full, or (ii) August 1, 2017 (the "Variable Rate Period"):

Variable at a rate equal to 65% of the Prime Rate,* minus 0.60%.
The current indicative rate is:

$$(65\% \times 3.25\%) - 0.60\% = \underline{1.51\%}$$

During the Variable Rate Period, if interest paid on any portion of the outstanding balance of Series B is determined not to be excludable from gross income under the United States Internal Revenue Code of 1986, as amended, the Bank may increase the interest rate applicable to such balance to a rate equal to the Prime Rate,* minus 1.00%, effective as of the effective date of such determination.

* Prime Rate means the prime rate published in *The Wall Street Journal*, as such rate may change from time to time.

For the period from the earlier of (i) the date on which the proceeds of Series B are drawn in full, or (ii) August 1, 2017, until final maturity (the "Fixed Rate Period"):

Fixed at 2.19%.*

During the Fixed Rate Period, if interest paid on any portion of the outstanding balance of Series B is determined not to be excludable from gross income under the United States Internal Revenue Code of 1986, as amended, the Bank may increase the interest rate applicable to such balance to 3.30%,* effective as of the effective date of such determination.

*** The interest rates quoted are indicative rates as of November 5, 2014 and are based on an assumed date of August 1, 2017 for conversion to the fixed rate.** The Bank will index the interest rate on Series B by using the applicable 3-month LIBOR swap rate as reported on the Federal Reserve's website. The rate will be adjusted no more than 5 banking days prior to the date of rate conversion to reflect changes in the index from November 5, 2014, the remaining term of Series B, and the number of days until rate conversion.

REPAYMENT TERMS:

Aggregate interest on Series A and Series B in arrears on each February 1 and August 1, beginning February 1, 2015, and at maturity or earlier prepayment. Principal of Series A on each August 1, beginning August 1, 2015, and principal of Series B on each August 1, beginning August 1, 2018, such that the aggregate principal of Series A and Series B are paid in substantial conformity with the Total Amount shown in the following schedule:

Year	Series A	Series B	Total Amount
2015	\$1,070,000	\$-0-	\$1,070,000
2016	1,005,000	-0-	1,005,000
2017	1,040,000	-0-	1,040,000
2018	238,000	837,000	1,075,000
2019	245,000	865,000	1,110,000
2020	253,000	897,000	1,150,000
2021	262,000	928,000	1,190,000
2022	487,000	1,723,000	2,210,000
Total	\$4,600,000	\$5,250,000	\$9,850,000

PREPAYMENT:

During the Variable Rate Period:

Series A: Not applicable.

Series B: Permitted on any business day, without premium. Prepayments by the Agency to the Bank shall be applied first to pay accrued interest, and second to pay principal of Series B in inverse order of maturity.

During the Fixed Rate Period:

Permitted for Series A and Series B only in an amount of \$100,000 or more of the applicable Series and only on August 1, 2018 and on any business day thereafter; provided, that the Agency will reimburse the Bank for any reasonable, resulting loss or expense incurred in obtaining, liquidating, or reemploying deposits from third parties. A statement of the amount of that reasonable loss or expense, prepared in good faith and in reasonable detail by the Bank and submitted by the Bank to the Agency, shall be conclusive and binding for all purposes absent manifest error in computation. The Bank's calculation of any amounts payable upon prepayment shall be based on the assumption that the Bank actually funded the Bond through deposits or other funds acquired from third parties for such purpose; however, the Bank shall not be obligated to fund the Bond through such deposits or other funds acquired from third parties, but may fund the Bond through any available resources. Prepayments by the Agency to the Bank shall be applied first to pay accrued interest, and second to pay principal of the applicable Series in inverse order of maturity.

* * * * *

About Washington Federal

Washington Federal, headquartered in Seattle, Washington, is a full-service national bank operating over 250 offices in 8 western states. With almost a century of knowledge and experience, Washington Federal offers to individuals, businesses, and governments both straightforward financing and innovative deposit and treasury management products. With a solid capital base and over \$14 billion in assets, Washington Federal is one of the strongest financial institutions in America. Further details are available online at www.washingtonfederal.com.

Government Banking

Washington Federal maintains a group of knowledgeable, experienced professionals dedicated exclusively to serving governments. We offer a wide range of financing solutions to state, county, and municipal governments, school districts, special districts, ports, housing authorities, and colleges and universities. Our flexible credit underwriting focuses on your needs and deadlines. Your primary contact for structuring the credit facility will be:

Mark M. Farrell

Director of Government Banking

14990 SW Bangy Road

Lake Oswego, OR 97035

Office: 971-327-4499

Fax: 503-624-9051

E-mail: mark.farrell@wafd.com

Mark joined Washington Federal in 2014 with over 20 years' experience in addressing the financial needs of governments and non-profit institutions. His banking experience began in 1986 and includes diverse positions with major banks in both the Northwest and New York markets. A graduate of Hamilton College, Mark holds an MBA from Columbia University and a PhD from the University of North Carolina at Chapel Hill. His securities licenses have included Series 7 and 63.

Mark is a member of the Oregon Municipal Finance Officers Association, the Oregon Association of County Treasurers and Finance Officers, the Oregon Association of School Business Officials and the Special Districts Association of Oregon. Profiled in *Who's Who in the West* and in *Who's Who in Finance and Industry*, Mark frequently addresses public sector conferences.

In his current and previous positions, Mark has completed over \$0.5 billion in financing for governments, including many tax increment financings for urban renewal agencies.

URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO
ATTACHMENT B
RESPONSE FORM

PROPOSED MATURITY SCHEDULE

(For details please refer to attached proposal)

YEAR MARCH 1	PRELIMINARY PRINCIPAL AMOUNTS	ESTIMATED TAX EXEMPT INTEREST RATE
2015	1,070,000	Structure I: 2.45% Structure II: 2.12% (Series A) 1.51% (Series B Variable) 2.19% (Series B Fixed)
2016	1,005,000	Structure I: 2.45% Structure II: 2.12% (Series A) 1.51% (Series B Variable) 2.19% (Series B Fixed)
2017	1,040,000	Structure I: 2.45% Structure II: 2.12% (Series A) 1.51% (Series B Variable) 2.19% (Series B Fixed)
2018	1,075,000	Structure I: 2.45% Structure II: 2.12% (Series A) 1.51% (Series B Variable) 2.19% (Series B Fixed)
2019	1,110,000	Structure I: 2.45% Structure II: 2.12% (Series A) 1.51% (Series B Variable) 2.19% (Series B Fixed)
2020	1,150,000	Structure I: 2.45% Structure II: 2.12% (Series A) 1.51% (Series B Variable) 2.19% (Series B Fixed)
2021	1,190,000	Structure I: 2.45% Structure II: 2.12% (Series A) 1.51% (Series B Variable) 2.19% (Series B Fixed)
2022	1,225,000	Structure I: 2.45% Structure II: 2.12% (Series A) 1.51% (Series B Variable) 2.19% (Series B Fixed)
2023	985,000	N/A
Total	<u>\$9,850,000</u>	

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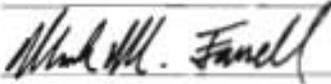
OTHER TERMS AND CONDITIONS

URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO REVENUE ALLOCATION (TAX INCREMENT) BONDS

Your Response

Quote Duration:	December 31, 2014.
Call Provisions:	Vary for Structures I and II; please refer to attached proposal.
Purchase Fees / Closing Costs / Bank Counsel Fees:	0.10% (\$9,850) origination fee / Bank counsel fee estimated not to exceed \$7,000.
Ongoing Costs Fees:	None anticipated.
Paying Agent or Trustee Required?:	Not required.
Debt Service Reserve Fund Required?:	Cash funded from Bond Proceeds at approximately \$985,000 Yes; please refer to attached proposal.
Other Terms and Conditions:	Please refer to attached proposal.
Required Coverage Ratio (1.50x or other)	1.50 x; please refer to attached proposal.
Dated Date:	It is anticipated that the Bonds will be delivered on or about December 11, 2014

PROPOSER INFORMATION

Purchasing Institution:	Washington Federal
Contact Address:	14990 SW Bangy Road Lake Oswego, OR 97035
Contact Individual:	Mark M. Farrell, Director of Government Banking
Telephone:	971-327-4499
Fax:	503-624-9051
Email:	mark.farrell@wafd.com
Signature:	

DATE: November 5, 2014
TO: Urban Renewal Agency, City of Twin Falls, Idaho; Board of Commissioners
FROM: Cameron Arial, Zions Bank Public Finance
RE: \$9,850,000 Revenue Allocation (Tax Increment) Bonds, Series 2014

Thank you for the opportunity to assist the URA with its finance needs. Below are our financing terms.

Maximum Par Amount: \$9,850,000
Dated and Delivery: December 11, 2014
Interest Rate: Serial fixed rates (see attached)
Term: 8 years (through 08/01/2022)
Purchaser Fee: \$44,450 (includes any bank legal costs)
Optional Redemption: Non-callable; Possibility of callable anytime with no premium
Security: Senior lien on all RAA 4-1 incremental tax revenues

Terms and Conditions:

- The URA will obtain a legal and binding tax-exempt opinion from a red book bond counsel.
- The URA will maintain the current tax-exempt and bank qualified status of the bonds.
- Because an escrow will be required for the refunding portion, the URA will be required to have a paying agent and escrow agent.
- The URA will be required to provide CUSIP numbers. Zions will secure the CUSIPs.
- A fully funded DSRF will be required at the lesser of 10% of par, 120% of average annual debt service, or 100% of maximum annual debt service. It is understood that the existing 2005A DSRF will be used to fund the new 2014 DSRF.
- It is understood that the URA does not intend to issue additional debt associated with RAA 4-1. If additional bonds are need, there would be an Additional Bonds Test of 1.75x coverage as stated in the bid proposal.
- This proposal is subject to final credit approval, legal review, and proper due diligence.
- This proposal is good for 60 days if accepted and signed within 15 days.

Comments:

Typically a new money URA financing requires a minimum of 3 months to complete if bond counsel requires judicial confirmation. A refunding would take approximately 1 month. Assuming a judicial confirmation is necessary; we recommend that the URA start the process for both the refunding and new money issues independently in order to complete both as soon as possible. This also limits any potential interest rate risk if rates start to rise. We are happy to discuss this and other details with the URA.

Sincerely,



Cameron Arial
Vice President

Acknowledgement:

By: _____
Title: _____
Date: _____

**URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO
ATTACHMENT B
RESPONSE FORM**

PROPOSED MATURITY SCHEDULE

YEAR MARCH 1	PRELIMINARY PRINCIPAL AMOUNTS	ESTIMATED TAX EXEMPT INTEREST RATE
2015	1,070,000	0.89%
2016	1,005,000	1.18%
2017	1,040,000	1.49%
2018	1,075,000	1.89%
2019	1,110,000	2.24%
2020	1,150,000	2.64%
2021	1,190,000	2.99%
2022	1,225,000	3.26%
2023	985,000	N/A
Total	<u>\$9,850,000</u>	

OTHER TERMS AND CONDITIONS

URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO REVENUE ALLOCATION (TAX INCREMENT) BONDS

Your Response

Quote Duration:	60 days if accepted and signed within 15 days
Call Provisions:	Callable anytime with par bonds (no premium)
Purchase Fees / Closing Costs / Bank Counsel Fees:	\$44,450 (includes any bank legal costs)
Ongoing Costs Fees:	N/A
Paying Agent or Trustee Required?:	Because an escrow will be required for the refunding portion, the URA will be required to have a paying agent and escrow agent.
Debt Service Reserve Fund Required?:	A fully funded DSRF will be required at the lesser of 10% of par, 120% of average annual debt service, or 100% of maximum annual debt service. It is understood that the existing 2005A DSRF will be used to fund the new 2014 DSRF.
Other Terms and Conditions:	The URA will be required to provide CUSIP numbers. Zions will secure the CUSIPs.
Required Coverage Ratio (1.50x or other)	It is understood that the URA does not intend to issue additional debt associated with RAA 4-1. If additional bonds are need, there would be an Additional Bonds Test of 1.75x coverage as stated in the bid proposal.
Dated Date:	It is anticipated that the Bonds will be delivered on or about December 11, 2014
Purchasing Institution:	ZIONS BANK PUBLIC FINANCE
Contact Address:	800 W Main Street, Suite 700 Boise, ID 83702
Contact Individual:	Cameron Arial
Telephone:	(208)501-7481
Fax:	(855)855-9702
Email:	Cameron.Arial@zionsbank.com
Signature:	

Urban Renewal Agency of the City of Twin Falls, Idaho

\$8,371,000 Revenue Allocation and Refunding Bonds

Dated December 11, 2014

(Refund Series 2005A and New Money)

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Urban Renewal Agency of the City of Twin Falls, Idaho

\$8,371,000 Revenue Allocation and Refunding Bonds

Dated December 11, 2014

(Refund Series 2005A and New Money)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/11/2014	-	-	-	-	-
02/01/2015	-	-	25,192.69	25,192.69	-
08/01/2015	626,000.00	0.890%	90,693.70	716,693.70	741,886.39
02/01/2016	-	-	87,908.00	87,908.00	-
08/01/2016	1,050,000.00	1.180%	87,908.00	1,137,908.00	1,225,816.00
02/01/2017	-	-	81,713.00	81,713.00	-
08/01/2017	1,063,000.00	1.490%	81,713.00	1,144,713.00	1,226,426.00
02/01/2018	-	-	73,793.65	73,793.65	-
08/01/2018	1,077,000.00	1.890%	73,793.65	1,150,793.65	1,224,587.30
02/01/2019	-	-	63,616.00	63,616.00	-
08/01/2019	1,098,000.00	2.240%	63,616.00	1,161,616.00	1,225,232.00
02/01/2020	-	-	51,318.40	51,318.40	-
08/01/2020	1,122,000.00	2.640%	51,318.40	1,173,318.40	1,224,636.80
02/01/2021	-	-	36,508.00	36,508.00	-
08/01/2021	1,150,000.00	2.990%	36,508.00	1,186,508.00	1,223,016.00
02/01/2022	-	-	19,315.50	19,315.50	-
08/01/2022	1,185,000.00	3.260%	19,315.50	1,204,315.50	1,223,631.00
Total	\$8,371,000.00	-	\$944,231.49	\$9,315,231.49	-

Yield Statistics

Bond Year Dollars	\$36,952.14
Average Life	4.414 Years
Average Coupon	2.5552824%
Net Interest Cost (NIC)	2.5552824%
True Interest Cost (TIC)	2.5405639%
Bond Yield for Arbitrage Purposes	2.5405639%
All Inclusive Cost (AIC)	2.5405639%

IRS Form 8038

Net Interest Cost	2.5552824%
Weighted Average Maturity	4.414 Years

Urban Renewal Agency of the City of Twin Falls, Idaho

\$8,371,000 Revenue Allocation and Refunding Bonds

Dated December 11, 2014

(Refund Series 2005A and New Money)

Total Issue Sources And Uses

Dated 12/11/2014 | Delivered 12/11/2014

	Ref 2005A	New Money	Issue Summary
Sources Of Funds			
Par Amount of Bonds	\$3,975,000.00	\$4,396,000.00	\$8,371,000.00
Transfers from Prior Issue DSR Funds	609,585.15	44,327.35	653,912.50
Total Sources	\$4,584,585.15	\$4,440,327.35	\$9,024,912.50
Uses Of Funds			
Deposit to Escrow Fund	4,187,085.15	-	4,187,085.15
Deposit to Project Construction Fund	-	4,000,000.00	4,000,000.00
Deposit to Debt Service Reserve Fund (DSRF)	397,500.00	439,600.00	837,100.00
Rounding Amount	-	727.35	727.35
Total Uses	\$4,584,585.15	\$4,440,327.35	\$9,024,912.50

\$653,912.50 total DSRF transfer is net of \$698,675 balance and \$44,762.50 balance required for undefeased 2015 maturity of refunded bonds

Urban Renewal Agency of the City of Twin Falls, Idaho

\$8,371,000 Revenue Allocation and Refunding Bonds

Dated December 11, 2014

(Refund Series 2005A and New Money)

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	DSR	Existing D/S	Net New D/S	Fiscal Total
12/11/2014	-	-	-	-	-	-	-	-
02/01/2015	-	-	25,192.69	25,192.69	-	11,845.00	37,037.69	-
08/01/2015	626,000.00	0.890%	90,693.70	716,693.70	-	471,845.00	1,188,538.70	1,225,576.39
02/01/2016	-	-	87,908.00	87,908.00	-	-	87,908.00	-
08/01/2016	1,050,000.00	1.180%	87,908.00	1,137,908.00	-	-	1,137,908.00	1,225,816.00
02/01/2017	-	-	81,713.00	81,713.00	-	-	81,713.00	-
08/01/2017	1,063,000.00	1.490%	81,713.00	1,144,713.00	-	-	1,144,713.00	1,226,426.00
02/01/2018	-	-	73,793.65	73,793.65	-	-	73,793.65	-
08/01/2018	1,077,000.00	1.890%	73,793.65	1,150,793.65	-	-	1,150,793.65	1,224,587.30
02/01/2019	-	-	63,616.00	63,616.00	-	-	63,616.00	-
08/01/2019	1,098,000.00	2.240%	63,616.00	1,161,616.00	-	-	1,161,616.00	1,225,232.00
02/01/2020	-	-	51,318.40	51,318.40	-	-	51,318.40	-
08/01/2020	1,122,000.00	2.640%	51,318.40	1,173,318.40	-	-	1,173,318.40	1,224,636.80
02/01/2021	-	-	36,508.00	36,508.00	-	-	36,508.00	-
08/01/2021	1,150,000.00	2.990%	36,508.00	1,186,508.00	-	-	1,186,508.00	1,223,016.00
02/01/2022	-	-	19,315.50	19,315.50	-	-	19,315.50	-
08/01/2022	1,185,000.00	3.260%	19,315.50	1,204,315.50	(837,100.00)	-	367,215.50	386,531.00
Total	\$8,371,000.00	-	\$944,231.49	\$9,315,231.49	(837,100.00)	\$483,690.00	\$8,961,821.49	-

Urban Renewal Agency of the City of Twin Falls, Idaho

\$3,975,000 Revenue Allocation and Refunding Bonds

Dated December 11, 2014

(Refund Series 2005A)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/11/2014	-	-	-	-	-
02/01/2015	-	-	12,383.86	12,383.86	-
08/01/2015	76,000.00	0.890%	44,581.90	120,581.90	132,965.76
02/01/2016	-	-	44,243.70	44,243.70	-
08/01/2016	529,000.00	1.180%	44,243.70	573,243.70	617,487.40
02/01/2017	-	-	41,122.60	41,122.60	-
08/01/2017	536,000.00	1.490%	41,122.60	577,122.60	618,245.20
02/01/2018	-	-	37,129.40	37,129.40	-
08/01/2018	542,000.00	1.890%	37,129.40	579,129.40	616,258.80
02/01/2019	-	-	32,007.50	32,007.50	-
08/01/2019	553,000.00	2.240%	32,007.50	585,007.50	617,015.00
02/01/2020	-	-	25,813.90	25,813.90	-
08/01/2020	565,000.00	2.640%	25,813.90	590,813.90	616,627.80
02/01/2021	-	-	18,355.90	18,355.90	-
08/01/2021	578,000.00	2.990%	18,355.90	596,355.90	614,711.80
02/01/2022	-	-	9,714.80	9,714.80	-
08/01/2022	596,000.00	3.260%	9,714.80	605,714.80	615,429.60
Total	\$3,975,000.00	-	\$473,741.36	\$4,448,741.36	-

Yield Statistics

Bond Year Dollars	\$18,443.58
Average Life	4.640 Years
Average Coupon	2.5685972%
Net Interest Cost (NIC)	2.5685972%
True Interest Cost (TIC)	2.5545273%
Bond Yield for Arbitrage Purposes	2.5405639%
All Inclusive Cost (AIC)	2.5545273%

IRS Form 8038

Net Interest Cost	2.5685972%
Weighted Average Maturity	4.640 Years

Urban Renewal Agency of the City of Twin Falls, Idaho

\$3,975,000 Revenue Allocation and Refunding Bonds

Dated December 11, 2014

(Refund Series 2005A)

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	DSR	Existing D/S	Net New D/S	Fiscal Total
12/11/2014	-	-	-	-	-	-	-	-
02/01/2015	-	-	12,383.86	12,383.86	-	11,845.00	24,228.86	-
08/01/2015	76,000.00	0.890%	44,581.90	120,581.90	-	471,845.00	592,426.90	616,655.76
02/01/2016	-	-	44,243.70	44,243.70	-	-	44,243.70	-
08/01/2016	529,000.00	1.180%	44,243.70	573,243.70	-	-	573,243.70	617,487.40
02/01/2017	-	-	41,122.60	41,122.60	-	-	41,122.60	-
08/01/2017	536,000.00	1.490%	41,122.60	577,122.60	-	-	577,122.60	618,245.20
02/01/2018	-	-	37,129.40	37,129.40	-	-	37,129.40	-
08/01/2018	542,000.00	1.890%	37,129.40	579,129.40	-	-	579,129.40	616,258.80
02/01/2019	-	-	32,007.50	32,007.50	-	-	32,007.50	-
08/01/2019	553,000.00	2.240%	32,007.50	585,007.50	-	-	585,007.50	617,015.00
02/01/2020	-	-	25,813.90	25,813.90	-	-	25,813.90	-
08/01/2020	565,000.00	2.640%	25,813.90	590,813.90	-	-	590,813.90	616,627.80
02/01/2021	-	-	18,355.90	18,355.90	-	-	18,355.90	-
08/01/2021	578,000.00	2.990%	18,355.90	596,355.90	-	-	596,355.90	614,711.80
02/01/2022	-	-	9,714.80	9,714.80	-	-	9,714.80	-
08/01/2022	596,000.00	3.260%	9,714.80	605,714.80	(397,500.00)	-	208,214.80	217,929.60
Total	\$3,975,000.00	-	\$473,741.36	\$4,448,741.36	(397,500.00)	\$483,690.00	\$4,534,931.36	-

Urban Renewal Agency of the City of Twin Falls, Idaho

\$3,975,000 Revenue Allocation and Refunding Bonds

Dated December 11, 2014

(Refund Series 2005A)

Gross Debt Service Comparison

Date	Principal	Coupon	Interest	New D/S	OLD D/S	Savings	Fiscal Total
12/11/2014	-	-	-	-	-	-	-
02/01/2015	-	-	12,383.86	12,383.86	106,826.25	94,442.39	-
08/01/2015	76,000.00	0.890%	44,581.90	120,581.90	106,826.25	(13,755.65)	80,686.74
02/01/2016	-	-	44,243.70	44,243.70	106,826.25	62,582.55	-
08/01/2016	529,000.00	1.180%	44,243.70	573,243.70	591,826.25	18,582.55	81,165.10
02/01/2017	-	-	41,122.60	41,122.60	94,337.50	53,214.90	-
08/01/2017	536,000.00	1.490%	41,122.60	577,122.60	604,337.50	27,214.90	80,429.80
02/01/2018	-	-	37,129.40	37,129.40	81,205.00	44,075.60	-
08/01/2018	542,000.00	1.890%	37,129.40	579,129.40	616,205.00	37,075.60	81,151.20
02/01/2019	-	-	32,007.50	32,007.50	66,626.25	34,618.75	-
08/01/2019	553,000.00	2.240%	32,007.50	585,007.50	631,626.25	46,618.75	81,237.50
02/01/2020	-	-	25,813.90	25,813.90	51,230.00	25,416.10	-
08/01/2020	565,000.00	2.640%	25,813.90	590,813.90	646,230.00	55,416.10	80,832.20
02/01/2021	-	-	18,355.90	18,355.90	35,016.25	16,660.35	-
08/01/2021	578,000.00	2.990%	18,355.90	596,355.90	660,016.25	63,660.35	80,320.70
02/01/2022	-	-	9,714.80	9,714.80	17,985.00	8,270.20	-
08/01/2022	596,000.00	3.260%	9,714.80	605,714.80	677,985.00	72,270.20	80,540.40
Total	\$3,975,000.00	-	\$473,741.36	\$4,448,741.36	\$5,095,105.00	\$646,363.64	-

PV Analysis Summary (Gross to Gross)

Gross PV Debt Service Savings	587,275.67
Transfers from Prior Issue DSR Fund	(609,585.15)
Amount deposited into new DSR Fund	397,500.00

Net Present Value Benefit **\$375,190.52**

Net PV Benefit / \$3,975,000 Refunded Principal **9.439%**

Net PV Benefit / \$3,975,000 Refunding Principal **9.439%**

Refunding Bond Information

Refunding Dated Date	12/11/2014
Refunding Delivery Date	12/11/2014

Urban Renewal Agency of the City of Twin Falls, Idaho

\$4,396,000 Revenue Allocation and Refunding Bonds

Dated December 11, 2014

(New Money)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/11/2014	-	-	-	-	-
02/01/2015	-	-	12,808.83	12,808.83	-
08/01/2015	550,000.00	0.890%	46,111.80	596,111.80	608,920.63
02/01/2016	-	-	43,664.30	43,664.30	-
08/01/2016	521,000.00	1.180%	43,664.30	564,664.30	608,328.60
02/01/2017	-	-	40,590.40	40,590.40	-
08/01/2017	527,000.00	1.490%	40,590.40	567,590.40	608,180.80
02/01/2018	-	-	36,664.25	36,664.25	-
08/01/2018	535,000.00	1.890%	36,664.25	571,664.25	608,328.50
02/01/2019	-	-	31,608.50	31,608.50	-
08/01/2019	545,000.00	2.240%	31,608.50	576,608.50	608,217.00
02/01/2020	-	-	25,504.50	25,504.50	-
08/01/2020	557,000.00	2.640%	25,504.50	582,504.50	608,009.00
02/01/2021	-	-	18,152.10	18,152.10	-
08/01/2021	572,000.00	2.990%	18,152.10	590,152.10	608,304.20
02/01/2022	-	-	9,600.70	9,600.70	-
08/01/2022	589,000.00	3.260%	9,600.70	598,600.70	608,201.40
Total	\$4,396,000.00	-	\$470,490.13	\$4,866,490.13	-

Yield Statistics

Bond Year Dollars	\$18,508.56
Average Life	4.210 Years
Average Coupon	2.5420143%
Net Interest Cost (NIC)	2.5420143%
True Interest Cost (TIC)	2.5266713%
Bond Yield for Arbitrage Purposes	2.5405639%
All Inclusive Cost (AIC)	2.5266713%

IRS Form 8038

Net Interest Cost	2.5420143%
Weighted Average Maturity	4.210 Years

Urban Renewal Agency of the City of Twin Falls, Idaho

\$4,396,000 Revenue Allocation and Refunding Bonds

Dated December 11, 2014

(New Money)

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	DSR	Net New D/S	Fiscal Total
12/11/2014	-	-	-	-	-	-	-
02/01/2015	-	-	12,808.83	12,808.83	-	12,808.83	-
08/01/2015	550,000.00	0.890%	46,111.80	596,111.80	-	596,111.80	608,920.63
02/01/2016	-	-	43,664.30	43,664.30	-	43,664.30	-
08/01/2016	521,000.00	1.180%	43,664.30	564,664.30	-	564,664.30	608,328.60
02/01/2017	-	-	40,590.40	40,590.40	-	40,590.40	-
08/01/2017	527,000.00	1.490%	40,590.40	567,590.40	-	567,590.40	608,180.80
02/01/2018	-	-	36,664.25	36,664.25	-	36,664.25	-
08/01/2018	535,000.00	1.890%	36,664.25	571,664.25	-	571,664.25	608,328.50
02/01/2019	-	-	31,608.50	31,608.50	-	31,608.50	-
08/01/2019	545,000.00	2.240%	31,608.50	576,608.50	-	576,608.50	608,217.00
02/01/2020	-	-	25,504.50	25,504.50	-	25,504.50	-
08/01/2020	557,000.00	2.640%	25,504.50	582,504.50	-	582,504.50	608,009.00
02/01/2021	-	-	18,152.10	18,152.10	-	18,152.10	-
08/01/2021	572,000.00	2.990%	18,152.10	590,152.10	-	590,152.10	608,304.20
02/01/2022	-	-	9,600.70	9,600.70	-	9,600.70	-
08/01/2022	589,000.00	3.260%	9,600.70	598,600.70	(439,600.00)	159,000.70	168,601.40
Total	\$4,396,000.00	-	\$470,490.13	\$4,866,490.13	(439,600.00)	\$4,426,890.13	-

<u>Bank</u>	<u>Interest Rate</u>	<u>Fees</u>	<u>Flexibility for Construction Funds</u>	<u>Trustee?</u>	<u>Ratio Required</u>	<u>Reserve Fund</u>
Banner Bank	2.75%	\$ 12,312.50	Drawn as needed Up to Two Years	No	135%	\$ 985,000.00
Zions Bank	2.54%	\$ 44,450.00	Drawn as needed Up to Two Years	Yes	125%	\$ 985,000.00
Washington Federal	2.45% on full draw or - 2.12% fixed for \$4,600,000; 2.19% fixed for \$5,250,000 when drawn. 1.51% variable on unused funds.	\$ 16,850.00	Drawn as needed Up to Two Years	No	150%	\$ 985,000.00

MaIN AVENue

Area REDESIGN PROJECT



**HELP SHAPE
YOUR DOWNTOWN'S
FUTURE!**

November 10, 2014

Presentation to Twin Falls Urban Renewal Agency

Topics:

1. Work to Date
2. Work in Process
3. Circulation & Parking Analysis
4. Streetscape Opportunities
5. Civic Space Opportunities
6. Need for Topographic Survey
7. Next Steps

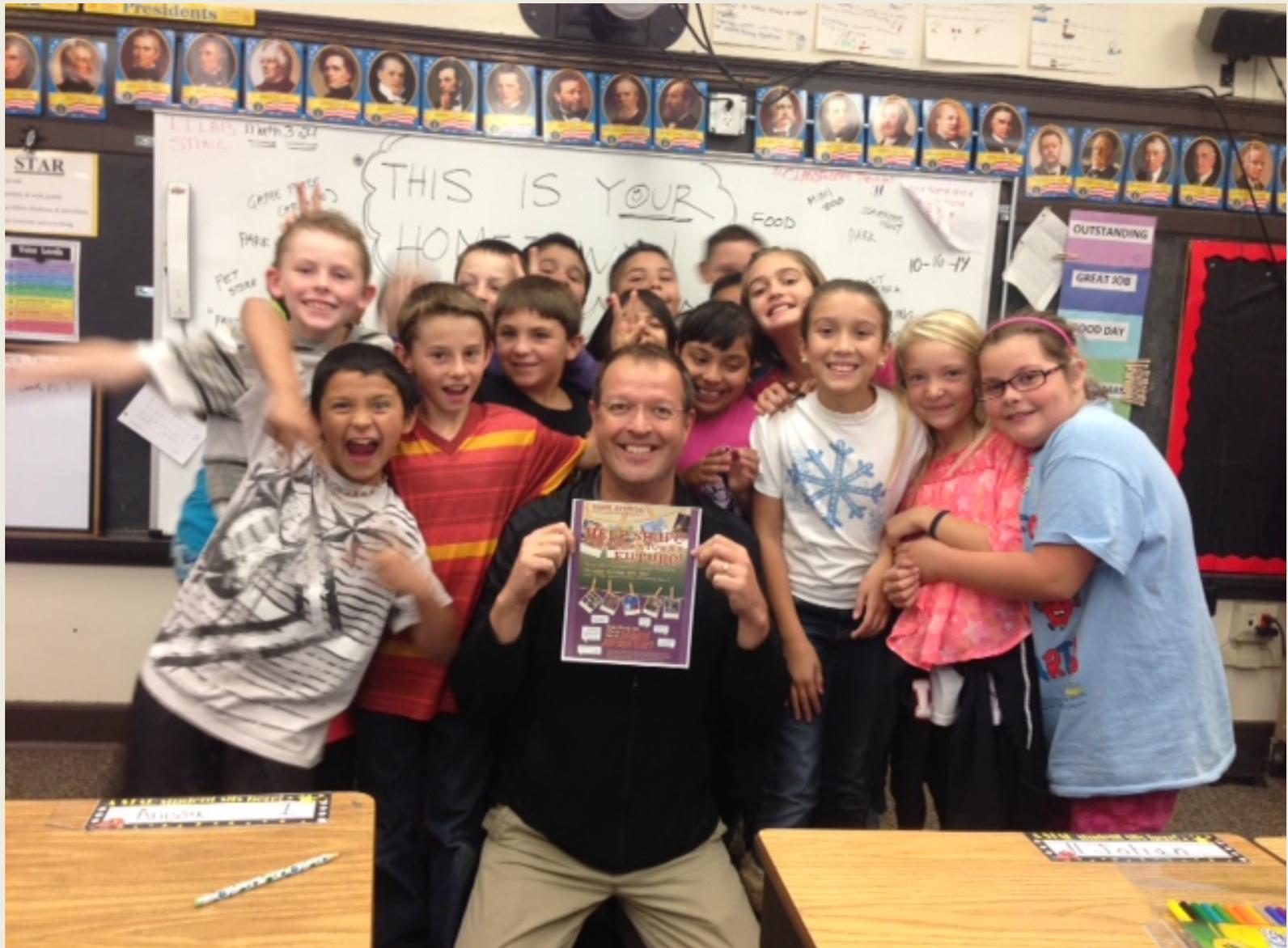


Work to Date

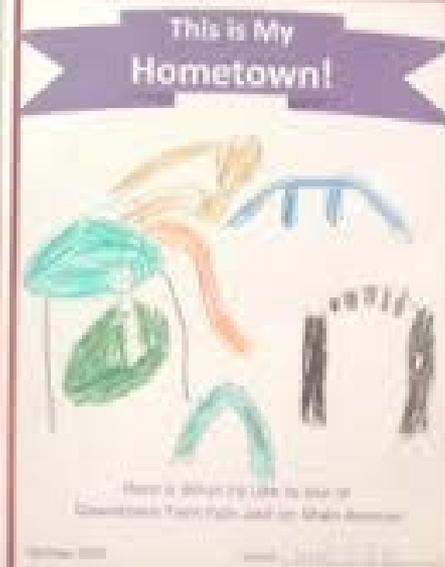
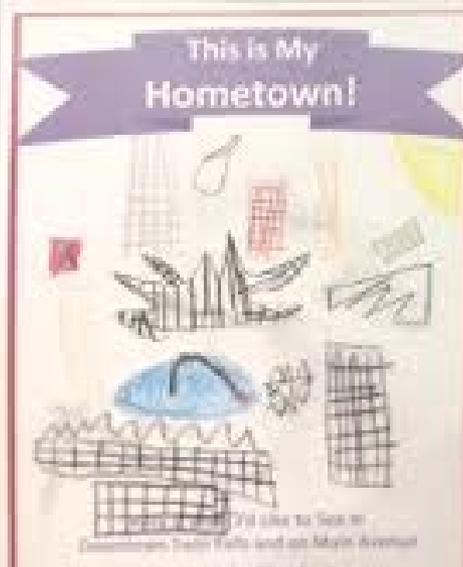
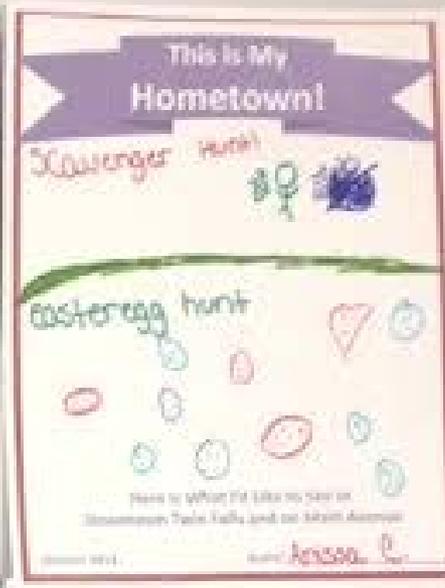
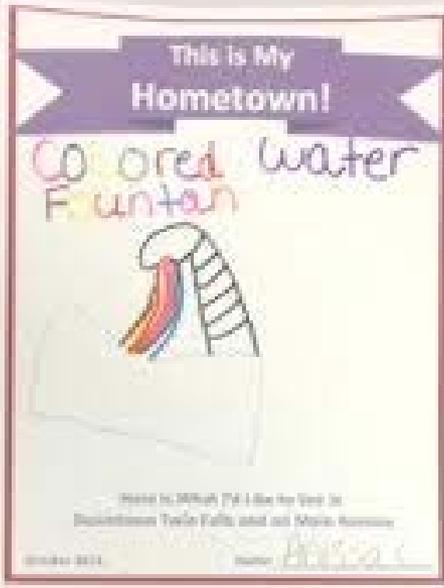
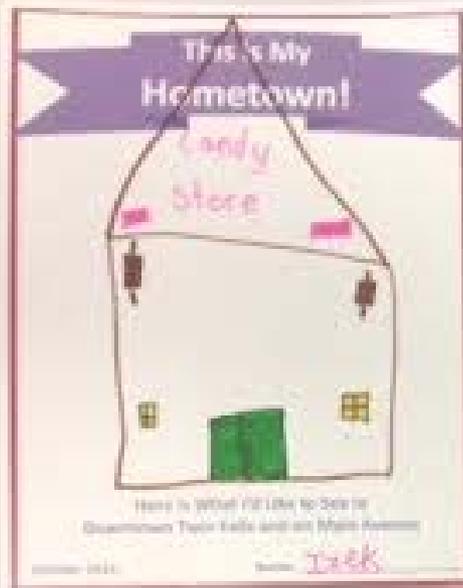
Work in Process

- ✓ **Project Kick-Off**
- ✓ **Existing Conditions and Context Analysis**
- ✓ **Starting to Define Opportunities and Challenges**
- ✓ **Streetscape Configuration Options**
- ✓ **Project Website Set Up and Updated**
- ✓ **Project Advisory Committee Underway**
- ✓ **Property Owner/Merchant Questionnaire Out**
- ✓ **Community Workshop Series #1**

This is Your Hometown



This is Your Hometown



Project Website:
www.twinfallsmainavenue.com

Work in Process

Work in Process

- ✓ **Distilling Workshop Results/Report Out Soon**
- ✓ **Civic Space Opportunity Analysis**
- ✓ **Redevelopment Opportunity Analysis**
- ✓ **Parking and Circulation Opportunity Analysis**
- ✓ **Discovery/Analysis Stages of Work – Full Report/Compilation for December Meeting**

Utilities Work in Process:

- ✓ J-U-B Discovery Stage Report in Packet
- ✓ Non-City Utilities—Potential Costs
- ✓ Questionnaire Out to Property Owners/Merchants
- ✓ Next Up: Analysis of Options and Relative Costs

 			
Utility	Description	Services	Condition
Private Utilities			
Owned by the Utilities under Franchise Agreement or Allowance subject to Common Law Criteria			
Idaho Power <i>(See Figure 9-1, Index sheets 101, 102, and 103)</i>	Underground power for three blocks in the alleyways and overhead for the remaining blocks. Existing maps provided from their GIS for the assessment may not be accurate. Additional mapping and surveying is needed to get the correct locations. Typical preferred location is further away from Main Avenue in the alleyways.	Older service boxes are often located in basements which could be upgraded.	Was not listed as the highest priority on Idaho Power's list of priorities, but they can move this up on this priority schedule. They would not plan to complete anymore area than the URA would plan on affecting.
Intermountain Gas Co. <i>(See Figure 9-1, Index sheets 101, 102, and 103)</i>	Complete through alleyways and cross streets. No high pressure in alleyways.	Scattered throughout	Condition is thought to be good in most locations, but continuing to check if they need to make planned improvements in this area. Initial thoughts are that no plans were in place to replace IGC lines in this area.
Centurylink <i>(See Figure 9-1, Index sheets 101, 102, and 103)</i>	Current service is all provided through copper wiring in the alleyways. Has recently upgraded their utility on two alleyways at a cost of \$30k. For any move relocation, they have historically sent the City an invoice. No F/O exists for Centurylink. They would need to review with staff and legal department to consider paying for relocation themselves.	Copper is provided. F/O service is not available.	No plans to upgrade additional utilities at this time, so assumed to be in good shape.
Cable One <i>(See Figure 9-1, Index sheets 101, 102, and 103)</i>	Has underground cable where Idaho power is underground and overhead cable where Idaho Power is overhead	Scattered throughout, but usually one service location on a Main can provide a handful.	Most cable was supplied about 13 years ago. Was not really anticipating relocating or providing any new utilities.

Circulation and Parking

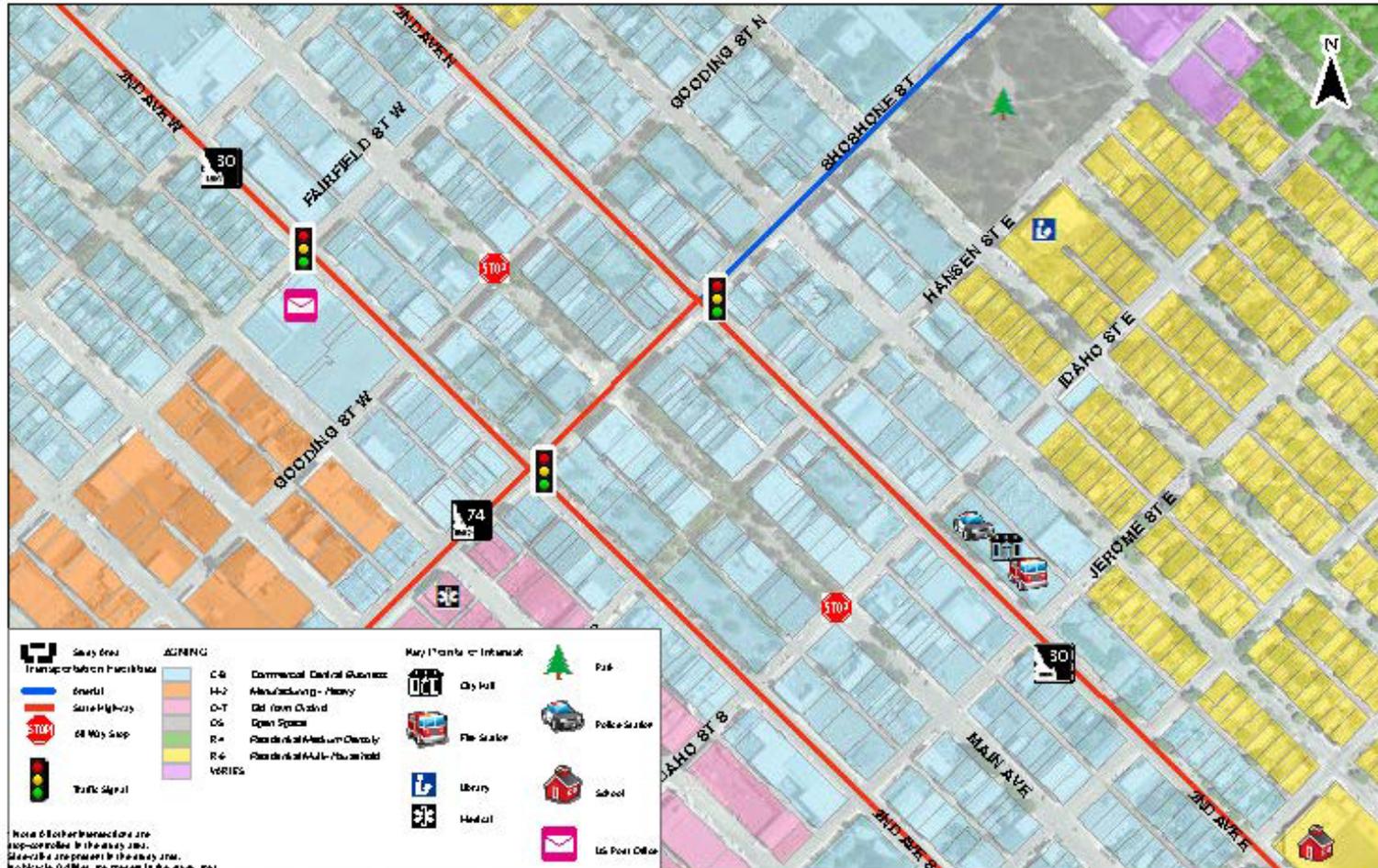
Circulation and Parking

- ✓ Kittelson Discovery Stage Report in Packet
- ✓ Parking Capacity Inventory/Confirmation
- ✓ Roadway Capacity Inventory
- ✓ Questionnaire = More Information Coming

Existing Transportation Facilities

Main Avenue Master Plan and Preliminary Design

October 2014



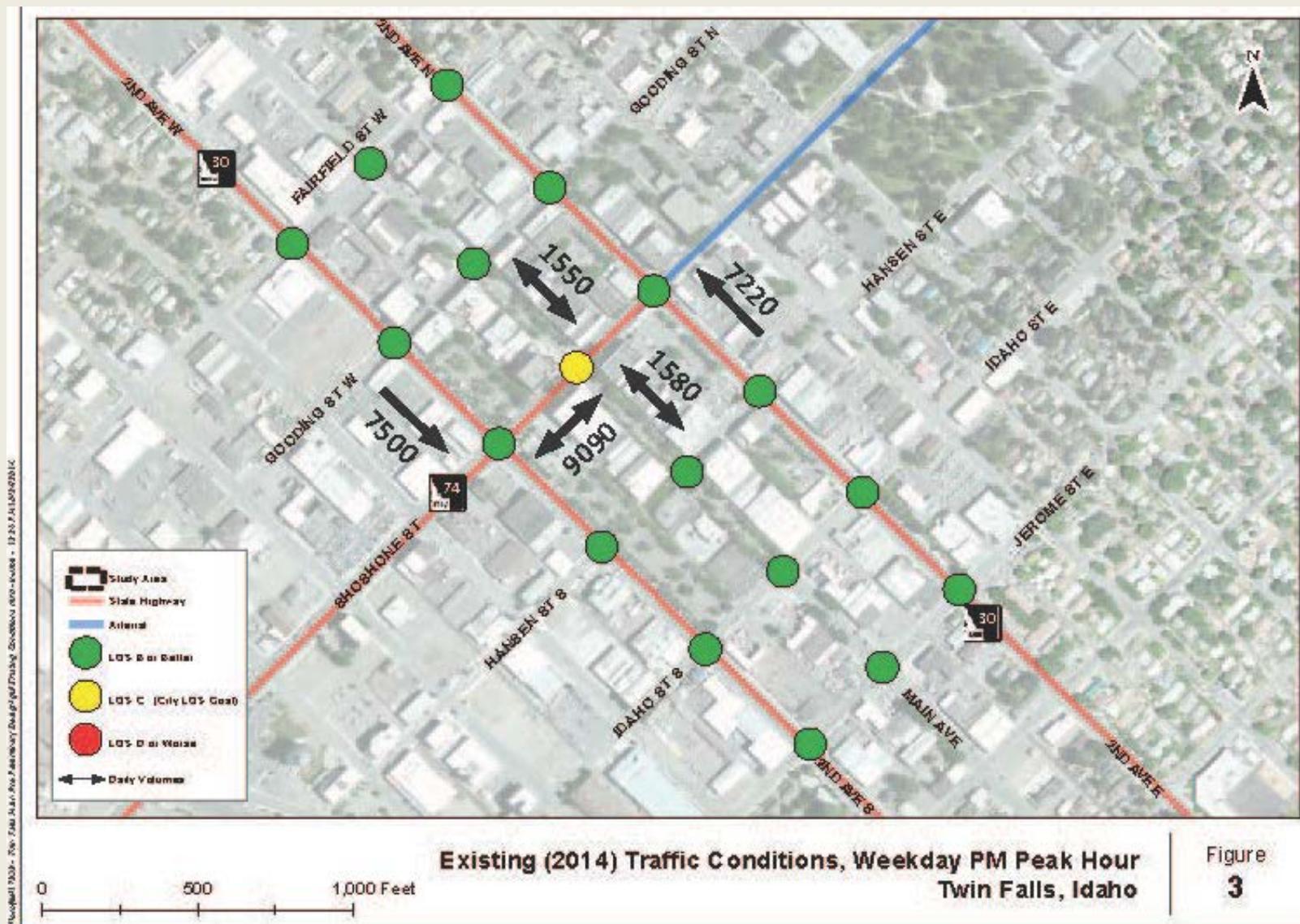
0 500 1,000 Feet

Existing Transportation Facilities and Zoning
Twin Falls, Idaho

Figure
2

Project #11333 - Twin Falls, Idaho - Preliminary Design and Engineering Services - 12/10/14 (18/02/2014)

Roadway/Intersection Volumes



Project # 1303 - The 7th St. Artery Design/Drainage Study - 12/27/14 10:00 AM

Roadway/Intersection Volumes

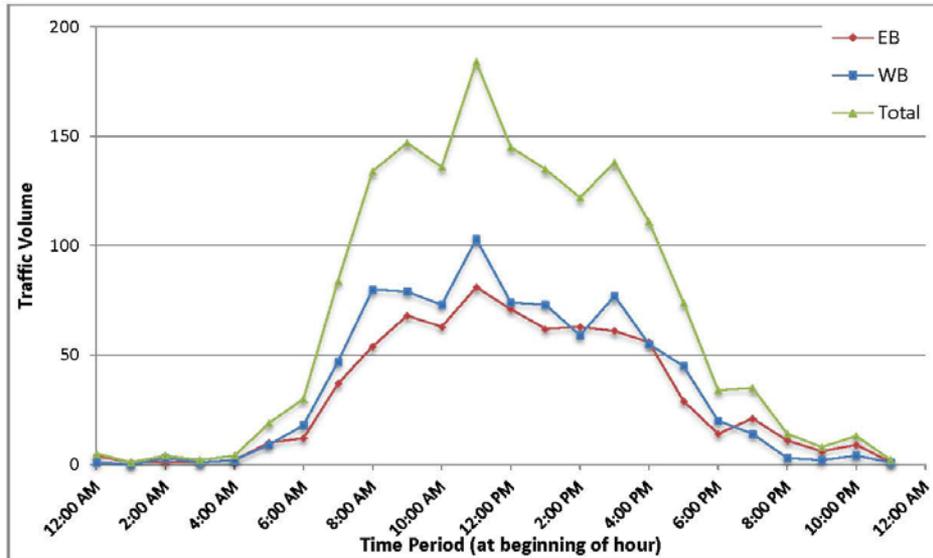
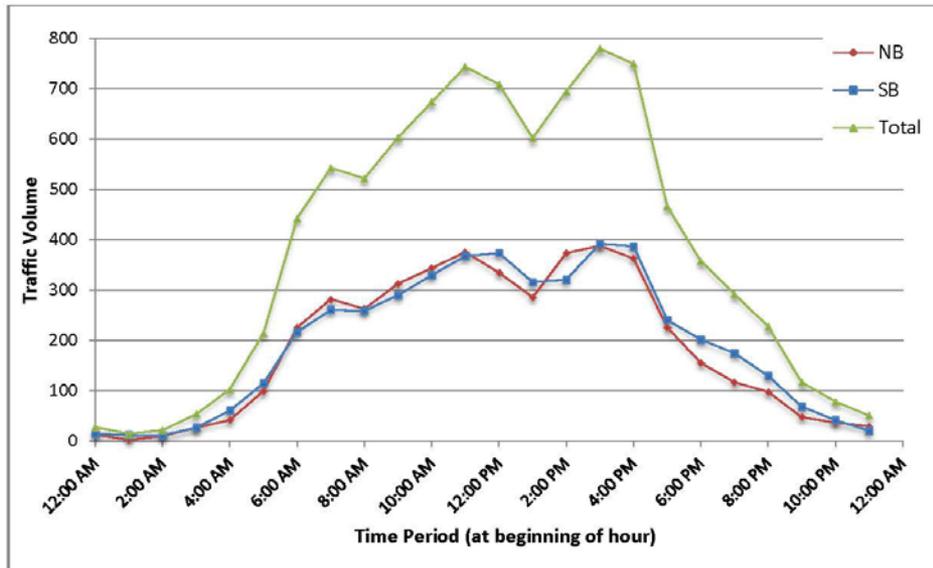
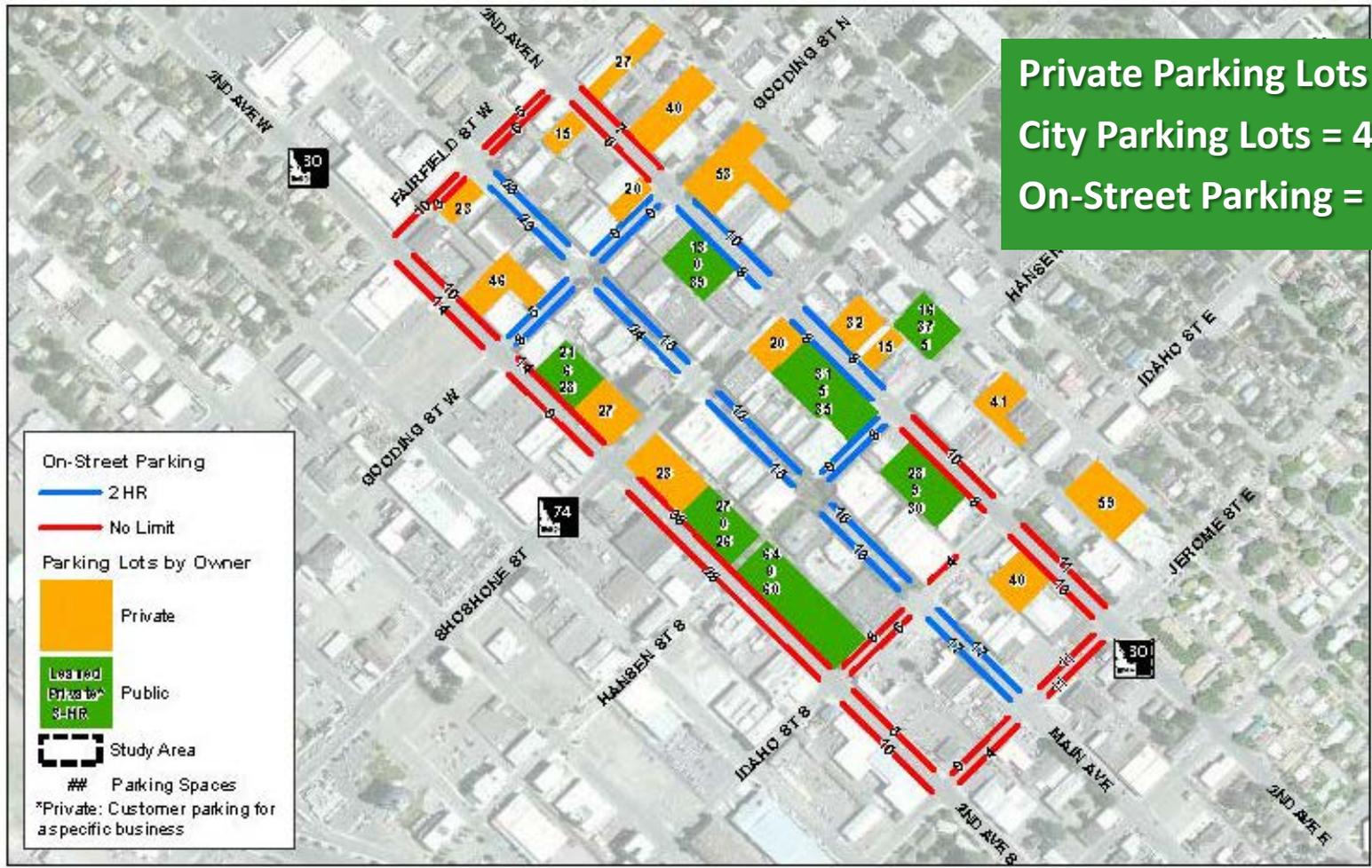


Exhibit 3. Daily Traffic Profile on Shoshone Street, between 2nd Avenue West and Main Avenue



Existing Parking Supply

Private Parking Lots = 408 spaces
 City Parking Lots = 480 spaces
 On-Street Parking = 517 spaces



Existing (2014) Parking Supply Inventory
 Twin Falls, Idaho

Figure
 4

Existing Parking Utilization

Private Parking Lots = 408 spaces (50% utilized)
 Public Parking Lots = 418 spaces (45% utilized)
 On-Street Parking = 517 spaces (42% utilized)



Main Avenue Parking
 Between Shoshone and
 Gooding (86% utilized)

City Parking Lot on 2nd
 Avenue N. Between
 Shoshone and Gooding
 (86% Utilized)

Existing (2014) Parking Space Utilization (Midday Peak Hour Between 11AM and 2PM)
 Twin Falls, Idaho

Figure
5

0 500 1,000 Feet

Parking Challenges

- ✓ **Lack of clarity about what is open to public and time limits**
- ✓ **Capacity is one-half block away/behind businesses; rear door entrances may need improvements**
- ✓ **Access to parking lots with most capacity**
- ✓ **Need for better lighting**
- ✓ **Need for better signing and wayfinding**
- ✓ **Number spaces leased through pass program may need evaluation**

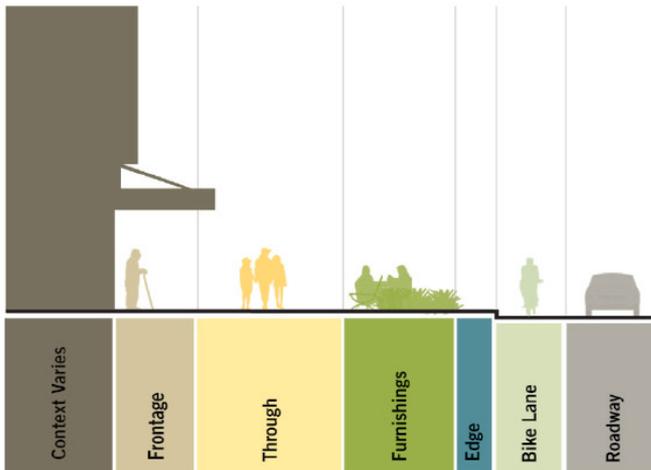
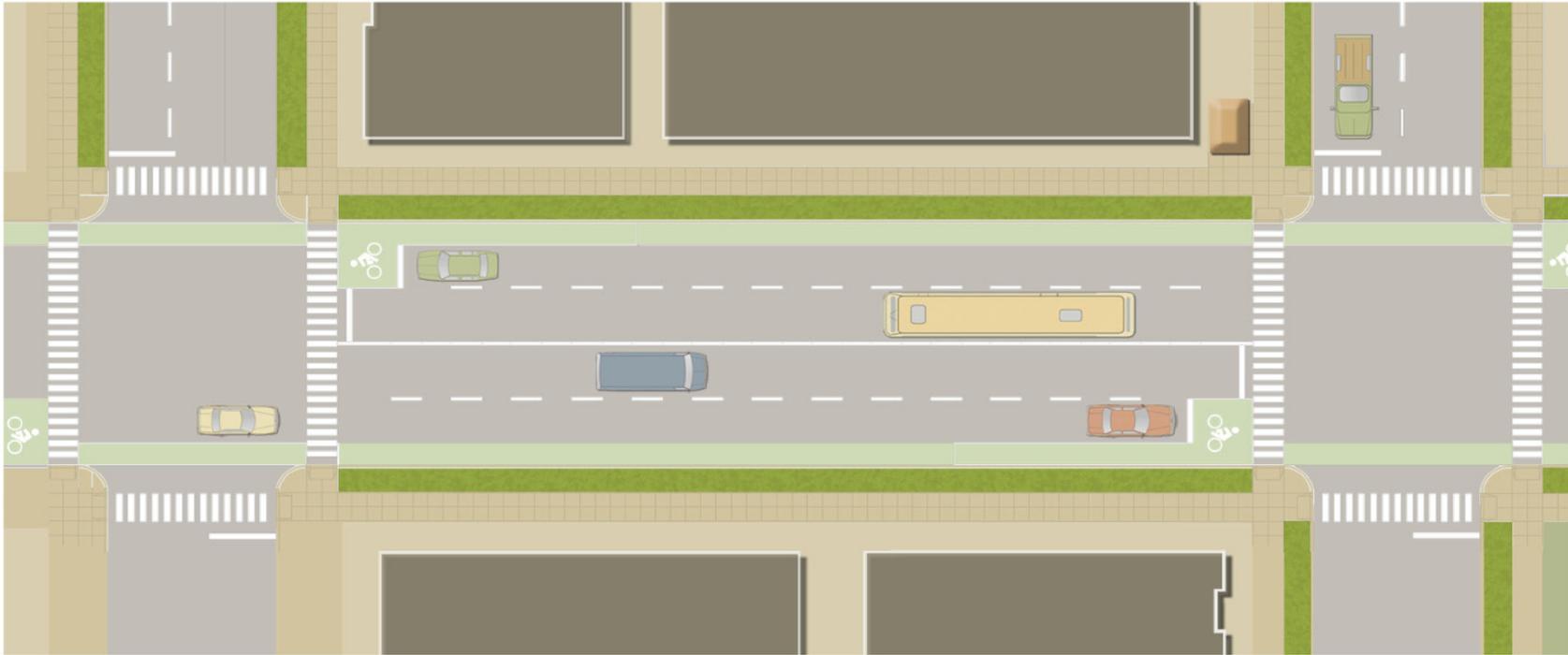
Streetscape Opportunities

Best Practice for Arranging the Streetscape



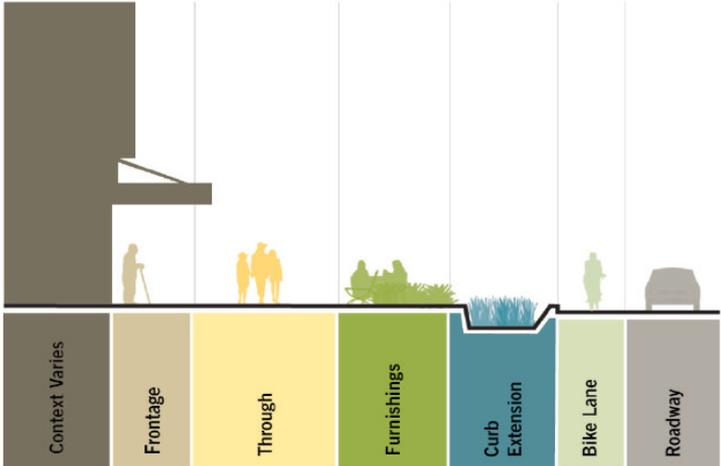
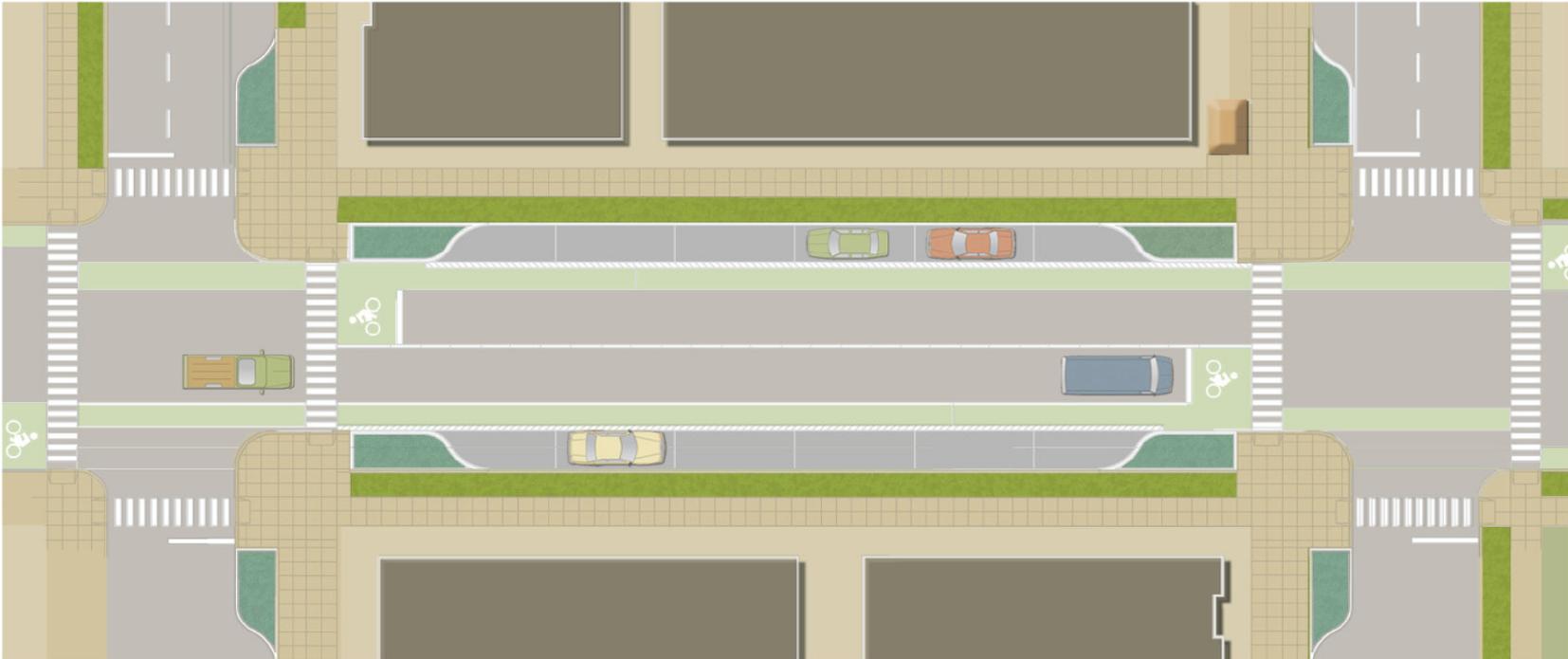
Frontage	Through	Furnishings	Edge	Bike Lane	
<p>Area along the right-of-way that functions to provide space between the building façade, wall or fence and the through zone of the sidewalk</p>	<p>Obstacle-free space for clear pedestrian through travel that is often the primary walking area of the sidewalk</p>	<p>Primary buffer space between the active pedestrian walking area of the through zone and adjacent thoroughfares</p>	<p>Interface between the on-street parking or motor vehicle travel lane</p>		

Making it All Fit



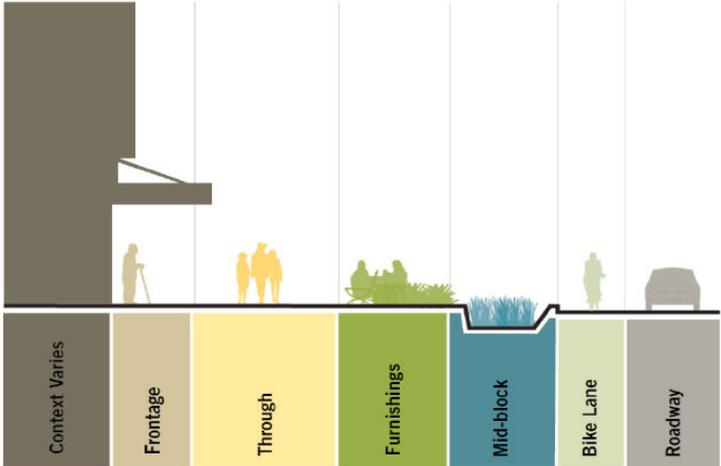
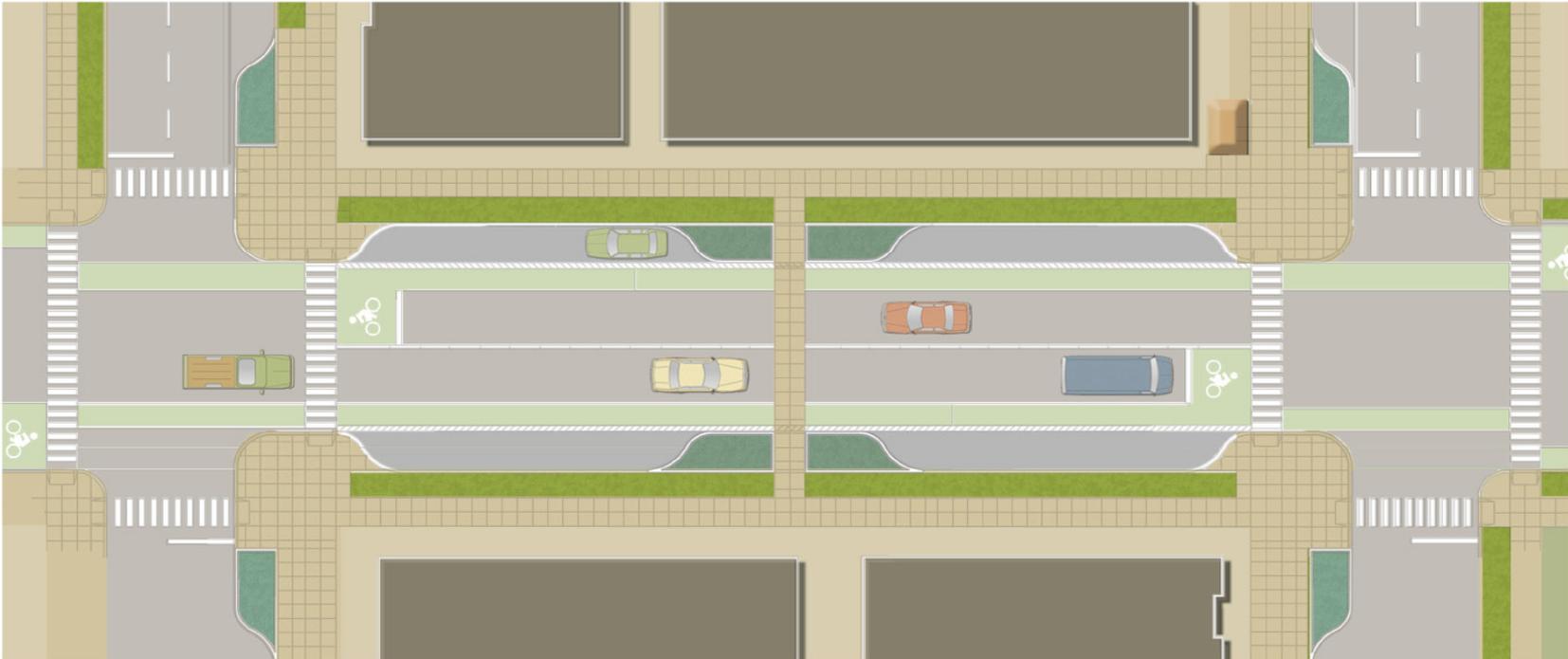
Streetscape

Making it All Fit



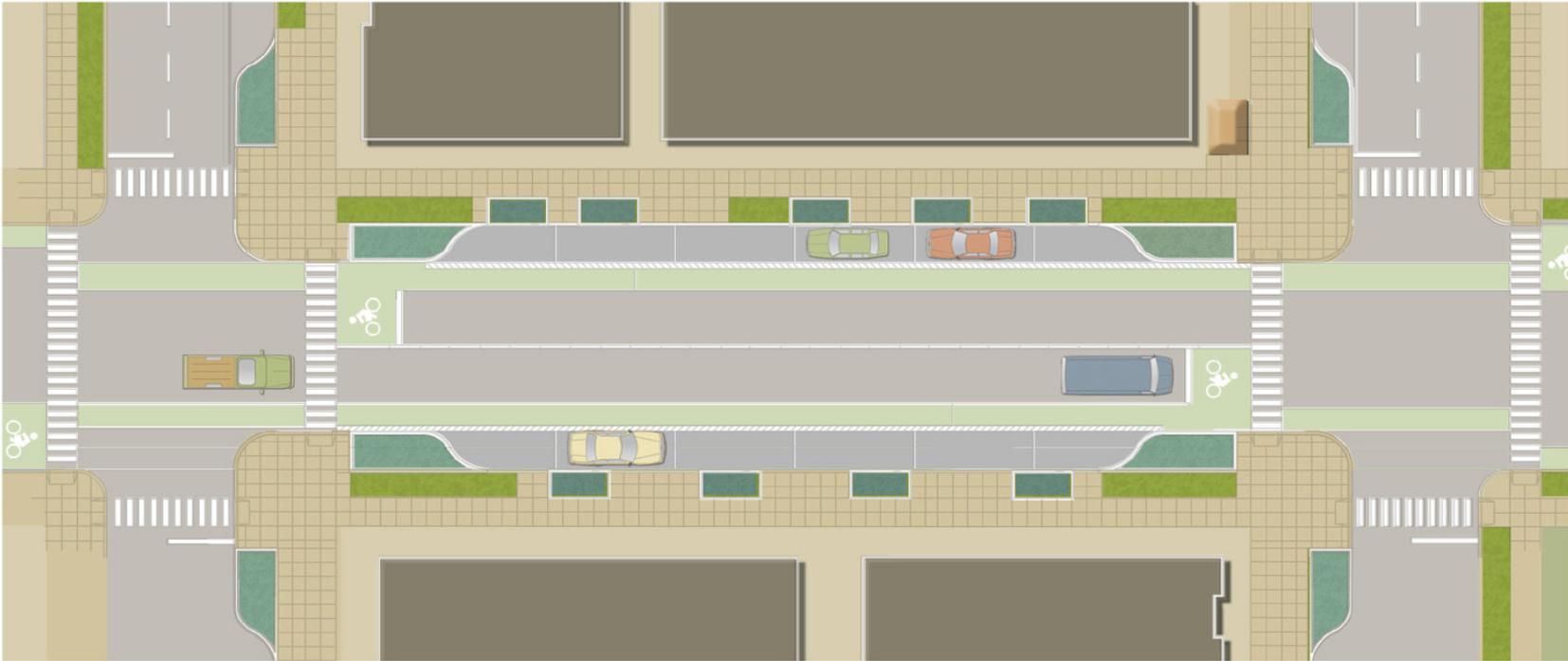
Curb Extensions

Making it All Fit



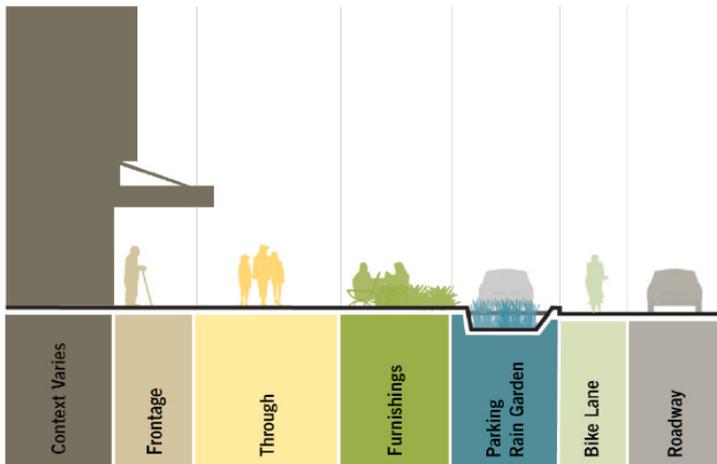
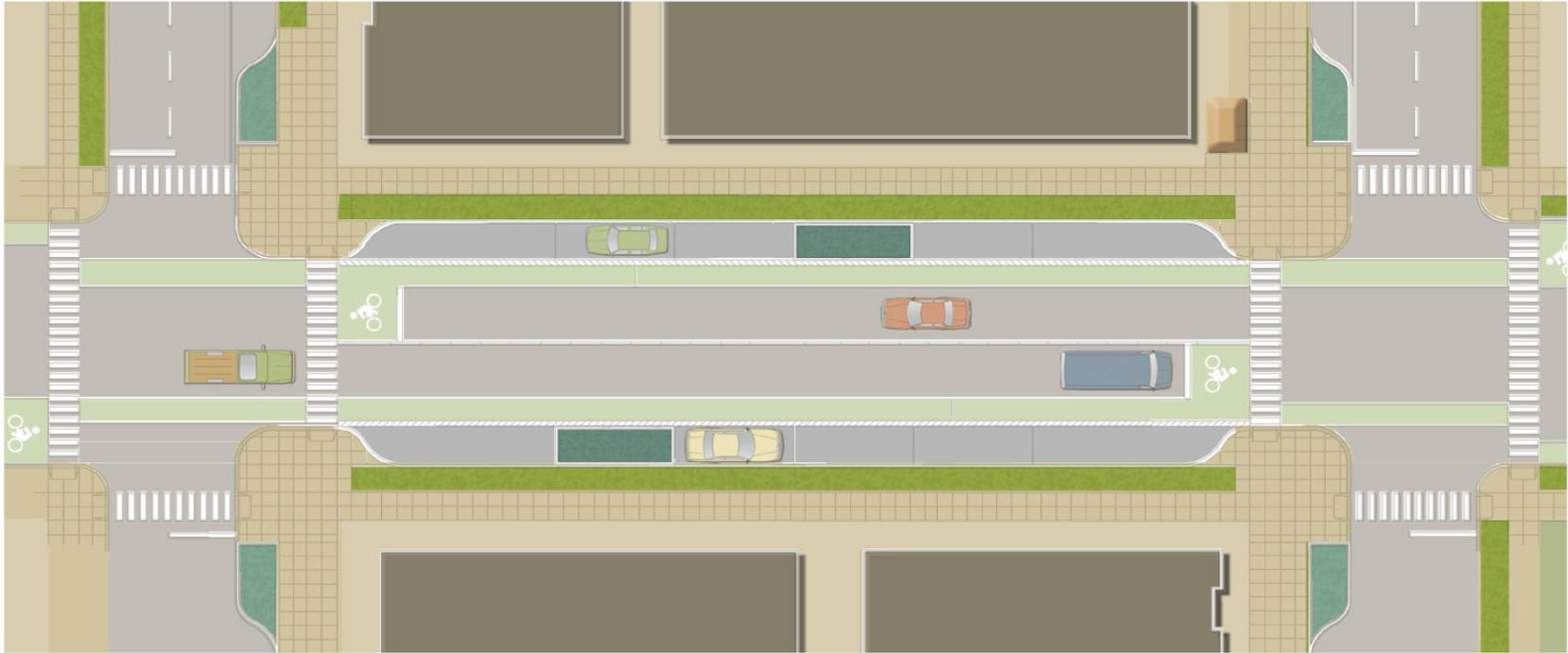
Mid-block

Making it All Fit



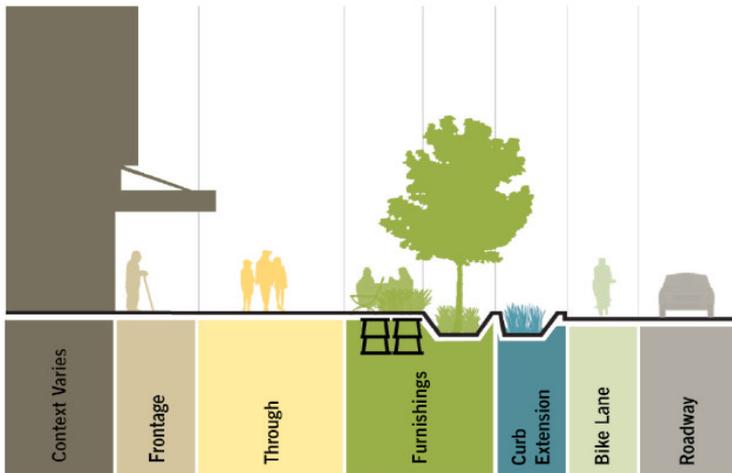
Furnishings Zone

Making it All Fit



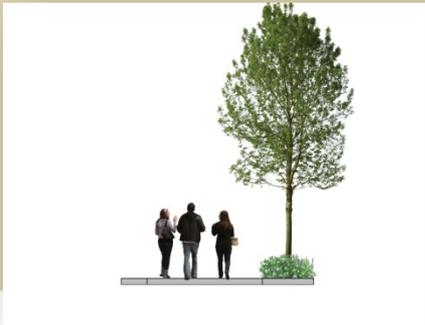
Parking Zone

Making it All Fit

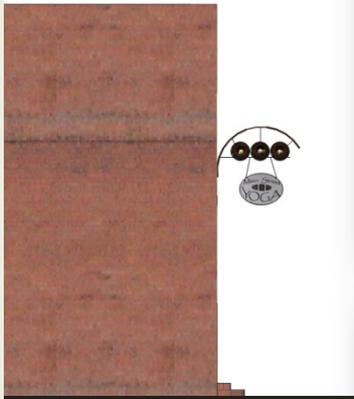


Street Trees +

Streetscape Puzzle Pieces Study



People generally preferred more sidewalk and café space over adding more parking on Main Avenue.



Festival Streets = Shared Space



Shared Streets/Shared Space



Civic Space Opportunities

Program Elements

- ✓ **Spray plaza space**
- ✓ **Concert space (covered?)/stage with electronics**
- ✓ **Outdoor movie projection space (?)**
- ✓ **Seating and other furnishings**
- ✓ **Space for markets/festivals (farmers market = 60 to 80 tents allowing room for growth)**
- ✓ **Winter events – ice skating rink; holiday tree**
- ✓ **Public art, interpretive displays, history**
- ✓ **Public restrooms**
- ✓ **Good pedestrian lighting**

Givens

- ✓ **Crossroads of Main and Hansen is the best location**
- ✓ **Rogerson site will be available for use in some form**
- ✓ **Space is somewhat constrained for signature downtown plaza**
- ✓ **Downtown Commons plan elements need to be integrated**
- ✓ **List of program elements and flexibility in year-round use**
- ✓ **Expandability/contractibility is important**

Variables

- ✓ **Size of elements – including spray plaza**
- ✓ **Use of festival street space**
- ✓ **Programmed events throughout the year**
- ✓ **Public art works/programming**
- ✓ **Where public restrooms might be located**
- ✓ **City Hall relocation**
- ✓ **Other available space for civic uses**
- ✓ **Farmers market relocation**

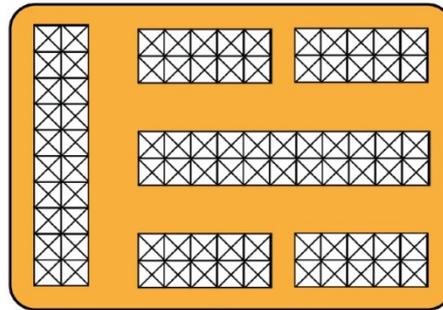
Study of Spatial Needs

Could be
co-located;
size is a
question

ICE RINK/SPLASH PARK

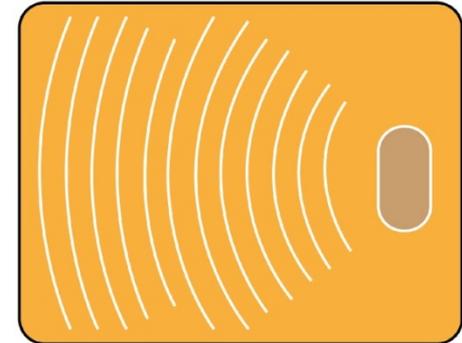


FARMERS MARKET



60 to 80
tents plus
circulation

CONCERT AREA



Space for
250 chairs
(current
condition)

Review of Places of Reference



Review of Places of Reference



1995

Imagery Date: 7/2/2013 47°39'37.32" N 117°25'15.55" W elev 1881 ft eye alt 2112 ft

Google earth

Review of Places of Reference



Review of Places of Reference



1998

Imagery Date: 7/11/2014 48°16'30.69" N 116°33'00.36" W elev 2094 ft eye alt 2329 ft

Google earth

Review of Places of Reference

286 Main St



Exit Street View



© 2014 Google

Google earth

48°16'30.53" N 116°32'59.76" W elev 2100 ft eye alt 2102 ft

[Report a problem](#)

Review of Places of Reference



Review of Places of Reference



Review of Places of Reference



1952

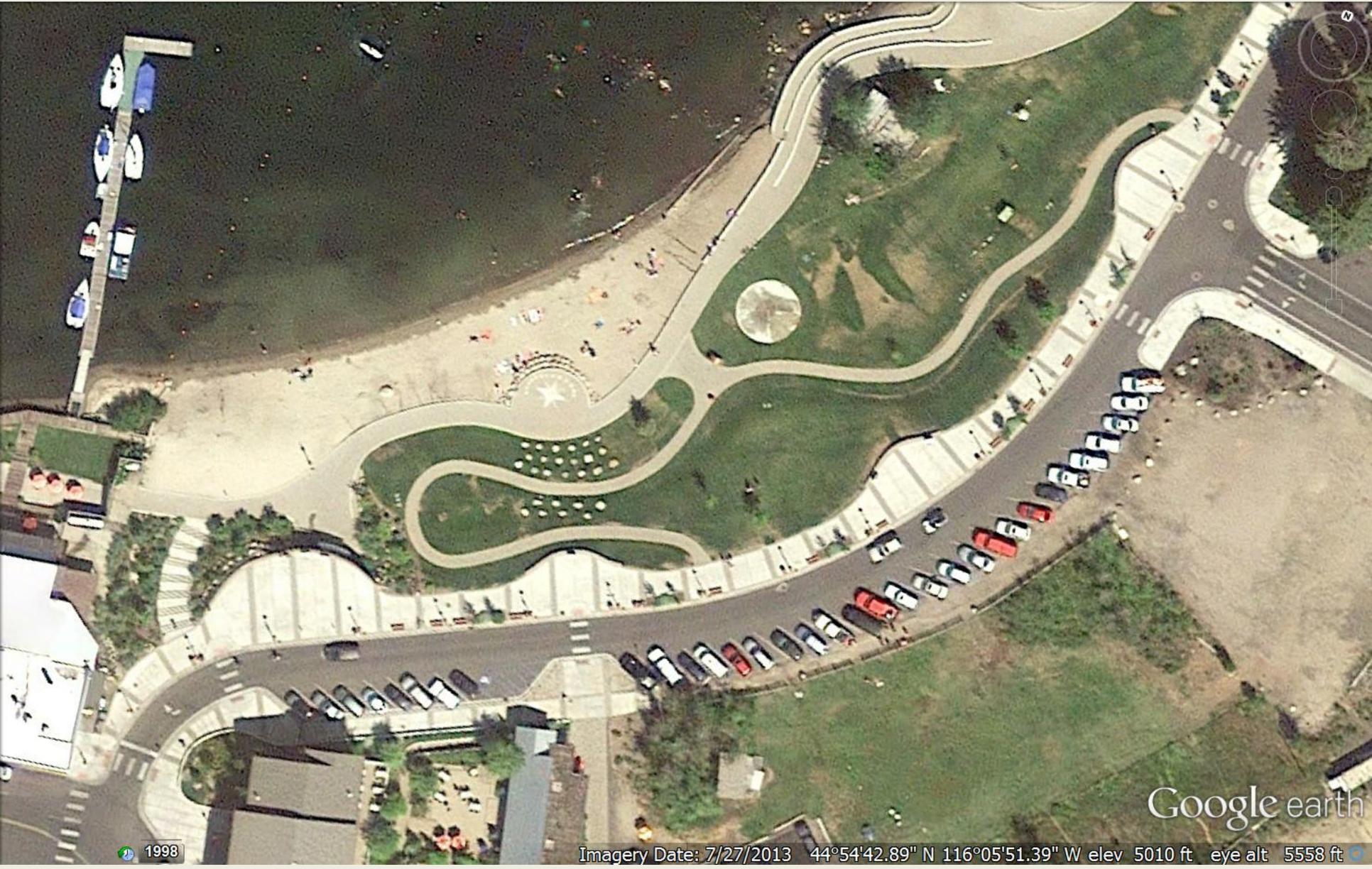
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Google earth

Review of Places of Reference



Review of Places of Reference



Review of Places of Reference



Need for Topo Survey

Need for Topographic Survey

- ✓ 30% design plans need to be accurate
- ✓ Fixed objects in the streetscape are masked by trees – can't design using aerial
- ✓ Utilities and fixtures – need to know where they are
- ✓ Doorway alcoves, building façade details needed
- ✓ Winter is approaching – so need to start now to be able to have base maps for design work
- ✓ Survey will serve multiple purposes for design: utilities, drainage, streetscape, intersections, etc.

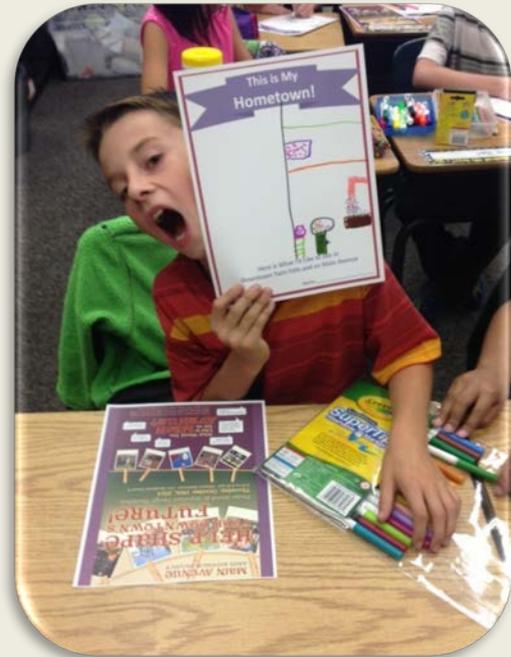
Next Steps

Next Steps

- ✓ **Utilities Options and Costs—December**
- ✓ **Full Report: Discovery and Analysis Stages**
- ✓ **Design Concepts and Options for January**
- ✓ **3rd Week in January for Next Workshop Series**

Remember:

Make no little plans: they have no MAGIC to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work. Daniel Hudson Burnham (1846-1912)



Thank You!



MEMORANDUM

DATE: 10/23/14
TO: Mandi Roberts, Otak
CC:
FROM: Gary Haderlie, P.E.
SUBJECT: Task 1: Downtown Utility Discovery

Dear Ms. Roberts:

As part of the initial discovery stage for the utilities and infrastructure, we contacted each of the private utilities listed on the attachment shown. Since this initial consultation, we have had meetings with almost all of the utilities as we have begun working on the analysis task of the project. While task 1 didn't include collecting additional information on the public infrastructure, we also summarized information that we had available from the 2013 Facilities Assessment for Downtown. A description is provided for each utility or infrastructure component (excluding signs, furnishings, parking, and buildings) with a description of the condition. This attached table will continue to be used as we work with each of the utilities.

Maps from the 2013 assessment for the blocks in Main Avenue are also attached showing public and private utilities. These maps are considered conceptual in nature and a survey would need to be completed to more accurately determine locations of each of the utilities. Additional information on the public infrastructure can also be found in the assessment.

Based on reviewing the assessment and initial consulting with each of the utilities, no major concerns are apparent not previously recognized. It should be noted that as we have begun collecting cost information, it appears that the costs associated with relocating and reconstructing the alleyway utilities may be quite a bit more than anticipated with initial cost estimates. This is due to the nature of the difficult utility construction in a small alleyway as well as the many underground features that will need to be repaired (for example, the tunnel opening under the Rogerson building). Each of the utility companies would like to complete construction in coordination with this project to help minimize disruption to the public and may consider upgrading some of their utilities when this takes place.

Additional cost considerations and pros/cons of utility options will be presented as part of the next tasks of this work. Please let us know any questions on the attached information.

Main Avenue

Area Redesign Project



Utility	Description	Services	Condition
Publicly Owned Utilities			
<p>Water (See Figure 4-1, Index sheets 101, 102, and 103)</p>	<p>Provided in alleyways. May not need to be replaced based on condition alone. Capacity concerns for fireflow may require an upgrade or reworking of the system. The City has previously expressed some interest to relocate out of the alleyways. Hydrants generally in alleyway connections.</p>	<p>Older Services throughout.</p>	<p>Older 10" CI pipe in alleyways; Provided "Fair" Rating on a scale of Good/Fair/Bad/Worst. This is based solely on age and cast iron pipe and a couple of spot repairs that were required to be completed. Additional investigation based on specific age, if information is available, potholing, and specific nature of the repairs could be considered. City could also weigh the need to replace this pipe now assuming the life of CI pipe in the 1930's-1950's should have a 75-100 year life, since additional construction is already occurring on this stretch.</p>
<p>Sewer (See Figure 4-1, Index sheets 101, 102, and 103)</p>	<p>Is generally going down the middle of the alleyways under the stormdrain system where stormdrain is provided. Further investigation to be completed to verify if sewer is truly directly under stormdrain which wasn't previously surveyed.</p>	<p>Older clay services throughout.</p>	<p>Provided "Worst" Rating on a scale of Good/Fair/Bad/Worst</p>
<p>Stormdrain (See Figure 4-1, Index sheets 101, 102, and 103)</p>	<p>Pipe system between Gooding and Hansen in the alleyways feeds into the pipes eventually going down Shoshone to the northeast.</p>	<p>Roof drains appear to tie into the storm drain system.</p>	<p>Condition not previously rated. The crossings on Main Avenue and pipe in the cross streets should be considered for replacement if any CMP pipe exists or other bad conditions are noted during final design or construction. Videotaping and survey of stormdrains could be completed to verify material type and condition.</p>
<p>Sprinkler Irrigation and Landscaping</p>	<p>Sprinkler pressure irrigation is provided between Gooding and Idaho as well as along Shoshone, Hansen, and the parking areas. Along Main Avenue the City provides a system that residents can use for providing their own flowers and landscaping. Owners currently maintain their own landscaping. The City takes maintains the main pressure irrigation system.</p>	<p>Service to each resident along Main Avenue as requested.</p>	<p>Generally installed in the 1970's. Reported to have high Maintenance and is in need of repair.</p>

Main Avenue Area Redesign Project



Utility	Description	Services	Condition
Other Public Infrastructure			
Lighting (See Figure 8-5)	Decorative street lighting northeast of Main on Hansen, Shoshone, and Gooding. Some typical street lights are provided on Main Avenue. No lighting is currently provided in the alleyways, typical for Twin Falls, but a strong interest was presented to have lighting in the alleyways for businesses during stakeholder meetings.	N/A	Lighting is OK. LED lighting is being upgraded. Additional lighting is needed to increase safety/security and to meet lighting standards on Main Avenue.
City Owned Electrical Power	A separate city owned power circuit is provided along Main Avenue. It should be provided in all new decorative lights or street lights to facilitate events and illuminated decorations throughout the year.	N/A	Some electrical hookups are provided, but problems with street lighting, and blowing fuses occurs whenever these are used. A complete new system is needed along Main Avenue, cross streets, and in any new civic areas.
ADA Ramps/Sidewalks (See Figure 8-5)	ADA sidewalk ramps are provided in the four corners of the Shoshone/Main intersection and nine other corners along Main Avenue. Current ADA standards are needed to make this area walkable throughout.	N/A	1/3 of existing ADA ramps do not meet acceptable standards and several corners do not have an ADA ramps on Main Avenue. Sidewalks are in either "Fair" or "Bad" condition throughout.
Tunnels, Coal Shoots, and Other Underground Openings	Understood to exist throughout Main Avenue and in the alleyways. Exact locations are not known at this time.	N/A	Assumed to be very old and made of brick, block or other items prior to 1950.
Streets	Pavement consists of multiple overlays throughout the years as well as cobblestone crossings in some areas. Some café and open space, and a mixture of parallel/diagonal parking.	N/A	Pavement ranges from poor on the east to progressively better toward the west. Cross slopes are severe on the blocks not upgraded in the 1970's.

Main Avenue

Area Redesign Project

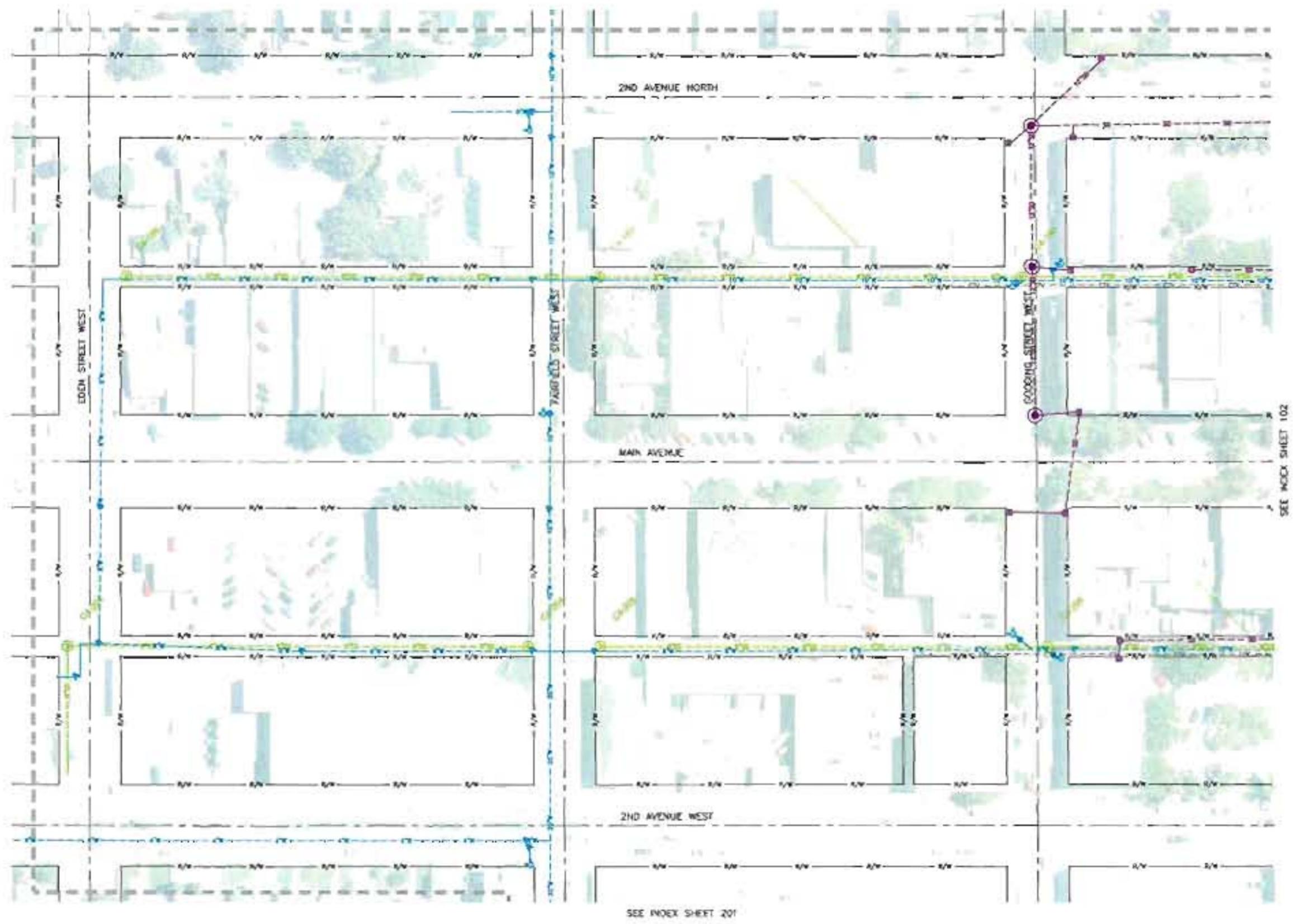


Utility	Description	Services	Condition
Private Utilities	Owned by the Utilities under Franchise Agreement or Allowance subject to Common Law Criteria		
Idaho Power (See Figure 9-1, Index sheets 101, 102, and 103)	Underground power for three blocks in the alleyways and overhead for the remaining blocks. Existing maps provided from their GIS for the assessment may not be accurate. Additional mapping and surveying is needed to get the correct locations. Typical preferred location is further away from Main Avenue in the alleyways.	Older service boxes are often located in basements which could be upgraded.	Was not listed as the highest priority on Idaho Power's list of priorities, but they can move this up on this priority schedule. They would not plan to complete anymore area than the URA would plan on affecting.
Intermountain Gas Co. (See Figure 9-1, Index sheets 101, 102, and 103)	Complete through alleyways and cross streets. No high pressure in alleyways.	Scattered throughout	Condition is thought to be good in most locations, but continuing to check if they need to make planned improvements in this area. Initial thoughts are that no plans were in place to replace IGC lines in this area.
Centurylink (See Figure 9-1, Index sheets 101, 102, and 103)	Current service is all provided through copper wiring in the alleyways. Has recently upgraded their utility on two alleyways at a cost of \$30k. For any move relocation, they have historically sent the City an invoice. No F/O exists for Centurylink. They would need to review with staff and legal department to consider paying for relocation themselves.	Copper is provided. F/O service is not available.	No plans to upgrade additional utilities at this time, so assumed to be in good shape.
Cable One (See Figure 9-1, Index sheets 101, 102, and 103)	Has underground cable where Idaho power is underground and overhead cable where Idaho Power is overhead	Scattered throughout, but usually one service location on a Main can provide a handful.	Most cable was supplied about 13 years ago. Was not really anticipating relocating or providing any new utilities.
PMT (See Figure 9-1, Index sheets 101, 102, and 103)	Has been adding infrastructure through vac-truck. All infrastructure is f/o located throughout. These same f/o lines provide service for customers all the way to Boise and throughout southern Idaho. Requested that a joint utility meeting occurs outside of the UCC prior to the December board meeting so that all utilities can have a chance to present any additional information and hear about the options that J-U-B will be presenting for potential relocation.	Scattered throughout. Several local customers such as Glanbia, St. Lukes, and Chobani	F/O lines generally last a long time. They do not tend to wear out like the copper lines do with sheathing and moisture wear impacting service.
Syringa	Relies on the facilities of PMT in the downtown area.	Through PMT	



Downtown
Facilities
Assessment

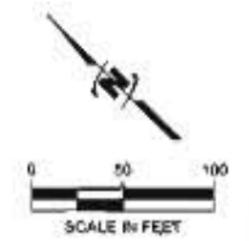
Figure
4-1
Existing City
Utilities Maps

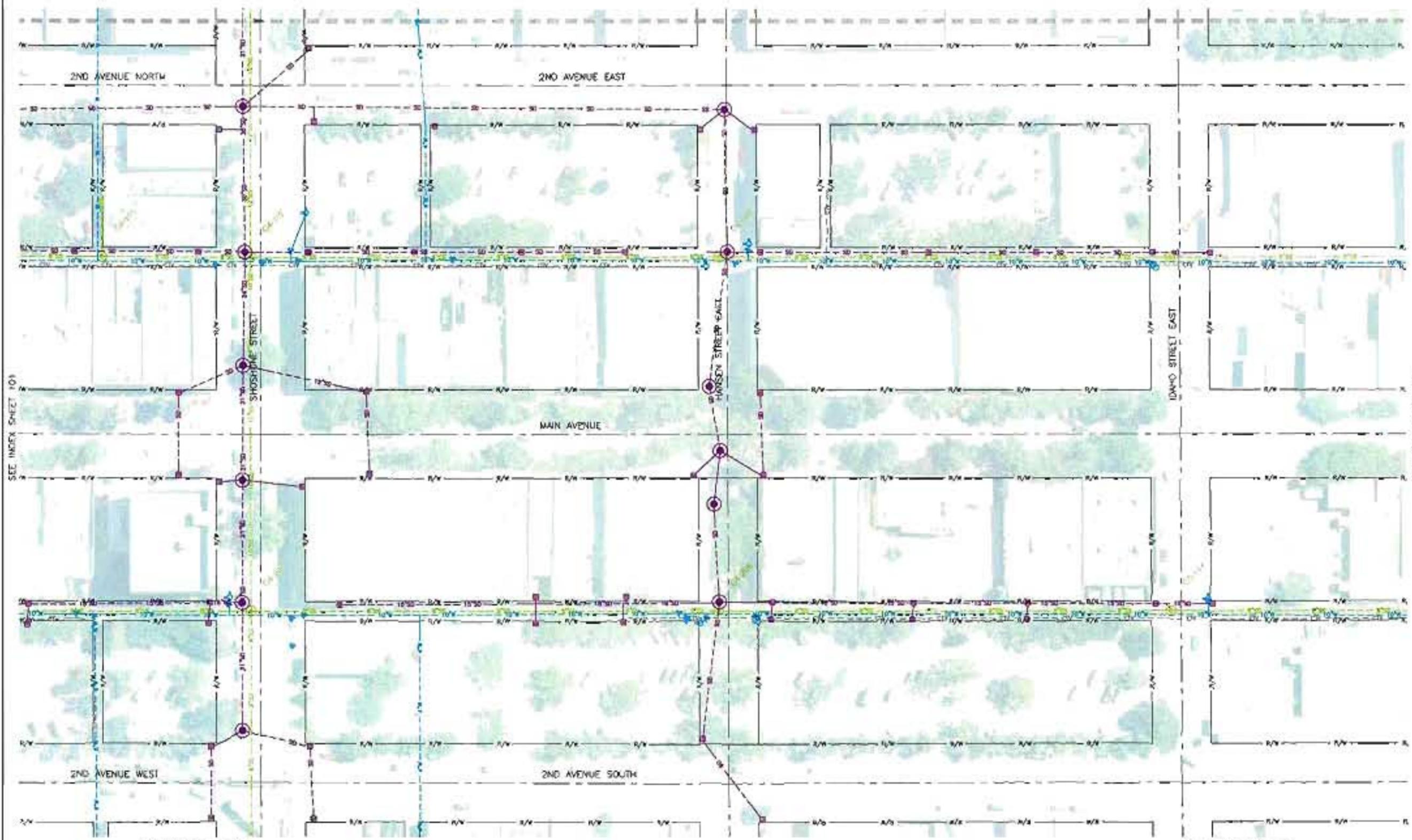


SEE INDEX SHEET 102

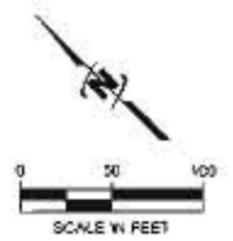
SEE INDEX SHEET 201

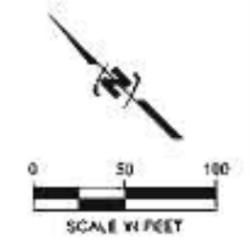
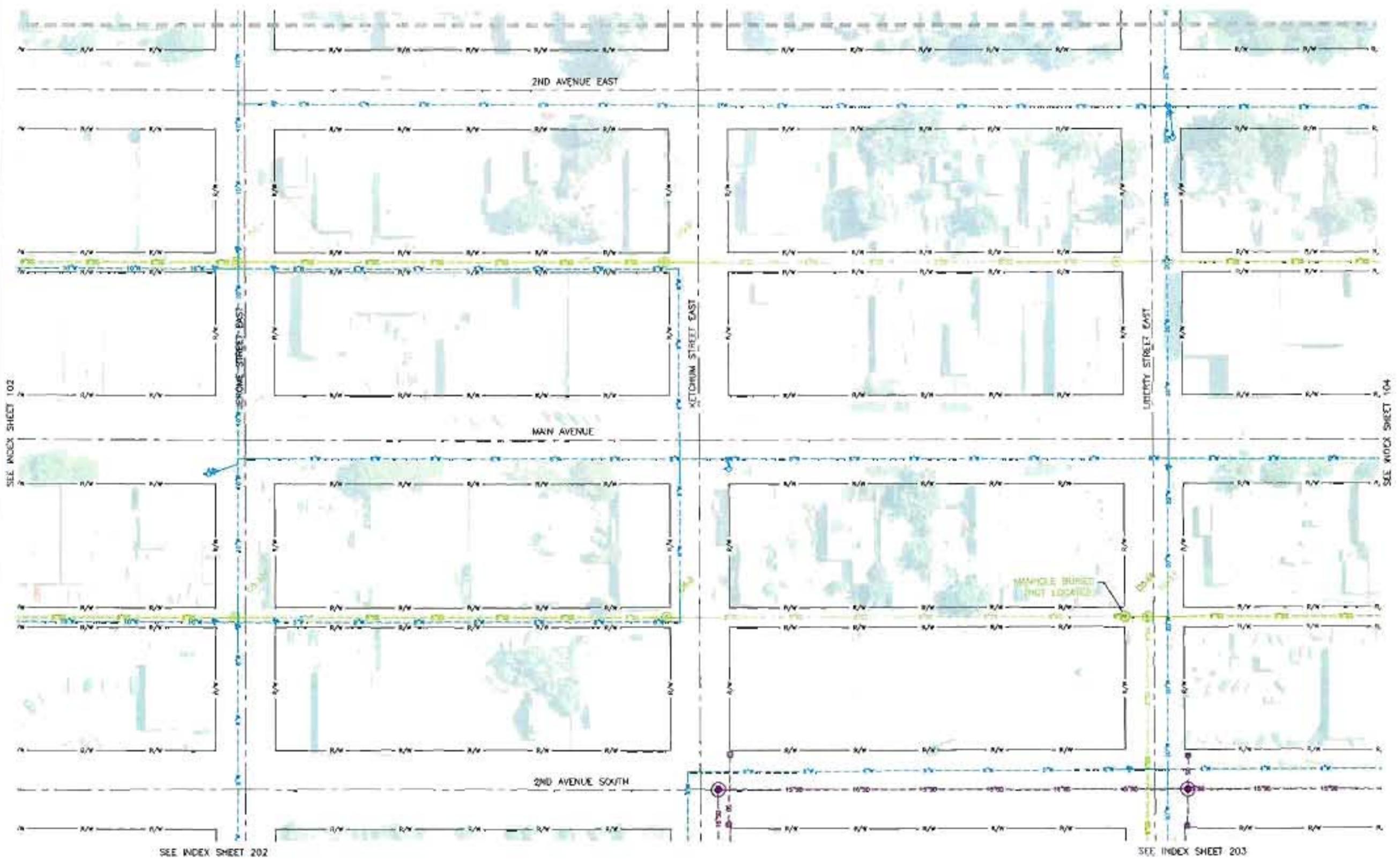
- RIGHT OF WAY
- CENTER LINE
- STORM DRAIN (SIZE AS INDICATED)
- WATER LINE (SIZE AS INDICATED)
- SEWER LINE (SIZE AS INDICATED)
- FIRE HYDRANT
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- CATCH BASIN
- SANITARY SEWER MANHOLE WITH NUMBER

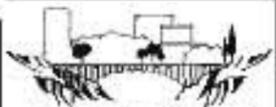




- R/W —
RIGHT OF WAY
- CL —
CENTER LINE
- 30 — 30 —
STORM DRAIN (SIZE AS INDICATED)
- —
WATER LINE (SIZE AS INDICATED)
- —
SEWER LINE (SIZE AS INDICATED)
- ⊕
FIRE HYDRANT
- ⊕
FIRE HYDRANT
- ⊙
STORM DRAIN MANHOLE
- ⊞
CATCH BASIN
- ⊙
SANITARY SEWER MANHOLE
WITH NUMBER





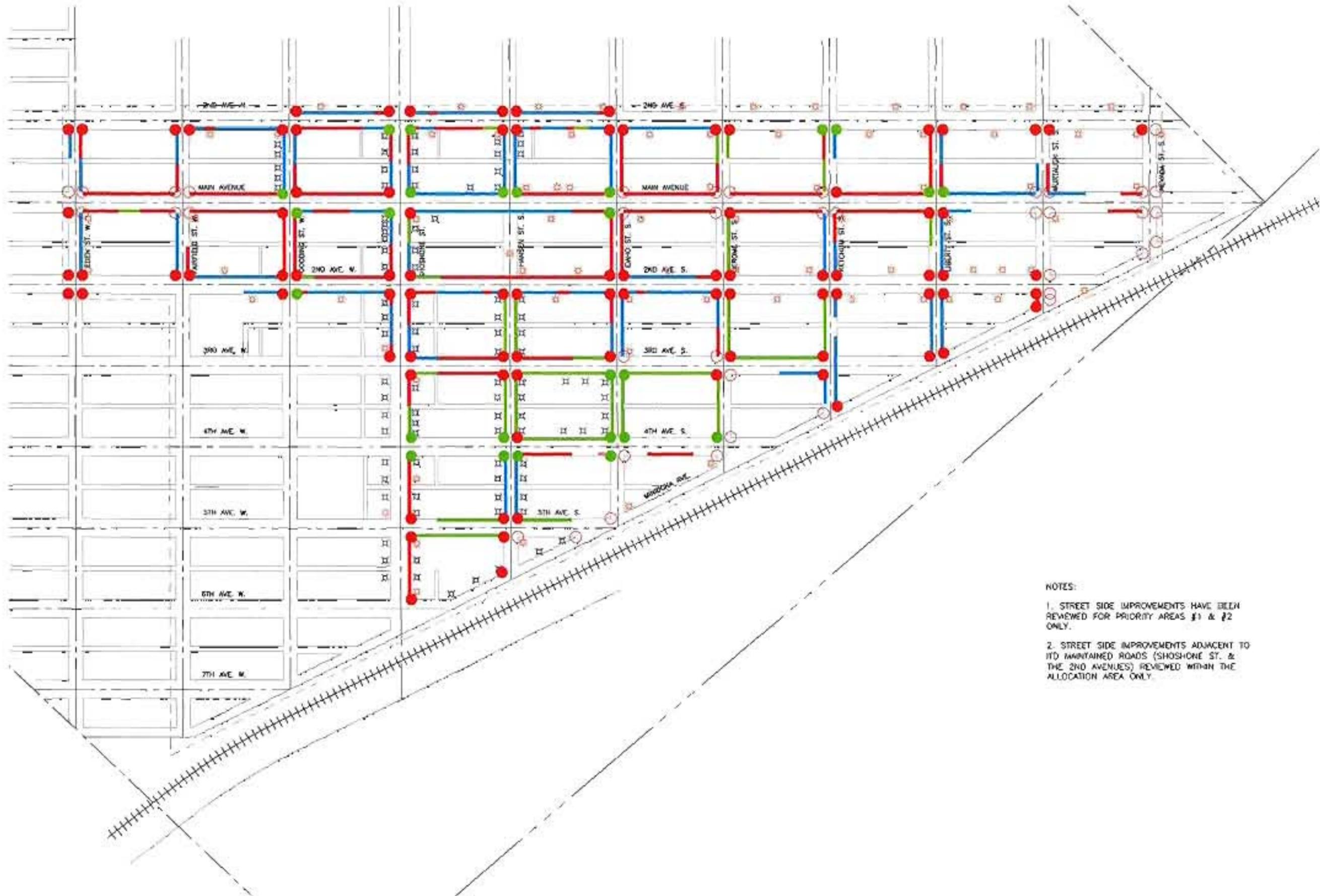


THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Downtown Facilities Assessment

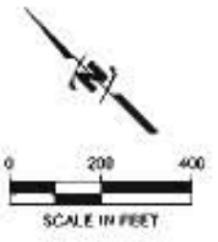
Figure 8-5

ADA Ramps, Sidewalks, & Street Lights



- NOTES:
1. STREET SIDE IMPROVEMENTS HAVE BEEN REVIEWED FOR PRIORITY AREAS #1 & #2 ONLY.
 2. STREET SIDE IMPROVEMENTS ADJACENT TO ITD MAINTAINED ROADS (SHOSHONE ST. & THE 2ND AVENUES) REVIEWED WITHIN THE ALLOCATION AREA ONLY.

- GOOD SIDEWALK
- FAIR SIDEWALK
- BAD SIDEWALK
- GOOD ADA RAMP
- BAD ADA RAMP
- NO ADA RAMP
- STREET LIGHT
- DECORATIVE STREET LIGHT





THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Downtown Facilities Assessment

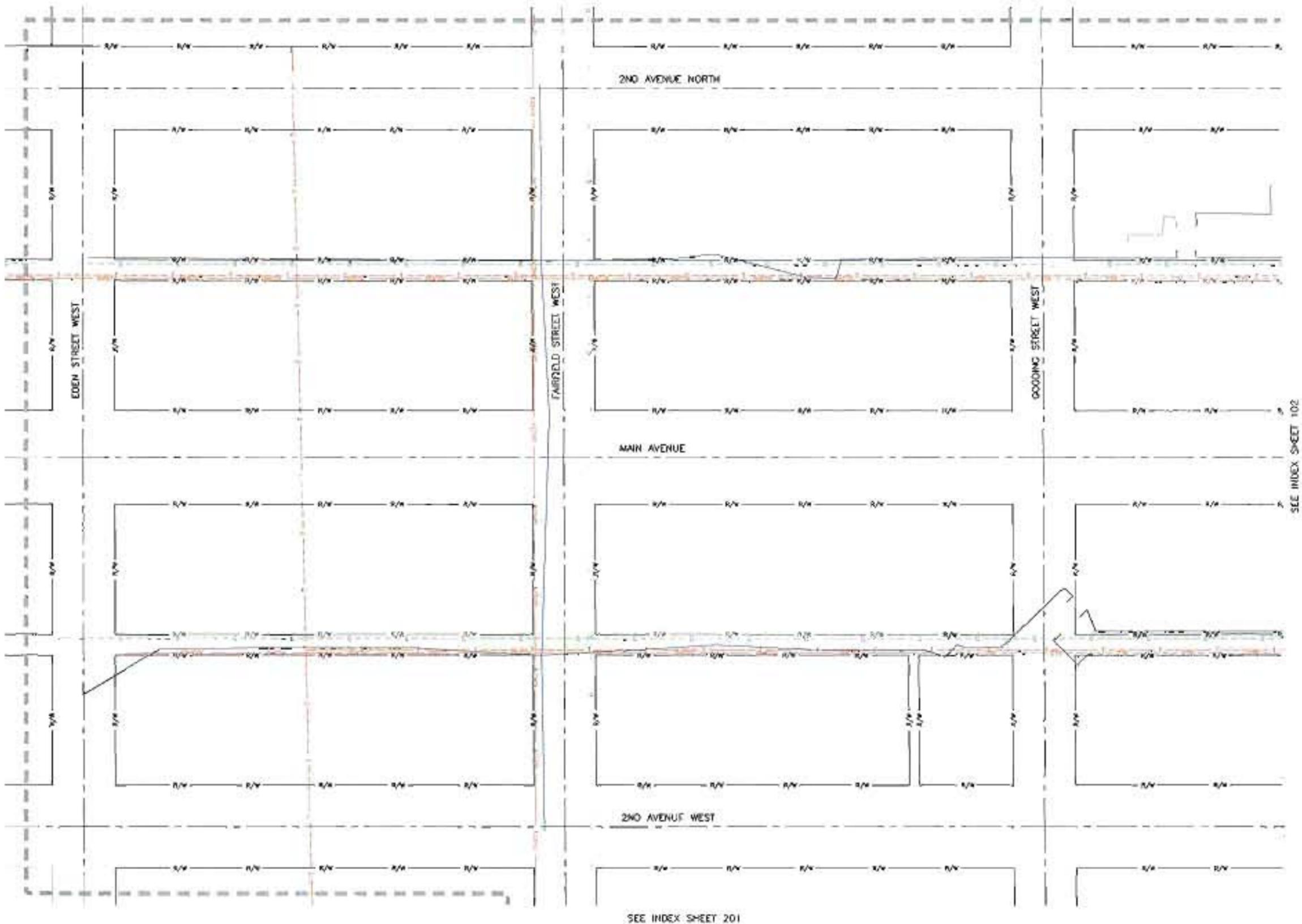
Figure 9-1

Existing Private Utilities Maps

- GAS LINE
- OHIO POWER
- FIBER OPTIC
- TELEPHONE
- CABLE TV (BURIED)
- CABLE TV (OVERHEAD)



Index Sheet
101

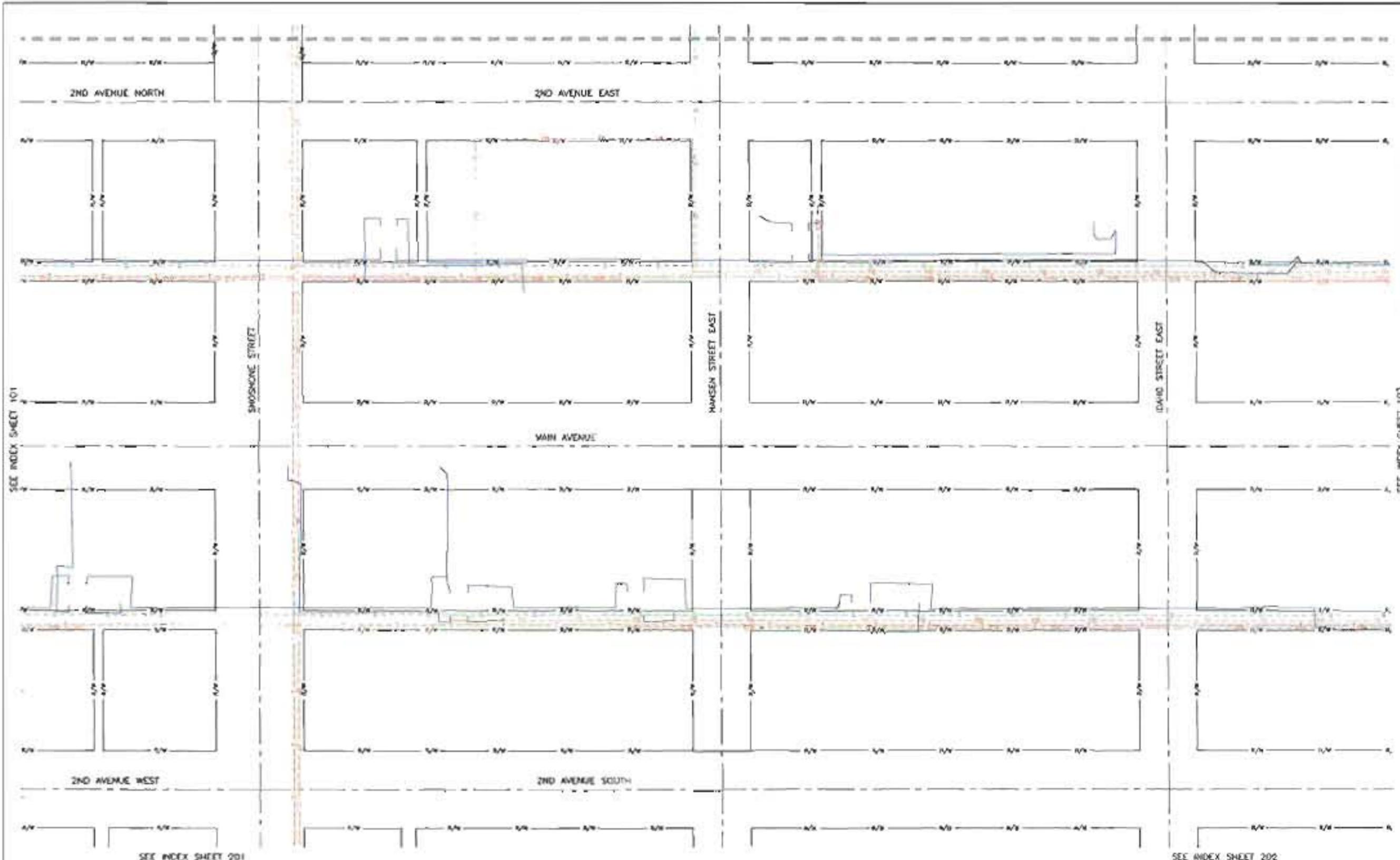




Downtown
Facilities
Assessment

Figure
9-1

Existing Private
Utilities Maps



SEE INDEX SHEET 101

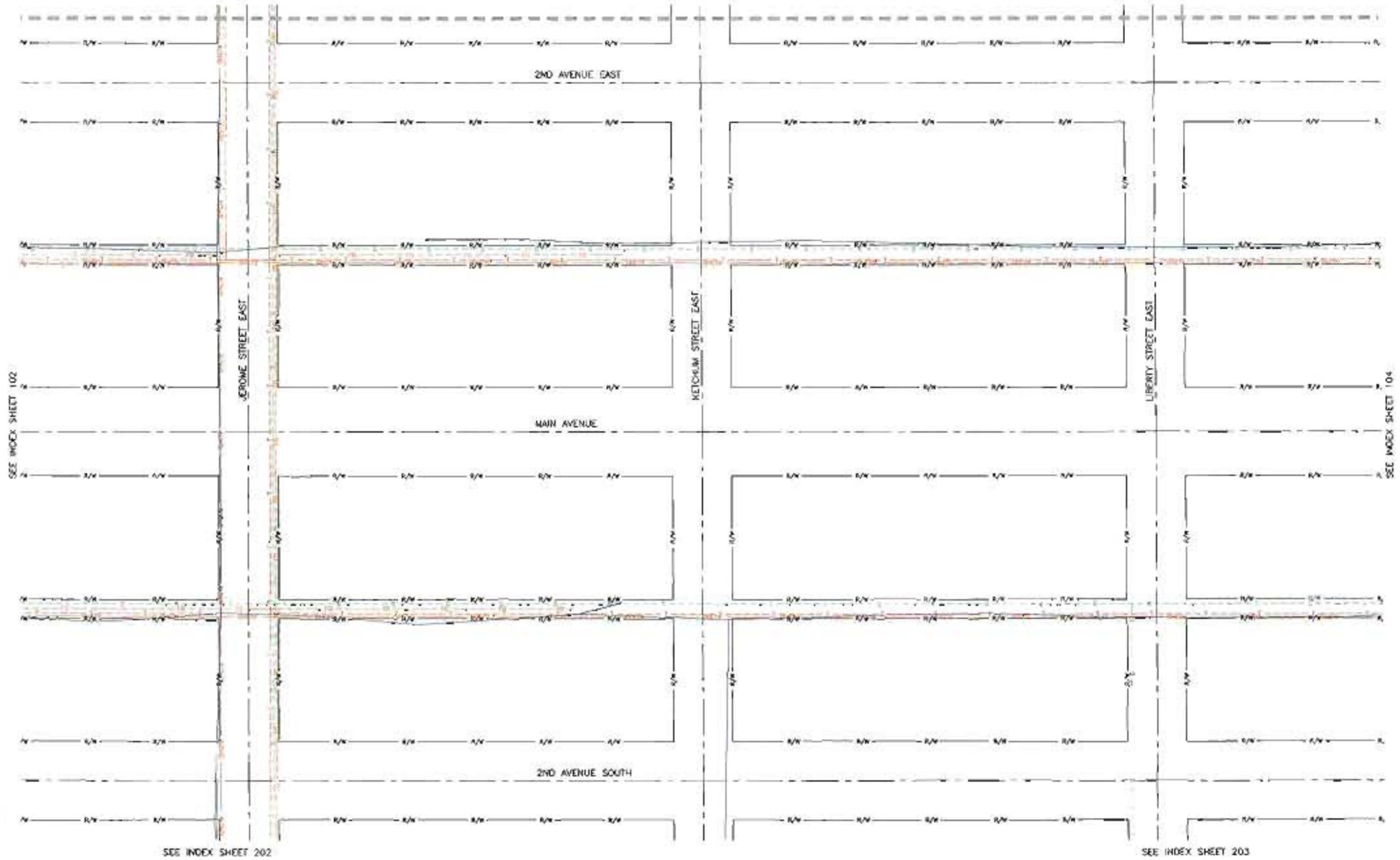
SEE INDEX SHEET 103

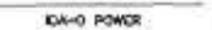
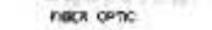
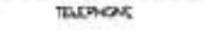
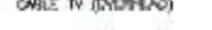
SEE INDEX SHEET 201

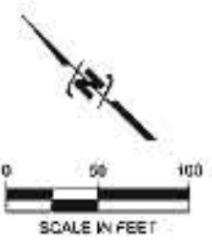
SEE INDEX SHEET 202

- GAS LINE
- 60KV POWER
- FIBER OPTIC
- TELEPHONE
- CABLE TV (BURIED)
- CABLE TV (OVERHEAD)





-  GAS LINE
-  104-0 POWER
-  FIBER OPTIC
-  TELEPHONE
-  CABLE TV (BURIED)
-  CABLE TV (OVERHEAD)





KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

101 S Capitol Boulevard, Suite 301, Boise, ID 83702 P 208.338.2683 F 208.338.2685

MEMORANDUM

Date: October 24, 2014

Project #: 17939

To: Mandi Roberts, AICP, PLA (Otak)

From: Andy Daleiden, P.E. and Lauren Nuxoll, EI

Project: Main Avenue Master Plan and Preliminary Design – Twin Falls, Idaho

Subject: Existing and Future Transportation Conditions Assessment

Kittelison & Associates, Inc. (KAI) has prepared this memorandum to assess the existing and future transportation conditions associated with the Main Avenue Master Plan and Preliminary Design project in Twin Falls, Idaho. Our role on this project is to lead the transportation engineering and planning elements of the project with a focus on identifying solutions to improve multimodal connectivity to and from Main Avenue and the core of Downtown. This purpose of this memorandum is to establish a baseline of the existing and future transportation conditions (i.e., traffic operations, multimodal conditions, and parking), and provide insights into some of the opportunities and challenges regarding transportation in the study area.

BACKGROUND

The City of Twin Falls Urban Renewal Agency (TFURA) requested a preliminary design for Downtown/Main Avenue in Twin Falls, Idaho. The project focus area is located within the five-block length from Fairfield Street to Jerome Street, between the rights-of-way of 2nd Avenue North and 2nd Avenue West. An expanded area for planning purposes related to traffic patterns and overall connectivity to Main Avenue is the downtown area of Twin Falls, located between Addison Avenue to the north, N 3000 E Road to the east, Kimberly Road/Minidoka Avenue to the south, and 6th Avenue W to the west. Figure 1 illustrates the project study area.

We visited the study area in October 2014. At that time, we inventoried the transportation facilities, parking supply and demand, traffic operations, and adjacent land uses in the study area. Additionally, we reviewed the following plans and policies to assist with this transportation assessment.

- Twin Falls Main Avenue Final Report (April 2008)
- Twin Falls Master Transportation Plan (January 2009)
- City's 2030 Strategic Plan (April 2013)
- Twin Falls Urban Renewal Agency Facilities Assessment (October 2013)



 Study Area
 Main Avenue (Study Corridor)

0 500 1,000 Feet

**Project Study Area
Twin Falls, Idaho**

**Figure
1**

H:\p\proj\177039 - Twin Falls Main Ave Preliminary Design\gis\Figure_01_study_area.mxd - Inusual - 3:10 PM 10/22/2014

TRANSPORTATION FACILITIES

Table 1 summarizes the existing transportation facilities in the study area.

Table 1. Existing Transportation Facilities

Roadway	Functional Classification ¹	Number of Lanes	Posted Speed (MPH)	Sidewalks	Bicycle Lanes	On-Street Parking
2 nd Avenue N/E	State Highway	3 (one-way)	35	Yes	No	Yes
2 nd Avenue S/W	State Highway	3 (one-way)	35	Yes	No	Yes
Main Avenue	Local Road	2	25	Yes	No	Yes
Shoshone Street	Arterial (North of Main Avenue) Collector (South of Main Avenue)	2	35	Yes	No	No
Fairfield Street	Local Road	2	25	Yes	No	Yes
Gooding Street	Local Road	2	25	Yes	No	Yes
Hansen Street	Local Road	2	25	Yes	No	Yes
Idaho Street	Local Road	2	25	Yes	No	Yes
Jerome Street	Local Road	2	25	Yes	No	Yes

¹Twin Falls Functional Classification Map (Reference 1)

The major streets in the project study area are 2nd Avenue N/E, 2nd Avenue S/W, Shoshone Street, and Main Avenue. The two 2nd Avenues are part of a one way couplet designated as State Highway 30. These diagonal roadways cross downtown Twin Falls and connect Kimberly Road to State Highway 93 (Addison Avenue). Both roadways include three one-way through lanes and, on-street parking and sidewalks on both sides. Bike facilities are not provided on either roadway. Shoshone Street is designated as State Highway 74 and runs diagonally connecting State Highway 93 (Addison Avenue) to Washington Street to the south.

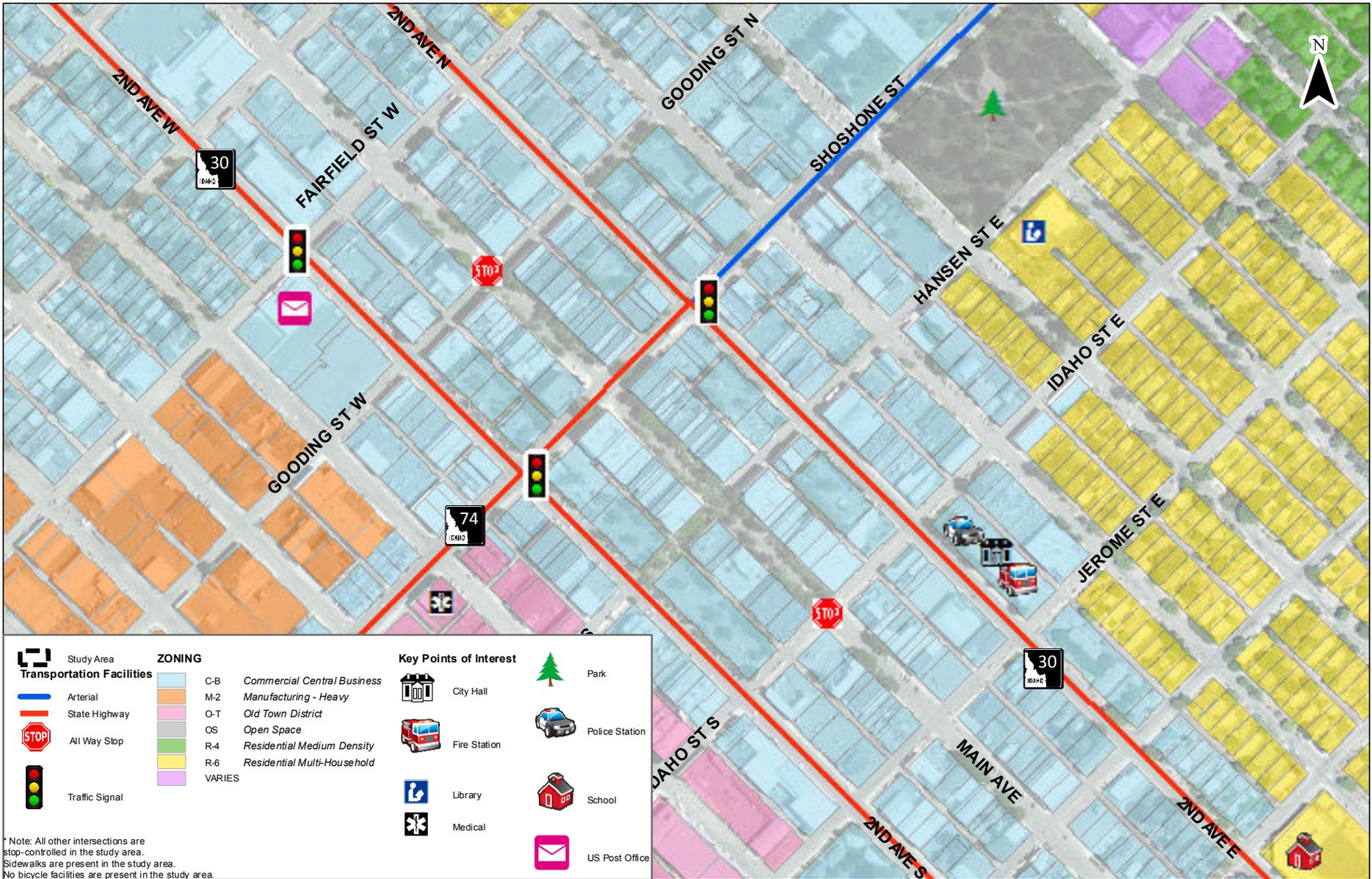
Main Avenue is classified as a local road and is located between the 2nd Avenue one-way couplets. The Main Avenue cross-section includes two travel lanes, on-street parking (mostly front-in angled), street trees, and sidewalks. Some bike parking is provided on Main Avenue. Additionally, marked, textured pedestrian crossings, as shown in Exhibit 1, exist at the following locations on Main Avenue:



Exhibit 1 Marked, Textured Pedestrian Crossing on Main Avenue

- Gooding Street
- Shoshone Street
- Mid-block between Shoshone Street and Hansen Street
- Hansen Street
- Mid-block between Hansen Street and Idaho Street
- Idaho Street

Figure 2 shows the existing transportation facilities within the project study area.



0 500 1,000 Feet

Existing Transportation Facilities and Zoning
Twin Falls, Idaho

Figure
2

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TRAFFIC VOLUMES AND OPERATIONS

Tube counts were collected for 24-hours on a typical weekday in the study area on Main Avenue, Shoshone Street, and both 2nd Avenues. Exhibits 2 and 3 illustrate the daily traffic profiles.

Exhibit 2. Daily Traffic Profile on Main Avenue, between Shoshone Street and Hansen Street

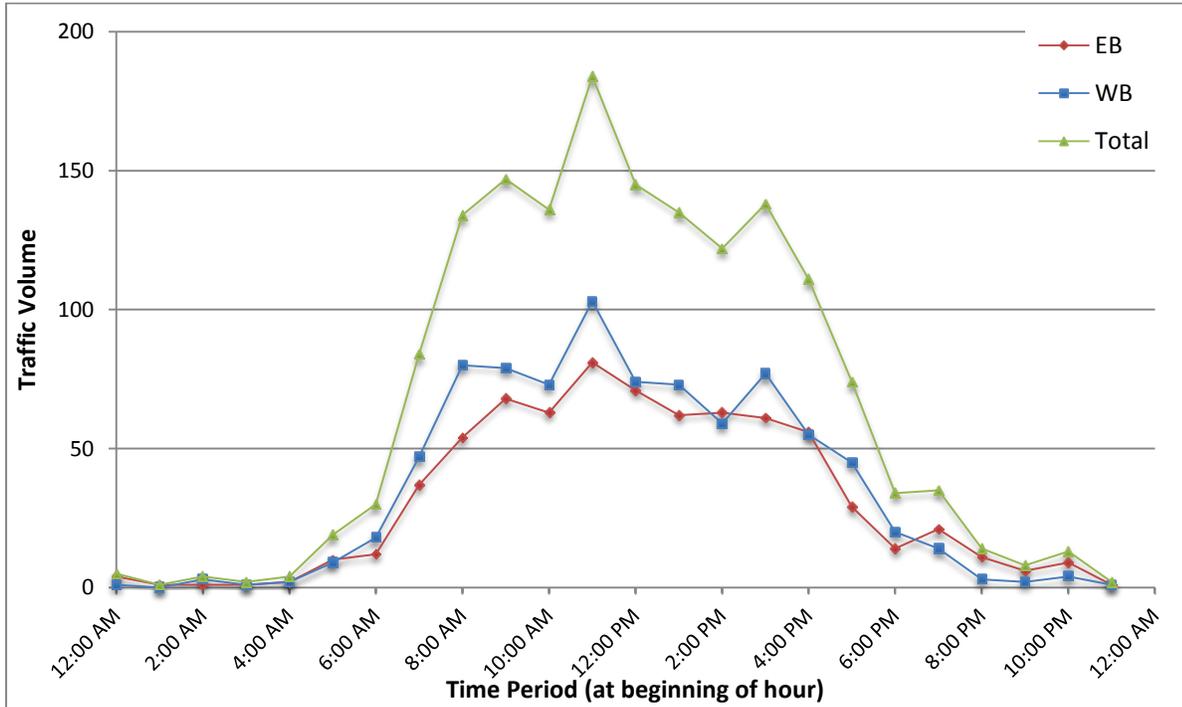


Exhibit 3. Daily Traffic Profile on Shoshone Street, between 2nd Avenue West and Main Avenue

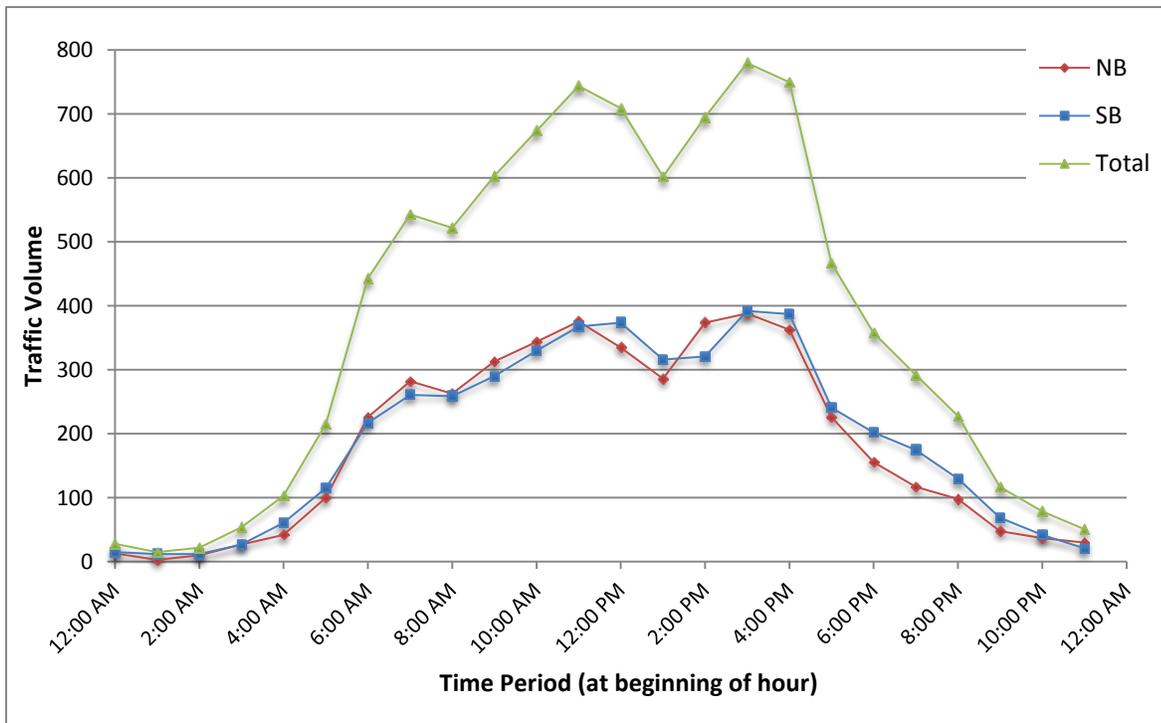
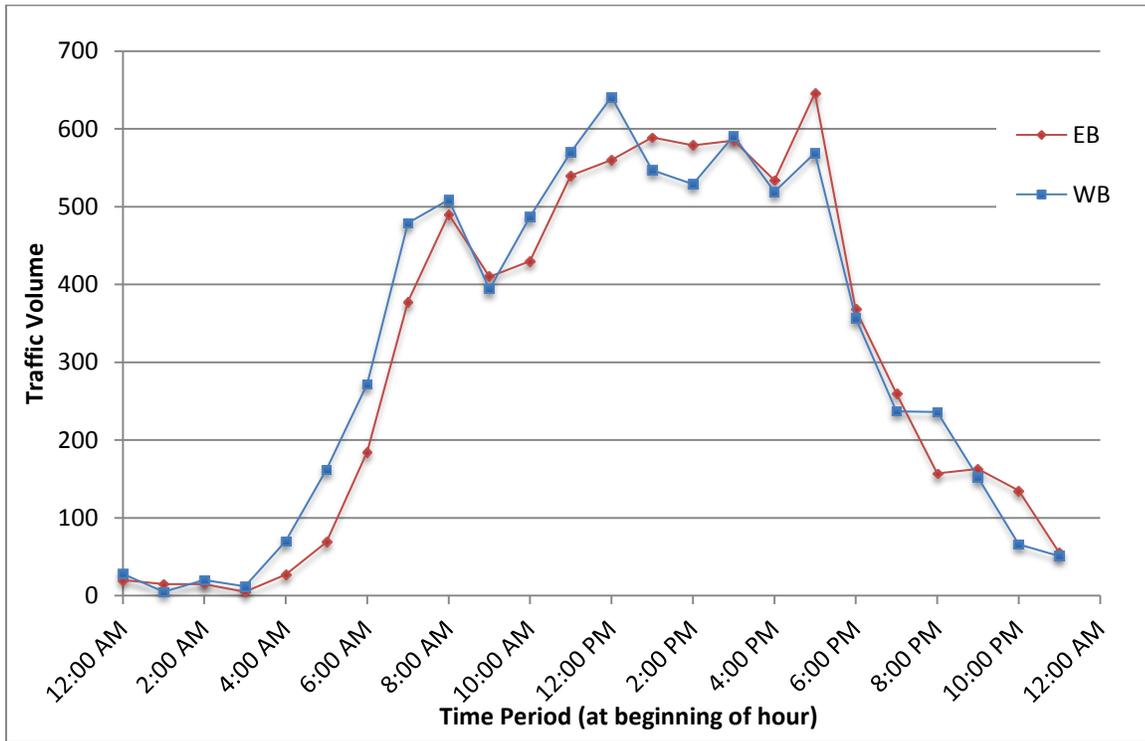


Exhibit 4. Daily Traffic Profile on 2nd Avenue, between Shoshone Street and Hansen Street



The daily traffic profiles shown in Exhibits 2, 3, and 4 were used to determine the peak hour of the transportation system. Table 2 illustrates the weekday a.m., midday, and p.m. peak hours from the daily traffic profiles.

Table 2. Tube Counts Summary, Weekday AM, Midday, and PM Peak Hours and Daily Volumes

Street Name	AM Peak		Midday Peak		PM Peak		Directional Distribution	Daily Total
	Volume	Time	Volume	Time	Volume	Time		
Main Avenue	145	9am-10am	185	11am-12pm	110	4pm-5pm	47% (NB) 53% (SB)	1580
Shoshone Street	605	9am-10am	745	11am-12pm	750	4pm-5pm	49% (EB) 51% (WB)	9090
2 nd Avenue W/S	510	8am-9am	640	12pm-1pm	570	5pm-6pm	---	7500
2 nd Avenue N/E	490	8am-9am	590	1pm-2pm	645	5pm-6pm	---	7220

Turning movement counts were collected at all of the study intersections, shown on Figure 3 on a typical weekday in October 2014 during the weekday midday and p.m. peak period. The system weekday p.m. peak hour is between 4:45 p.m. and 5:45 p.m. *Traffic count worksheets are included in Appendix A.*

Pedestrian and Bicycle Counts

In addition to the traffic counts, we collected pedestrian and bicycle counts at the study intersections. Table 3 summarizes the pedestrian and bicycle counts at the study intersections during the weekday midday and p.m. peak hours.

Table 3. Pedestrian and Bicycle Counts, Weekday Midday and PM Peak Hours

Street Name	Weekday Midday Peak Hour		Weekday PM Peak Hour	
	Pedestrians	Bicyclists	Pedestrians	Bicyclists
Jerome Street/2nd Avenue E	---	---	4	0
Jerome Street/Main Avenue	---	---	0	0
Jerome Street/2nd Avenue S	---	---	1	0
Idaho Street/2nd Avenue E	---	---	0	1
Idaho Street/Main Avenue	---	---	0	0
Idaho Street/2nd Avenue S	---	---	1	0
Hansen Street/2nd Avenue E	33	0	5	4
Hansen Street/Main Avenue	---	---	6	3
Hansen Street/2nd Avenue S	28	0	19	0
Shoshone Street/2nd Avenue E	36	0	46	0
Shoshone Street/Main Avenue	51	5	32	5
Shoshone Street/2nd Avenue S	8	1	12	1
Gooding Street/2nd Avenue N	---	---	9	2
Gooding Street/Main Avenue	---	---	7	2
Gooding Street/2nd Avenue W	---	---	1	0
Fairfield Street/2nd Avenue N	---	---	0	1
Fairfield Street/Main Avenue	---	---	4	4
Fairfield Street/2nd Avenue W	7	0	7	2
Jerome Street/2nd Avenue E	---	---	4	0
Jerome Street/Main Avenue	---	---	0	0

As shown in Table 3, several intersections experience a moderate- to high-level of pedestrians crossing the intersection during the weekday midday and p.m. peak hours. The Shoshone Street/Main Avenue is the location with the highest pedestrian crossings (51) during the midday peak hour. The Shoshone Street/2nd Avenue E is the location with the highest pedestrian crossings (46) during the weekday p.m. peak hour. Overall, the bicyclist activity is relatively low during the two time periods.

Traffic Operations

All of the traffic operations analysis was performed for the weekday p.m. peak hour, as the weekday p.m. peak hour is approximately 9-10% higher than the weekday midday peak hour. At the Shoshone Street/Main Avenue intersection, the midday peak hour is higher than weekday p.m. peak hour, so we analyzed this intersection under both time periods. The City of Twin Falls level of service goal is to

achieve level of service (LOS) C on all roads with the exception of Blue Lakes, which has a future goal of LOS D (Reference 1).

Figure 3 shows the existing traffic conditions during the weekday p.m. peak hour, completed in accordance with procedures from the 2010 *Highway Capacity Manual* (Reference 2). All of the study intersections currently operate at an acceptable level of service of LOS C or better. *Appendix B includes the year 2014 existing traffic conditions worksheets.*

CRASH HISTORY

The crash history at the study intersections were obtained and reviewed in an effort to identify potential safety issues. Idaho Transportation Department (ITD) staff provided crash records from the study intersections and roadways for the most recent five-year period from January 1, 2009 through December 31, 2013. Table 4 summarizes the crash data at the study intersections and roadways for this time period. *Appendix C includes the crash data sheets.*

Table 4. Crash Data Summary Table

Intersection/Roadway	PDO	Injury	Fatality	Total
Fairfield Street/2 nd Avenue N	1	2	0	3
Shoshone Street/2 nd Avenue N	3	8	0	11
Idaho Street/2 nd Avenue E	1	0	0	1
Shoshone Street/2 nd Avenue W	7	4	0	11
Main Avenue/Shoshone Avenue	2	1	1	4
Shoshone Avenue between 6 th Avenue N and 6 th Avenue W	17	15	0	32
2 nd Avenue N between Addison and N 3000 Road	15	8	0	23
2 nd Avenue W between 2900 E Road and Minidoka Avenue	5	7	0	12

As shown in Table 4, the Shoshone Street segment (includes the intersection) between 2nd Avenue N and 2nd Avenue W experienced 26 crashes (two of these crashes were pedestrian related) over a five-year period with one fatality at the Main Avenue intersection. In reviewing the crash types of these 26 crashes, the crashes varied between angle, rear-end, and turning crashes within this segment.

PARKING UTILIZATION

We conducted a parking utilization study on a typical weekday in October 2014. We performed the study during the midday peak period (11:00am to 2:00pm) within the project focus area. Figure 4 shows the parking space inventory of the public and private parking lots and on-street parking. There are a total of 480 spaces in the seven city parking lots. The number of parking spaces breaks out as 223 “3-hour” spaces (includes 5 handicapped marked spaces), 200 “leased spaces” and 57 “specific use/private” spaces. There are a total of 517 on-street parking spaces within the study area.

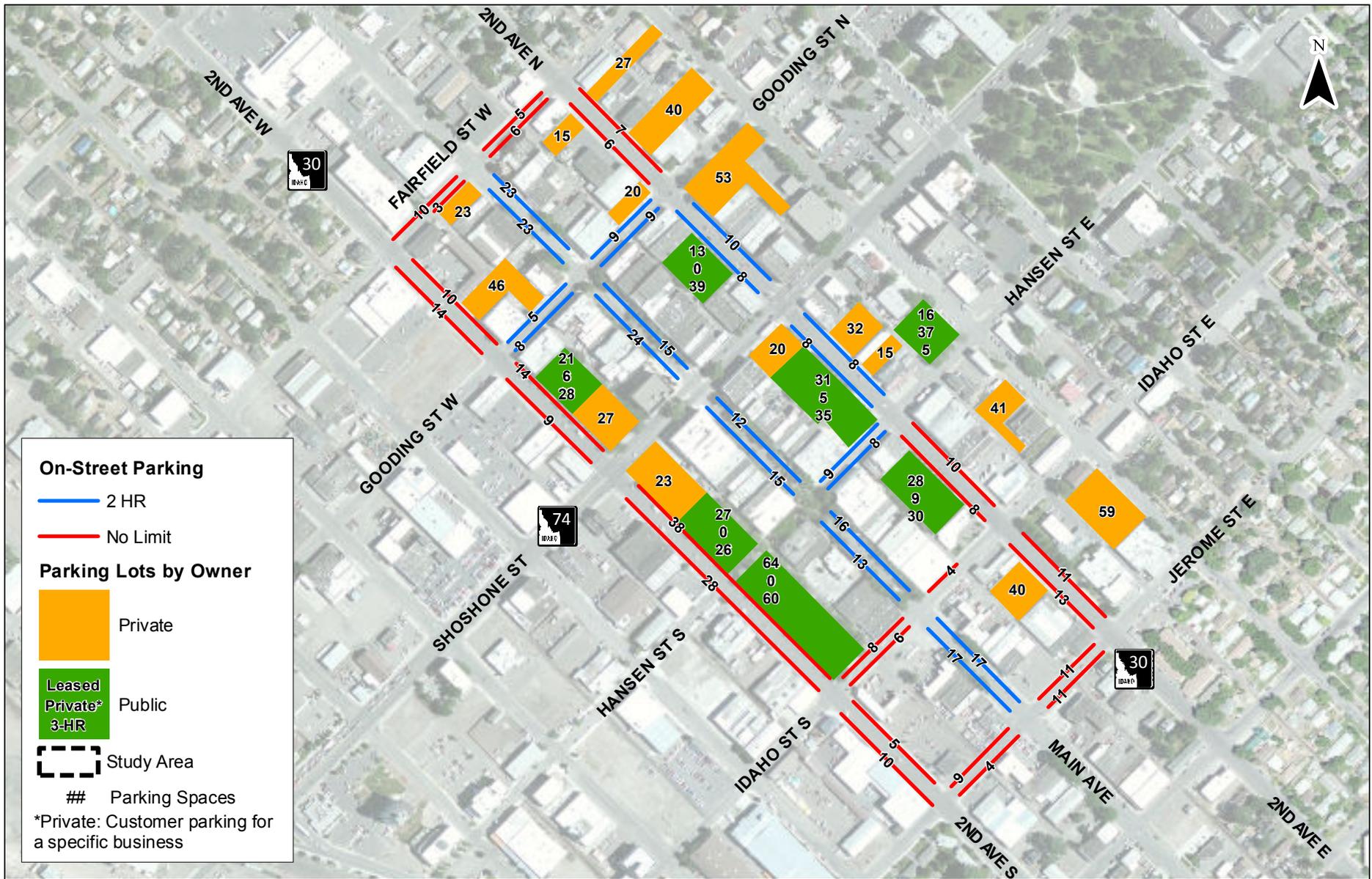


**Existing (2014) Traffic Conditions, Weekday PM Peak Hour
Twin Falls, Idaho**

**Figure
3**

0 500 1,000 Feet

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Existing (2014) Parking Supply Inventory
Twin Falls, Idaho

Figure
4

H:\p\file\17939 - Twin Falls Main Ave Preliminary Design\GIS\Existing Parking Supply.mxd - Inuxell - 4:50 PM 10/24/2014

Figure 5 shows the parking utilization for on-street and parking lots during the weekday midday peak period. As shown in Figure 5, five of the seven city-owned parking lots have 50% or less utilization. One of the city-owned lots, located on 2nd Avenue N between Shoshone Street and Gooding Street has a parking utilization of greater than 86%. Additionally, the on-street parking on 2nd Avenue N and Main Avenue has a parking utilization of greater than 86% as well. These areas are located near several active businesses, retail shops, and restaurants. On Main Avenue, most of the on-street parking between Gooding Street and Jerome Street has a utilization of between 51% and 85% during the midday peak hour.

Overall, there is currently sufficient parking on-street and in the surface parking lots based on the parking utilization study. The parking located near the active businesses and shops experience a higher usage of the available parking, so providing wayfinding to designated parking areas can assist the public with finding a parking space.



Study Area

Parking Lots

Ownership

- Private
- Public

Utilization

- 0% - 50%
- 51% - 85%
- 86% - 100%

On-Street Parking

Utilization

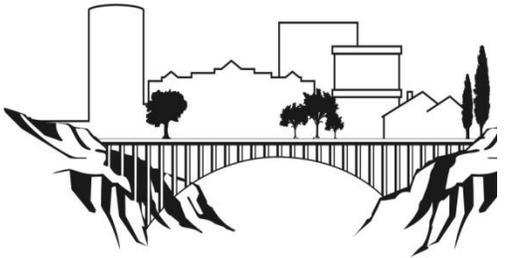
- 0% - 50%
- 51% - 85%
- 86% - 100%

Existing (2014) Parking Space Utilization (Midday Peak Hour Between 11AM and 2PM)
Twin Falls, Idaho

Figure
5

0 500 1,000 Feet

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

Date: November 10, 2014
To: Urban Renewal Agency of the City of Twin Falls
From: Melinda Anderson, URA Executive Director

Request:

Consideration of a request to amend the Otak agreement to include a topographic survey of the project area to be conducted by JUB Engineering and managed by Otak for \$68,857.

Background:

As part of the discussion to approve Otak's agreement for the Main Avenue Redesign Project, Otak brought up the likely need for a topographic survey. At that time, the board opted to wait until a later date to see if it would be necessary or would there be another way for Otak to acquire the information they needed to complete the 30% design.

While Otak was in town the week of Oct. 13, they realized that they would not be able to gain the information they sought by looking at an aerial map but would need to do an actual topo survey. They spoke with Jackie Fields at that time and she agreed that a survey would likely be helpful. In addition, Otak believes it's necessary to get the survey done now before winter weather sets in.

The survey would be conducted by JUB Engineering and would be an amendment to the Otak contract. JUB's cost would be \$64,097 and Otak's cost to review and administer this would be \$4,760 for a total of \$68,857.

Approval Process:

A majority of the Board members would need to approve this amendment in an open meeting and authorize the Chairman to sign.

Budget Impact:

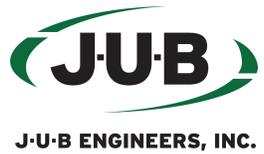
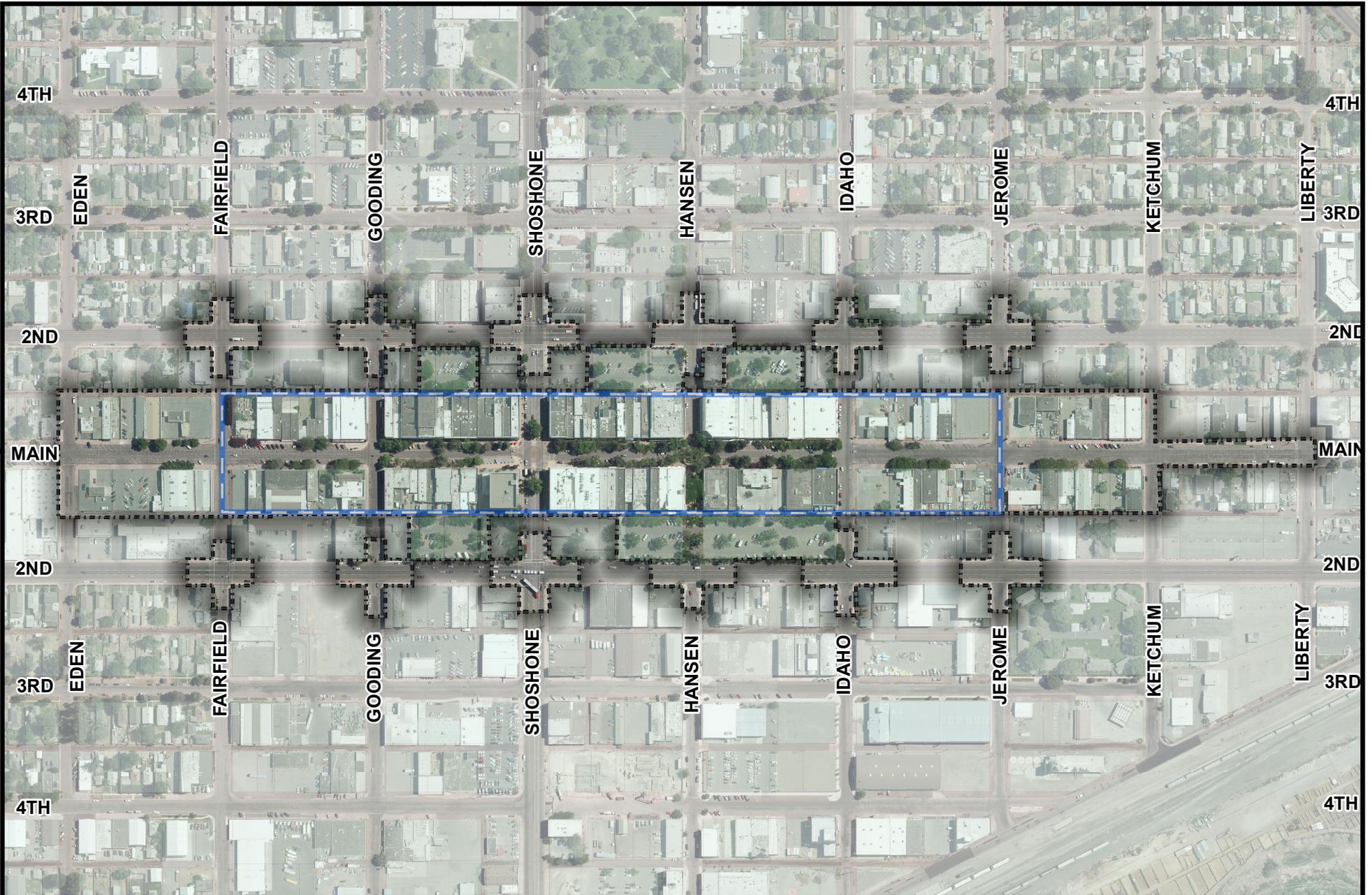
Approving this amendment would increase the total Otak project amount by \$68,857.

Conclusion:

Staff recommends a topographic survey be completed soon.

Attachments:

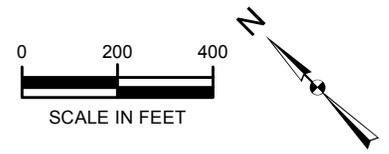
1. JUB Proposal
2. Otak cost spreadsheet
3. Amendment

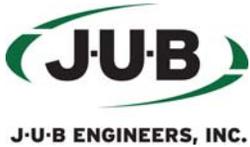


TF MAIN AVENUE SURVEY LIMITS

Legend

-  Preliminary Design Boundary
-  Survey Limits





Attachment A – Scope of Services – Survey and Topography Development

PART 1 - SCOPE OF SERVICES

A. Introduction

Otak has been selected by the URA to provide a master plan and preliminary design for the Main Avenue area. J-U-B will support Otak with tasks identified below.

B. Basic Services - J-U-B's Basic Services under this Agreement are limited to the following tasks.

Tasks 001-004 have previously been authorized.

Task 005 – Survey and Preparation of Preliminary Topo

- a. This task includes a detailed topographic survey of the existing road area on Main Avenue and the parallel alleyways and public owned parking lots inclusive of right-of-way between Fairfield Street and Jerome Street (9,600 lineal feet) and the 2nd Avenue intersections with Fairfield, Gooding, Shoshone, Hansen, Idaho and Jerome (4800 lineal feet) and a less detailed survey of Main Avenue from Eden to Fairfield and Jerome Street to Liberty Street (2000 lineal feet), and the alleyways from Eden to Fairfield and Jerome Street to Ketchum Street (1900 lineal feet). Previous items surveyed included the water and sewer lines. The August 2012 aerial photography was also provided for this area. More specifically survey will include:
 - (i) Field reconnaissance and planning by a licensed surveyor, survey crew, and engineer to plan for the field topographic survey.
 - (ii) Identify places that need to be field verified for depth. Assume that the City of Twin Falls can help vac truck locations for depths.
 - (iii) Coordinate with Dig Line for utility locates prior to the topographic field survey.
 - (iv) Conduct field survey to establish intermediate survey control monuments to complete topographic surveys. Complete differential digital leveling through all intermediate control points.
 - (v) Conduct a field survey of the known surface topography and underground utilities, vaults, and other features; elements that are present at grade (such as grates, manholes, etc.); on center locations of utility manholes, drain inlets, etc; utility identification (sewer, water, communication, etc.) and dimensions for telephone/communication electrical boxes, poles, transformers, etc will be surveyed and designated. Topography will include survey approximately every 50 feet minimum and at grade breaks, storm drain manholes and catch basin inlets, sewer manholes and inverts, water valves, fire hydrants, power poles, and underground utilities (Centurylink, PMT, Intermountain gas, Idaho Power, and Cableone) marked by Dig Line or private locating service, landscape features, fountain area, benches, kiosks, concrete planters, seat walls, curb and gutter, curb cuts, driveways, sidewalks, midblock crossings, crosswalk markings, the fountain area (outer limits and dimensions) light poles, signs, j-boxes, on center location of trees with type

(deciduous or coniferous) and diameter at chest height, traffic lanes (center of stripe to center of valley gutter), parking lane dimensions on Main Avenue. Building faces on Main Avenue and the alleyways between Fairfield and Jerome will include survey elevation and location necessary to design sidewalks and drainage including building front alcoves, patio or store front insets, doorways, café spaces, corners, finished floor elevations inside the doorways where accessible (not door thresholds), and outside doorway elevations. Existing landscape irrigation piping is not able to be located (it is assumed that this will be replaced). Underground electrical for street lights will be surveyed if locators are able to mark this utility. Other underground features such as tunnels/coal shoots etc. will not be surveyed.

- (vi) Process the survey control data. Perform fully constrained least squares network adjustment of combined GNSS, Robotic Total Station and Differential Digital level data. Process topographic survey data on a City compatible datum.
- (vii) Complete Twin Falls County courthouse research for Record of Survey and Subdivision documents for survey monuments recovery in project area per Idaho Code 55-1613.
- (viii) Draft the topographic survey data and create contours (1' or 2') to develop an overall topographic drawing for design. Incorporate the new survey with the existing survey files from 2010.
- (ix) Conduct a QC/QA field review of the topographic survey data.

b. Deliverables

- (i) CAD Topographic base map with reuse agreement Exhibit A.

c. **Additional Services** - Upon written request, scope and cost development, and authorization of the Prime, the following Additional Services may be completed.

1. Perform a condition assessment of buildings, including indoor plumbing and utility hookups.
2. Preparing a basemap layer showing full building outline and size and building use. Elevation of the face of the buildings on Main Avenue and the alleyways will be collected as described above.
3. Topographic survey of underground features such as tunnels/coal shoots etc. (General location for planning will be investigated as part of Task 002)
4. Provide landscape architecture services and streetscape options.
5. Provide additional public involvement support to Prime.
6. Provide geotechnical analysis of subsurface. (This can be revisited and provided during final design if needed based on initial investigation).
7. Coordination for additional regulatory agencies.
8. Permit procurement won't happen with this scope, but will eventually be needed from ITD.
9. Provide other local consideration items for meeting with public and city staff.

10. Other items as needed or desired by the Prime.

D. **Prime's Responsibilities** - Prime is responsible for completing, authorizing J-U-B to complete Additional Services, or authorizing others to complete all tasks not specifically included above in J-U-B's Basic Services that may be required for the project, including, but not limited to:

1. Provide J-U-B with all criteria and full information as to Prime's requirements for the Project, including planning objectives and constraints; space, capacity, and performance requirements; flexibility and expansibility requirements; budgetary limitations; and planning standards.
2. Furnish to J-U-B any other available information pertinent to the Project including, but not necessarily limited to, reports, data, and drawings relative to previous planning, designs or investigations. Specific items include:
 - a. Previous Leland Group studies.
 - b. Record or Building Drawings are assumed to be obtained from the City where available.
 - c. Building growth desired to be supported by utilities.
3. Examine the alternatives, reports, and other documents as presented by J-U-B and render timely decisions in writing pertaining thereto.
4. Authorize J-U-B in writing to provide Additional Services as required.
5. Prime will be the primary point of contact and have the predominant responsibilities for communications with the City of Twin Falls and Twin Falls URA. Subconsultant will have day-to-day technical interactions with City staff as customary for completion of the scope of work but will include Prime on all communications. Subconsultant shall not be directed by the City to perform any services outside of this scope of work. Additional services will be authorized in writing only through the Prime. Subconsultant will copy and keep the Prime informed of all communications with the City (staff) and URA board members.
6. It is assumed that the City of Twin Falls will support utility depth analysis with potholing.

PART 2 - SCHEDULE OF SERVICES

A. J-U-B will begin survey preparations the week of November 10, assuming authorization. Data point collection will be completed through November and December subject to inclement weather conditions expected at this time of year. Data processing/drafting will follow data collection. Completion is anticipated ahead of preliminary design and, pending weather, in preparation for Master Plan Concepts. Some phasing could be provided on the deliverable to allow analysis on certain portions of the area such as the 5 block area along Main Avenue ahead of other areas.

PART 3 - BASIS OF FEE

A. CLIENT shall pay J-U-B for the identified Basic Services as follows:

1. The portion of the Lump Sum amount billed for J-U-B's services will be based upon J-U-B's estimate of the percentage of the total services actually completed during the billing period.

Task Number	Task Name	Fee Type	Amount
005	Survey and CAD Topography Preparation	Lump Sum	\$64,097

J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES

Standard Exhibit A – Electronic Documents Reuse Provisions

The Agreement for Professional Services is amended and supplemented to include the following agreement of the parties with respect to electronic documents reuse.

For the purposes of this exhibit, 'Agreement for Professional Services' and 'the Agreement' shall refer to the document entitled 'Agreement for Professional Services,' executed between J-U-B and CLIENT to which this exhibit and any other exhibits have been attached.

For the purposes of this exhibit, 'Media' are the instruments on which Electronic Documents are stored and transferred.

For the purposes of this exhibit, 'Electronic Documents' are files in electronic format including text, data, graphics, or other types of electronic information provided as part of the Agreement.

ELECTRONIC DOCUMENTS DESCRIPTION

The following Electronic Documents will be delivered to the CLIENT as instruments of service under the Agreement:

Project Name and J-U-B Project Number: 60-14-058 Twin Falls Main Ave. Master Plan and Preliminary Design
Electronic Document(s) Description: Topography
File Type (pdf, jpg, doc, xls, dwg, etc.): CAD
Media (cd, email, web, etc): dropbox or CD

REUSE PROVISIONS

1. *Reuse License.* CLIENT acknowledges and agrees that J-U-B owns all rights, title and interest in the information in the Media (except to the extent that third party ownership is identified), and all proprietary and intellectual rights in and to such information, including without limitation, copyright and trade secret rights. J-U-B grants to CLIENT a nonexclusive, non-transferable license to use Media in compliance with the terms and conditions of this Agreement. Further, CLIENT is not granted any rights in connection with any trademarks or service marks of J-U-B, any of its suppliers, or any third parties whose components are offered in conjunction with or as a component of the Media.
2. *Reuse Restrictions.* This license and use of the Media is restricted to the original site and Project for which it was originally prepared, and shall not be used for other projects or sites, nor shall it be transferred or conveyed to any other party for any use whatsoever without the prior written consent of J-U-B. Except for intended use on the Project, the CLIENT has no right to use, disclose, modify, transfer, sublicense or otherwise distribute the media, and shall use every reasonable effort to maintain the same as confidential. Reuse or reproduction of the Media for any purpose not originally intended by J-U-B, or reuse by an entity not a party to this agreement is prohibited.

If Documents include files to be used in the CLIENT's Geographic Information System (GIS), J-U-B grants the right to the CLIENT to allow third-party access to the data for purposes of GIS system operations and maintenance as well as review by the public as allowed in the CLIENT's GIS program.

3. *Reuse Limitations.* CLIENT acknowledges that electronically stored information may not be compatible with their own computer system and may be subject to translation errors or undetectable alteration or deterioration. Because the Media is in electronic format, significant difference may exist between the Media and corresponding hard copy contract documents. J-U-B makes no representation regarding the accuracy or completeness of the Media. If, for any reason, a conflict occurs between the Media and stamped, signed documents, or contract documents, the stamped, signed documents, or contract documents, shall govern.

If Documents include files to be used in the CLIENT's GIS, the accuracy of said GIS files is limited to the accuracy and tolerances of the data used to create said files and information provided by others. The GIS data, therefore, shall not be considered an accurate representation of actual field conditions for many purposes including, but not limited to, planning, design, construction, or system operation.

J-U-B SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATIONS OR WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR THAT THE MEDIA WILL BE UNINTERRUPTED OR ERROR FREE.

4. *Release of Liability / Indemnification.* Neither J-U-B nor its agents shall be liable for any damages arising out of the use or misuse of the Media, nor for any claim of any kind or nature, including J-U-B's negligence, arising out of or in any way related to the use or misuse of the Media, whether such claim is based in contract, negligence or otherwise. Further, CLIENT hereby releases and shall, to the fullest extent permitted by law, defend, indemnify and hold J-U-B harmless from any and all claims, damages, losses and expenses ("claims") including attorney fees, arising out of or resulting from the use or misuse of the Media, including but not limited to, claims involving the completeness of accuracy of the Media.

J-U-B SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES WHATSOEVER THAT RESULT FROM MISTAKES, OMISSIONS, INTERRUPTIONS, DELETION OF FILES, ERRORS, DEFECTS, DELAYS IN OPERATION OR TRANSMISSION, ANY ELECTRONIC "VIRUS," "ADWARE" OR "MALWARE" OR ANY FAILURE OF PERFORMANCE RESULTANT FROM USE OF THE MEDIA.

5. *Relationship.* Nothing herein creates a partnership, joint venture, contractual privity, or a third-party contractual beneficiary relationship between J-U-B and the CLIENT.
6. *Assignment.* This Agreement is not assignable or transferable by CLIENT and any attempted assignment or transfer shall be null and void and of no force or effect.



J-U-B ENGINEERS, Inc.

Electronic Media Reuse Agreement

This Agreement, entered into between the City of Twin Falls and Twin Falls Urban Renewal Agency, RECIPIENT and J-U-B ENGINEERS, Inc. ("J-U-B"), is for the licensing of reuse of electronic Media of the following project:

ELECTRONIC DOCUMENTS DESCRIPTION

Project Name and J-U-B Project Number: Twin Falls Main Avenue Master Plan and Preliminary Design

Electronic Document(s) Description: Survey

File Type (pdf, jpg, doc, xls, dwg, etc.): CAD

File Size: as is

File Date: based on 2014 survey

Media Type and Description (cd, email, web, etc): CD as requested

The RECIPIENT'S use of the attached electronic Media or any other Media, whether or not electronic, incorporating or generated from the attached electronic Media ("Media") constitutes acceptance of the conditions of this license whether or not this Agreement is executed by any party.

REUSE PROVISIONS

- 1. Reuse License. RECIPIENT acknowledges and agrees that J-U-B owns all rights, title and interest in the information in the Media (except to the extent that third party ownership is identified), and all proprietary and intellectual rights in and to such information, including without limitation, copyright and trade secret rights. J-U-B grants to RECIPIENT a nonexclusive, non-transferable license to use Media in compliance with the terms and conditions of this Agreement. Further, RECIPIENT is not granted any rights in connection with any trademarks or service marks of J-U-B, any of its suppliers, or any third parties whose components are offered in conjunction with or as a component of the Media.
2. Reuse Restrictions. This license and use of the Media is restricted to the original site and Project for which it was originally prepared, and shall not be used for other projects or sites, nor shall it be transferred or conveyed to any other party for any use whatsoever without the prior written consent of J-U-B. Except for intended use on the Project, the RECIPIENT has no right to use, disclose, modify, transfer, sublicense or otherwise distribute the media, and shall use every reasonable effort to maintain the same as confidential. Reuse or reproduction of the Media for any purpose not originally intended by J-U-B, or reuse by an entity not a party to this agreement is prohibited.

If Documents include files to be used in the RECIPIENT'S Geographic Information System (GIS), J-U-B grants the right to the RECIPIENT to allow third-party access to the data for purposes of GIS system operations and maintenance as well as review by the public as allowed in the RECIPIENT'S GIS program.

- 3. Reuse Limitations. RECIPIENT acknowledges that electronically stored information may not be compatible with their own computer system and may be subject to translation errors or undetectable alteration or deterioration. Because the Media is in electronic format, significant difference may exist between the Media and corresponding hard copy contract documents. J-U-B makes no representation regarding the accuracy or completeness of the Media. If, for any reason, a conflict occurs between the Media and stamped, signed documents, or contract documents, the stamped, signed documents, or contract documents, shall govern.

If Documents include files to be used in the RECIPIENT'S GIS, the accuracy of said GIS files is limited to the accuracy and tolerances of the data used to create said files and information provided by others. The GIS data, therefore, shall not be considered an accurate representation of actual field conditions for many purposes including, but not limited to, planning, design, construction, or system operation.

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- 4. *Release of Liability / Indemnification.* Neither J-U-B nor its agents shall be liable for any damages arising out of the use or misuse of the Media, nor for any claim of any kind or nature, including J-U-B's negligence, arising out of or in any way related to the use or misuse of the Media, whether such claim is based in contract, negligence or otherwise. Further, RECIPIENT hereby releases and shall, to the fullest extent permitted by law, defend, indemnify and hold J-U-B harmless from any and all claims, damages, losses and expenses ("claims") including attorney fees, arising out of or resulting from the use or misuse of the Media, including but not limited to, claims involving the completeness of accuracy of the Media.

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- 5. *Relationship.* Nothing herein creates a partnership, joint venture, contractual privity, or a third-party contractual beneficiary relationship between J-U-B and the RECIPIENT.
- 6. *Assignment.* This Agreement is not assignable or transferable by RECIPIENT and any attempted assignment or transfer shall be null and void and of no force or effect.

Signatory for RECIPIENT certifies that they have authority to execute this Agreement on behalf of the RECIPIENT organization.

RECIPIENT:

J-U-B ENGINEERS, Inc.:

Signature

Signature

Print Name

Robert E. Hegstrom
Print Name

Date

Date

OTAK / TWIN FALLS URBAN RENEWAL AGENCY
 2014 MAIN AVENUE MASTER PLAN AND PRELIMINARY DESIGN
 PROFESSIONAL ENGINEERING SERVICES
 Labor Estimate - Hours

10/30/2014

	TASKS	PM/PE	Designer/EI	Surveyor	Survey Crew	Drafter	Clerical	JUB Expense	TASK SUB-TOTAL
Task 5	SURVEY AND CAD TOPOGRAPHY PREPARATION								
5.01	Admin.	2.0		8.0			2.0		\$ 1,400
5.02	Field review of project site with survey crew.			4.0	2.0				\$ 810
5.03	Field Survey - Horiz & Vert control for topography.				24.0				\$ 3,322
5.04	Field Survey - Street topography. (29 visits for crew @ 10 miles)				209.0			\$171	\$ 29,097
5.05	PLS - Horiz & Vert control data processing.			8.0					\$ 1,065
5.06	PLS - Topography data processing & review.			39.0					\$ 5,194
5.07	PLS - Field QC/QA review of topography.			8.0					\$ 1,065
5.08	Coordinate for Utility Locates and Identify Any Areas for Potholing by the City	12.0						\$700	\$ 1,990
5.09	Drafting/Plan Check	8.0	18.0	4.0		170.0			\$ 15,053
5.10	GPS or Robot - 75% of crew field hours.							\$5,101	\$ 5,101
5.11									\$ -
	Task Subtotal	22.0	18.0	71.0	235.0	170.0	2.0	\$5,972	\$ 64,097

Main Avenue Master Plan and Preliminary Design
TOPOGRAPHIC SURVEY WORK

		Otak, Inc.				JUB	Otak Costs/Task	Total Costs/Task
		Principal (MR)	Senior Land Surveyor	Landscape Architect (CL)	Admin	Field Surveying and Base Mapping		
	Hourly Rates with Overhead and Fees Included	\$145.00	\$150.00	\$115.00	\$70.00			
3.0	ADD ON TASK: TOPOGRAPHIC SURVEY WORK							
3.9.1	Topographic Survey Work by J-U-B (See Attached Detailed Scope of Work)				0	\$64,097	\$0	\$64,097
3.9.2	Otak Management and Coordination of Topographic Survey Work	8		8	0		\$2,080	\$2,080
3.9.3	Otak Senior Survey Review/Quality Assurance		16		0		\$2,400	\$2,400
3.9.4	Otak Administrative Support (Contract Amendment; Invoicing)				4		\$280	\$280
	<i>Hours for this Phase of Work</i>	8	16	8	4		\$4,760	\$68,857
	<i>Professional Fees for this Phase of Work</i>	\$1,160	\$2,400	\$920	\$280			
	<i>Total Otak Professional Fees for this Phase of Work</i>				\$4,760			
	<i>Otak Direct Expenses/Reimbursable Travel Costs for this Phase of Work</i>				\$0			
	<i>Subconsultant Costs for this Phase of Work (See Separate Estimates per Subconsultant for Detail)</i>					\$64,097		
	<i>Total Estimated Budget this Phase of Work</i>				\$68,857			



11241 Willows Road NE, Suite 200, Redmond, WA 98052 Phone: 425.822.4446

Ms. Melinda Anderson
Representing the Twin Falls Urban Renewal Agency
PO Box 1907
Twin Falls, Idaho 83303-1907

Dear Melinda,

As you and I have discussed, it will be important to obtain a detailed topographic survey to use as a basis for our design on the Main Avenue Area Redesign Project. There are several important reasons for this topographic survey, including:

- Available base mapping through aerial photos and GIS is not sufficient to support design.
- The 30% design plans need to be accurate to direct future design work. The topographic survey is needed to support this accuracy.
- Fixed objects in the streetscape are masked by trees – can't design using aerial.
- Utilities and fixtures – need to know where they are.
- Doorway alcoves, building façade details needed.
- Winter is approaching – so need to start now to be able to have base maps for design work.

The topographic survey will serve multiple purposes for design: utilities, drainage, streetscape, intersections, etc. We have asked our subconsultant J-U-B Engineers to provide a proposal for the field surveying work and base map preparation (see attached). Their location in Twin Falls and experience working with local utility companies make them ideally suited to perform this work.

I've enclosed this proposal, along with our management hours to support the work. Otak will need to coordinate and review the surveying work so that we can seamlessly integrate the base map information with our design work.

Our original contract amount was \$295,752. This Change Order Request would increase that amount by \$68,857 to \$364,609. See attached proposal from J-U-B and summary of costs.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Mandi Roberts", with a long, sweeping flourish extending to the right.

Mandi Roberts, Principal, Otak Inc.

Leon Smith, Chair Twin Falls Urban Renewal Agency