



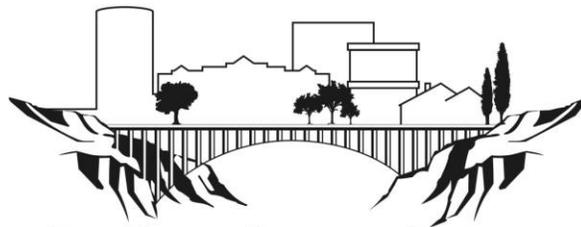
AGENDA
Regular Meeting of the City of Twin Falls
Urban Renewal Agency Board
305 3rd Avenue East, Twin Falls, Idaho
City Council Chambers
Monday, January 12, 2015 at 12:00 pm.

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 December 8, 2014 regular meeting and December 22, 2014 special meeting.
 - b. Review and approval of January 2015 financial reports.
3. Update from Otak on the Main Avenue Design Project (presentation material included) – Mandi Roberts.
4. Update on Rogerson building – Jesse Schuerman (see staff report).
5. Clif Bar project update – Jesse Schuerman, Brent Hyatt, Melinda Anderson.
6. Public input and/or items from the Urban Renewal Agency Board or staff.
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.
8. Adjourn. Next regular meeting: **Monday, February 9, 2015 @ 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

December 8, 2014

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

Present:

Leon Smith	URA Chairman
Dexter Ball	URA Secretary
Bob Richards	URA Member
Perri Gardner	URA Member
Sarah Taylor	URA Member

Absent:

Dan Brizee	URA Vice Chairman
Neil Christensen	URA Member

Also present:

Melinda Anderson	Urban Renewal Executive Director
Jesse Schuerman	Urban Renewal Engineer
Mitch Humble	Community Development Director
Greg Lanting	City Council Liaison to URA
Leon Mills	Twin Falls County Commissioner
Renee Carraway	City Planning & Zoning Manager
Fritz Wonderlich	City Attorney
Josh Palmer	Public Information Officer
Lorrie Bauer	Economic Development, Admin Assistant
Jackie Fields	City Engineer
Jason Brown	City Staff Engineer
Mandi Roberts	Otak, Inc.
Gary Haderlie	JUB Engineers

Agenda Item 1 – Call meeting to order.

Chairman Leon Smith called the meeting to order at 12:03 p.m.

Agenda Item 2 – Consent Agenda: a) Review and approval of minutes from the November 10, 2014 Regular Meeting, and b) Review and approval of December 2014 financial reports.

Bob Richards moved to approve the consent agenda as submitted and Sarah Taylor 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 award the contract for purchasing equipment for the Pre-treatment Facility associated with the Clif Bar Project to Veolia Water/I. Kruger Inc. for \$1,574,430.00 – Jason Brown.

The URA agreed, as part of the developer agreement, to construct a pretreatment facility on the Clif Bar site to handle the wastewater. This consideration request is to purchase MBBR and associated equipment/technology for the facility that will be installed during the construction process. This request is only for the equipment. The facility will be designed around this equipment.

Mr. Brown explained that the pretreatment facility consists of a head works building which is a facility that removes heavy grit material, rags, and items of that size from the wastewater before it flows into an equalizing tank system (approximately 30,000 gallons) which equalizes the wastewater flow. After the equalization tanks, it goes to the MBBR (moving bed biofilm reactor) which is an activated sludge tank where biological processes occur that help to reduce the strength of the wastewater (biochemical oxygen demand {BOD}). After the wastewater goes through the MBBR process, it goes into a dissolved air floatation process to remove more constituents out of the water before it goes to the City's wastewater treatment facility.

Following a qualification process, three qualified vendors submitted bids as noted below:

System Vendor	Total Base Bid	Total Alternative Bid
Veolia Water/I.Kruger Inc.	\$1,574,430	N/A
Biowater Technology	\$1,711,600	N/A
World Water Works	\$1,986,000	\$1,958,000

Staff recommends awarding the contract to Veolia Water/I. Kruger Inc., the apparent low bidder. Bob Richards moved to approve the bid submitted and Perri Gardner seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Mr. Brown, at the request of Chairman Smith, gave a brief infrastructure update of the Clif Bar project site. Showing projections, he explained there was an irrigation lateral running through the site that had to be moved to a different location so it did not run underneath the Clif Bar facility. A 42" diameter pipe was used because of very little elevation change on the site. The new line was placed around the outside of where the building will be located so it can be accessed for maintenance issues. A portion Jayco Avenue has been removed so it can be realigned with the new 12" potable water line that will also go around the outside of the new building. Eldridge Street will eventually be vacated and will not be a through public street. The City has plans to create a turn-around area for the public as it will be a private road with utility easements.

Agenda Item 4 – Update from Otak on the Main Avenue Design Project – Mandi Roberts/Gary Haderlie.

Ms. Roberts gave an over-all update that included results of the Project Advisory Committee (PAC) meeting that was held prior to the board meeting. In regards to the public space, the PAC feels the vicinity of Hansen & Main is a good location including an interest in using the Rogerson site space. An estimated 20,000 SF would be needed for the spray play area, concert space, and other uses as previously discussed. The 13,000 SF of the Rogerson space with designated festival streets in that area would accommodate the ideas for the public space.

The PAC felt that if City Hall were to move into the Banner Building, designing the ground floor level to include public restrooms and have some interaction with the public space was a good idea. They also like the thought of opening Hansen Street, on the south side of Main Avenue, as a green street with pedestrian and bicycle focus, as well as it be open to slow traffic. This could help to funnel people to a large parking area.

There is also a lot of support and interest to improve the alleyways. If the pavement surfaces were fixed, alleys were cleaned up, signage was added, and rear door entrances to businesses were enhanced it would help draw attention to these areas and direct people to other available parking areas where they could also access these businesses using the back door. If the Main Avenue project construction was staged, it is possible to do the alleyway construction first that way they are ready for use as well as directing people to the fronts of the buildings from rear parking areas before the Main Avenue construction begins. This would help to keep business access open during construction.

Mandi then reported a very successful response to a public questionnaire they sent out, about 70%, which helped them to learn about parking access, conditions of existing utilities, etc. A full report of the response from the questionnaire will be made available when it is complete.

Mr. Haderlie then gave an update regarding the utility analysis. This update does not include street lights, irrigation, or other above ground streetscape items. Using projections and handout (JUB's memo dated 12/5/14 regarding Task 2), Gary pointed out that almost all major utilities are in the alleyways. They have concluded there are no capacity problems in any of the utilities. The water line has service line problems from the main line into the buildings that creates pressure problems. There are also a couple functional problems on some of the private utilities and there are condition problems with the public utilities. The sewer line has many cracks and broken pipes. The Main Avenue area is like a big drain field. The cast iron water pipe was put in just after WWII with a life expectancy of 75 years. As the years progress problems such as leaks are expected. The storm sewer will need to be replaced if the sewer line is fixed. Gary then reviewed three options, including approximate costs that would impact the URA and the City.

Option 1: Keep the water main in the alleyways and make other utility improvements - \$5 million. This will replace the water line near its current location in the alleyways and sewer line (from Fairfield to Liberty due to connections) and the storm drain within the alleyways. The private utilities would need to be relocated to accommodate the reworking of the water, sewer, and storm sewer. It was noted that this option would be very challenging to do. If this option

was done and everything was replaced underground, it might make more sense to fix the surface repairs and make it nice above ground. If everything is not replaced underground, there is a good possibility that it would have to be redone in a few years.

Option 1a: Keep the water main in the alleyways and make other utility improvements, including private utility underground relocation costs - \$8.1 million.

Note was made that it is very expensive to relocate the infrastructure. Whenever construction is done on the City's utilities, agreements are in place and precedent that the City can ask the private utilities to relocate at their expense. Many private utility companies are not excited about doing that because their capacity is good and infrastructure is newer. If they are asked to relocate, they would like the URA to consider teaming with them to help them pay the cost. The joint trench is also a concern for the private utilities. With Option 1, it is believed the private utilities will need to be relocated.

Option 2: Place the water main in Main Avenue and consider other utility improvements - \$5.7 million.

With other work that is being considered for Main Avenue, such as the streetscape, to make it a nice area downtown, it is recommended to move the water main at the same time (from Fairfield to Jerome) in the alleyways. If the water line is moved to Main Avenue, two water lines down each of the 2nd Streets will also need to be reconstructed.

Option 2a: Moving the water line to Main Avenue - \$1.8 million. This option would keep the existing alley water line for the City to maintain. This option is not recommended.

Option 2b: Place the water main in Main Avenue and consider other utility improvements, including private utility underground relocation costs - \$7.9 million. It might be possible to use trenchless technology for the private utilities in some locations.

Option 3: Do nothing. If nothing is done to the underground utilities, all maintenance issues remain the responsibility of the City or private utility.

Chairman Smith commented that the budget for the entire project was estimated to be \$5 million, but with the current analysis, the utility relocation alone would use the entire budget. The decision yet to be made is to run the water line down Main Avenue or in the alleyways. He asked Jackie Fields, City Engineer, to share her thoughts regarding the options. Ms. Fields agrees that this is the right time to explore options and with knowing an infrastructure project would be very challenging and drastically affect everyone involved, she believes it is the right thing to do.

Chairman Smith recollected that the beginning discussions referenced this project as a utility project with a lot of areas in need of repair/replacement within RAA 4-1. Albion Street was then listed at the top, in critical condition for sewer repair. He questioned if the piece that serves the downtown area should be included with this downtown improvement project. Ms. Fields commented it is important to do, but it can be a separate project.

Discussion was initiated on whether the water main should go in the alleys or down Main Avenue. The costs are very similar and everyone will be greatly inconvenienced. For maintenance reasons, it would be much easier located in Main Avenue. The facts presented have shown the City is acceptable to either location. The fire flow capacity is sufficient with the 10” water lines, but there are pressure problems. This indicates the fire hydrants are good, but internal building plumbing will need to be addressed.

Concern regarding the cost to connect to a water line in front of the building rather than the current location, Board Member Richards asked if there were any programs available to help offset the cost to the private businesses. Legal consultation is needed, but it is believed that if the URA pays these costs, there would be a potential for unwanted liability issues. Each business owner would need to sign that they approve the work to be completed and hold the Agency harmless. An incentive other communities have used is to offer a credit through the water bill so in time the business would be reimbursed which is generally done through the City. Private utilities are located within the City’s right-of-way and the Agency can use funds in this area.

Discussion continued in regards to suggestions for coming to a resolution. Communication with legal council is needed to get an understanding of what, if any, help the Agency may be able to financially offer the private businesses. In order for the project to continue, the board will need to decide on which option to use.

There is one hybrid option that may be considered. It would only replace the sewer and storm drain lines with water-quality type pipe in the alleyways and not doing the water line at all. The preliminary estimate for this option is \$2.5m. Benefits and risks would need to be weighed to be able to meet the intention of the downtown vision. It was decided a work session/meeting would be held later this month to discuss the options.

Agenda Item 5 – Consideration of a request to approve a contract for asbestos abatement at the Rogerson Building, 149 Main Avenue East, to Intermountain Construction & Abatement for \$14,275.00 – Jesse Schuerman.

Mr. Schuerman presented the bid results for the asbestos abatement. Michael Ross of Intermountain Construction & Abatement submitted the low bid in the amount of \$14,275.00 with the work being completed by January 31, 2015. This is for specific asbestos that must be removed before any renovation or demolition process. This contract would only remove an old boiler that is covered with asbestos, along with some pipes. If it is decided at a later date that renovation will occur, more asbestos will need to be removed. Staff recommends the board approve to authorize the URA Executive Director to enter into this contract.

Dexter Ball made the motion to authorize the URA Executive Director to enter in contract with Intermountain Construction & Abatement in the amount of \$14,275 for the removal of asbestos at the Rogerson building. Bob Richards seconded the motion. Voice vote showed all members present voted in favor of the motion.

Agenda Item 6 - Consideration of a request to direct staff to seek demolition bids for the Rogerson Building – Melinda Anderson.

Chairman Smith confirmed this consideration is not a decision by the board to demolish the building, only to seek bids. Ms. Anderson shared that the Rogerson building has not, nor ever will be, on the National Historic Registry due to the extensive renovations and changes since it was first built. The cost to upgrade the building to current building codes is estimated in the millions. With the improvements envisioned for Main Avenue, it has been recommended this site could be used for a signature public place. Staff believes it is time to compare costs.

Melinda stated that it is estimated to cost over \$100,000 to demolish the building, remove utilities, and fill in the basement; therefore a public bidding process will be used. There are aspects of the building that could be salvaged, like the woodwork and the windows, so asking for a salvage bid is being considered as well. A salvage bid would lower the demolition bid.

Greg Lanting shared that he believes the Rotary is waiting, with funds, to put a park somewhere in that corner. Melinda added she has visited with the Rotary of Twin Falls and the Twin Falls Community Foundation regarding the plaza perspective and both groups are amenable to having their original plans changed to relocate the downtown commons over to the Rogerson site.

After discussion regarding the timing and liability concerns, Dexter Ball motioned to direct staff to seek demolition bids, with salvage included, for the Rogerson building. Perri Gardner seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 7 - Public input and/or items from the Urban Renewal Agency Board or Staff.
None.

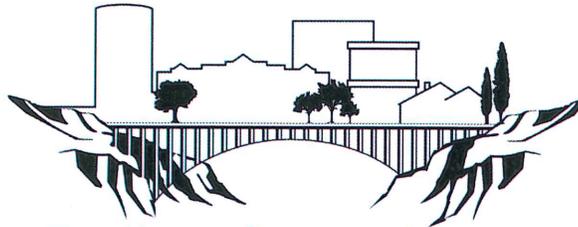
Agenda Item 8 – Adjourn.

The meeting adjourned at 1:48 p.m.

The next regular meeting is Monday, January 12, 2015 @ 12:00 p.m.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant



THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

SPECIAL MEETING MINUTES

December 22, 2014

The Urban Renewal Agency held a special meeting at 12 noon this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls.

Present:

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

Also present:

Melinda Anderson	Urban Renewal Executive Director
Travis Rothweiler	City Manager, City of Twin Falls
Mitch Humble	Deputy City Manager for the City of Twin Falls
Brent Hyatt	City Assistant Finance Officer
Jackie Fields	City Engineer
Jason Brown	City Staff Engineer
Fritz Wonderlich	City Attorney
Josh Palmer	City Public Information Officer
Renee Johnson	City Zoning and Development Manager
Jesse Schuerman	Urban Renewal Engineer
Greg Lanting	City Council Liaison to URA
Katy Touchette	City of Twin Falls Executive Assistant

Agenda Item 1: Call meeting to order.

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

Agenda Item 2: Consideration of a request to adopt Resolution 2014-2 – authorize the sale of Revenue Allocation Refunding Bonds, Series 2015A (Tax-Exempt) and Series 2015B (Federally Taxable) – Brent Hyatt/Rick Skinner/Melinda Anderson

Chairman Leon Smith introduced the agenda item and asked Brent Hyatt to explain the request. Brent gave a short presentation and there was discussion among board members, Brent, and Rick Skinner and Pat Clancy, who were participating by phone. To refund the 2005A bonds, Brent stated it would be necessary to issue two bonds, one which would be federally tax-exempt and one which would be federally taxable. There was some discussion about penalties for redemption of the bonds, the interest percentage, and the expected interest savings. At the conclusion of the discussion, Melinda restated the request before the board which was to adopt Resolution 2014-2, to authorize the sale of Revenue Allocation Refunding Bonds, Series 2015A (Tax-Exempt) and Series 2015B (Federally Taxable). Bob Richards made a motion to adopt the resolution. Neil Christensen seconded the motion and roll call vote showed that all board members voted in favor of the motion. Leon Smith will sign the documents at the end of the meeting.

Agenda Item 3: Consideration of a request to authorize the Chairman to sign a Public Easement for permanent roadway and public utilities located within the “Jayco Subdivision” – Jason Brown

Chairman Smith introduced the agenda item. Jason Brown showed on overhead projections the proposed turnaround site on the Jayco property and explained the need for the turnaround. After his presentation and a few questions from the board, Dan Brizee made a motion to approve the request before the board, which was to authorize Leon to sign a Public Easement for permanent roadway and public utilities located within the “Jayco Subdivision,” Sarah Taylor seconded the motion, and roll call vote showed that all board members voted in favor of the motion.

Agenda Item 4: Consideration of a request to adopt the 2015 regular Board meeting schedule.

Chairman Leon Smith introduced the agenda item, and there being no discussion, Dan Brizee made a motion to adopt the 2015 regular URA Board meeting schedule, Neil Christensen seconded the motion, and roll call vote showed that all board members voted in favor of the motion. As in past years, the meetings will be held the 2nd Monday of each month beginning at 12:00 pm in the Council Chambers.

Agenda Item 5: Presentation and possible action for a decision regarding Main Avenue utility placement – Jesse Schuerman/Gary Haderlie

Melinda introduced Gary Haderlie of JUB, who used overhead projections to go over the options regarding Main Avenue utility placement. Mandi Roberts of Otak also participated by phone. The board members had previously received the charts and graphs Gary presented and they were able to follow along as he explained the criteria used to rate or weigh options A, B, C, and D.

Gary reviewed the process by which a recommendation was being made to the Board to go with Option A which means that all of the public utilities will be replaced in the alleys surrounding Main Ave and not relocate them elsewhere.

Chairman Smith asked if the URA could partner with the City on paying for this project given that the expense to replace these public utilities had increased significantly. City Manager Travis Rothweiler addressed the board, expressing his opinion that the replacement of these utilities should be done right the first time so that the impact to downtown businesses would be minimal and so that the job would be done correctly from the very start. While Travis could not give the board a timeline or specifics about how the City could help the URA accomplish this project, he did promise that the City would help ensure that the necessary infrastructure projects in downtown and Old Town would be successful. After more discussion about the pros and cons of the various options, Bob Richards said he agreed that this should be done right the first time, and he spoke in favor of option A. Dan Brizee made a motion that the board select option A, Perri Gardner seconded the motion, and roll call vote showed that all board members voted in favor of the motion.

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

None.

Agenda Item 7: Adjourn

Leon Smith adjourned the meeting at 1:21 p.m.

Respectfully submitted,

Katy Touchette
Executive Assistant

Urban Renewal Agency of the City of Twin Falls, ID
P & L Budget vs. Actual with Declining Bal.(\$ Over Budget)
October through December 2014

	<u>Oct - Dec 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Line of Credit Adv. - Clif Bar	178,561.92	14,995,362.00	-14,816,800.08	1.2%
Investment Income	1,268.12	2,550.00	-1,281.88	49.7%
Property Taxes	35,852.52	7,027,260.00	-6,991,407.48	0.5%
Rental Income	72,290.10	435,908.00	-363,617.90	16.6%
Chobani Advances	0.00	693,623.00	-693,623.00	0.0%
Total Income	<u>287,972.66</u>	<u>23,154,703.00</u>	<u>-22,866,730.34</u>	<u>1.2%</u>
Gross Profit	287,972.66	23,154,703.00	-22,866,730.34	1.2%
Expense				
RAA 4-1				
Main Ave.	14,045.94			
Rogerson Building	5,125.19			
RAA 4-1 - Other	0.00	3,584,596.00	-3,584,596.00	0.0%
Total RAA 4-1	<u>19,171.13</u>	<u>3,584,596.00</u>	<u>-3,565,424.87</u>	<u>0.5%</u>
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	53,388.21	6,122,259.00	-6,068,870.79	0.9%
Total RAA 4-3 (Chobani)	<u>53,388.21</u>	<u>8,826,441.00</u>	<u>-8,773,052.79</u>	<u>0.6%</u>
RAA 4-4 (Clif Bar)	107,585.69	15,996,749.00	-15,889,163.31	0.7%
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	1,826.88	237,342.00	-235,515.12	0.8%
Debt Payments - Principal	184,089.60	644,060.00	-459,970.40	28.6%
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	509.40	3,000.00	-2,490.60	17.0%
Miscellaneous	29.90	10,500.00	-10,470.10	0.3%
Office Expense	30.00	500.00	-470.00	6.0%
Prof. Dev.\Training	566.71	2,800.00	-2,233.29	20.2%
Property Tax Expense	10,140.70	37,000.00	-26,859.30	27.4%
Real Estate Exp. - Call Center	5,967.20	133,400.00	-127,432.80	4.5%
Real Estate Exp. - Other	2,028.87	6,200.00	-4,171.13	32.7%
Real Estate Lease	0.00	72,000.00	-72,000.00	0.0%
Total Expense	<u>386,084.29</u>	<u>29,800,938.00</u>	<u>-29,414,853.71</u>	<u>1.3%</u>
Net Ordinary Income	-98,111.63	-6,646,235.00	6,548,123.37	1.5%
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	<u>0.00</u>	<u>6,706,783.00</u>	<u>-6,706,783.00</u>	<u>0.0%</u>
Net Other Income	0.00	6,706,783.00	-6,706,783.00	0.0%
Net Income	<u><u>-98,111.63</u></u>	<u><u>60,548.00</u></u>	<u><u>-158,659.63</u></u>	<u><u>-162.0%</u></u>

Twin Falls Urban Renewal January, 2015 List of Checks					
<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Memo</u>
2855	12/10/2014	71,538.25	Keller Associates	RAA 4-4 Clif Bar	AC #20 WW Pretreatment Project
2856	12/10/2014	3,216.00	EHM Engineers, Inc.	RAA 4-4 Clif Bar	AC #21 Utility Removal Project
2857	12/10/2014	16,650.00	EHM Engineers, Inc.	RAA 4-4 Clif Bar	AC #23 Hankins Road ROW Project
2858	12/10/2014	7,930.00	EHM Engineers, Inc.	RAA 4-4 Clif Bar	AC #24 Hankins Road Project
2859	12/15/2014	5,013.00	Century Link	RAA 4-4 Clif Bar	AC #22 Utility Removal Project
2860	12/15/2014	53,388.21	City of Twin Falls	RAA 4-3 Chobani	Request #36 Chobani Project Costs
2861	12/15/2014	13,334.02	Wells Fargo Bank	Property Tax Clearing	Property Taxes - RAA 4-1
2862	12/15/2014	54.24	Zions First National Bank	Property Tax Clearing	Property Taxes - RAA 4-3
2863	1/8/2015	78.50	Acco Engineered Systems	Real Est. Expense-Call Center	Rtu1 reset tripped transformer
2864	1/8/2015	36.10	Melinda Anderson	Meeting Expense	URA Meeting Expense
2864	1/8/2015	27.34	Melinda Anderson	Meeting Expense	URA Meeting Expense
2864	1/8/2015	57.11	Melinda Anderson	Meeting Expense	URA Meeting Expense
2864	1/8/2015	137.50	Melinda Anderson	Meeting Expense	RAI Board Meeting - Boise
2865	1/8/2015	239.00	Catering by Karen	Meeting Expense	URA Meeting lunch
2866	1/8/2015	54.33	City of Twin Falls	RAA 4-1 Rogerson	Water, Sewer and Sanitation
2867	1/8/2015	180.27	Idaho Power Company	RAA 4-1 Rogerson	Power- 149 & 155 Main Ave E
2867	1/8/2015	34.84	Idaho Power Company	RAA 4-1 Rogerson	Power 153 Main Ave E
2867	1/8/2015	17.37	Idaho Power Company	RAA 4-1 Rogerson	Power 157 Main Ave E
2867	1/8/2015	150.33	Idaho Power Company	RAA 4-1 Rogerson	Power 159 Main Ave E
2867	1/8/2015	42.83	Idaho Power Company	RAA 4-1 Rogerson	Power 161 Main Ave E
2867	1/8/2015	29.34	Idaho Power Company	RAA 4-1 Real Est Exp - Other	Power 122 4th Ave S Park D Bowyer Park
2867	1/8/2015	286.25	Idaho Power Company	Real Est. Expense-Call Center	Power 851 Poleline
2868	1/8/2015	240.81	Intermountain Gas Company	RAA 4-1 Rogerson	Gas - 149 Main Ave E
2869	1/8/2015	440.00	J & L Sweeping Service, Inc.	Real Est. Expense-Call Center	Property Maintenance - Dec
2869	1/8/2015	150.00	J & L Sweeping Service, Inc.	Real Est. Expense-Call Center	Property Maintenance - Painting 5 speed bumps
2870	1/8/2015	450.00	K & G Property Management	Real Est. Expense-Call Center	Property Mgmt. fees - Dec, 2014
2871	1/8/2015	722.50	Kimberly Nurseries	Real Est. Expense-Call Center	Property Maintenance - Snow Removal
2871	1/8/2015	810.50	Kimberly Nurseries	Real Est. Expense - Other	Snow Removal Idaho Street & 3rd
2872	1/8/2015	72,000.00	Manaus, LLC	Real Est. Expense - Lease	Remote Pkg Lot Lease Payment
2872	1/8/2015	15,866.28	Manaus, LLC	Real Est Exp - Property Tax	Remote Pkg Lot Property Taxes
2873	1/8/2015	70,579.24	Otak	RAA 4-1 Main Avenue	Main Avenue Design
2874	1/8/2015	75.74	Lee Enterprises - Times News	Legal Expense	Legal Notice bond Res 2014-2
2874	1/8/2015	44.70	Lee Enterprises - Times News	Legal Expense	Legal Notice Bond Sale/Nego.

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

Type	Date	Num	Name	Memo	Amount	Balance
Ordinary Income/Expense						
Income						
Line of Credit Adv. - Clif Bar						
Deposit	12/05/2014		Clif Bar & Co.	Deposit	104,347.25	104,347.25
Deposit	12/12/2014		Clif Bar & Co.	Deposit	738.44	105,085.69
Total Line of Credit Adv. - Clif Bar					105,085.69	105,085.69
Investment Income						
Deposit	12/01/2014			Interest	32.08	32.08
Deposit	12/01/2014			Interest	5.74	37.82
Deposit	12/01/2014			Interest	4.13	41.95
Deposit	12/01/2014			Interest	2.20	44.15
Deposit	12/01/2014			Interest	23.28	67.43
Deposit	12/01/2014		State of Idaho	Monthly Interest Posting	371.46	438.89
Total Investment Income					438.89	438.89
Property Taxes						
Deposit	12/01/2014		Twin Falls County	Remittance of County Taxes	54.24	54.24
Deposit	12/29/2014		Twin Falls County	Remittance from the County	13,334.02	13,388.26
Total Property Taxes					13,388.26	13,388.26
Rental Income						
Deposit	12/03/2014		US Treasury	Monthly Rent	1,335.77	1,335.77
Total Rental Income					1,335.77	1,335.77
Total Income					120,248.61	120,248.61
Gross Profit					120,248.61	120,248.61
Expense						
RAA 4-1						
Main Ave.						
Check	12/03/2014	2848	Historic Ballroom	Tableclothes meeting 10/16/14 at Ballroom	30.00	30.00
Total Main Ave.					30.00	30.00
Rogerson Building						
Check	12/03/2014	2839	Twin Falls County ...	1st half 2014 property taxes - RPT0001087029AA	2,136.44	2,136.44
Check	12/03/2014	2840	City of Twin Falls	Water/Sewer Rogerson	68.29	2,204.73
Check	12/03/2014	2841	Intermountain Gas ...	Gas 149 Main Ave E	155.09	2,359.82
Check	12/03/2014	2842	P S I Environmental	Waste Collection Rogerson Bldg	24.10	2,383.92
Check	12/03/2014	2843	Idaho Power Comp...	Power - 157 Main Avenue	25.35	2,409.27
Check	12/03/2014	2847	Charley's Plumbing...	Repair toilet	99.00	2,508.27
Total Rogerson Building					2,508.27	2,508.27
Total RAA 4-1					2,538.27	2,538.27
RAA 4-3 (Chobani)						
Check	12/15/2014	2860	City of Twin Falls	Request #36 Chobani Project Costs	53,388.21	53,388.21
Total RAA 4-3 (Chobani)					53,388.21	53,388.21
RAA 4-4 (Clif Bar)						
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825004004OA	52.55	52.55
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825004002OA	53.92	106.47
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825004003OA	54.57	161.04
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825004001OA	53.00	214.04
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825003006OA	47.99	262.03
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825003005OA	46.93	308.96
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825003004OA	53.70	362.66
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825003003OA	53.41	416.07
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825003002OA	53.35	469.42
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825003001OA	53.18	522.60
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825002004OA	49.83	572.43
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825002003OA	56.87	629.30
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825002002OA	56.26	685.56
Check	12/04/2014	2854	Twin Falls County ...	1st Half 2014 Property Taxes RPT2825001004OA	52.88	738.44
Check	12/10/2014	2855	Keller Associates	AC #20 WW Pretreatment Project	71,538.25	72,276.69
Check	12/10/2014	2856	EHM Engineers, Inc.	AC #21 utility Removal Project	3,216.00	75,492.69
Check	12/10/2014	2857	EHM Engineers, Inc.	AC #23 Hankins Road ROW Project	16,650.00	92,142.69
Check	12/10/2014	2858	EHM Engineers, Inc.	AC #24 Hankins Road Project	7,930.00	100,072.69
Check	12/15/2014	2859	Century Link	AC#22 Utility Removal Project	5,013.00	105,085.69
Total RAA 4-4 (Clif Bar)					105,085.69	105,085.69
Meeting Expense						
Check	12/03/2014	2844	Melinda Anderson	Meeting in Boise Nove 5, 2014	33.04	33.04
Total Meeting Expense					33.04	33.04
Miscellaneous						
Check	12/03/2014	2846	Canyon Floral	Board Member Condolence	29.90	29.90

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

Type	Date	Num	Name	Memo	Amount	Balance
				Total Miscellaneous	29.90	29.90
				Office Expense		
Check	12/29/2014			Service Charge	15.00	15.00
				Total Office Expense	15.00	15.00
				Prof. Dev.\Training		
Check	12/03/2014	2844	Melinda Anderson	CDFA Annual Mtg Nov 19 2014 Scottsdale, AZ	566.71	566.71
				Total Prof. Dev.\Training	566.71	566.71
				Property Tax Expense		
Check	12/03/2014	2839	Twin Falls County ...	1st half 2014 Property taxes - RPT10330010010A	10,140.70	10,140.70
				Total Property Tax Expense	10,140.70	10,140.70
				Real Estate Exp. - Call Center		
Check	12/03/2014	2840	City of Twin Falls	Water - C3 landscape	2.15	2.15
Check	12/03/2014	2843	Idaho Power Comp...	Power - 851 Poleline	258.57	260.72
Check	12/03/2014	2849	K & G Property Ma...	Property Mgmt Fee - Nov	450.00	710.72
Check	12/03/2014	2850	Acco Engineered S...	RTU9 Fan Adjustment	78.50	789.22
Check	12/03/2014	2851	Commercial Proper...	Landscape Maintenance - Nov, 2014	320.00	1,109.22
Check	12/03/2014	2852	Kimberly Nurseries	Property Maintenance - Snow and Ice Removal - Nov...	1,090.50	2,199.72
Check	12/03/2014	2853	J & L Sweeping Se...	Property Maintenance - Nov, 2014	352.00	2,551.72
				Total Real Estate Exp. - Call Center	2,551.72	2,551.72
				Real Estate Exp. - Other		
Check	12/03/2014	2845	Kimberly Nurseries	Idaho St & 3rd Snow Removal	315.00	315.00
				Total Real Estate Exp. - Other	315.00	315.00
				Total Expense	174,664.24	174,664.24
				Net Ordinary Income	-54,415.63	-54,415.63
				Net Income	-54,415.63	-54,415.63

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

	Dec 31, 14
ASSETS	
Current Assets	
Checking/Savings	
Cash	
State Investment Pool	3,252,755.02
WF General Checking #6350	187,533.09
WF Revenue Alloc. #5601	3,898,110.85
WF Bond Reserve #5602	698,675.00
WF Bond Fund #5600	470.86
Zions Revenue Alloc. #8616	271,863.74
Zions Revenue Alloc. #8616A	456,435.45
Zions Bond Reserve #8616C	2,874,123.08
Zions Revenue Alloc. #8616B	2.17
Total Cash	11,639,969.26
Total Checking/Savings	11,639,969.26
Other Current Assets	
Due from Other Governments	3,495.00
Property Taxes Receivable	60,276.67
Total Other Current Assets	63,771.67
Total Current Assets	11,703,740.93
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	16,740,229.32
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Deferred Rev.-Property Tax	60,276.67
Security Deposit	68,157.84
Total Long Term Liabilities	128,434.51
Total Liabilities	128,434.51
Equity	
Fund Balance	
Fund Balance-General Fund	31,359.44
Fund Balance-Revenue Alloc.	5,785,662.00
Fund Balance-Bond Fund	3,574,156.00
Fund Balance-Rental Fund	5,482,971.00
Total Fund Balance	14,874,148.44
Unrestricted Net Assets	1,835,758.00
Net Income	-98,111.63
Total Equity	16,611,794.81
TOTAL LIABILITIES & EQUITY	16,740,229.32

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

Type	Date	Num	Name	Memo	Amount	Balance
ASSETS						16,794,644.95
Current Assets						11,758,156.56
Checking/Savings						11,694,384.89
Cash						11,694,384.89
State Investment Pool						3,252,383.56
Deposit	12/01/2014			Deposit	371.46	3,252,755.02
Total State Investment Pool					371.46	3,252,755.02
WF General Checking #6350						202,387.66
Check	12/03/2014	2839	Twin Falls County Treasurer	Property Taxes	-12,277.14	190,110.52
Check	12/03/2014	2840	City of Twin Falls	030304-000=2.15, 122616-000=68.29	-70.44	190,040.08
Check	12/03/2014	2841	Intermountain Gas Compa...	64554563-842-3	-155.09	189,884.99
Check	12/03/2014	2842	P S I Environmental	Invoice 22548503	-24.10	189,860.89
Check	12/03/2014	2843	Idaho Power Company	2221008192=25.35, 2205057868=496...	-283.92	189,576.97
Check	12/03/2014	2844	Melinda Anderson	Meeting expense reimbursements	-599.75	188,977.22
Check	12/03/2014	2845	Kimberly Nurseries	Invoice 133873	-315.00	188,662.22
Check	12/03/2014	2846	Canyon Floral	Invoice #011185	-29.90	188,632.32
Check	12/03/2014	2847	Charley's Plumbing, Inc.	Invoice #16915	-99.00	188,533.32
Check	12/03/2014	2848	Historic Ballroom	Tablecloth rental	-30.00	188,503.32
Check	12/03/2014	2849	K & G Property Managem...	Invoice 3477	-450.00	188,053.32
Check	12/03/2014	2850	Acco Engineered Systems	Invoice 1542297	-78.50	187,974.82
Check	12/03/2014	2851	Commercial Property Main...	Invoice 2824	-320.00	187,654.82
Check	12/03/2014	2852	Kimberly Nurseries	Invoice 133844	-1,090.50	186,564.32
Check	12/03/2014	2853	J & L Sweeping Service, I...	Invoice 24307	-352.00	186,212.32
Deposit	12/03/2014			Deposit	1,335.77	187,548.09
Check	12/04/2014	2854	Twin Falls County Treasurer	Property Tax	-738.44	186,809.65
Deposit	12/05/2014			Deposit	104,347.25	291,156.90
Check	12/10/2014	2855	Keller Associates	Invoice 0000003	-71,538.25	219,618.65
Check	12/10/2014	2856	EHM Engineers, Inc.	Invoice 293-14	-3,216.00	216,402.65
Check	12/10/2014	2857	EHM Engineers, Inc.	Invoice 431-14A	-16,650.00	199,752.65
Check	12/10/2014	2858	EHM Engineers, Inc.	Invoice 431-14B	-7,930.00	191,822.65
Deposit	12/12/2014			Deposit	738.44	192,561.09
Deposit	12/12/2014			Deposit	53,388.21	245,949.30
Check	12/15/2014	2859	Century Link	Invoice #A310986	-5,013.00	240,936.30
Check	12/15/2014	2860	City of Twin Falls	Request #36	-53,388.21	187,548.09
Deposit	12/15/2014			Deposit	13,388.26	200,936.35
Check	12/15/2014	2861	Wells Fargo Bank	Property Tax - Dec, 2014	-13,334.02	187,602.33
Check	12/15/2014	2862	Zions First National Bank	Property Taxes Dec 2014	-54.24	187,548.09
Check	12/29/2014			Service Charge	-15.00	187,533.09
Total WF General Checking #6350					-14,854.57	187,533.09
WF Revenue Alloc. #5601						3,884,744.75
Deposit	12/01/2014			Interest	32.08	3,884,776.83
Deposit	12/29/2014			Deposit	13,334.02	3,898,110.85
Total WF Revenue Alloc. #5601					13,366.10	3,898,110.85
WF Bond Reserve #5602						698,675.00
Total WF Bond Reserve #5602						698,675.00
WF Bond Fund #5600						465.12
Deposit	12/01/2014			Interest	5.74	470.86
Total WF Bond Fund #5600					5.74	470.86
Zions Revenue Alloc. #8616						271,807.30
Deposit	12/01/2014			Deposit	54.24	271,861.54
Deposit	12/01/2014			Interest	2.20	271,863.74
Total Zions Revenue Alloc. #8616					56.44	271,863.74
Zions Revenue Alloc. #8616A						509,819.53
Deposit	12/01/2014			Interest	4.13	509,823.66
Deposit	12/12/2014		Zions First National Bank	Draw #36	-53,388.21	456,435.45
Total Zions Revenue Alloc. #8616A					-53,384.08	456,435.45
Zions Bond Reserve #8616C						2,874,099.80
Deposit	12/01/2014			Interest	23.28	2,874,123.08
Total Zions Bond Reserve #8616C					23.28	2,874,123.08
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						2.17
Total Zions Revenue Alloc. #8616B						2.17

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

Type	Date	Num	Name	Memo	Amount	Balance
Zions Warrant #6362						0.00
Total Zions Warrant #6362						0.00
Cash - Other						0.00
Total Cash - Other						0.00
Total Cash					-54,415.63	11,639,969.26
Total Checking/Savings					-54,415.63	11,639,969.26
Accounts Receivable						0.00
Accounts Receivable						0.00
Total Accounts Receivable						0.00
Total Accounts Receivable						0.00
Other Current Assets						63,771.67
Account Receivable - Chobani						0.00
Total Account Receivable - Chobani						0.00
Deposits						0.00
Total Deposits						0.00
Due from Other Governments						3,495.00
Total Due from Other Governments						3,495.00
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						60,276.67
Total Property Taxes Receivable						60,276.67
Total Other Current Assets						63,771.67
Total Current Assets					-54,415.63	11,703,740.93
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

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

Type	Date	Num	Name	Memo	Amount	Balance
Note Receivable - Agro Farma						0.00
Total Note Receivable - Agro Farma						0.00
Property Tax Clearing Account						0.00
Deposit	12/15/2014	15-0227...	Twin Falls County	Property Taxes Dec, 2014 1-0007	-54.24	-54.24
Deposit	12/15/2014	15-0227...	Twin Falls County	Property Taxes Dec, 2014 1-0001	-13,334.02	-13,388.26
Check	12/15/2014	2861	Wells Fargo Bank	Property Taxes Dec 2014 1-0001	13,334.02	-54.24
Check	12/15/2014	2862	Zions First National Bank	Property Taxes - November, 2014 1-0...	54.24	0.00
Total Property Tax Clearing Account					0.00	0.00
Total Other Assets					0.00	0.00
TOTAL ASSETS					-54,415.63	16,740,229.32
LIABILITIES & EQUITY						16,794,644.95
Liabilities						128,434.51
Current Liabilities						0.00
Accounts Payable						0.00
Accounts Payable						0.00
Total Accounts Payable						0.00
Total Accounts Payable						0.00
Credit Cards						0.00
Total Credit Cards						0.00
Other Current Liabilities						0.00
Accts Pay - Rev. Alloc. 4-4						0.00
Total Accts Pay - Rev. Alloc. 4-4						0.00
Due to Other Governments						0.00
Total Due to Other Governments						0.00
Accts Pay - Bond Fund						0.00
Total Accts Pay - Bond Fund						0.00
Accts Pay - General						0.00
Total Accts Pay - General						0.00
Accts Pay - Rental Fund						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						0.00
Total Accts Pay - Rev. Alloc. 4-3						0.00
Payroll Liabilities						0.00
Total Payroll Liabilities						0.00
Prepaid Rent						0.00
Total Prepaid Rent						0.00
Total Other Current Liabilities						0.00
Total Current Liabilities						0.00
Long Term Liabilities						128,434.51
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						60,276.67
Total Deferred Rev.-Property Tax						60,276.67
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

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

Type	Date	Num	Name	Memo	Amount	Balance
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						128,434.51
Total Liabilities						128,434.51
Equity						16,666,210.44
Fund Balance						14,874,148.44
Fund Balance-General Fund						31,359.44
Total Fund Balance-General Fund						31,359.44
Fund Balance-Revenue Alloc.						5,785,662.00
Total Fund Balance-Revenue Alloc.						5,785,662.00
Fund Balance-Bond Fund						3,574,156.00
Total Fund Balance-Bond Fund						3,574,156.00
Fund Balance-Rental Fund						5,482,971.00
Total Fund Balance-Rental Fund						5,482,971.00
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						14,874,148.44
Opening Balance Equity						0.00
Total Opening Balance Equity						0.00
Unrestricted Net Assets						1,835,758.00
Total Unrestricted Net Assets						1,835,758.00
Net Income						-43,696.00
Total Net Income					-54,415.63	-98,111.63
Total Equity					-54,415.63	16,611,794.81
TOTAL LIABILITIES & EQUITY					-54,415.63	16,740,229.32

Memorandum



To: Melinda Anderson, MBA, EDFB, Economic Development Director, City of Twin Falls

From: Mandi Roberts, Otak

Date: January 7, 2015

Subject: Update and Status Report on Main Avenue Area Redesign Project for the Twin Falls Urban Renewal Agency Board

Introduction

In the last five months of work on the project, our team has worked with the Urban Renewal Agency, City staff, the Project Advisory Committee, and other stakeholders to successfully move project tasks forward. We have made considerable progress. We are now nearly complete with the first two stages of work: 1.0 Discovery and 2.0 Analysis, and we are moving into 3.0 Planning and Concepts, which will focus on the development of design options and concepts to present in a community workshop series scheduled for February 17-20, 2015. A compilation of all the materials and products created to date as part of the first two stages of work is in process and will be available by the end of January 2015.

A detailed survey/questionnaire was distributed to property owners/tenants/Main Avenue business representatives in late October/early November. Questions were framed around utility issues and connections, parking and access, customer levels and peak business times, public space needs/interests, opinions about construction phasing, and other topics. We received a response rate of more than 30%, which is beneficial and helpful to our process. Please see attached summary of survey responses.

We are still on track to complete the draft preliminary design package/30 percent design by May 2015.

Key Milestones and Decisions to Date

Key decisions made to date that are helping to shape the direction for design include:

- The community is interested in retaining about the same amount of parking as currently exists along Main Avenue and having a strategic plan for managing parking over time as Downtown redevelops.
- The Rogerson site will serve as a signature public space for the project.
- Hansen Street will be re-opened to multi-modal traffic and be designed as a pedestrian and bicycle friendly green street.
- The design will include the concept of festival street segments that can be closed during special events, focused in the vicinity of Main and Hansen.

- The design will be coordinated with the proposed relocation of City Hall to the Banner building in that same vicinity.
- Utility replacement and upgrades will retain primary utility systems in the alleyways rather than moving water to Main Avenue/2nd Avenue rights-of-way.
- The design will include alleyway upgrades, along with cross street improvements between the alleyways and Main Avenue.
- There will not be a thematic approach to the streetscape design, but rather options will add vibrancy and color, complement the character of Downtown, and honor the community’s past and celebrate its future through interpretive elements and public art.
- There is an understanding that there will need to be substantial removal and replacement of the trees in the project area in order to give the streetscape a new life cycle of another 50 years +.

Task/Subtask Summary

Here is a summary of completed work efforts to date and current status on various tasks/subtasks:

Task/Subtask	Completion Level
1.0 DISCOVERY	
1.1 Finalize Work Plan/Public and Stakeholder Involvement Plan	100%
1.2 Prepare for/Attend Kick-off Meetings	100%
1.3 Assemble Project Advisory Committee, Develop Work Plan, Attend First Meeting	100%
1.4 Review Background Information—Adopted Plans, Studies, GIS Information, Other	+95%
1.5 Review Infrastructure Report/Determine Next Steps	+95%
1.6 Review/Analyze Existing and Forecasted Traffic and Parking Conditions	+95%
1.7 Develop Vision and Guiding Principles for the Project and Project Information Sheet	100%
1.8 Prepare Aerial Photography Base Maps	100%
1.9 Facilitate Project Coordination and Communications for this Stage of Work	100%
1.10 Prepare Discovery Stage Report (Combining with Analysis stage report as one package of materials)	90%
2.0 ANALYSIS	
2.1 Develop Illustrative Context Analysis Graphics	100%
2.2 Prepare Visual Preference Options/Graphics	100%
2.3 Prepare Kit of Parts Street Elements and Layout Options	100%
2.4 Identify Downtown Revitalization and Redevelopment Opportunities	+95%
2.5 Analyze and Identify Utility Infrastructure Options and Determine Preferred Approach (Includes conducting a detailed property owner/tenant survey)	+95%
2.6 Develop Scenarios for Multi-Modal Circulation, Connectivity, and Parking	+85%
2.7 Develop Scenarios for Construction Methods and Staging	+50%
2.8 Prepare for, Facilitate, and Attend Design Dialogue Workshop Series #1	100%
2.9 Prepare for/Attend Project Advisory Committee Meetings and TFURA Board Briefings	100%
2.10 Coordinate and Support Ongoing Public and Stakeholder Outreach Activities	Website done;

<ul style="list-style-type: none"> Website development Display Presentations to and coordination with various stakeholder groups 	Displays set up; Other activities are ongoing
2.11 Facilitate Project Coordination and Communications for this Stage of Work	Ongoing; nearly done
2.12 Prepare Analysis Stage Report (Combining with Discovery stage report as one package of materials)	90% to be compiled by end of January 2015
3.0 PLANNING & CONCEPTS	
3.1 Develop Streetscape and Street Improvement Concepts and Options	In process
3.2 Prepare Cost Estimates for Main Avenue Improvement Options and Construction Staging/Implementation Recommendations	February 2015 work item
3.3 Economic Development Opportunity and Incremental Implementation Strategy/Action Plan	In process
3.4 Prepare for, Facilitate, and Attend Design Dialogue Workshop Series #2 (Now scheduled for February 17-20, 2015)	Starting advance coordination and preparations now
3.5 Prepare for and Attend Project Advisory Committee and TFURA Board Meetings	In process: January and February 2015
3.6 Coordinate and Support Ongoing Public and Stakeholder Outreach Activities	In process
3.7 Facilitate Project Coordination and Communications for this Stage of Work	In process
3.8 Prepare Planning & Concepts Stage Report	By end of February/early March 2015
4.0 PRELIMINARY DESIGN	
4.1 Prepare 30 Percent Design Plans and Supporting Design Development Details	Will start in February 2015
4.2 Prepare Supporting Cost Estimate for Preliminary Design	May 2015
4.3 Identify Permitting Requirements, Timelines, and Other Implementation Requirements	May 2015
4.4 Prepare for and Attend Project Advisory Committee and TFURA Board Meetings	March, April, May 2015
4.5 Prepare for, Facilitate, and Attend Project Presentation and Open House for Public and Stakeholder Review of Draft Preliminary Design	May 2015
4.6 Coordinate and Support Ongoing Public and Stakeholder Outreach Activities	March through early June 2015
4.7 Facilitate Project Coordination and Communications for this Stage of Work	March through early June 2015
4.8 Finalize Preliminary Design Package (Plans, Cost Estimate, Design Development Details, Supporting Narrative, and Illustrations)	Finalize by end of May; present in early June TFURA and PAC meetings
A-1 Topographic Survey	
A.1.1 Conduct topographic survey and prepare base maps for use in design	Field work started in November; expect base maps in sequence by late January - February



October 31, 2014

Dear Property Owner or Merchant in the Main Avenue Corridor,

Our team is working with the Twin Falls Urban Renewal Agency on redesign of the Main Avenue area. Project improvements will include Main Avenue and the rear alleyways on both sides from Fairfield W/N to Jerome S/E (approx.). Utility replacements may extend as far as Eden Street W/N and Liberty Street S/E. It is anticipated that construction would begin in 1.5 to 2 years. A project information sheet is enclosed.

WE NEED YOUR HELP!

Your input and knowledge will help our team create a design that best fits the community's needs and that minimizes construction-related issues. Please provide responses to the enclosed questionnaires to the best of your knowledge and return them in the enclosed stamped envelope to our team member:

***Andrea Gumm, J-U-B Engineers, 115 Northstar Avenue
Twin Falls, ID 83301***

If you have any questions about this survey, or would like an electronic version, please call or email Andrea Gumm at 208-870-8751 or agumm@jub.com. You also can scan and return your filled-out questionnaires to Andrea via email.

Please note the information you provide will ONLY be used for purposes of the Main Avenue Area Redesign project.

Responses must be received or postmarked by November 17, 2014.

Thank you very much for your help,

A handwritten signature in black ink that reads 'Mandi Roberts'. The signature is stylized and includes a long, sweeping flourish at the end.

Mandi Roberts, Main Avenue Area Redesign Project Manager, Otak, Inc.
Consultant to the Twin Falls Urban Renewal Agency

Property Owner/Merchant Questionnaire #1 Parking and Public Gathering Spaces

Name: (First and Last): _____ Business Name: _____

Property Address: _____ Phone: _____

Business Phone: _____ Email Address: _____

Do You: Own or Lease ? (Circle One) What is Your Preferred Method of Communication?

Note: This contact information will ONLY be used for the Main Avenue Project. Phone Email US Mail (Circle One)

- Where do your customers/visitors park when coming to your business?

- How many employees do you have during a single shift at your business? _____
- What is the typical duration of a shift for your employees?
_____ 4 hours _____ 8 hours _____ 12 hours (choose one)
_____ Daytime _____ Nighttime (choose one)
- What days and hours does your business operate? _____
- Is your business busier during weekdays or on the weekend? _____
- What days of the week are busiest at your business? _____
- What is the busiest season/time of year for your business? _____
- How many customers do you have at any given time during your business hours? _____
- How long does a typical customer stay at your business (on average per customer)? Choose one:
_____ 30 minutes _____ 1 hour _____ 2 hours _____ 3 hours _____ 4 hours _____ All Day
- Please estimate the number of parking spaces you think are needed at any one time to serve your employees and customers on a daily basis. _____
- Do you host special events, classes, or other activities at your business that require a larger number of parking spaces during the event? _____ Yes _____ No If you answered "Yes" please indicate when these events are held (days of week/daytime or evening/timeframes-from when to when)

How many people typically attend these events _____

12. Is there a back door or side door entrance to your business? Yes No (Circle one and if yes, please describe where it is located and how often it is used)

Often At Least Once Daily Once a Week Seldom

13. If the alleyway behind your business was improved (repaved, more lighting, signing, cleaned up, etc.), would customers be more likely to use the parking in the rear of your business and your back door? Yes No (Circle One)

14. A recent analysis of parking utilization in the area of Main Avenue showed that there is excess capacity in the rear parking lots. Of the following options, which do you feel would increase the use of these parking areas? (Choose as many options as you like.)

Better lighting from the parking areas to Main Avenue

Better signing and wayfinding to help people find their way from the parking areas to Main Avenue (including more map displays downtown)

Better signing and marking of spaces in the parking areas

Better information online – a Downtown website with parking information and maps

Other suggestions-describe: _____

15. Is there a public gathering space or sidewalk café near or at your business that is important to you? Yes No (Circle One)

16. If you answered “Yes” to Question 15, WHERE is this space located, and how many people use it on an average day? _____

17. Where are goods and equipment delivered to your business (rear door, front door, side door, etc.)? _____

18. Are truck deliveries made to your business? Yes No (Circle One) How often are deliveries made? _____

19. Where do trucks park when making deliveries to your business? _____

Thank you for your input! This will greatly help the project team in the design of Main Avenue Area improvements. If you have any questions about this survey, or would like an electronic version, please call or email Andrea Gumm at 208-870-8751 or agumm@jub.com. Please return this questionnaire (a pre-stamped envelope is provided for your use) to:

Andrea Gumm, J-U-B Engineers, 115 Northstar Avenue, Twin Falls, ID 83301

Responses must be received or post marked by November 17, 2014.

Property Owner/Merchant Questionnaire #2
Utilities and Construction

Name: (First and Last): _____	Business Name: _____
Property Address: _____	Phone: _____
Business Phone: _____	Email Address: _____
Do You: Own or Lease ? (Circle One)	What is Your Preferred Method of Communication?
<i>Note: This contact information will ONLY be used for the Main Avenue Project.</i>	Phone Email US Mail (Circle One)

1. What utilities does your property connect to? ___Water ___Sewer ___Gas ___Electricity
___Telephone ___Internet

List the provider for Telephone _____

List the provider for Internet _____

2. Are you currently experiencing any problems with your utilities? ___Yes ___No (Circle one)
If Yes, please describe: _____

3. Are you aware of any underground features on your property (including tunnels, underground vaults or space under sidewalks and/or alleyways, etc.)? Please describe where these spaces are located and provide approximate dimensions if known: _____

4. Do you have a basement? Yes No (Circle One) Is it full or partial? Describe/provide dimensions

5. Do you have a coal chute? Yes No (Circle One) If "Yes" where is it located? _____
_____ Is it functioning/in active use as a coal chute? _____
OR is it abandoned/unused? _____

6. Special building issues or other comments/concerns such as flooding, low water pressure, electrical or communications service problems or other concerns? Please describe: _____

7. Improvements to Main Avenue (between Fairfield W/N and Jerome S/E approx.) and the alleyways are planned and construction could begin in 1.5 to 2 years. Utility replacements may extend as far as Eden W/N and Liberty Street S/E. Construction of Main Avenue and the alleyways would occur in two separate phases so that business parking and access would continue through the construction period. Alleyway construction likely would occur first and Main Avenue after that.

Please give us your opinion on how you would like to see Main Avenue construction phased—
Please choose ONE of the following options:

_____ Do it all at once and get it done as fast as possible

_____ Do half of Main Avenue in one phase and second half in second phase
(splitting at Shoshone Street)

_____ Complete construction in block-by-block phases

_____ Other suggestions? Please describe: _____

8. Given that alleyways would be improved first, do you have a back door/side door entrance to your business that could be used during construction on Main Avenue? _____ Yes _____ No If “Yes” what would be needed to make that door more useable if anything? _____

9. Of the following, which would be helpful to you during construction? Choose all that apply.

_____ Signs indicating businesses are open placed at key locations to motorists on surrounding roads.

_____ Maps and flyers that can be handed out to customers with information about construction dates and locations (mapped) about where to park during construction.

_____ TV, radio, and newspaper announcements

_____ A Downtown/Main Avenue website with information about construction and where to park during construction

_____ Kiosks in the parking areas with maps and information about construction and where to park

_____ Relaxed parking restrictions during construction

_____ Parking guides/docents who can help guide people during construction

Thank you for your input! This will greatly help the project team in the design of Main Avenue Area improvements. If you have any questions about this survey, or would like an electronic version, please call or email Andrea Gumm at 208-870-8751 or agumm@jub.com. Please return this questionnaire (a pre-stamped envelope is provided for your use) to:

Andrea Gumm, J-U-B Engineers, 115 Northstar Avenue, Twin Falls, ID 83301

Responses must be received or post marked by November 17, 2014.

MEMORANDUM

DATE: January 7, 2015
TO: Mandi Roberts, Otak
CC:
FROM: Gary Haderlie, P.E.

DRAFT

SUBJECT: Main Avenue Survey Results – Block-by-Block Analysis

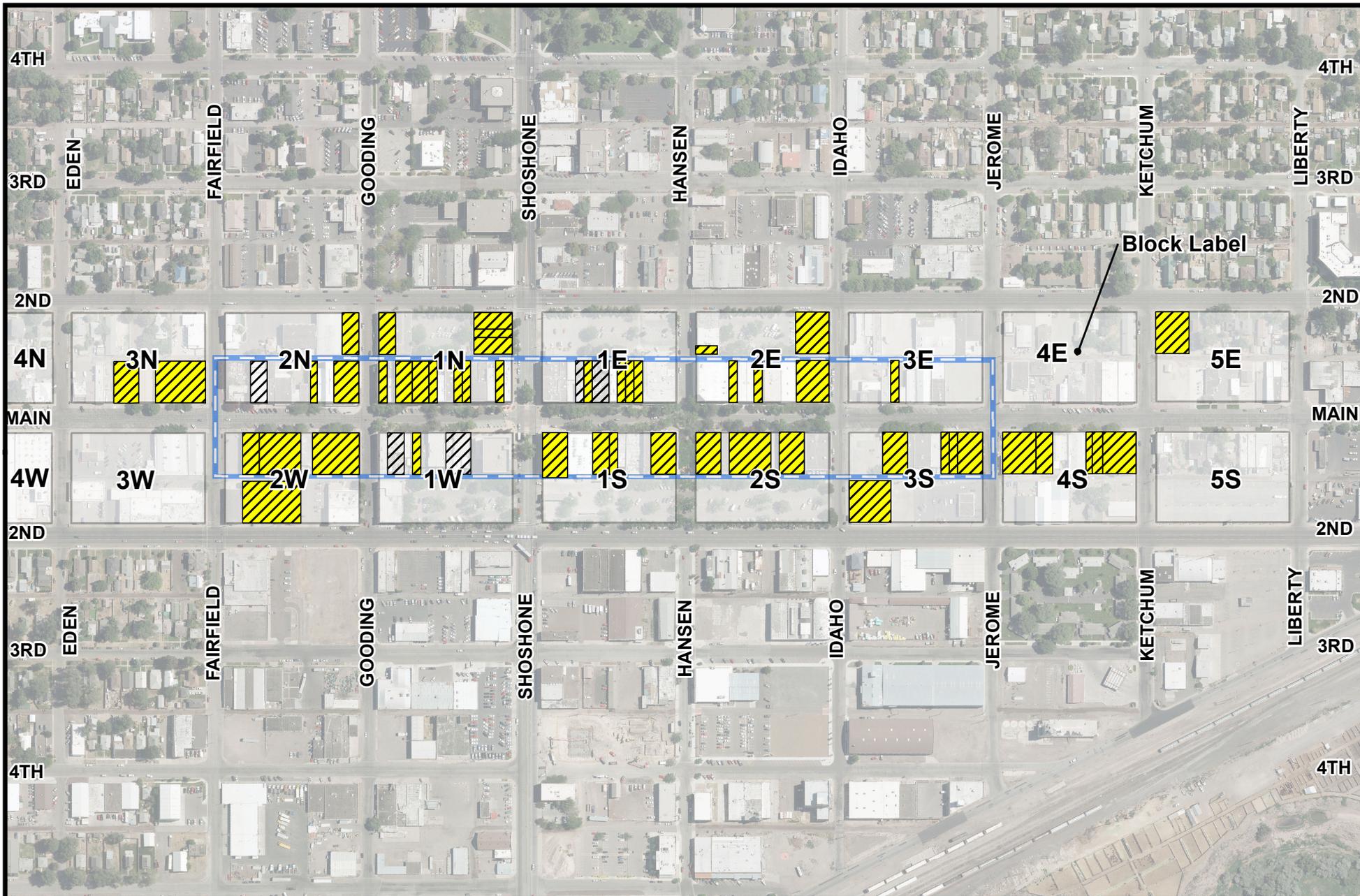
Two separate questionnaires regarding parking and gathering spaces and utility issues were created in early November 2014. Of the 170 businesses surveyed, roughly 60 responses were received by December 2014. Responses to each question were initially compiled and summarized in a previous report. Upon further review, questions were raised regarding trends between responses on a block-by-block basis. Hence, an additional analysis was completed to compile key responses from each survey on a block-by-block basis, with the goal of identifying any trends, biases, or conflicts in the reported answers.

After reviewing the results, we have the following summary of findings:

1. The number of business types reported varied from Automotive to Travel & Transportation, with peak number of businesses reporting from Retail Merchants (10 responses) and Home & Garden (13 responses).
2. The count of responses were largest in the area nearest Main Avenue and Shoshone Street
3. There is no apparent consensus in the results on a block-by-block basis.

Results from this analysis are presented in the following order:

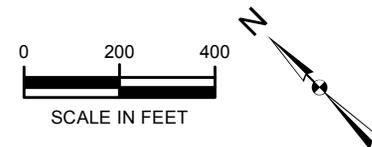
1. Summary map showing parking/utility responses with block labeling key
2. Figures displaying utility and parking survey summary of results
 - a. Construction Preference
 - b. Utility Concerns
 - c. Peak Busy Season
 - d. Peak Day Parking Spaces
3. Tables displaying summary of results
 - a. Number of responses by business type
 - b. Peak business season/peak day parking spaces by block
 - c. List of business name/owner/address sorted by block



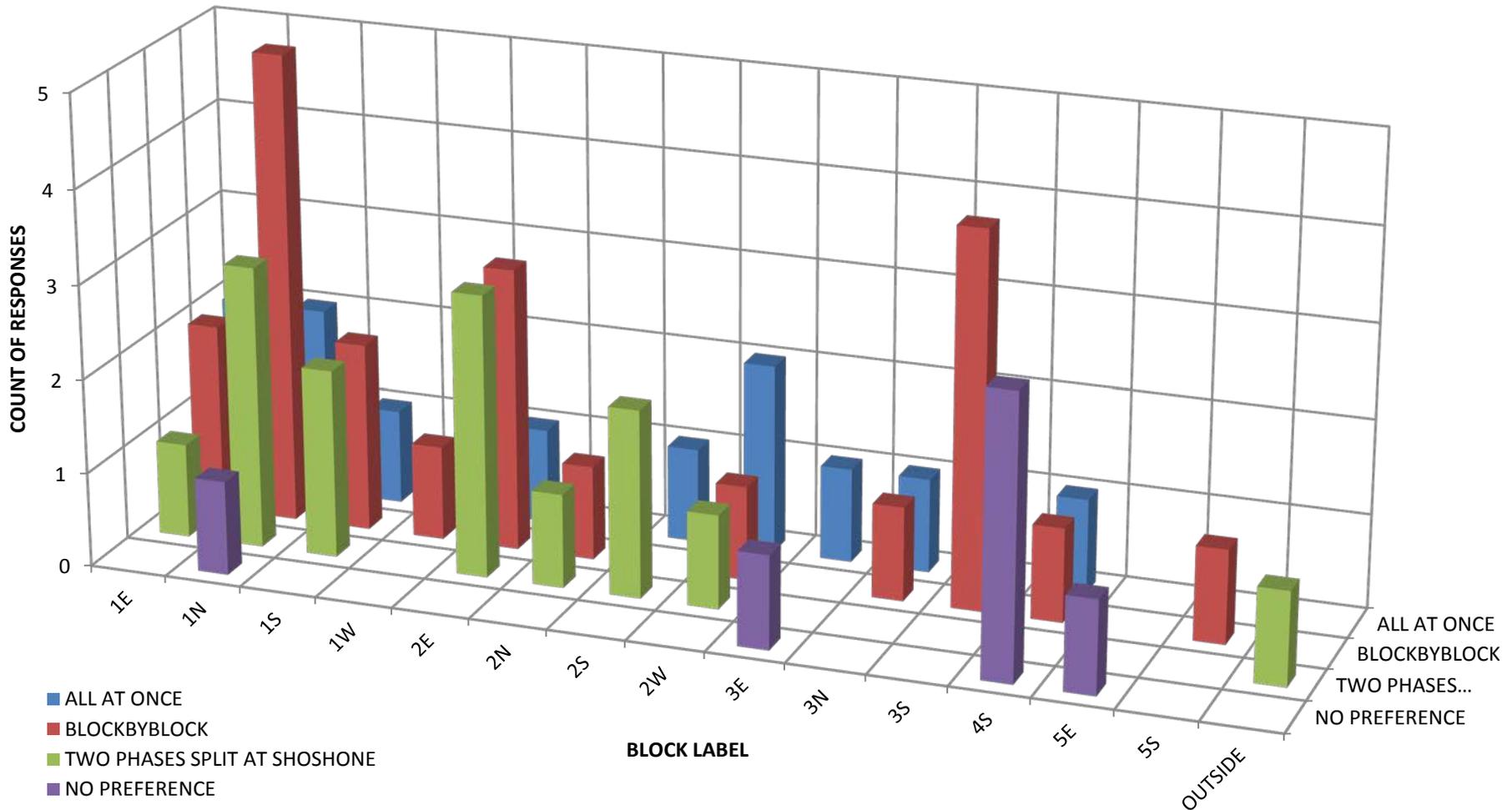
UTILITY/PARKING SURVEY RESPONSES RECEIVED

Legend

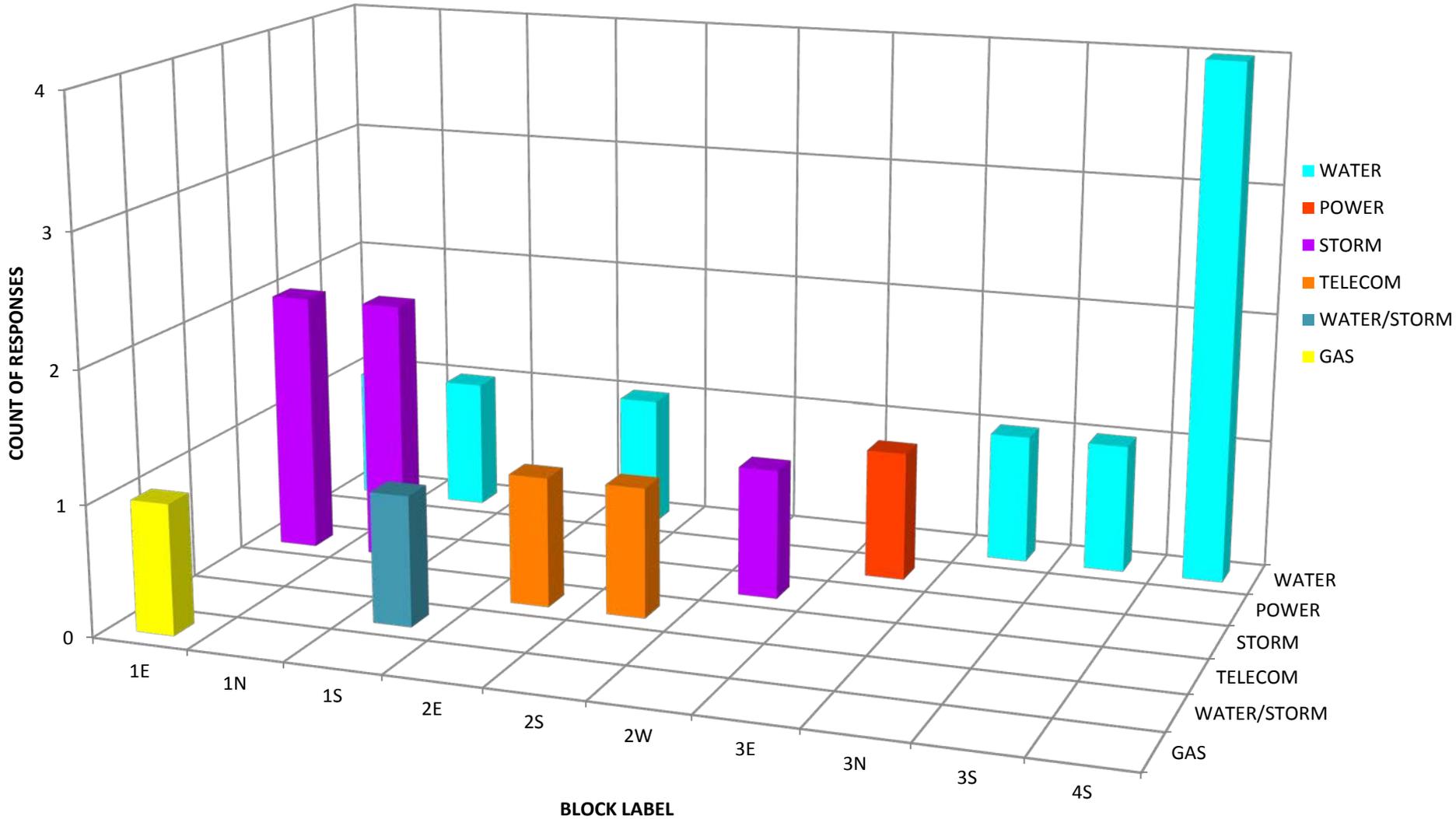
-  Responses, Parking Only
-  Responses, Utility + Parking
-  Preliminary Design Boundary



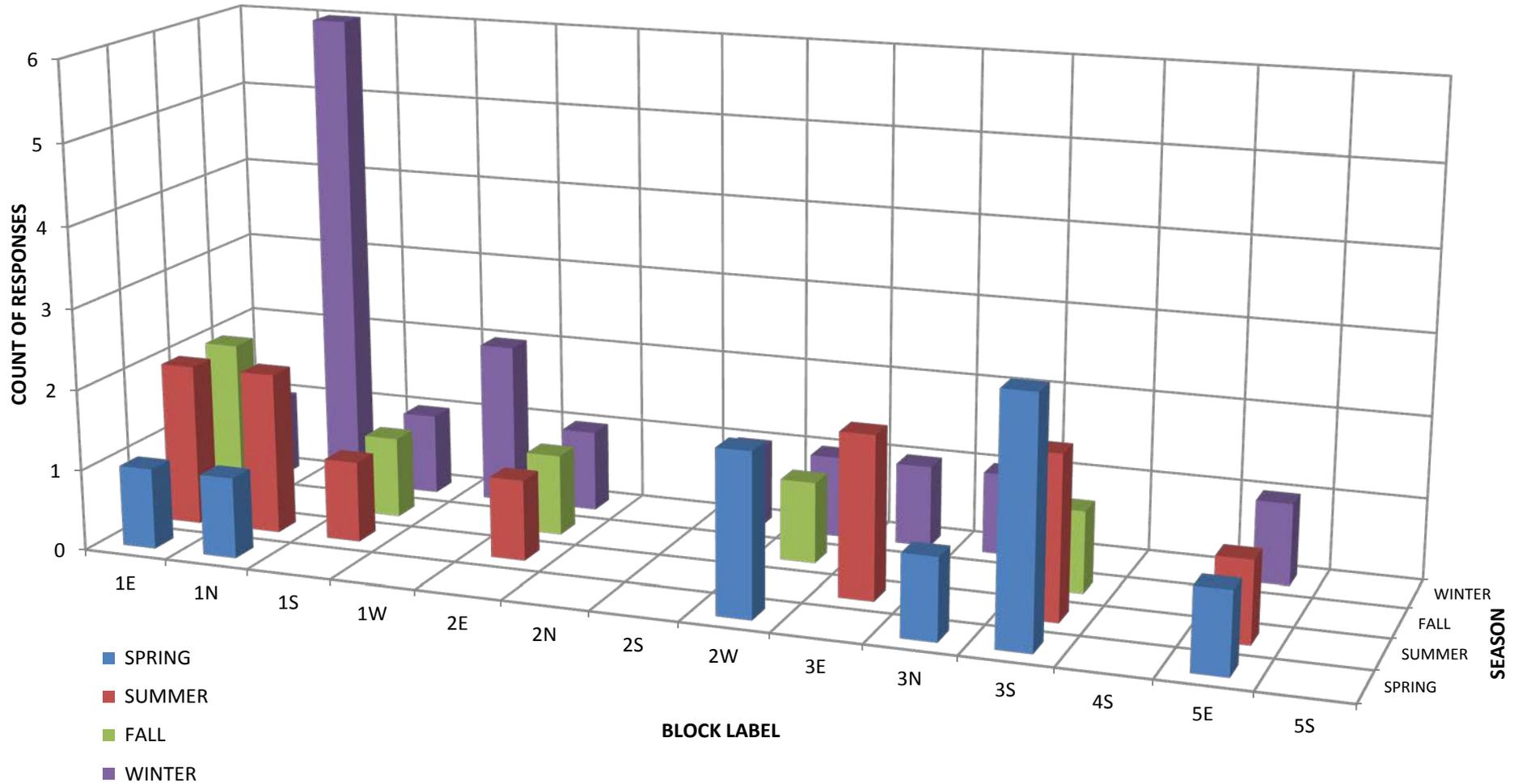
UTILITY SURVEY - CONSTRUCTION PREFERENCE



UTILITY SURVEY – UTILITY CONCERNS



PARKING SURVEY – PEAK BUSINESS SEASON

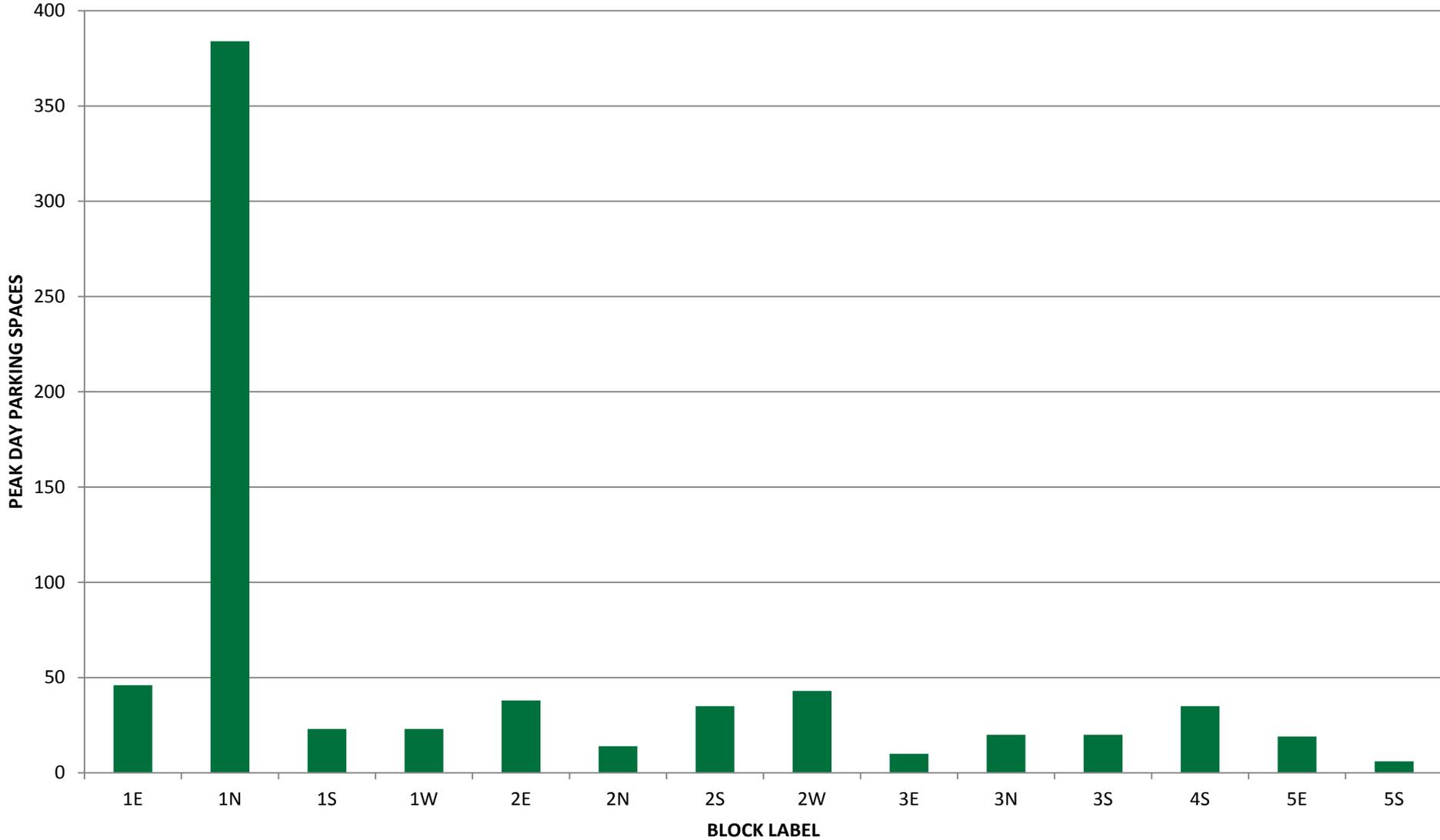


Main Avenue

Area Redesign Project



PARKING SURVEY – PEAK DAY PARKING SPACES



Main Avenue

Area Redesign Project



PARKING SURVEY – DATA TABLES

BUSINESS TYPE	Total
Automotive	2
Business Support & Supplies	3
Education	1
Entertainment	2
Food & Dining	5
Health & Medicine	3
Home & Garden	13
Legal & Financial	4
Merchants (Retail)	10
Miscellaneous	4
Personal Care & Services	6
Real Estate	2
Travel & Transportation	2
Grand Total	57

BLOCK	PEAK SEASON				PARKING PEAK DAY
	SPRING	SUMMER	FALL	WINTER	
1E	1	2	2	1	46
1N	1	2		6	384
1S		1	1	1	23
1W				2	23
2E		1	1	1	38
2N					14
2S				1	35
2W	2		1	1	43
3E		2		1	10
3N	1			1	20
3S	3	2	1		20
4S					35
5E	1	1		1	19
5S					6
Grand Total	9	11	6	16	716

Memorandum



HanmiGlobal Partner

10230 NE Points Drive
Suite 400
Kirkland, WA 98033
Phone (425) 822-4446
Fax (425) 827-9577

To: Melinda Anderson, MBA, EDFB, Economic Development Director, City of Twin Falls

From: Mandi Roberts, Otak

Date: January 2, 2015

Subject: Main Avenue Area Redesign Project
Project Status Report for Work from October 4, 2014 through December 5, 2014

Please note that a November 2014 invoice was not generated on this project, and as such, the attached invoice covers two monthly billing periods.

Report on Work from October 4 through December 5, 2014

The Otak Team continued work on the Main Avenue Area Redesign Project, focusing on the following work efforts:

- ✓ Preparations for the Project Advisory Committee (PAC) meetings in October, November, and December and attendance/facilitation for the October and November PAC meetings.
- ✓ Preparations for and reporting to the Twin Falls Urban Renewal Agency Board (Board) meetings in October, November, and December; and attendance at the October and November Board meetings.
- ✓ Preparations for and attendance at the week-long community design dialogue workshop series the week of October 13, 2014. Preparations included development of agendas, presentation materials, and hand-outs for various meetings, as well as compiling contact lists for each of the stakeholder group meetings and making contacts to invite these groups to workshop sessions.
- ✓ Team members continued to collect and review background information (adopted plans studies, GIS information and other available data relevant to the project).
- ✓ Continued to review specific utilities and infrastructure conditions and developing recommendations replacement options for review by the City and Board.
- ✓ Finalized the project vision statement and guiding principles for the Main Avenue Area Redesign project to present.
- ✓ Provided updates to the project website, posting information gathered from the community workshop series in October.

Project Status Report through the Period Ending December 5, 2014

- ✓ Provision of display materials for the Downtown project display.
- ✓ Continued preparation of aerial base mapping for use in analysis, planning and development of design concepts.
- ✓ Developed context analysis displays and presentation materials, as well as redevelopment opportunities displays and presentation materials for the workshop series and October meetings with the PAC and TFURA Board.
- ✓ Developed kit of parts street elements/layout options and visual preference displays/graphics for community design workshop exercises.
- ✓ Prepared materials for, distributed/conducted, and analyzed the responses to a property owner/tenant survey for the project area, which asked questions related to utilities, access, parking, public space, construction options, and other topics.
- ✓ Analyzed economic development opportunities to be integrated into workshop materials.
- ✓ Advised the Board regarding potential economic development opportunities related to key sites in the project area.
- ✓ Completed preliminary parking inventory and capacity analysis based on existing conditions and then later finalized analysis based on comments from City staff.
- ✓ Began work on the topographic survey that was authorized in the November 2014 board meeting.
- ✓ Facilitated ongoing project coordination and communications for this stage of work, including meetings with project team members, City staff, and others.

Next Steps/Work in Process

- We are currently wrapping up the first two stages of our work on the project and are in the process of developing a combined report that includes all the products and deliverables completed to date. This report will include:
 - Materials developed to date related to context analysis, downtown redevelopment opportunities, design ideas and kit of parts elements
 - Leland Consulting Group memorandum on downtown redevelopment opportunities
 - Parking and circulation analysis and recommendations report by Kittelson and Associates
 - Utilities analysis and decision report by J U B
 - Property owner/tenant survey report
 - Results from community engagement activities to date
- Preparation of updates to the project information sheet and project website.
- Support with various public and stakeholder outreach activities.
- Preparations for February 2015 community workshop series.
- Development of design concepts and options for the project area to be shared at the February workshop series

Main Avenue Area Redesign Project

Project Status Report through the Period Ending December 5, 2014

- Attendance at December PAC and Board meetings
- Preparations for January PAC and Board meetings
- Development of scenarios for construction methods and staging.

Main Avenue Master Plan and Preliminary Design

Project Tracking and Reporting Sheet - Through Period Ending December 5, 2014 (Reflects Work Done Over Two Months)

		Contract Budget per Task	Invoiced Prior	Invoiced Current	Invoiced To Date	Amount of Budget Remaining per Task and Overall	Percent invoiced per Task and Overall	Estimated Percent of Work Completed per Task and Overall
1.0	DISCOVERY: Project Kick-off and Information Gathering and Review	\$63,223.00	\$44,935.37	\$17,853.47	\$62,788.84	\$434.16	99%	99%
2.0	ANALYSIS: Main Avenue Corridor and Downtown Analysis--Challenges and Opportunities	\$119,089.00	\$0.00	\$45,212.93	\$45,212.93	\$73,876.07	38%	38%
3.0	PLANNING & CONCEPTS: Main Avenue Master Plan and Design Concepts	\$56,451.00	\$0.00	\$0.00	\$0.00	\$56,451.00	0%	0%
4.0	PRELIMINARY DESIGN: Main Avenue Preliminary Design (Design Development to 30 Percent)	\$56,992.00	\$0.00	\$0.00	\$0.00	\$56,992.00	0%	0%
A-1	TOPOGRAPHIC SURVEY WORK	\$68,857.00	\$0.00	\$7,512.85	\$7,512.85	\$61,344.15	11%	11%
	TOTALS	\$364,612.00	\$44,935.37	\$70,579.25	\$115,514.62	\$249,097.38	32%	32%



INVOICE

808 sw third avenue, suite 300
portland, oregon 97204
503.287.6825 | fax 503.415.2304
www.otak.com

City of Twin Falls Urban Renewal Agency
321 2nd Ave. East
Twin Falls, ID 83301

December 29, 2014
Project No: 032443.000
Invoice No: 000121400300

Project 032443.000 Twin Falls Main Avenue Preliminary Design

For Professional Services Ending December 05, 2014

Phase	100	Discovery
Task	001	Otak Labor

Fee

Total Fee	295,755.00		
Percent Complete	39.0575	Total Earned	115,514.61
		Previous Fee Billing	44,935.37
		Current Fee Billing	70,579.24
		Total Fee	70,579.24
		Total this Task	\$70,579.24
		Total this Phase	\$70,579.24
		Total this Invoice	\$70,579.24



Date: January 12, 2015

To: Urban Renewal Agency of the City of Twin Falls

From: Jesse Schuerman, URA Staff Engineer

Request: Update on Rogerson Building.

Background:

Asbestos abatement- Contract Documents have been signed and received by Urban Renewal Staff. Intermountain Construction & Abatement plans to begin removal of asbestos immediately after EPA has received the 10 business day notification from them. This equates to a start date of January 18th and the work should be completed before February 1st. Also, Columbia Technical Service will perform a post abatement inspection and provide a report to ensure that all of the Friable Regulated Asbestos containing material has been removed properly.

Demolition- Further investigation, by Staff, has revealed important details about the building and adjacent property owner at 147 Main Avenue East:

1. The north-west wall is shared by the two properties and was initially an exterior wall for Rogerson. The demolition will leave this wall in place because it is an exterior wall for 147 Main. Legal Staff has helped determine that the division wall has a claim of prescriptive easement on use and support of the common wall by the adjacent property owner. Ultimately this means that we can't weaken the wall and will need to improve the structural condition of the wall and foundation to counteract the demolition and backfill activities. The interior framework of Rogerson provides structural support to the wall. Backfilling the basement can put large pressure forces on the foundation. Staff has met with and would like further guidance from qualified Structural Engineer Gary Bowlin with EHM Engineers, Inc. This guidance would involve a Structural Analysis, Geotechnical recommendations, and details for reference and supplementation to the demolition contract.
 - a. In addition, it may be best to build a wall to create a vault under the alley where the Rogerson building currently extends. If that is needed, staff may need to hire a firm to design that as well.
2. Rogerson shares a 4" fire line with the adjacent building which comes from the connection on the east side of the Rogerson property. Staff would like to hire a plumbing contractor to cap the fire line into Rogerson and provide a new service on the east side of 147 Main Avenue East to get the line out of the way during demolition.
3. Staff met with a salvage expert and determined the most valuable salvage would need to be removed by the demolition contractor and, if defined, and bid separately would add cost to the

demolition process because more work and time would be required to save items. A quick list of the salvageable items include:

- a. Copper and Iron Pipe
- b. Old Timber Beams/Joists/Posts
- c. Vertical Solid Core Grain Fir Doors
- d. Cast Iron Radiators
- e. Old Phone Booth

Most demolition companies do their own salvage to save demolition costs.

Approval Process:

Staff will likely bring a request to the Board at the next meeting to hire EHM to make recommendations and design the needed structural improvements to be included in the bid package

Budget Impact:

There will be separate cost for moving the fire line service and to get Structural recommendations.

Conclusion:

Asbestos abatement should be completed by the 1st of February.

To begin the process of getting structural recommendations and to facilitate a new fire line service for 147 Main, Staff will contact the property owner to receive permissions to investigate its structure, and to move fire service line from Rogerson to the building at 147 Main. Communications with the property owner may help determine the best outcome for the least invasive procedure to support the wall. Also OTAK may want to weigh in on how the wall is finished to complete their vision of the plaza. The shared wall details will delay and complicate demolition.

Attachments: None