



**AGENDA**  
**Regular Meeting of the City of Twin Falls**  
**Urban Renewal Agency Board**  
305 3<sup>rd</sup> Avenue East, Twin Falls, Idaho  
City Council Chambers  
Monday, May 11, 2015 at 12:00 pm.

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**URBAN RENEWAL AGENCY BOARD MEMBERS:**

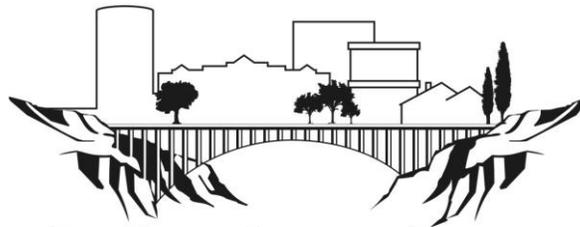
Leon Smith      Dan Brizee      Dexter Ball      Neil Christensen      Perri Gardner      Bob Richards  
**Chairman      Vice-Chairman      Secretary**

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1. Call meeting to order.
2. Consent Agenda:
  - a. Review and approval of minutes from the April 13, 2015 regular meeting and April 28, 2015 special meeting.
  - b. Review and approval of May 2015 financial report.
3. Update from Otak on the Main Avenue Design Project – Mandi Roberts
4. Appoint a budget committee to review the FY 2016 TFURA budget – Leon Smith
5. Consideration of a request to approve a contract with Acco Engineering Systems for \$22,850 to replace two (2) HVAC units at TFURA-owned property located at 851 Pole Line Road. (see staff report) – Jesse Schuerman
6. Public input and/or items from the Urban Renewal Agency Board or staff.
7. Adjourn. Next regular meeting: **Monday, June 8, 2015 @ 12:00 pm**

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***\*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**

**April 13, 2015**

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 3<sup>rd</sup> Avenue East, Twin Falls.

**Present:**

Leon Smith	URA Chairman
Dan Brizee	URA Vice Chairman
Dexter Ball	URA Secretary
Neil Christensen	URA Member
Bob Richards	URA Member
Perri Gardner	URA Member (arrived at 12:08 pm)

**Also present:**

Melinda Anderson	Urban Renewal Executive Director
Jesse Schuerman	Urban Renewal Engineer
Brent Hyatt	City Assistant Finance Officer
Leon Mills	Twin Falls County Commissioner Liaison
Renee Carraway Johnson	City Zoning & Development Manager
Fritz Wonderlich	City Attorney
Josh Palmer	City Public Information Officer
Lorrie Bauer	City Administrative Assistant
Jackie Fields	City Engineer
Mandi Roberts	Otak, Inc.
Gary Haderlie	JUB Engineers
Don Hall	City Mayor
Rebecca Mills Sojka	City Council Member

**Agenda Item 1 – Call meeting to order.**

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

Melinda Anderson asked the Board's permission to add an agenda item which would need a motion, to authorize the Chairman to enter into a contract with Stock Construction Management Services, Inc. for construction management services to prepare the site for the Clif Bar Baking Company, LLC. Dan Brizee moved to approve the addition of the agenda item and Neil Christensen seconded the motion. A roll call vote showed that all board members present voted in favor of the motion. This agenda item was added after Agenda Item 4.

**Agenda Item 2 – Consent Agenda: a) Review and approval of minutes from the March 9, 2015 regular meeting and March 18, 2015 special meeting, and b) Review and approval of April 2015 financial report.**

Dan Brizee moved to accept the consent agenda in total and Bob Richards seconded the motion. Chairman Smith questioned the \$3,700 entry to JUB Engineers in the check register. Melinda Anderson responded it was the final costs of the Kimberly Road Water Line Improvements project from 2011 (water line and new pump). Due to a number of reasons the project was not closed out in a timely manner. Gary Haderlie of JUB was in the audience and he explained the contractor of the project had not finished all of the work. He explained two years ago JUB noted an arsenic monitor was not working. The supplier that would have corrected the defective monitor stopped responding as a business so they could never complete the work. JUB met with legal counsel, city staff, and URA staff with no resolution. After discussion with legal counsel last month, it was recommended JUB close out their portion of the project which prompted the issue of the final invoice. It is understood that there are no other outstanding bills for this project and retainage is being withheld for work not completed on the project. With no further discussion, roll call vote showed that all board members present voted in favor of the motion to accept the consent agenda with Chairman Leon Smith abstaining from the March 18, 2015 special meeting minutes because he was not present at the meeting.

**Agenda Item 3 – Update from Otak on the Main Avenue Design Project – Mandi Roberts**

Mandi Roberts of Otak began by referencing historic photos of downtown in the 1940's and the current design (1971), and noted the new design will have more parking, less planting areas, fewer bulb outs, but still have generous sidewalks and pedestrian gathering areas. Current conditions include 14.5' sidewalk space on both sides of Main Ave., front-in angled parking of 16', valley gutters of 3', parking lane widths of 10' to 10.5', which is very tight. Vehicles such as trucks, vans, and suburbans are parking over the top of the valley gutter and some still extend into the travel lane. There are also cases where vehicles go over the centerline when backing out of the parking space which is illegal. Due to these factors, additional dimensions are needed in the travel lanes and parking bays. Ms. Roberts shared the Project Advisory Committee (PAC) discussed the parking options in depth. (The PAC is a group of downtown Main Avenue merchants along with other community members that are not business owners, but are customers or have interest in downtown.)

There are strong concerns and some merchants are unhappy about back-in angled parking especially on the Gooding-Shoshone block. Mandi believes the concern is a fear that customers will be resistant to back-in parking and will not want to come downtown. Yet, there are others who believe there are many benefits from a safety, visibility, and bicycling perspective, Using the overhead projector, she illustrated the proposed dimensions that have been worked out with the City Engineering Department. The proposed back-in angled parking dimensions include 11' travel lanes, 17' back-in angled parking bays, 13.5' width sidewalk and amenity zone space about the same, but maybe a foot smaller than today's sidewalk dimension. With Main Avenue being a designated bicycle route, the back-in angle design supports the route because if

you are parked next to a larger vehicle you have a direct view of on-coming traffic as you're pulling out. Bicycling sharrows would be used to designate the bike lanes. She added you need less space with the back-in angled parking because you can pull right out into your lane, you don't have to back out around a truck that is extending over the valley gutter. Front-in angled parking dimensions would include 12' travel lanes, 18' for parking bays, and a 3' reduction of amenity zone and sidewalk space on each side. Other options include parallel parking on one side which would increase the amenity zone and sidewalk space and no parking on one side of the street at all (in front of sidewalk cafés). Poll results of the 14 PAC members at this morning's meeting include 1 person that did not support the back-in angled parking, 1 person who could go either way, and the rest were in favor of the back-in. Mandi stated the results gave them direction to move forward with back-in angled parking design. The draft plans will be shared for community involvement.

Melinda Anderson added that at the morning PAC meeting they talked about the idea that Main Avenue should accommodate vehicles, pedestrians, and cyclists and had a discussion regarding how back-in angled parking would accommodate more sidewalk space and make it easier for cyclists. This helped PAC members understand what the trade-offs would be. Also discussed was the fact the parking bay striping wouldn't be done for two years and during that time the community would help all customers understand back-in angled parking by holding demonstrations and having people try it for themselves. She added the PAC is recommending to the URA Board and City Council to use parallel parking (especially along festival parts of the streets) and back-in angled parking for the remainder of the five blocks in the design. As the Main Avenue design is dependent on the type of parking to be constructed, it's not likely to be changed once the construction is completed.

In regards to resistance in other communities that have back-in angled parking Ms. Roberts stated areas where it is given a chance, including out-reach, education, and time for the community to get used to it, it is successful and people like it, they understand the benefits; Areas that have failed did not have community support prior to striping and/or not enough time or education was given for the change. She added the group that is most resistant to the idea is the block between Gooding and Shoshone. That group shared an idea that since there is no parking in front of O'Dunkens now, to have half of the block remain no-parking and stripe the rest with angled parking which would leave plenty of useable sidewalk space. There is also interest in having the Gooding-Shoshone block as a festival street just like the downtown commons area. There has also been discussions about public art on the corner, an architectural cross-arch (separately funded), and sculptures.

Mandi explained a design challenge: When doing the back-in angled parking on festival streets you have to have a vertical element that stops the vehicle such as wheel stops, bollards, planters, etc., which take away the function of the festival street. A festival street is one level area from sidewalk to sidewalk. It is possible that parallel parking will be used on festival streets with removable bollards at the ends of the streets to stop traffic during an event.

As far as the schedule, Mandi stated everything is close to being on track with the utility design a little ahead of schedule. Next, designs will be laid out, including sub-options. The May and June meetings with the Project Advisory Committee and URA Board, including attending City Council members, will be talk about the designs, options, and costs. The design would then be shared with the public for their input via open house. Designs would then be submitted for City Council approval. Once approved, final designs would begin and continue through the fall, with bidding and construction in early 2016.

A consensus was needed for Otak to continue with the design and to create cost estimates. The PAC committee's direction is to use back-in angled parking. Chairman Smith asked the board if anyone objected. No objections, but comments included further communication with the community in regards to back-in angled parking would be helpful and equitable sidewalk space throughout was a concern.

Chairman Smith asked if any city council members had any comments to share. Council member Rebecca Mills Sojka would like to get a sense from the community how well they accept the back-in angled parking before completing the preliminary design. Additional analysis was suggested as to how much parking is lost or gained with each parking direction option. Mayor Don Hall believes educational processes with the community should begin now, before proceeding, to ensure the correct directive has been given.

**Agenda Item 4 - Consideration of a request to approve the GemStone response to the TFURA RFP for property located at 135 5<sup>th</sup> Ave So.**

Melinda Anderson introduced the agenda item by stating GemStone Climbing and Fitness Facility was the only response to the February 12, 2015 advertised request for proposal for the 10,000 SF dirt site located on the corner of 5<sup>th</sup> Avenue South on Shoshone St. The RFP asked for responses for a recreation facility of at least 15,000 SF. Melinda introduced Mr. Don Campbell, a principal member of GemStone, to talk about the proposal.

Mr. Campbell stated family friendly climbing gyms, both nationally and internationally, have a better safety record than trampoline parks. After doing intense research over the past few years, including talking with other community members, he believes there is more than adequate population to support this type of gym and believe Twin Falls is ready and will benefit from this type of facility.

Using overhead projections, Mr. Campbell described the \$1.5m project. The building will be approximately 42-44' tall with a 40' tall window to allow for viewing from the outside. The design is consistent with other recent builds in the Historic Warehouse District. Entry to the building will be from the parking lot. There will be overhead doors to increase ventilation, with louvers at the top to allow heat to escape. The building will be designed to be ADA accessible

throughout. Due to plenty of parking space, the facility will be able to handle regional competitions. Approximately 12-14 employees will be needed at the start with approximately 18-24 needed at full potential.

Chairman Smith confirmed Mr. Campbell's proposal request that the URA pay for the city water hookup fees to the property line. Melinda Anderson stated the location of the hookup to the city water is believed to be in the alley and as a board and staff, it will be necessary to understand what the costs could be before any agreement can be made. She added that if the board approves GemStone's proposal, they could direct staff to begin negotiations with GemStone regarding a development agreement or move directly towards a sale agreement that would include the property sale specifics. The end result of what each party would be responsible for would be presented before the board for approval at a later date. Melinda added that in consideration of GemStone's proposed offer of \$1.00 for the site, in turn, GemStone would invest much more than the property is worth and is a great incentive that is legal per Idaho Code.

Chairman Smith asked if there was further discussion. Hearing none he asked for a motion. Neil Christensen motioned to approve GemStone's response and advise staff to work together with GemStone on a development agreement or sales agreement. Bob Richards seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

**Added Agenda Item – Authorize the Chairman to enter into a contract with Stock Construction Management Services, Inc. for construction management services to prepare the site for the Clif Bar Baking Company of Twin Falls, LLC**

Jackie Fields handed the Board a copy of the draft agreement. She then explained the current Development Agreement provided for site preparation activities which are numerous and complex. The end result of conversations between URA, City staff, and Clif Bar representatives for work to be done in a timely, efficient manner would be to hire a construction management firm. An RFP was publicly advertised. Two firms responded. Even though both firms were competent, Stock Construction Management Services, Inc. provided relevant industrial work experience. Jackie added that URA engineer Jesse Schuerman and herself along with Stock Construction confirmed the scope for the agreement and agreed on the fees. She explained the details of the agreement to the Board. Yet to be added to the agreement are items that 1) ties Exhibit A-Scope of Services to the Development Agreement and 2) ties it to the plans and specs. Board members confirmed this was a contingent fee agreement for construction management and that the amount is not an additional project cost; however, it was not directly itemized in the Development Agreement.

After some discussion, Bob Richards moved to accept the construction management agreement as proposed and Dan Brizee seconded the motion. A roll call vote showed that all board members present voted in favor of the motion. Jackie will present the final agreement for signature by the Chairman as soon as it is prepared.

**Agenda Item 5 - Presentation from Jesse Schuerman regarding future construction work for the building adjacent to the Rogerson**

Jesse Schuerman stated professional recommendations have been received from Gary Bowlin, structural engineer with EHM, for the geotechnical requirements and ceiling joist reinforcements for reinforcing the shared wall. The geotechnical recommendations include specialized backfill requirements to restrict soil pressures on the shared foundation wall. This will be done on the Rogerson side in conjunction with demolition; therefore, this work will be included with the demolition contract. The ceiling joist reinforcements at 147 Main Ave East need to be completed prior to demolition by a private contractor. Staff anticipates the cost to be less than \$25,000, therefore, a bidding process is not necessary. A minimum of three contractors will be contacted to submit cost estimates. The work will be coordinated with the tenant to minimize disruption to the business.

**Agenda Item 6 - Consideration of a request to approve an agreement with Delta Fire Systems, Inc. to relocate the fire sprinkler service from the Rogerson property to 147 Main Avenue E for \$21,650**

Fritz Wonderlich, City Attorney, explained the URA is responsible for these costs because the buildings are connected by a fire line and when demolishing the Rogerson, the adjacent buildings water supply for fire suppression would be lost. The water supply needs to be relocated and reconnected to the fire line before the Rogerson can be demolished.

Learned from conversations with Jim Auclair, Fire Chief, Jesse Schuerman stated this process is considered a new service into the adjacent building and that Idaho Fire Codes requires a licensed fire sprinkler contractor to do the work. The work would include a new fire flow line and a new fire alarm system to meet the current Fire Code and Americans with Disabilities Act Accessibility Guideline (ADAAG) requirements. Four licensed contractors were asked to submit bids for the work and two responded. Delta Fire Systems, Inc. was the lowest bidder with \$21,650.

After some discussion, Bob Richards motioned to approve the agreement with Delta Fire System for \$21,650 and Perri Gardner seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

**Agenda Item 7 - Public Hearing – Judicial confirmation request for new RAA 4-1 bonds**

Chairman Smith opened the meeting to a public hearing and invited Fritz Wonderlich, City Attorney, to explain the request for judicial confirmation. Last fall, the URA authorized the refunding of tax increment financing (TIF) RAA 4-1 which was already judicially confirmed; however, in order for Bond Counsel, Rick Skinner, to provide an unqualified bond opinion, he required judicial confirmation of the new money. The new money is the additional money available due to the increase of the value of that area. The unqualified bond opinion is needed to get a decent rate on the selling of the bonds. The first step of judicial confirmation is to hold a public hearing, which was advertised on March 26, 2015 for today. Judicial confirmation

cannot be approved today due to the Statues require a 14 day waiting period after the public hearing. A special meeting has been set for April 28, 2015 for approval. Today, the public can give opinion on whether the URA should be allowed to file a petition for judicial confirmation. No decision can be made.

Chairman Smith asked for public comments. None received. He then closed the public hearing.

**Agenda Item 8 – Public input and/or items from the Urban Renewal Agency Board**

Melinda reminded everyone of the Special Meeting that will be held on April 28<sup>th</sup> at 12:30 p.m. at the Council Chambers which will include at least two agenda items. Perri Gardner stated she might not be able to attend. Melinda also reminded everyone she is going to be out of the office beginning April 17<sup>th</sup> and returning May 4<sup>th</sup>.

**Agenda Item 9 - 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 Smith requested to adjourn to Executive Session. Bob Richards motioned to go into Executive Session and Dan Brizee seconded. Roll call vote showed that all board members present voted in favor of the motion. Chairman Smith announced the board will not return to open session. Meeting adjourned to executive session.

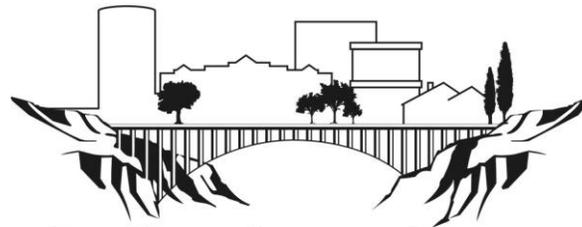
**Agenda Item 10 – Adjourn**

The meeting adjourned at 1:36 p.m.

Next regular scheduled Urban Renewal meeting is scheduled for **Monday, May 11, 2015 @ 12:00 p.m.**

Respectfully submitted,

Lorrie Bauer  
Administrative Assistant



THE URBAN RENEWAL AGENCY  
OF THE CITY OF TWIN FALLS

**SPECIAL MEETING MINUTES**

**April 28, 2015**

The Urban Renewal Agency held a special meeting at 12:30 p.m. this date in the Twin Falls City Council Chambers located at 305 3<sup>rd</sup> Avenue East, Twin Falls.

**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, URA Member

**Also present:**

Brent Hyatt	City Assistant Finance Officer
Leon Mills	Twin Falls County Commissioner Liaison
Renee Carraway Johnson	City Zoning & Development Manager
Fritz Wonderlich	City Attorney
Lorrie Bauer	City Administrative Assistant
Mitch Humble	Deputy City Manager

**Agenda Item 1 – Call meeting to order.**

Chairman Smith called the meeting to order at 12:30 p.m.

**Agenda Item 2 – Consideration of a request to approve Resolution 2015-1 to seek judicial confirmation for a \$5.5 million bond for Revenue Allocation Area 4-1.**

Fritz Wonderlich introduced the agenda item by stating the original RAA 4-1 debt was refunded without judicial confirmation because that project had already been judicially confirmed many years ago. Today, the bond council is asking for judicial confirmation of funding for the expanded area because it has not previously been approved. Under Idaho's Judicial Confirmation Law process, the first step is the approval of the governing body before the petition can be filed. This requires a public hearing, which was held on April 13<sup>th</sup>, then a waiting period of 14 days, which has been completed. He noted that the bond council has reviewed and approved the petition that is proposed to be filed.

As far as the timeframe, once the verified petition is filed today, the notice of public hearing must be posted for 30 days at the Council Chambers and it is required to be published in the newspaper. If all goes well, after publication requirements have been met, there is a possibility

the court hearing could take place June 1<sup>st</sup>. If the petition is approved by the court, and the judgement is signed, it will then be forwarded to the bond counsel. There will be a 42 day appeal period before funding can take place.

Neil Christiansen moved to approve Resolution 2015-1 and Dan Brizee seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

**Agenda Item 3 – Consideration of a request to approve Resolution 2015-2 to adopt a plan to create Revenue Allocation Area 4-4**

Fritz Wonderlich stated Resolution 2015-2 is to approve a proposed Urban Renewal Plan for Revenue Allocation Area #4-4 that will encompass the 90 acre Clif Bar project only. Allocation law requires that in conjunction with the financing, a plan must be adopted. He explained the purpose of the plan and the process.

Brent Hyatt verified the \$4.1m value of the property was established in 2013. He noted there is no tax revenue due to it being exempt property.

Vice Chairman Dan Brizee moved to accept the resolution. Dexter Ball seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

**Agenda Item 4 – Adjourn**

The meeting adjourned at 12:39 p.m.

Next regular scheduled Urban Renewal meeting is scheduled for **Monday, May 11, 2015 @ 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 through April 2015

	Oct '14 - Apr 15	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Washington Fed. Bond Proceeds	4,350,000.00			
Line of Credit Adv. - Clif Bar	1,124,476.27	14,995,362.00	-13,870,885.73	7.5%
Investment Income	3,496.84	2,550.00	946.84	137.1%
Property Taxes	4,293,321.81	7,027,260.00	-2,733,938.19	61.1%
Rental Income	251,630.96	435,908.00	-184,277.04	57.7%
Chobani Advances	0.00	693,623.00	-693,623.00	0.0%
<b>Total Income</b>	<b>10,022,925.88</b>	<b>23,154,703.00</b>	<b>-13,131,777.12</b>	<b>43.3%</b>
<b>Gross Profit</b>	<b>10,022,925.88</b>	<b>23,154,703.00</b>	<b>-13,131,777.12</b>	<b>43.3%</b>
<b>Expense</b>				
Legal Advertising	150.97			
<b>RAA 4-1</b>				
Main Ave.	277,849.96			
Rogerson Building	24,415.83			
Water Line	3,740.84			
RAA 4-1 - Other	58,639.48	3,584,596.00	-3,525,956.52	1.6%
<b>Total RAA 4-1</b>	<b>364,646.11</b>	<b>3,584,596.00</b>	<b>-3,219,949.89</b>	<b>10.2%</b>
<b>RAA 4-3 (Chobani)</b>				
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	402,292.17	6,122,259.00	-5,719,966.83	6.6%
<b>Total RAA 4-3 (Chobani)</b>	<b>402,292.17</b>	<b>8,826,441.00</b>	<b>-8,424,148.83</b>	<b>4.6%</b>
<b>RAA 4-4 (Clif Bar)</b>	<b>1,768,662.25</b>	<b>15,996,749.00</b>	<b>-14,228,086.75</b>	<b>11.1%</b>
Bond Trustee Fees	0.00	6,500.00	-6,500.00	0.0%
Bonding Costs	55,993.74			
Community Relations & Website	0.00	1,700.00	-1,700.00	0.0%
Debt Payments - Interest	1,609,481.60	237,342.00	1,372,139.60	678.1%
Debt Payments - Principal	1,307,089.60	644,060.00	663,029.60	202.9%
Dues and Subscriptions	750.00	2,650.00	-1,900.00	28.3%
Insurance Expense	2,740.00	5,500.00	-2,760.00	49.8%
Legal Expense	24.52	1,000.00	-975.48	2.5%
Management Fee	0.00	229,000.00	-229,000.00	0.0%
Meeting Expense	2,319.20	3,000.00	-680.80	77.3%
Miscellaneous	10,029.90	10,500.00	-470.10	95.5%
Office Expense	246.01	500.00	-253.99	49.2%
Prof. Dev.\Training	566.71	2,800.00	-2,233.29	20.2%
Property Tax Expense	26,006.98	37,000.00	-10,993.02	70.3%
Real Estate Exp. - Call Center	14,195.39	133,400.00	-119,204.61	10.6%
Real Estate Exp. - Other	3,958.87	6,200.00	-2,241.13	63.9%
Real Estate Lease	72,000.00	72,000.00	0.00	100.0%
<b>Total Expense</b>	<b>5,641,154.02</b>	<b>29,800,938.00</b>	<b>-24,159,783.98</b>	<b>18.9%</b>
<b>Net Ordinary Income</b>	<b>4,381,771.86</b>	<b>-6,646,235.00</b>	<b>11,028,006.86</b>	<b>-65.9%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
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%
<b>Total Other Income</b>	<b>0.00</b>	<b>6,706,783.00</b>	<b>-6,706,783.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>6,706,783.00</b>	<b>-6,706,783.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>4,381,771.86</b>	<b>60,548.00</b>	<b>4,321,223.86</b>	<b>7,236.9%</b>

<b>Twin Falls Urban Renewal May, 2015 List of Checks</b>					
<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Memo</u>
2959	4/15/2015	221,481.02	Performance Systems Inc	RAA 4-1 Clif Bar	Hankins Water Storage Tank
2960	4/16/2015	72,847.55	City of Twin Falls	RAA 4-3 Chobani	Request #39 Chobani Project Costs
2961	4/20/2015	10,500.00	Negotiation Services, LLC	RAA 4-4 Clif Bar	AC#53 Hankins Road Intersection
2962	4/20/2015	694.00	EHM Engineers, Inc.	RAA 4-4 Clif Bar	AC #54 Hankins Road Civil Engineering Services
2963	4/20/2015	3,711.00	Century Link	RAA 4-4 Clif Bar	AC #55 Hankins Road Civil Engineering Services
2964	4/27/2015	165,562.03	Performance Systems Inc	RAA 4-4 Clif Bar	AC #56 Hankins Water Storage Tank
2965	4/27/2015	1,237.50	Skinner Fawcett	RAA 4-4 Clif Bar	AC #57 Bond Counsel - TF LID Clif Bar Project 2014
2966	5/4/2015	625,785.20	Idaho Power	RAA 4-4 Clif Bar	AC #58 Kimberly Substation Improvements
2967	5/4/2015	1,500.00	EHM Engineers, Inc.	RAA 4-4 Clif Bar	AC #59 Phase 1 Environmental Assessment
2968	5/4/2015	22,609.04	JUB Engineers, Inc.	RAA 4-4 Clif Bar	AC #60 Hankins Water Storage Tank
2969	5/4/2015	135.00	EHM Engineers, Inc.	RAA 4-4 Clif Bar	AC #61 Hankins Road ROW
2970	5/4/2015	2,353.00	EHM Engineers, Inc.	RAA 4-4 Clif Bar	AC #62 Hankins Road
2971	5/6/2015	748.00	ACCO Engineered Systems	Real Est Exp - Call Ctr.	HVAC prev maintenance - March
2972	5/6/2015	46.65	City of Twin Falls	RAA 4-1 Rogerson	Water, Sewer & Sanitation
2973	5/6/2015	1,005.00	Commercial Property Maintenance	Real Est Exp - Call Ctr.	Landscape Maintenance - April
2973	5/6/2015	1,330.00	Commercial Property Maintenance	Real Est Exp - Call Ctr.	Landscape Maintenance - March
2974	5/6/2015	1,885.00	EHM Engineers, Inc.	RAA 4-1 Rogerson	Demo & Geotech recommendations
2975	5/6/2015	2.50	Federal Express	Bond Costs	Postage for 2015 Bonds
2976	5/6/2015	14.01	Idaho Power	Real Estate Expense - Other	Power - 122 4th Ave S - Park
2976	5/6/2015	235.32	Idaho Power	Real Estate Expense - Call Ctr.	Power - 851 Poleline Road
2976	5/6/2015	77.33	Idaho Power	RAA 4-1 Rogerson	Power - 149 & 155 Main Ave E
2976	5/6/2015	17.29	Idaho Power	RAA 4-1 Rogerson	Power - 153 Main Ave
2976	5/6/2015	17.33	Idaho Power	RAA 4-1 Rogerson	Power - 157 Main Ave
2976	5/6/2015	25.90	Idaho Power	RAA 4-1 Rogerson	Power - 159 Main Ave
2976	5/6/2015	23.69	Idaho Power	RAA 4-1 Rogerson	Power - 161 Main Ave E
2976	5/6/2015	34.42	Idaho Power	RAA 4-1 Rogerson	Power - 155 Main Ave E
2977	5/6/2015	46.51	Intermountain Gas Company	RAA 4-1 Rogerson	Gas - Rogerson Bldg
2978	5/6/2015	440.00	J & L Sweeping Service, Inc	Real Est Exp - Call Ctr.	Property Maintenance - April
2979	5/6/2015	450.00	K & G Property Management	Real Est Exp - Call Ctr.	Property Management Fee - April
2980	5/6/2015	150.00	MSVM Group, LLC	Com. Relations & Website	URA Website hosting & support
2981	5/6/2015	13,111.41	Otak	RAA 4-1 Main Ave	Main Avenue Design - April
2982	5/6/2015	2,500.00	Wells Fargo	RAA 4-1	Bond Trust Fee

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Profit & Loss Detail**  
 April 2015

Type	Date	Num	Name	Memo	Amount	Balance
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Line of Credit Adv. - Clif Bar</b>						
Deposit	04/03/2015		Clif Bar & Co.	Advance	44,649.60	44,649.60
Deposit	04/17/2015		Clif Bar & Co.	Clif Bar Advance	14,905.00	59,554.60
Deposit	04/24/2015		Clif Bar & Co.	Clif Bar Advance	166,799.53	226,354.13
Total Line of Credit Adv. - Clif Bar					226,354.13	226,354.13
<b>Investment Income</b>						
Deposit	04/01/2015		Wells Fargo	Interest on account	22.15	22.15
Deposit	04/02/2015			Interest	26.43	48.58
Deposit	04/02/2015			Interest	2.00	50.58
Deposit	04/02/2015			Interest	0.71	51.29
Deposit	04/02/2015			Interest	24.06	75.35
Total Investment Income					75.35	75.35
<b>Property Taxes</b>						
Deposit	04/13/2015	15-0231...	Twin Falls County ...	Property Tax 1-0001 March 2015	10,194.56	10,194.56
Deposit	04/13/2015	15-0231...	Twin Falls County ...	Property Tax 1-0007 March, 2015	79.04	10,273.60
Total Property Taxes					10,273.60	10,273.60
<b>Rental Income</b>						
Deposit	04/06/2015		US Treasury	VA Rent	1,333.33	1,333.33
Deposit	04/27/2015	17070	C3	Rent - April, 2015	34,760.50	36,093.83
Total Rental Income					36,093.83	36,093.83
Total Income					272,796.91	272,796.91
Gross Profit					272,796.91	272,796.91
<b>Expense</b>						
<b>Legal Advertising</b>						
Check	04/08/2015	2944	Lee Enterprises	RFQ for construction mgmt services	87.57	87.57
Total Legal Advertising					87.57	87.57
<b>RAA 4-1</b>						
<b>Main Ave.</b>						
Check	04/08/2015	2945	Balancced Rock El...	Locate city maintained power system	1,273.54	1,273.54
Check	04/08/2015	2945	Balancced Rock El...	Locate city maintained power system	1,455.60	2,729.14
Check	04/08/2015	2955	Otak	Main Ave Design	159,347.00	162,076.14
Check	04/08/2015	2955	Otak	Main Ave Design	30,651.10	192,727.24
Check	04/08/2015	2956	Party Center	Tables & Chair Rental	219.46	192,946.70
Total Main Ave.					192,946.70	192,946.70
<b>Rogerson Building</b>						
Check	04/08/2015	2946	City of Twin Falls	Water, Sewer & Sanitation 157 Main Ave East	32.85	32.85
Check	04/08/2015	2947	EHM Engineers, Inc.	Demo Geotech recommendations	1,700.00	1,732.85
Check	04/08/2015	2950	Idaho Power Comp...	Power 122 4th Ave S - Park	14.34	1,747.19
Check	04/08/2015	2950	Idaho Power Comp...	Power 149 Main Ave E	82.80	1,829.99
Check	04/08/2015	2950	Idaho Power Comp...	Power 153 Main Ave E	17.33	1,847.32
Check	04/08/2015	2950	Idaho Power Comp...	Power 157 Main Ave E	21.54	1,868.86
Check	04/08/2015	2950	Idaho Power Comp...	Power 159 Main Ave E	30.24	1,899.10
Check	04/08/2015	2950	Idaho Power Comp...	Power 161 Main Ave E	28.12	1,927.22
Check	04/08/2015	2950	Idaho Power Comp...	Power 155 Main Ave E	34.08	1,961.30
Check	04/08/2015	2951	Intermountain Gas ...	Gas - 149 Main Ave E	14.23	1,975.53
Total Rogerson Building					1,975.53	1,975.53
<b>Water Line</b>						
Check	04/08/2015	2953	JUB Engineers, Inc.	Waterline Phase 3 Construction Admn	3,740.84	3,740.84
Total Water Line					3,740.84	3,740.84
<b>RAA 4-1 - Other</b>						
Check	04/08/2015	2957	Sawtooth Spraying...	Dormant Oil Spray - Spring	350.00	350.00
Total RAA 4-1 - Other					350.00	350.00
Total RAA 4-1					199,013.07	199,013.07
<b>RAA 4-3 (Chobani)</b>						
Check	04/16/2015	2960	City of Twin Falls	Reimburse Chobani's bond	72,847.55	72,847.55
Total RAA 4-3 (Chobani)					72,847.55	72,847.55

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Profit & Loss Detail**  
 April 2015

Type	Date	Num	Name	Memo	Amount	Balance
<b>RAA 4-4 (Clif Bar)</b>						
Check	04/06/2015	2942	Keller Associates	URTF Climber Project Pretreatment	9,820.05	9,820.05
Check	04/06/2015	2943	Idaho Power Comp...	AC #52 3370 Eldridge Ave line extension Wastewater	37,663.00	47,483.05
Check	04/15/2015	2959	Performance Syste...	Hankins Water Tank PIC 11	221,481.02	268,964.07
Check	04/20/2015	2961	Negotiation Servic...	Hankins Road Intersection	10,500.00	279,464.07
Check	04/20/2015	2962	EHM Engineers, Inc.	Hankins Road Civil Engineering Services	694.00	280,158.07
Check	04/20/2015	2963	Century Link	Vacte existing easement and remove above ground fi...	3,711.00	283,869.07
Check	04/27/2015	2964	Performance Syste...	Hankins Storage Tank	165,562.03	449,431.10
Check	04/27/2015	2965	Skinner Fawcett	RAA 4-4 Clif Bar TF LID Clif Bar Project 2014	1,237.50	450,668.60
Total RAA 4-4 (Clif Bar)					450,668.60	450,668.60
<b>Debt Payments - Interest</b>						
Check	04/01/2015	Direct	Zions First National...	Payment to Bond Holders	1,488,983.47	1,488,983.47
Total Debt Payments - Interest					1,488,983.47	1,488,983.47
<b>Debt Payments - Principal</b>						
Check	04/01/2015	Direct	Zions First National...	Payment to Bond Holders	1,123,000.00	1,123,000.00
Total Debt Payments - Principal					1,123,000.00	1,123,000.00
<b>Insurance Expense</b>						
Check	04/08/2015	2949	ICRMP	Semi Annual Insurance payment 2nd half	2,740.00	2,740.00
Total Insurance Expense					2,740.00	2,740.00
<b>Legal Expense</b>						
Check	04/08/2015	2944	Lee Enterprises	Notice - financial statement	24.52	24.52
Total Legal Expense					24.52	24.52
<b>Meeting Expense</b>						
Check	04/08/2015	2948	Great Harvest Brea...	URA March 9, 2015 meeting lunches	146.25	146.25
Total Meeting Expense					146.25	146.25
<b>Office Expense</b>						
Check	04/02/2015	BC	Wells Fargo	Wire Transfer Fee	15.00	15.00
Check	04/08/2015	2958	City of Twin Falls	Checks & endorsement stamp	87.71	102.71
Check	04/08/2015	BC	Wells Fargo	Deposit Slips	17.50	120.21
Check	04/17/2015	BC	Wells Fargo	Wire Transfer Fee	15.00	135.21
Total Office Expense					135.21	135.21
<b>Real Estate Exp. - Call Center</b>						
Check	04/08/2015	2950	Idaho Power Comp...	Power 851 Poleline Road	255.36	255.36
Check	04/08/2015	2952	J & L Sweeping Se...	Property Maintenance - March	352.00	607.36
Check	04/08/2015	2954	K & G Property Ma...	Property Management Fee - March	450.00	1,057.36
Total Real Estate Exp. - Call Center					1,057.36	1,057.36
Total Expense					3,338,703.60	3,338,703.60
Net Ordinary Income					-3,065,906.69	-3,065,906.69
<b>Net Income</b>					<b>-3,065,906.69</b>	<b>-3,065,906.69</b>

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet**  
As of April 30, 2015

	Apr 30, 15
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Cash</b>	
State Investment Pool	454,654.68
Wash. Fed. Bond Reserve	435,023.53
WF General Checking #6350	132,519.13
WF Bond Escrow #6400	4,553,671.25
WF Savings #8992	7,000,000.00
Zions Revenue Alloc. #8616	799,405.15
Zions Revenue Alloc. #8616A	110,543.99
Zions Revenue Alloc. #8616B	0.71
Zions Bond Reserve #8616C	2,705,010.54
<b>Total Cash</b>	16,190,828.98
<b>Total Checking/Savings</b>	16,190,828.98
<b>Other Current Assets</b>	
Due from Other Governments	21,855.60
Property Taxes Receivable	41,347.03
<b>Total Other Current Assets</b>	63,202.63
<b>Total Current Assets</b>	16,254,031.61
<b>Fixed Assets</b>	
Land	1,350,000.00
Building	3,834,412.16
Equipment	475,000.00
Accumulated Depreciation	-732,624.14
<b>Total Fixed Assets</b>	4,926,788.02
<b>TOTAL ASSETS</b>	<b>21,180,819.63</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Long Term Liabilities</b>	
Deferred Rev.-Property Tax	60,276.67
Security Deposit	68,157.84
<b>Total Long Term Liabilities</b>	128,434.51
<b>Total Liabilities</b>	128,434.51
<b>Equity</b>	
<b>Fund Balance</b>	
Fund Balance-General Fund	2,018.58
Fund Balance-Revenue Alloc.	7,504,869.49
Fund Balance-Bond Fund	3,574,156.00
Fund Balance-Rental Fund	5,589,569.19
<b>Total Fund Balance</b>	16,670,613.26
<b>Net Income</b>	4,381,771.86
<b>Total Equity</b>	21,052,385.12
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>21,180,819.63</b>

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet Detail**  
As of April 30, 2015

Type	Date	Num	Name	Memo	Amount	Balance
<b>ASSETS</b>						24,246,726.32
<b>Current Assets</b>						19,319,938.30
<b>Checking/Savings</b>						19,256,735.67
<b>Cash</b>						19,256,735.67
<b>State Investment Pool</b>						7,854,654.68
Transfer	04/06/2015		Funds Transfer		-200,000.00	7,654,654.68
Transfer	04/13/2015		Funds Transfer		-200,000.00	7,454,654.68
Transfer	04/16/2015		Funds Transfer		-7,000,000.00	454,654.68
Total State Investment Pool						-7,400,000.00
<b>Wash. Fed. Bond Reserve</b>						435,023.53
Total Wash. Fed. Bond Reserve						435,023.53
<b>WF General Checking #6350</b>						113,648.00
Transfer	04/02/2015		Funds Transfer		22.15	113,670.15
Check	04/02/2015	BC	Wells Fargo		-15.00	113,655.15
Deposit	04/03/2015		Deposit		44,649.60	158,304.75
Check	04/06/2015	2942	Keller Associates	Invoice 0000007	-9,820.05	148,484.70
Check	04/06/2015	2943	Idaho Power Company	WO #27428970	-37,663.00	110,821.70
Transfer	04/06/2015		Funds Transfer		200,000.00	310,821.70
Deposit	04/06/2015		Deposit		1,333.33	312,155.03
Check	04/08/2015	2944	Lee Enterprises	Invoice #623145	-112.09	312,042.94
Check	04/08/2015	2945	Balanced Rock Electric	Invoice Z1331 & Z12951	-2,729.14	309,313.80
Check	04/08/2015	2946	City of Twin Falls	Account #122316-000	-32.85	309,280.95
Check	04/08/2015	2947	EHM Engineers, Inc.	Invoice 001-15	-1,700.00	307,580.95
Check	04/08/2015	2948	Great Harvest Bread Company		-146.25	307,434.70
Check	04/08/2015	2949	ICRMP	Policy 34A18018100114	-2,740.00	304,694.70
Check	04/08/2015	2950	Idaho Power Company	2220512228, 2205057868, 2221026707, ...	-483.81	304,210.89
Check	04/08/2015	2951	Intermountain Gas Company	64554563-842-3	-14.23	304,196.66
Check	04/08/2015	2952	J & L Sweeping Service, Inc.	Invoice 24677	-352.00	303,844.66
Check	04/08/2015	2953	JUB Engineers, Inc.	Invoice 0093005	-3,740.84	300,103.82
Check	04/08/2015	2954	K & G Property Management	Invoice 3505	-450.00	299,653.82
Check	04/08/2015	2955	Otak	Invoice 00021500338R & 000031500242	-189,998.10	109,655.72
Check	04/08/2015	2956	Party Center	Invoice 14832	-219.46	109,436.26
Check	04/08/2015	2957	Sawtooth Spraying Service	Invoice 35055	-350.00	109,086.26
Check	04/08/2015	2958	City of Twin Falls	Reimbursement	-87.71	108,998.55
Check	04/08/2015	BC	Wells Fargo		-17.50	108,981.05
Transfer	04/13/2015		Funds Transfer		200,000.00	308,981.05
Deposit	04/13/2015		Deposit		10,194.56	319,175.61
Deposit	04/13/2015		Deposit		79.04	319,254.65
Transfer	04/14/2015		Funds Transfer		-50,000.00	269,254.65
Check	04/15/2015	2959	Performance Systems Inc.	Payment #7	-221,481.02	47,773.63
Check	04/16/2015	2960	City of Twin Falls	Reimbursement	-72,847.55	-25,073.92
Transfer	04/16/2015		Funds Transfer		7,000,000.00	6,974,926.08
Deposit	04/17/2015		Deposit		14,905.00	6,989,831.08
Transfer	04/17/2015		Funds Transfer		72,847.55	7,062,678.63
Check	04/17/2015	BC	Wells Fargo		-15.00	7,062,663.63
Transfer	04/17/2015		Funds Transfer		-6,950,000.00	112,663.63
Check	04/20/2015	2961	Negotiation Services, LLC	03/30/15	-10,500.00	102,163.63
Check	04/20/2015	2962	EHM Engineers, Inc.	431-14B	-694.00	101,469.63
Check	04/20/2015	2963	Century Link	Job Authorization # E742000	-3,711.00	97,758.63
Deposit	04/24/2015		Deposit		166,799.53	264,558.16
Deposit	04/27/2015		Deposit		34,760.50	299,318.66
Check	04/27/2015	2964	Performance Systems Inc.	Payment #7	-165,562.03	133,756.63
Check	04/27/2015	2965	Skinner Fawcett	Invoice #35106	-1,237.50	132,519.13
Total WF General Checking #6350						18,871.13
<b>WF Bond Escrow #6400</b>						4,553,671.25
Total WF Bond Escrow #6400						4,553,671.25
<b>WF Revenue Alloc. #5601</b>						0.00
Deposit	04/01/2015		Deposit		22.15	22.15
Transfer	04/02/2015		Funds Transfer		-22.15	0.00
Total WF Revenue Alloc. #5601						0.00
<b>WF Bond Reserve #5602</b>						0.00
Total WF Bond Reserve #5602						0.00
<b>WF Bond Fund #5600</b>						0.00
Total WF Bond Fund #5600						0.00
<b>WF Savings #8992</b>						0.00
Transfer	04/14/2015		Funds Transfer		50,000.00	50,000.00
Transfer	04/17/2015		Funds Transfer		6,950,000.00	7,000,000.00
Total WF Savings #8992						7,000,000.00
<b>Zions Revenue Alloc. #8616</b>						630,172.27
Deposit	04/02/2015		Interest		26.43	630,198.70
Transfer	04/17/2015		Funds Transfer		168,923.96	799,122.66
Transfer	04/17/2015		Funds Transfer		282.49	799,405.15
Total Zions Revenue Alloc. #8616						169,232.88
<b>Zions Revenue Alloc. #8616A</b>						183,389.54
Deposit	04/02/2015		Interest		2.00	183,391.54
Transfer	04/17/2015		Funds Transfer		-72,847.55	110,543.99
Total Zions Revenue Alloc. #8616A						-72,845.55

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet Detail**  
As of April 30, 2015

Type	Date	Num	Name	Memo	Amount	Balance
<b>Zions Revenue Alloc. #8616B</b>						2,611,983.47
Check	04/01/2015	Direct	Zions First National Bank		-1,488,983.47	1,123,000.00
Check	04/01/2015	Direct	Zions First National Bank		-1,123,000.00	0.00
Deposit	04/02/2015			Interest	0.71	0.71
Total Zions Revenue Alloc. #8616B					-2,611,982.76	0.71
<b>Zions Bond Reserve #8616C</b>						2,874,192.93
Deposit	04/02/2015			Interest	24.06	2,874,216.99
Transfer	04/17/2015			Funds Transfer	-168,923.96	2,705,293.03
Transfer	04/17/2015			Funds Transfer	-282.49	2,705,010.54
Total Zions Bond Reserve #8616C					-169,182.39	2,705,010.54
<b>Parking Lot Sinking Cash #3425</b>						0.00
Total Parking Lot Sinking Cash #3425						0.00
<b>Wells Fargo Securities #1251</b>						0.00
Total Wells Fargo Securities #1251						0.00
<b>Zions Warrant #6362</b>						0.00
Total Zions Warrant #6362						0.00
<b>Cash - Other</b>						0.00
Total Cash - Other						0.00
Total Cash					-3,065,906.69	16,190,828.98
Total Checking/Savings					-3,065,906.69	16,190,828.98
<b>Accounts Receivable</b>						0.00
<b>Accounts Receivable</b>						0.00
Total Accounts Receivable						0.00
Total Accounts Receivable						0.00
<b>Other Current Assets</b>						63,202.63
<b>Accounts Receivable Clif Bar</b>						0.00
Total Accounts Receivable Clif Bar						0.00
<b>Account Receivable - Chobani</b>						0.00
Total Account Receivable - Chobani						0.00
<b>Deposits</b>						0.00
Total Deposits						0.00
<b>Due from Other Governments</b>						21,855.60
Total Due from Other Governments						21,855.60
<b>Interest Receivable</b>						0.00
<b>Int. Rec.-Zions Bond</b>						0.00
Total Int. Rec.-Zions Bond						0.00
<b>Int. Rec.-Bond Fund</b>						0.00
Total Int. Rec.-Bond Fund						0.00
<b>Int. Rec.-Revenue Allocation</b>						0.00
Total Int. Rec.-Revenue Allocation						0.00
<b>Interest Receivable - Other</b>						0.00
Total Interest Receivable - Other						0.00
Total Interest Receivable						0.00
<b>Inventory Asset</b>						0.00
Total Inventory Asset						0.00
<b>Prepaid Insurance</b>						0.00
Total Prepaid Insurance						0.00
<b>Property Taxes Receivable</b>						41,347.03
Total Property Taxes Receivable						41,347.03
Total Other Current Assets						63,202.63
Total Current Assets					-3,065,906.69	16,254,031.61
<b>Fixed Assets</b>						4,926,788.02
<b>Land</b>						1,350,000.00
Total Land						1,350,000.00
<b>Building</b>						3,834,412.16
Total Building						3,834,412.16
<b>Equipment</b>						475,000.00
Total Equipment						475,000.00
<b>Accumulated Depreciation</b>						-732,624.14
Total Accumulated Depreciation						-732,624.14
Total Fixed Assets						4,926,788.02

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet Detail**  
As of April 30, 2015

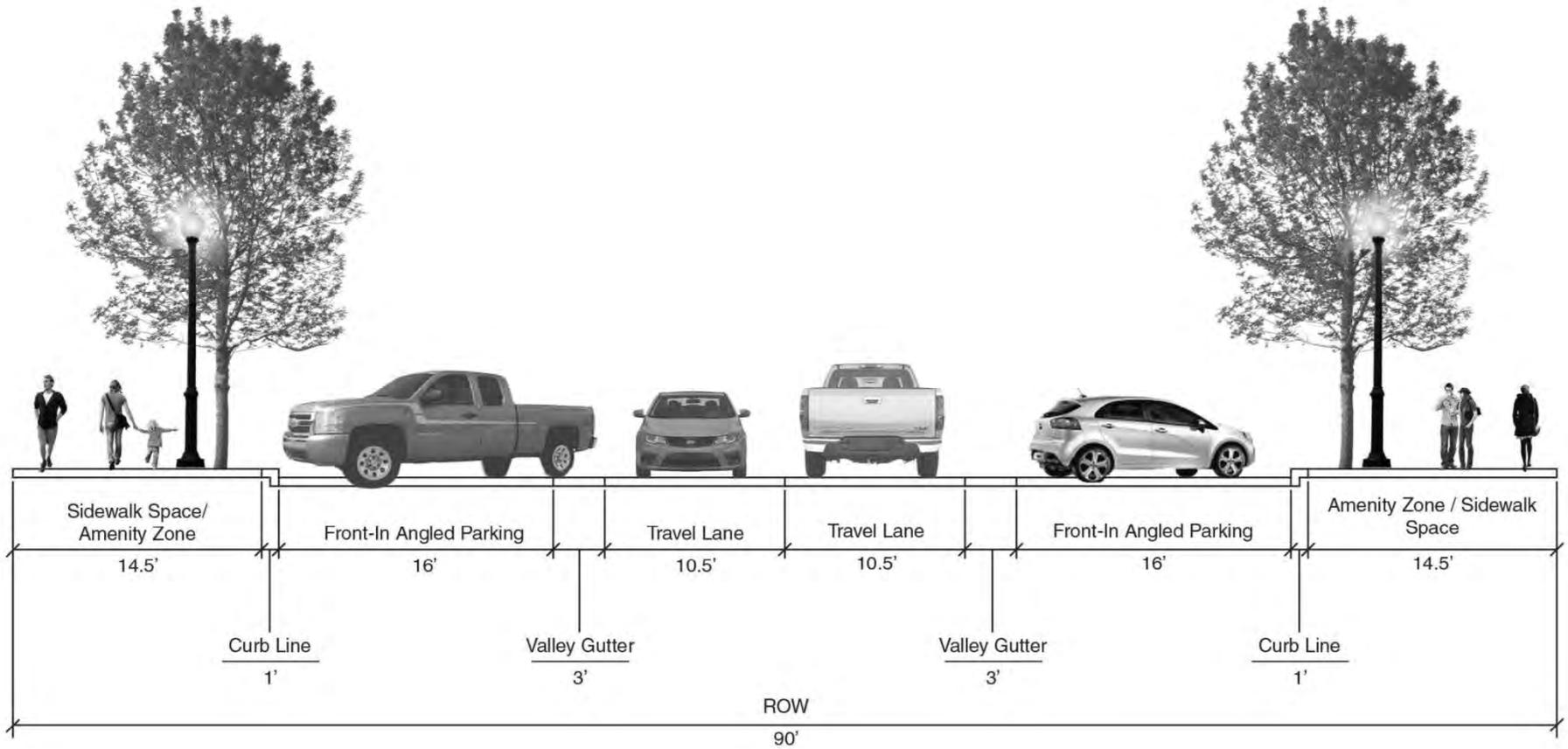
Type	Date	Num	Name	Memo	Amount	Balance
<b>Other Assets</b>						0.00
<b>Due from General (4-2)</b>						0.00
Total Due from General (4-2)						0.00
<b>Lease Receivable-Jayco</b>						0.00
Total Lease Receivable-Jayco						0.00
<b>Note Receivable - Agro Farma</b>						0.00
Total Note Receivable - Agro Farma						0.00
<b>Property Tax Clearing Account</b>						0.00
Total Property Tax Clearing Account						0.00
Total Other Assets						0.00
<b>TOTAL ASSETS</b>					<b>-3,065,906.69</b>	<b>21,180,819.63</b>
<b>LIABILITIES &amp; EQUITY</b>						24,246,726.32
<b>Liabilities</b>						128,434.51
<b>Current Liabilities</b>						0.00
<b>Accounts Payable</b>						0.00
<b>Accounts Payable</b>						0.00
Total Accounts Payable						0.00
Total Accounts Payable						0.00
<b>Credit Cards</b>						0.00
Total Credit Cards						0.00
<b>Other Current Liabilities</b>						0.00
<b>Accts Pay - Rev. Alloc. 4-4</b>						0.00
Total Accts Pay - Rev. Alloc. 4-4						0.00
<b>Due to Other Governments</b>						0.00
Total Due to Other Governments						0.00
<b>Accts Pay - Bond Fund</b>						0.00
Total Accts Pay - Bond Fund						0.00
<b>Accts Pay - General</b>						0.00
Total Accts Pay - General						0.00
<b>Accts Pay - Rental Fund</b>						0.00
Total Accts Pay - Rental Fund						0.00
<b>Accts Pay - Rev. Alloc. 4-1</b>						0.00
Total Accts Pay - Rev. Alloc. 4-1						0.00
<b>Accts Pay - Rev. Alloc. 4-3</b>						0.00
Total Accts Pay - Rev. Alloc. 4-3						0.00
<b>Payroll Liabilities</b>						0.00
Total Payroll Liabilities						0.00
<b>Prepaid Rent</b>						0.00
Total Prepaid Rent						0.00
Total Other Current Liabilities						0.00
Total Current Liabilities						0.00
<b>Long Term Liabilities</b>						128,434.51
<b>BID Grant Oversight</b>						0.00
Total BID Grant Oversight						0.00
<b>Deferred Rev.-Lease</b>						0.00
Total Deferred Rev.-Lease						0.00
<b>Deferred Rev.-Lease Principal</b>						0.00
Total Deferred Rev.-Lease Principal						0.00
<b>Deferred Rev.-Property Tax</b>						60,276.67
Total Deferred Rev.-Property Tax						60,276.67
<b>Due to Rev. Alloc. (4-1)</b>						0.00
Total Due to Rev. Alloc. (4-1)						0.00
<b>Notes and Bonds Payable</b>						0.00
<b>Bond Payable - Rev. Alloc.</b>						0.00
Total Bond Payable - Rev. Alloc.						0.00
<b>Note - D.L. Evans Bank</b>						0.00
Total Note - D.L. Evans Bank						0.00
<b>Note - Dell Building</b>						0.00
Total Note - Dell Building						0.00
<b>Note - McElliott</b>						0.00
Total Note - McElliott						0.00

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet Detail**  
As of April 30, 2015

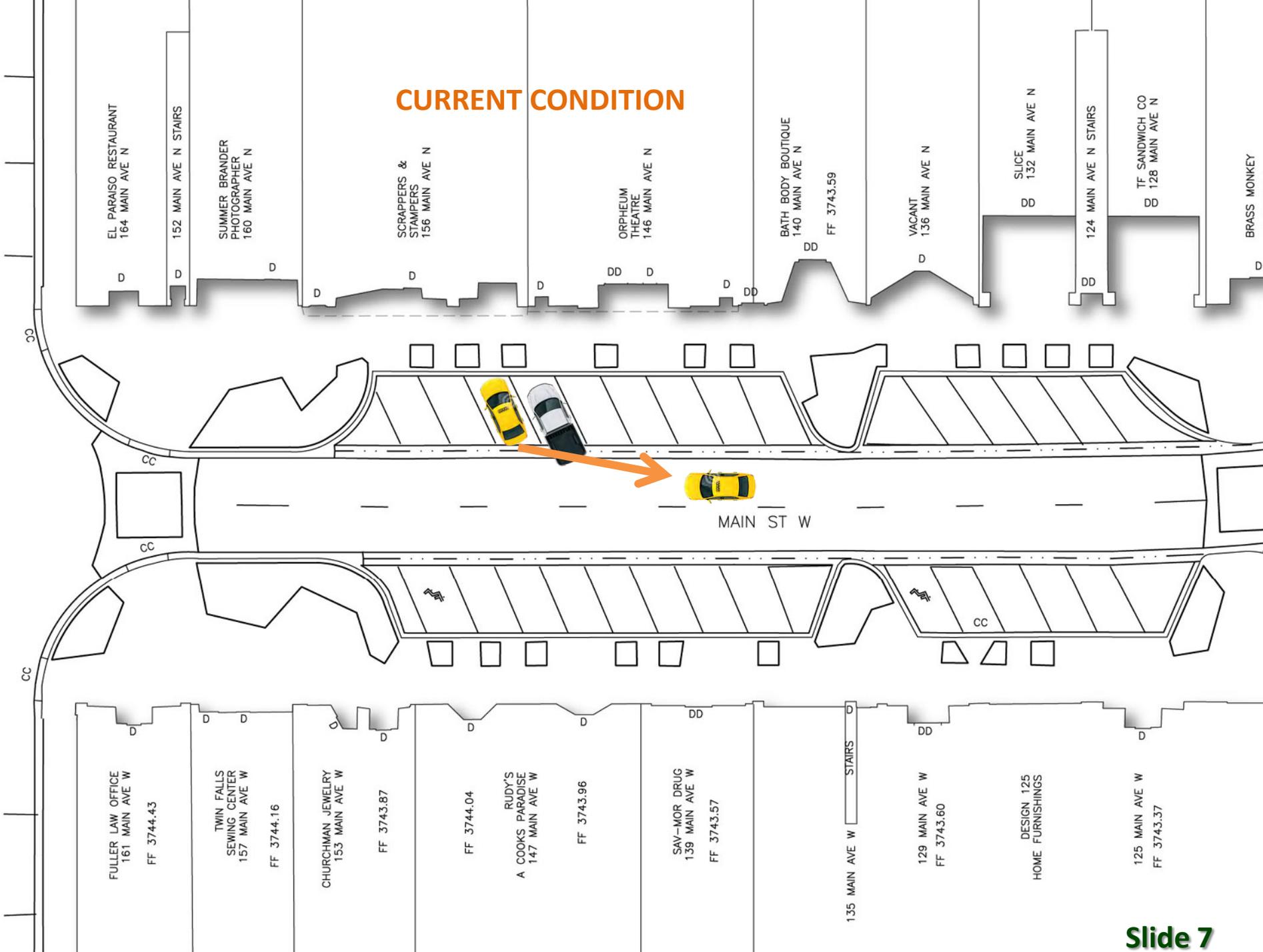
Type	Date	Num	Name	Memo	Amount	Balance
<b>Notes and Bonds Payable - Other</b>						0.00
Total Notes and Bonds Payable - Other						0.00
Total Notes and Bonds Payable						0.00
<b>Security Deposit</b>						68,157.84
Total Security Deposit						68,157.84
Total Long Term Liabilities						128,434.51
Total Liabilities						128,434.51
<b>Equity</b>						24,118,291.81
<b>Fund Balance</b>						16,670,613.26
<b>Fund Balance-General Fund</b>						2,018.58
Total Fund Balance-General Fund						2,018.58
<b>Fund Balance-Revenue Alloc.</b>						7,504,869.49
Total Fund Balance-Revenue Alloc.						7,504,869.49
<b>Fund Balance-Bond Fund</b>						3,574,156.00
Total Fund Balance-Bond Fund						3,574,156.00
<b>Fund Balance-Rental Fund</b>						5,589,569.19
Total Fund Balance-Rental Fund						5,589,569.19
<b>Fund Balance-Sinking Fund</b>						0.00
Total Fund Balance-Sinking Fund						0.00
<b>Fund Balance - Other</b>						0.00
Total Fund Balance - Other						0.00
Total Fund Balance						16,670,613.26
<b>Opening Balance Equity</b>						0.00
Total Opening Balance Equity						0.00
<b>Unrestricted Net Assets</b>						0.00
Total Unrestricted Net Assets						0.00
<b>Net Income</b>						7,447,678.55
Total Net Income						-3,065,906.69
Total Equity						-3,065,906.69
<b>TOTAL LIABILITIES &amp; EQUITY</b>						<b>21,180,819.63</b>

# Street Cross Section Analysis

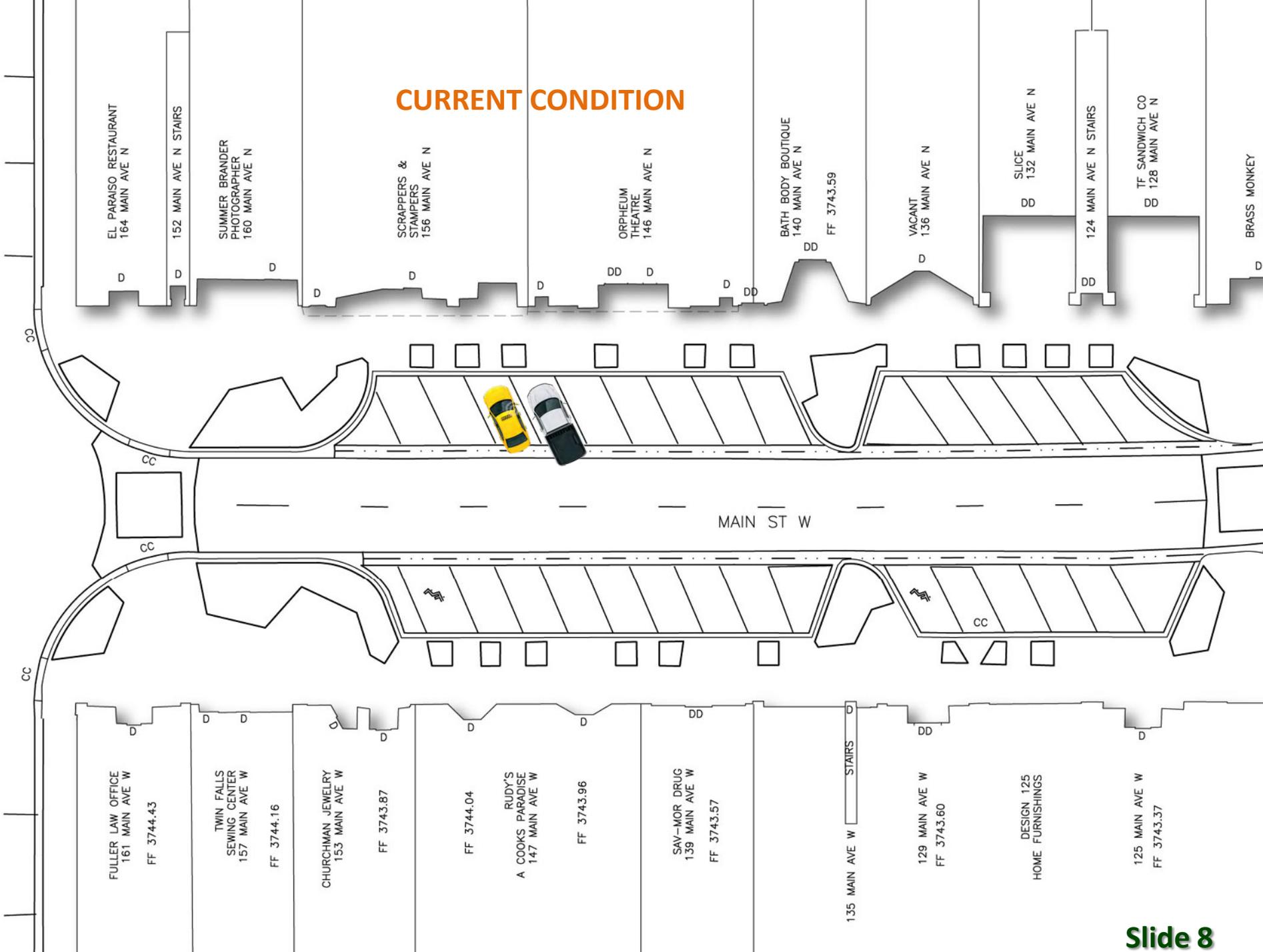
# CURRENT CONDITION WITH FRONT-IN ANGLE PARKING BOTH SIDES



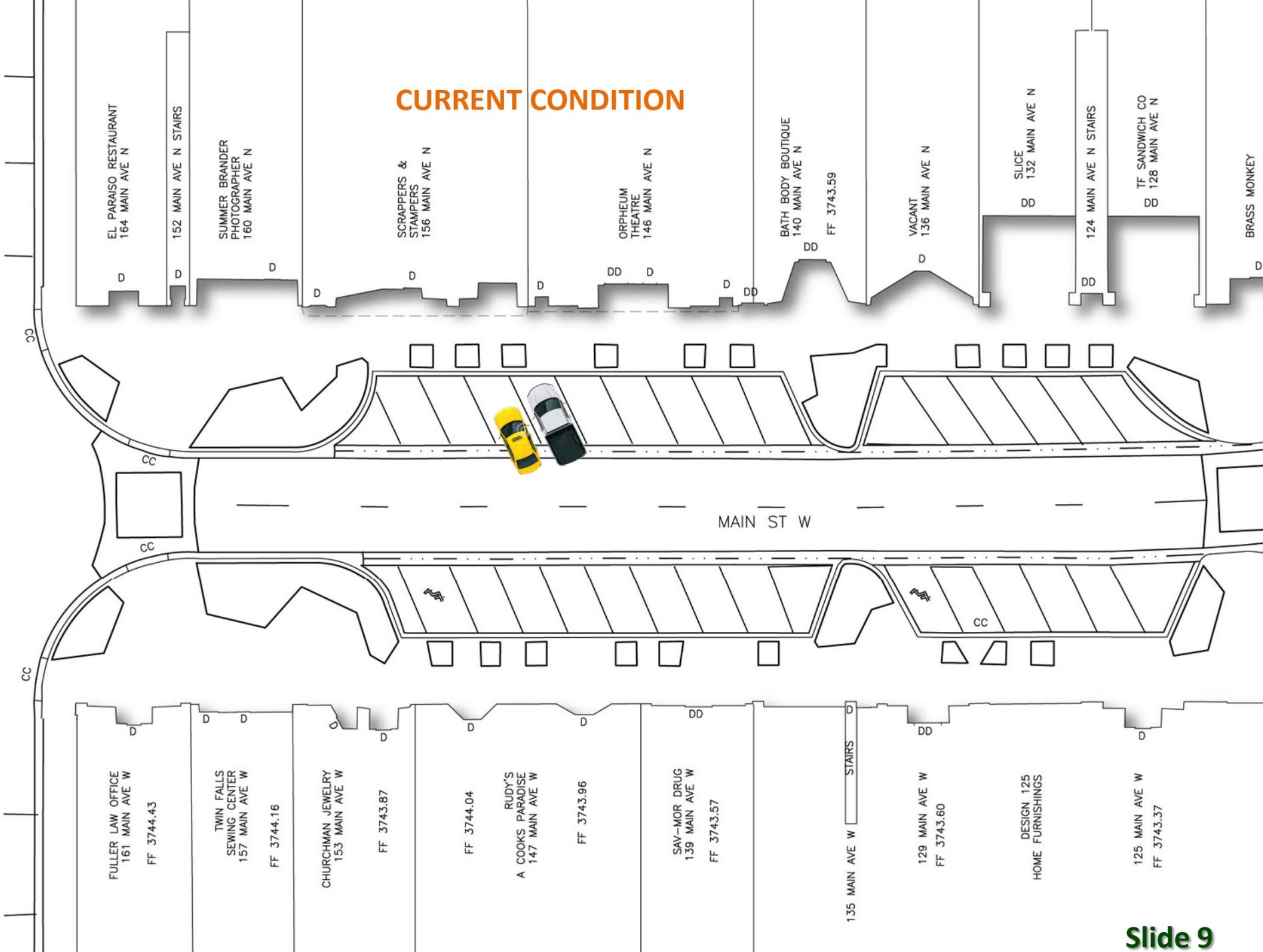
# CURRENT CONDITION



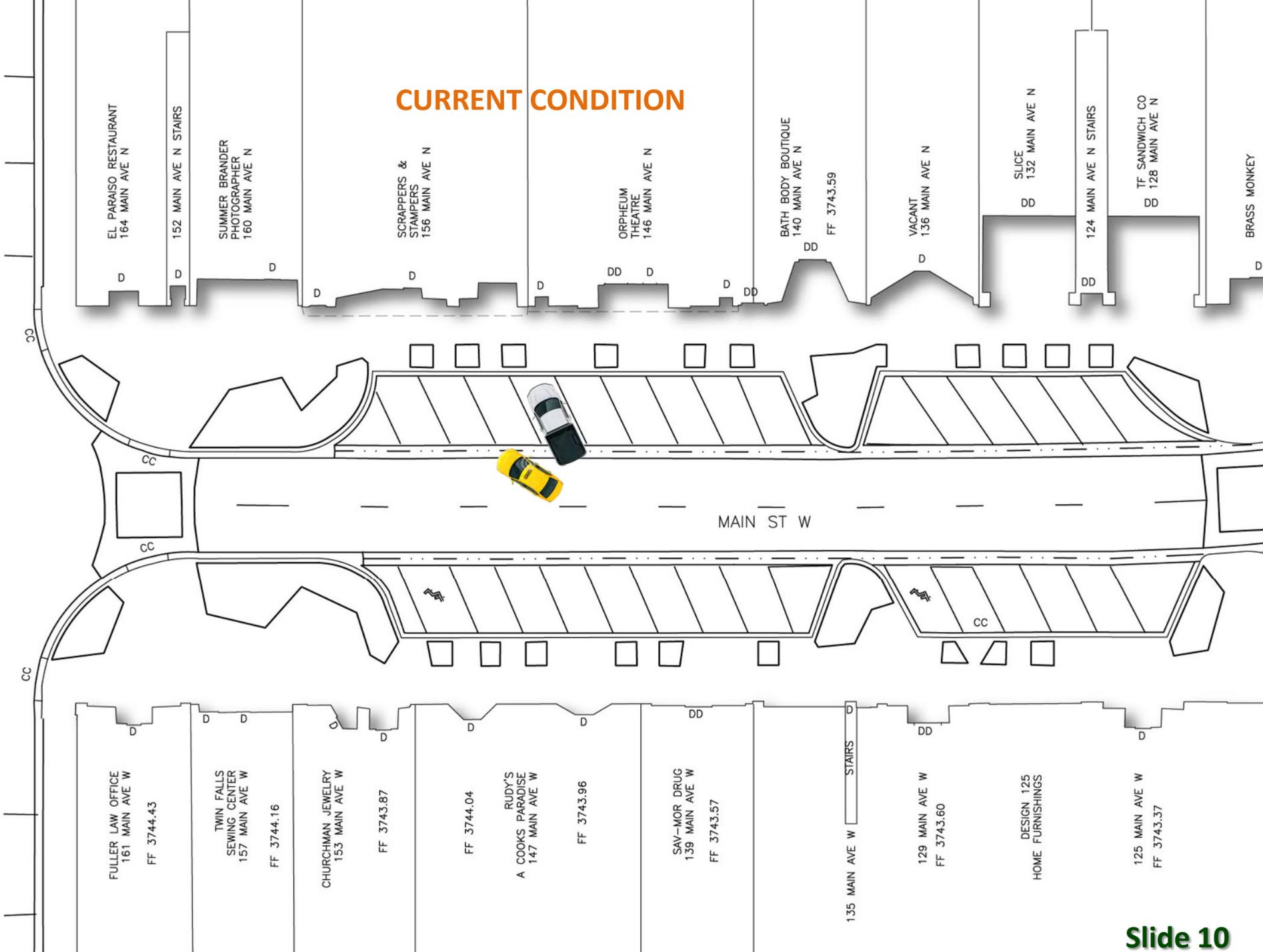
# CURRENT CONDITION



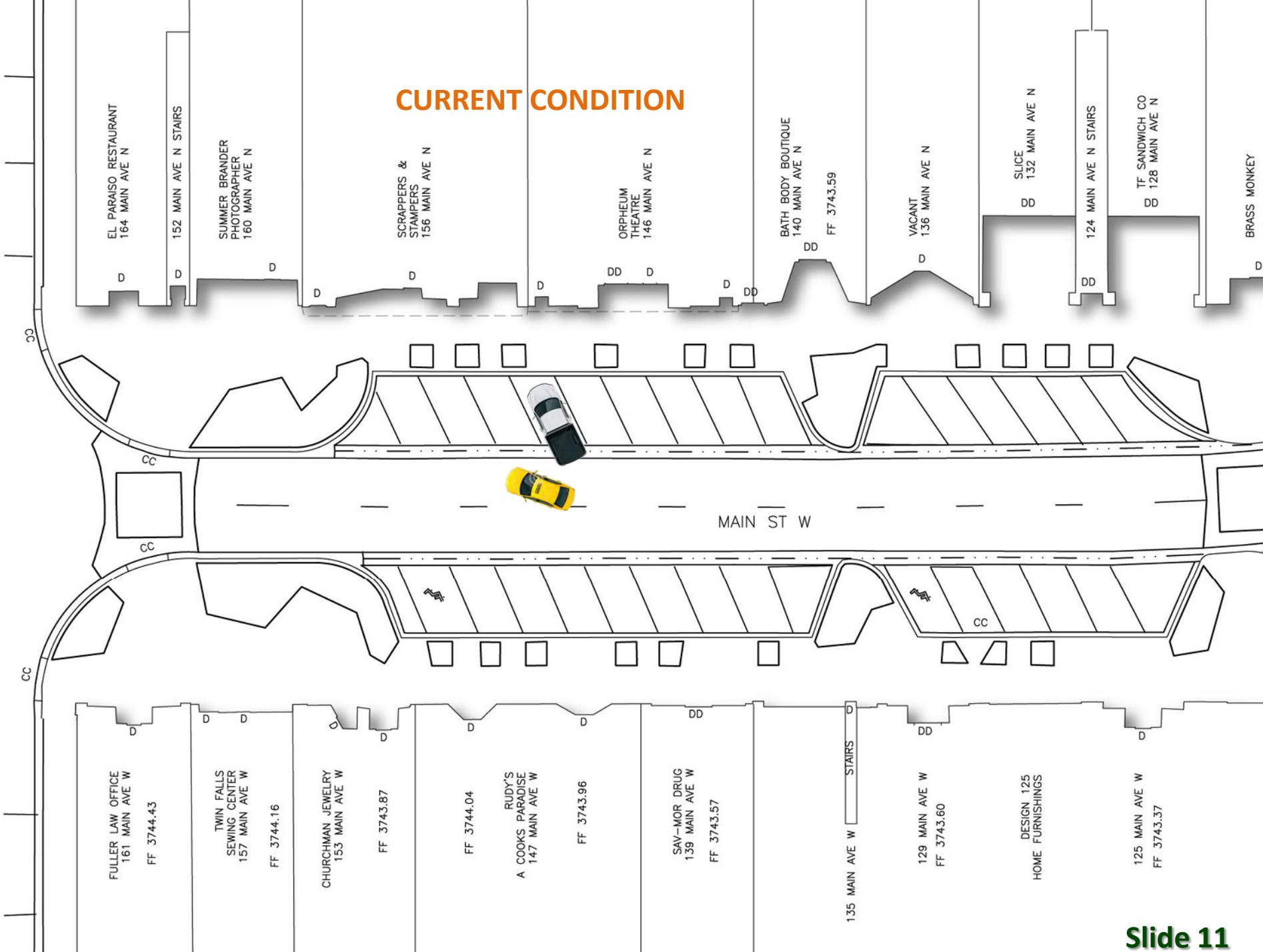
# CURRENT CONDITION



# CURRENT CONDITION



# CURRENT CONDITION



EL PARISO RESTAURANT  
164 MAIN AVE N

152 MAIN AVE N STAIRS

SUMMER BRANDER  
PHOTOGRAPHER  
160 MAIN AVE N

SCRAPPERS &  
STAMPERS  
156 MAIN AVE N

ORPHEUM  
THEATRE  
146 MAIN AVE N

BATH BODY BOUTIQUE  
140 MAIN AVE N

FF 3743.59

VACANT  
136 MAIN AVE N

SLICE  
132 MAIN AVE N

124 MAIN AVE N STAIRS

TF SANDWICH CO  
128 MAIN AVE N

BRASS MONKEY

FULLER LAW OFFICE  
161 MAIN AVE W  
FF 3744.43

TWIN FALLS  
SEWING CENTER  
157 MAIN AVE W

FF 3744.16

CHURCHMAN JEWELRY  
153 MAIN AVE W

FF 3743.87

FF 3744.04

RUDY'S  
A COOKS PARADISE  
147 MAIN AVE W

FF 3743.96

SAV-MOR DRUG  
139 MAIN AVE W  
FF 3743.57

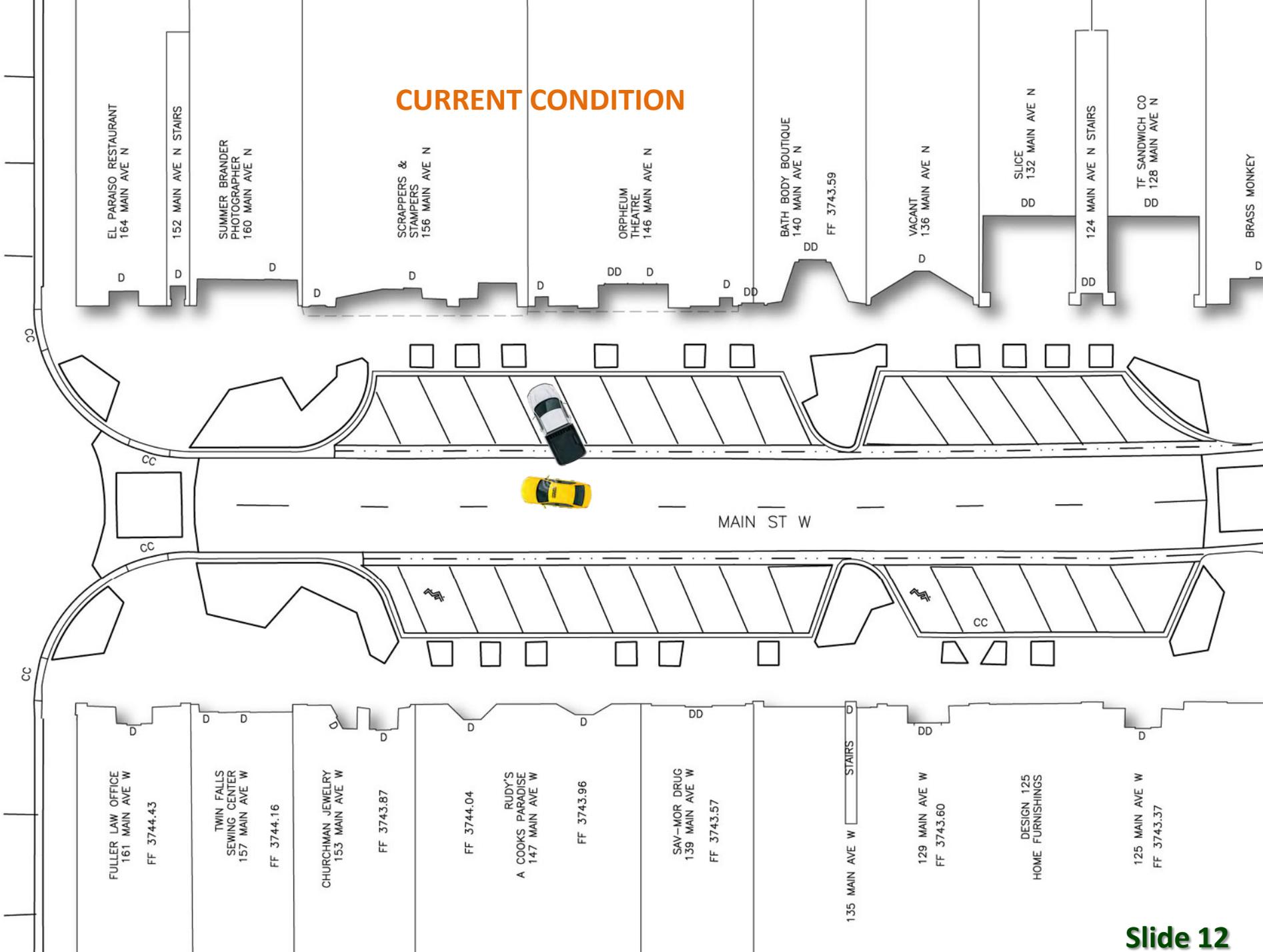
135 MAIN AVE W STAIRS

129 MAIN AVE W  
FF 3743.60

DESIGN 125  
HOME FURNISHINGS

125 MAIN AVE W  
FF 3743.37

# CURRENT CONDITION



EL PARAIISO RESTAURANT  
164 MAIN AVE N

152 MAIN AVE N STAIRS

SUMMER BRANDER  
PHOTOGRAPHER  
160 MAIN AVE N

SCRAPPERS &  
STAMPERS  
156 MAIN AVE N

ORPHEUM  
THEATRE  
146 MAIN AVE N

BATH BODY BOUTIQUE  
140 MAIN AVE N

FF 3743.59

VACANT  
136 MAIN AVE N

DD  
SLICE  
132 MAIN AVE N

DD  
124 MAIN AVE N STAIRS

DD  
TF SANDWICH CO  
128 MAIN AVE N

DD  
BRASS MONKEY

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161 MAIN AVE W  
FF 3744.43

TWIN FALLS  
SEWING CENTER  
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FF 3744.16

CHURCHMAN JEWELRY  
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FF 3743.87

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FF 3743.57

135 MAIN AVE W STAIRS

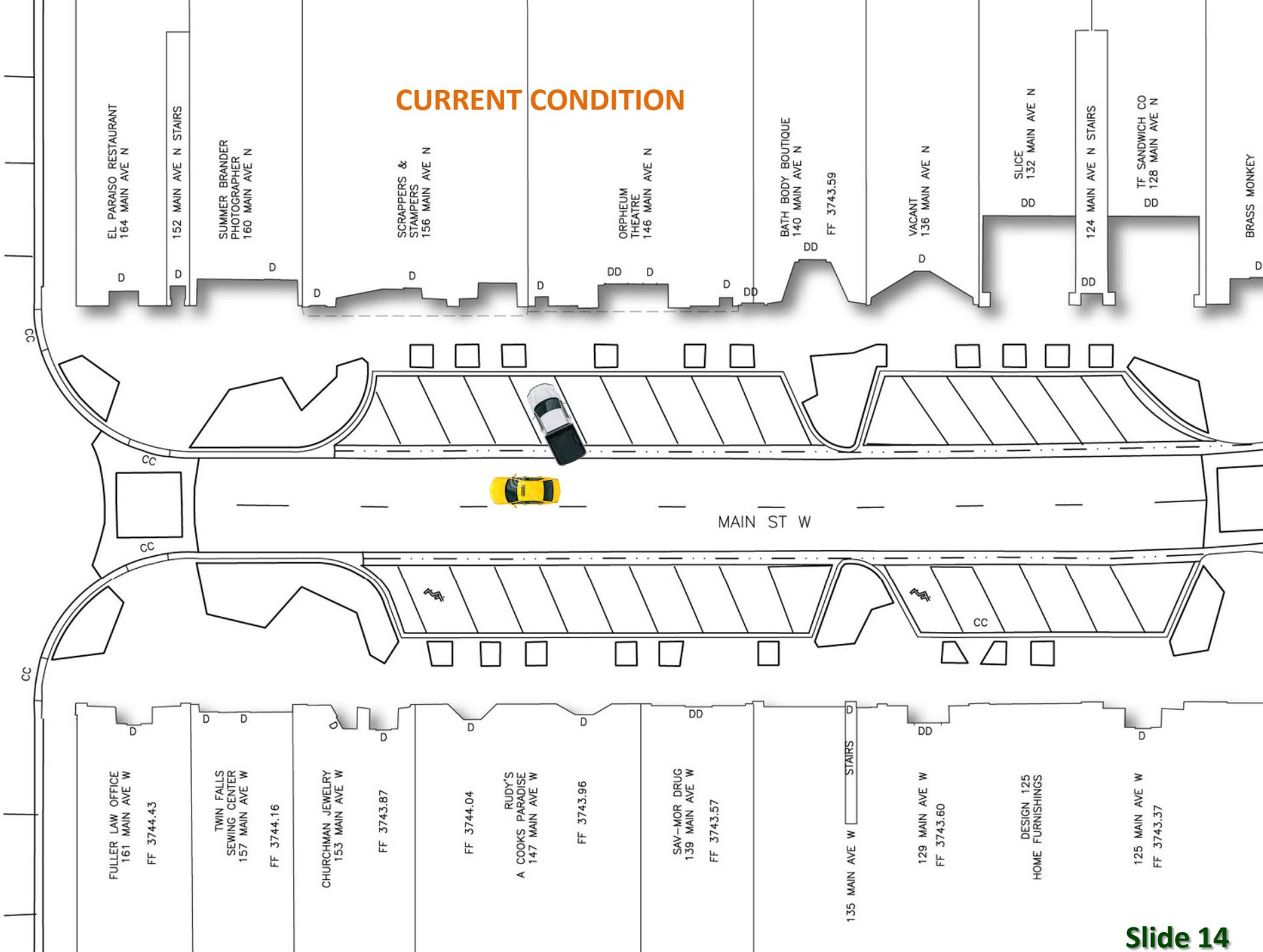
DD  
129 MAIN AVE W  
FF 3743.60

DD  
DESIGN 125  
HOME FURNISHINGS

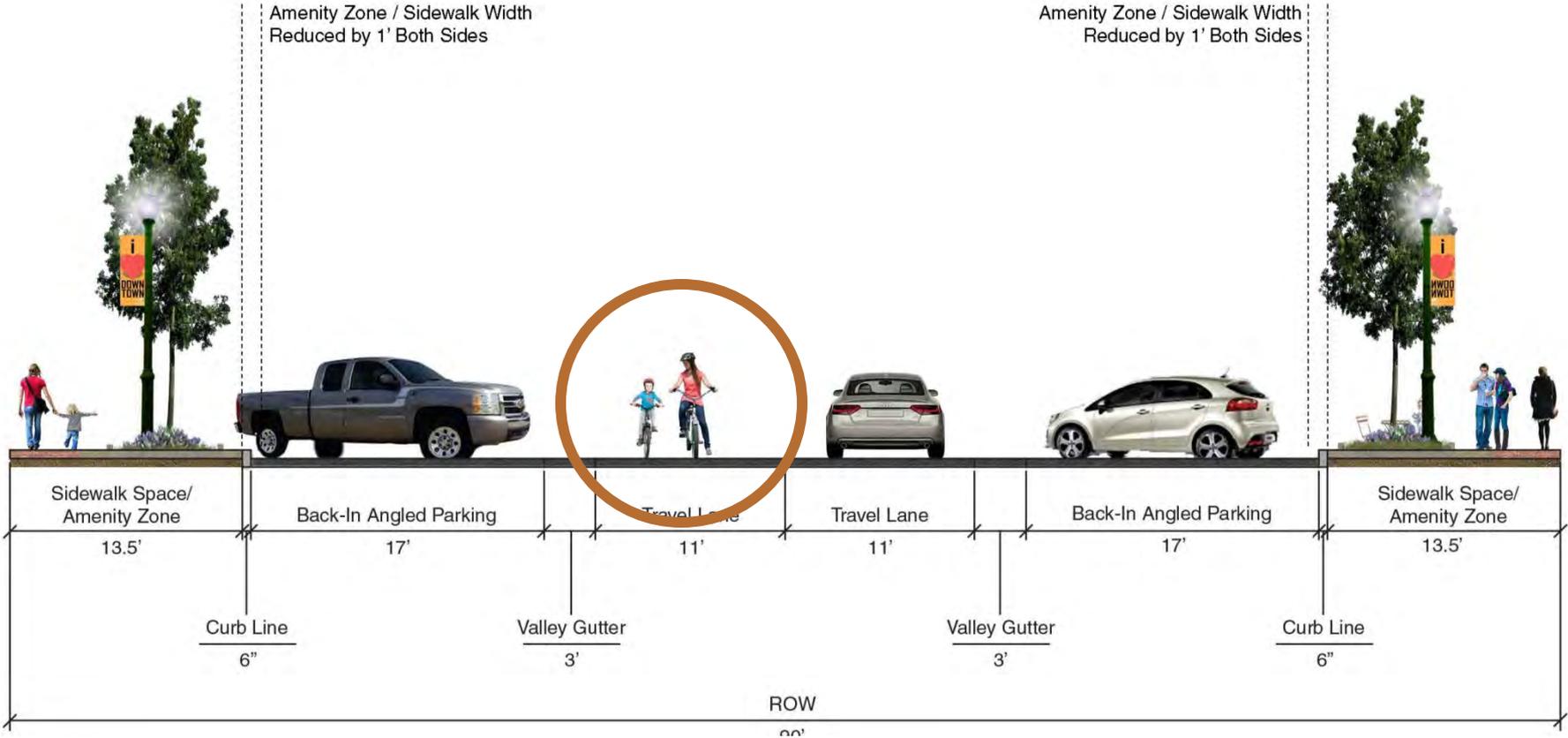
DD  
125 MAIN AVE W  
FF 3743.37



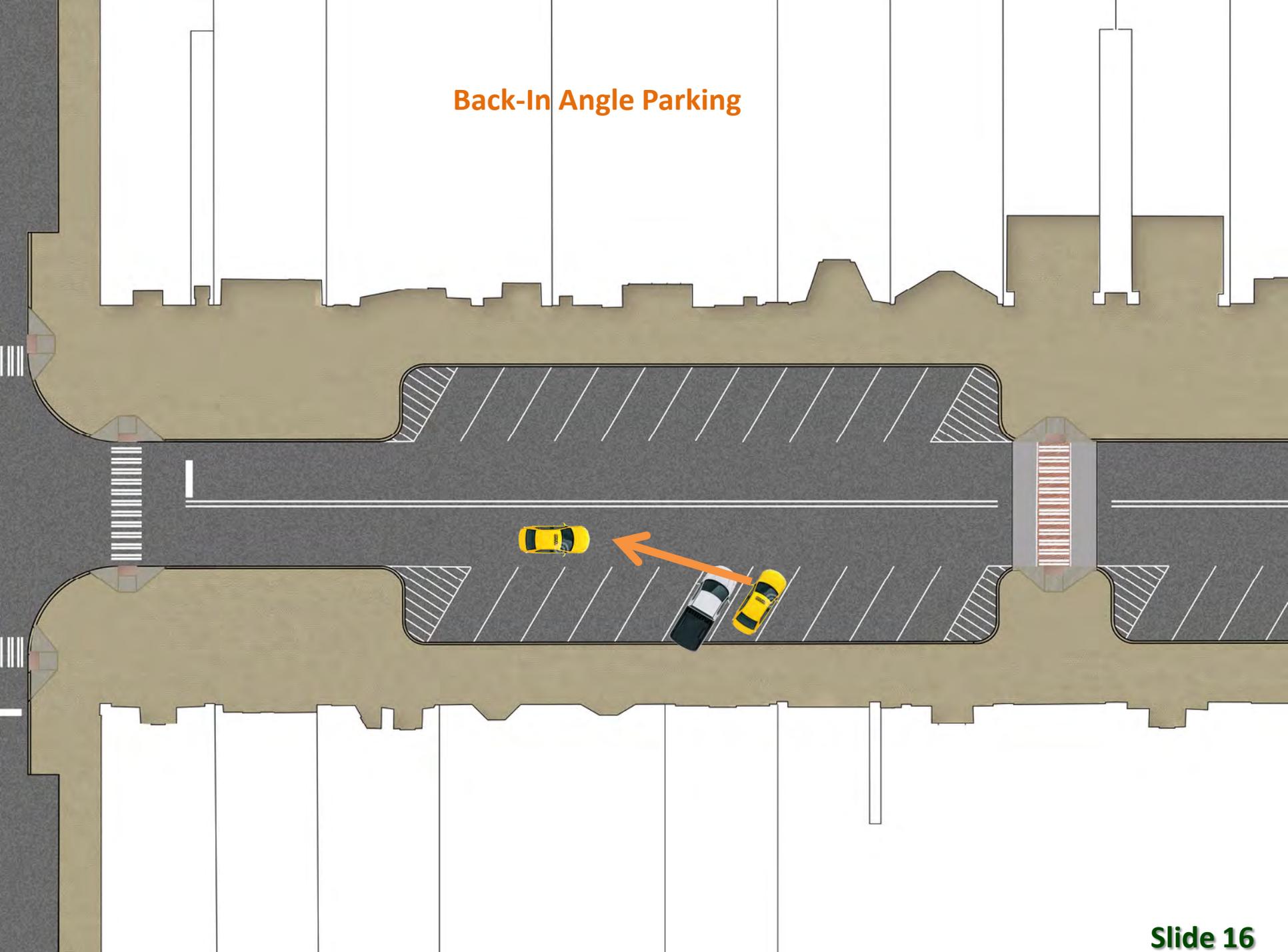
# CURRENT CONDITION



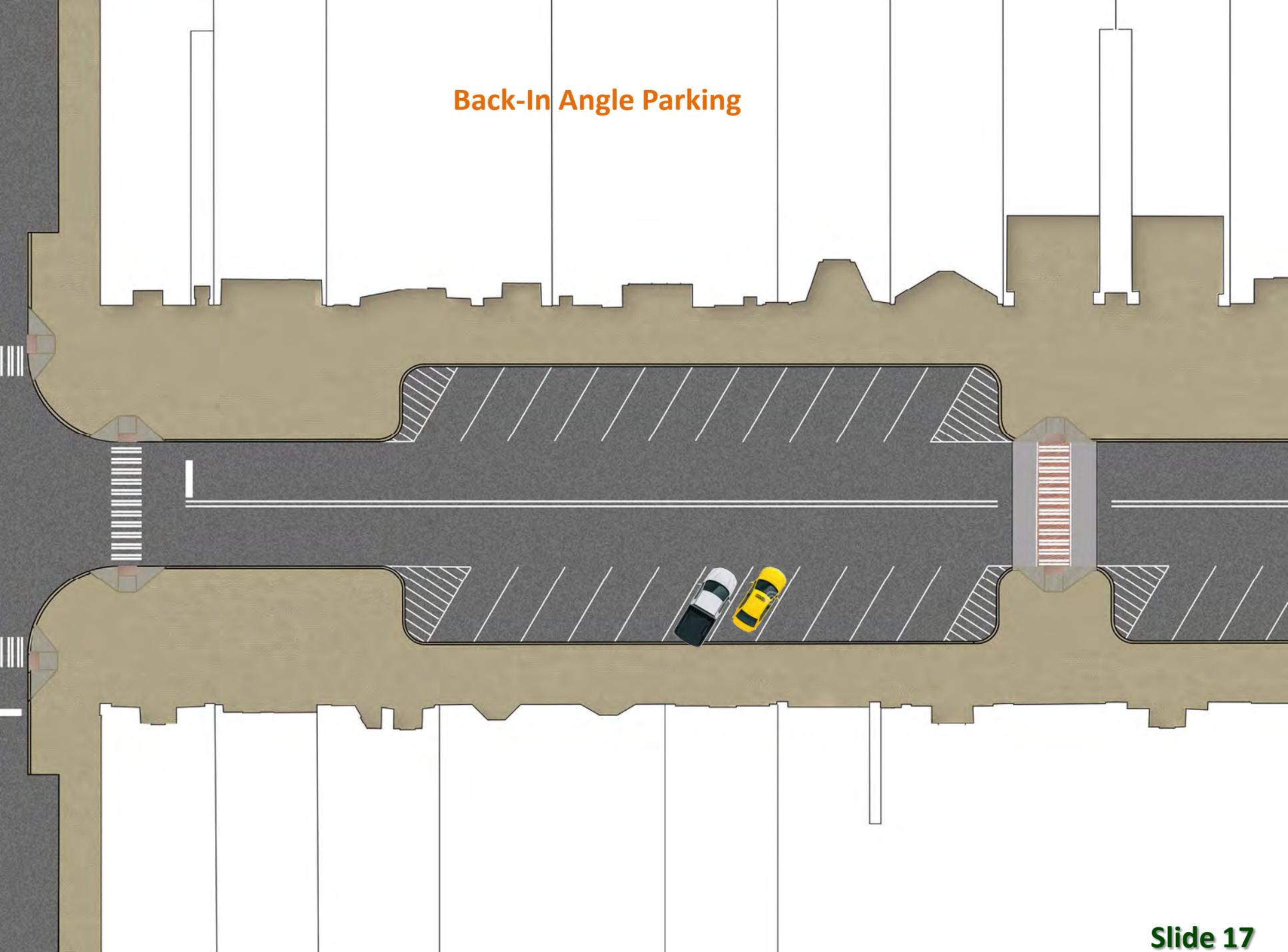
# CROSS SECTION DIMENSIONS WITH BACK-IN ANGLE PARKING BOTH SIDES



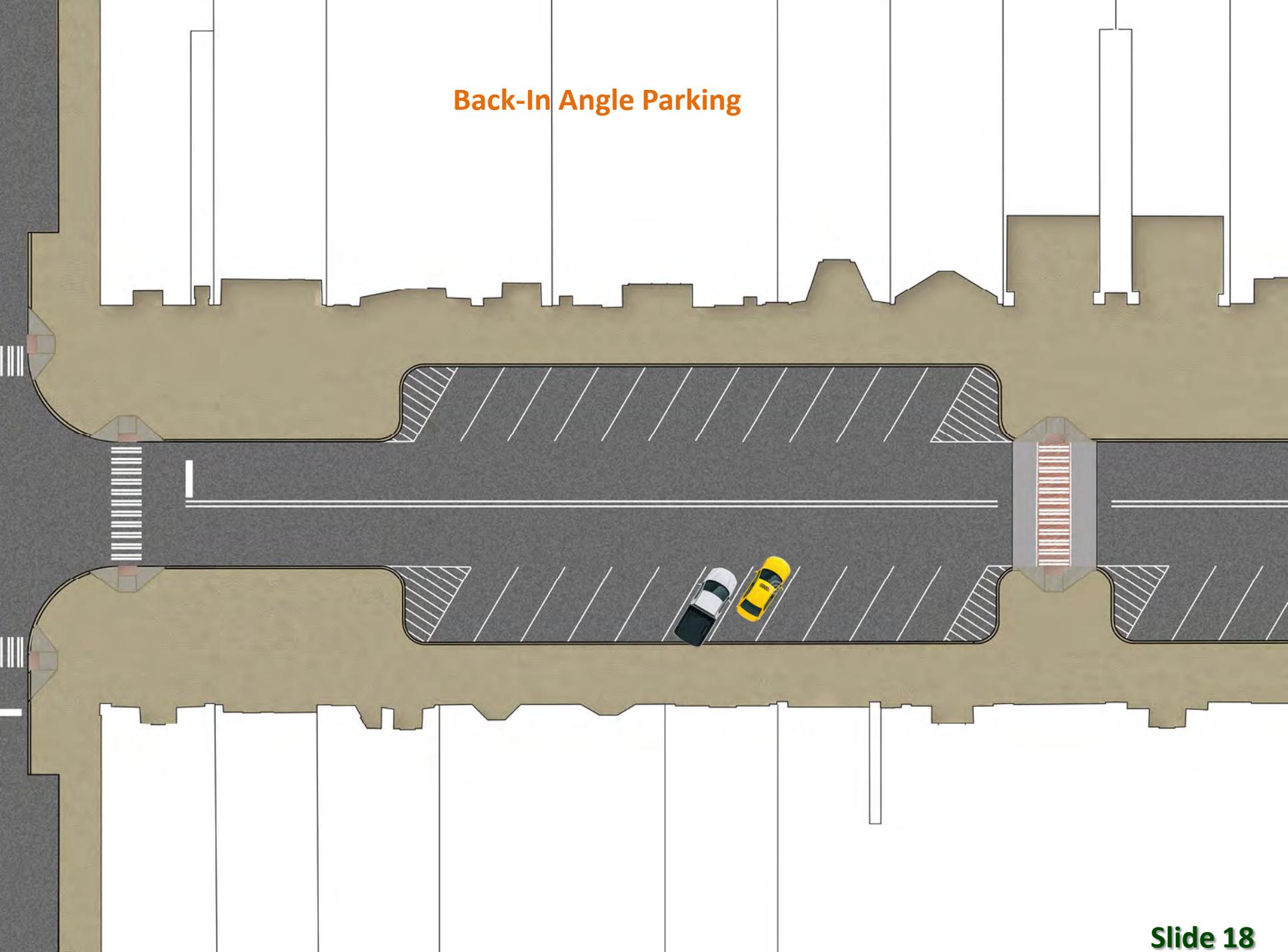
# Back-In Angle Parking



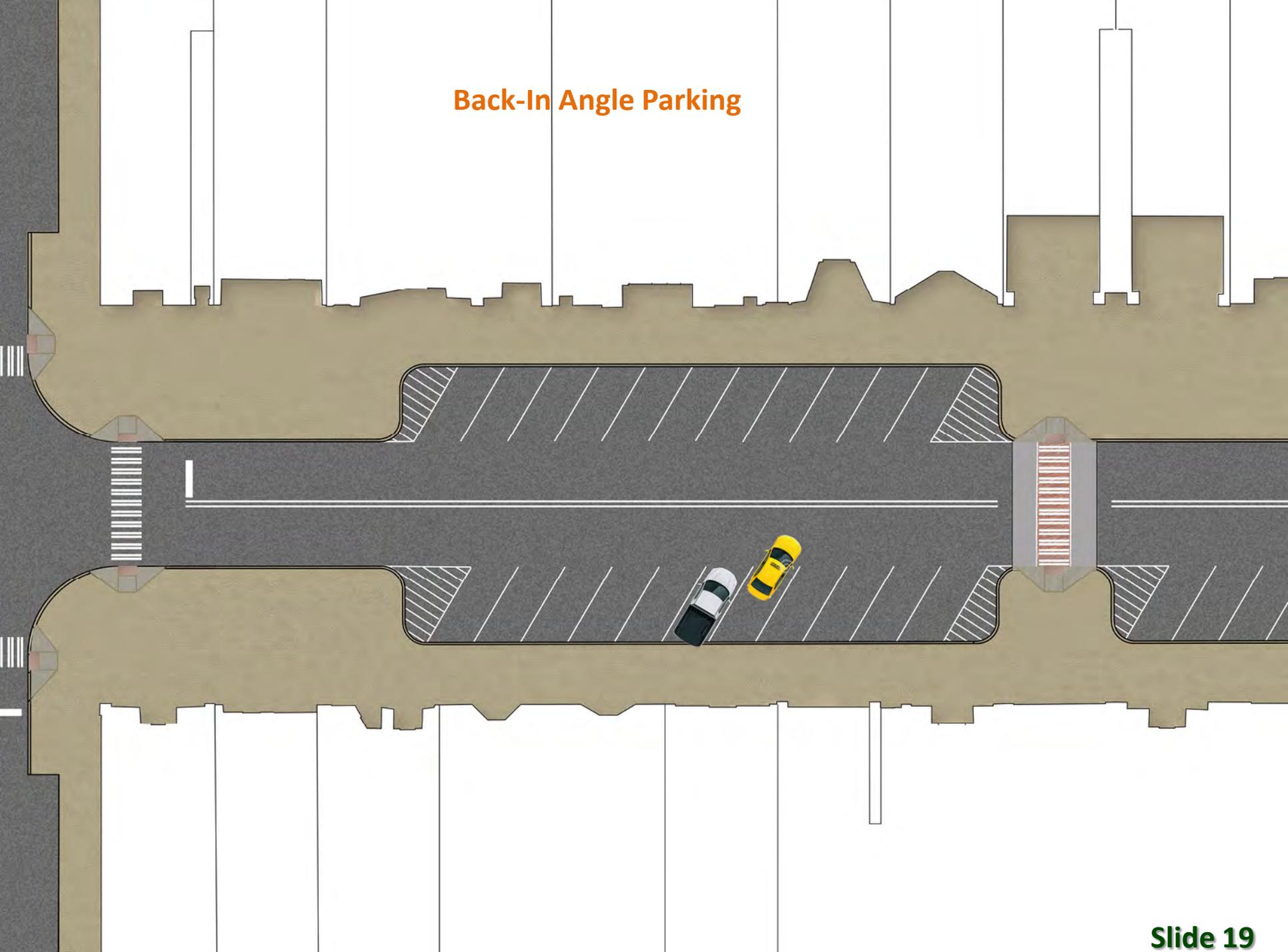
# Back-In Angle Parking



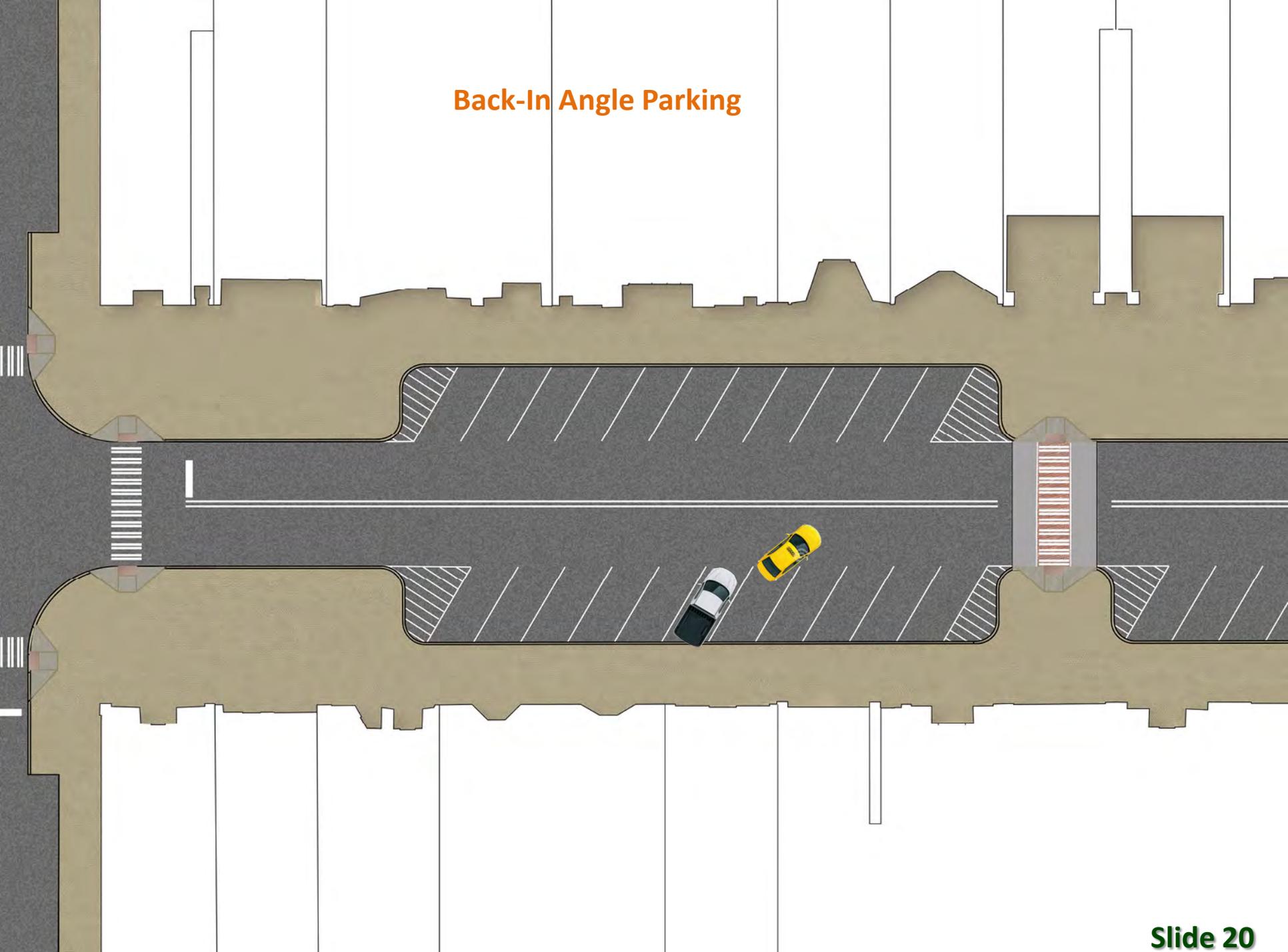
# Back-In Angle Parking



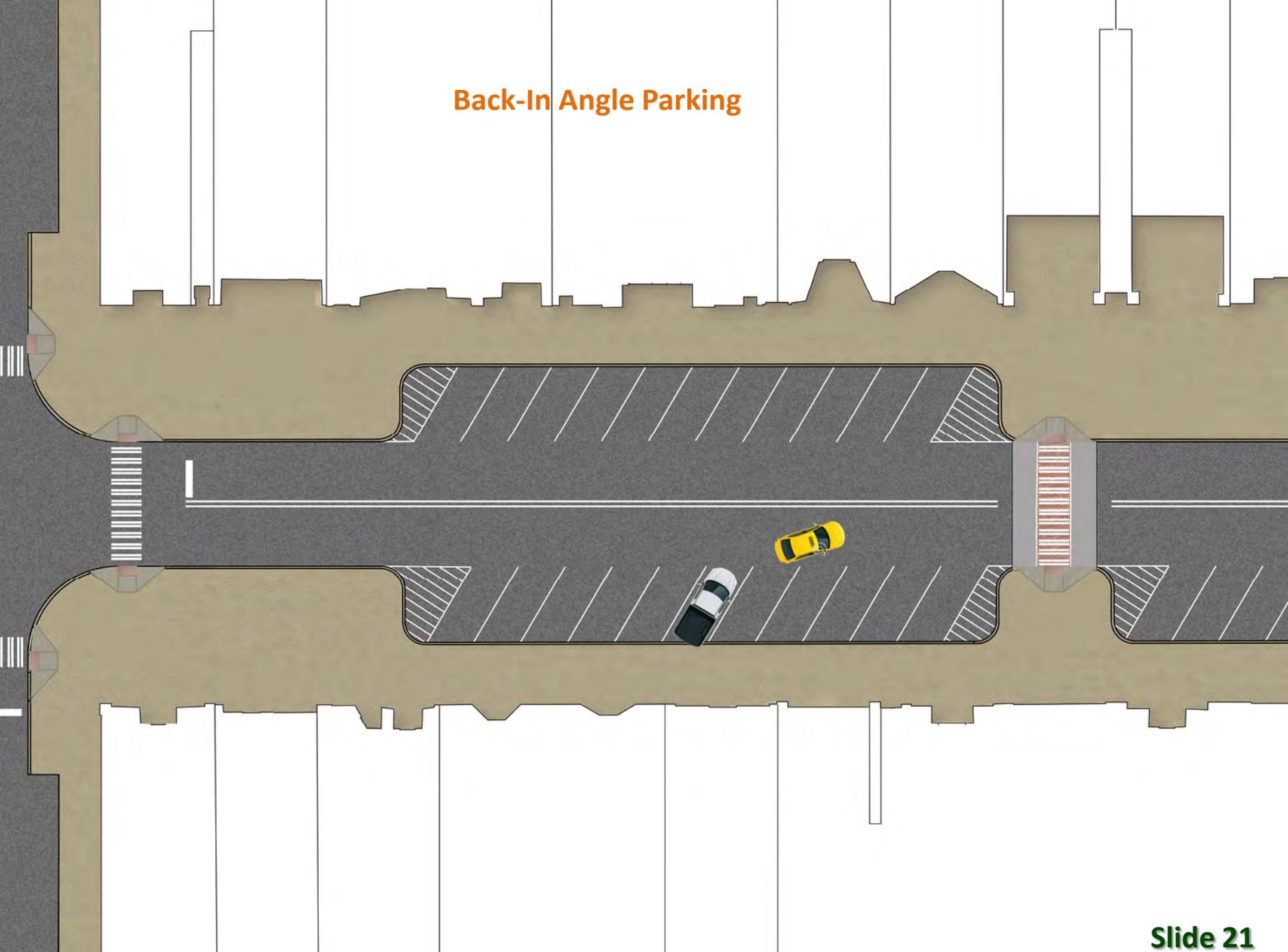
# Back-In Angle Parking



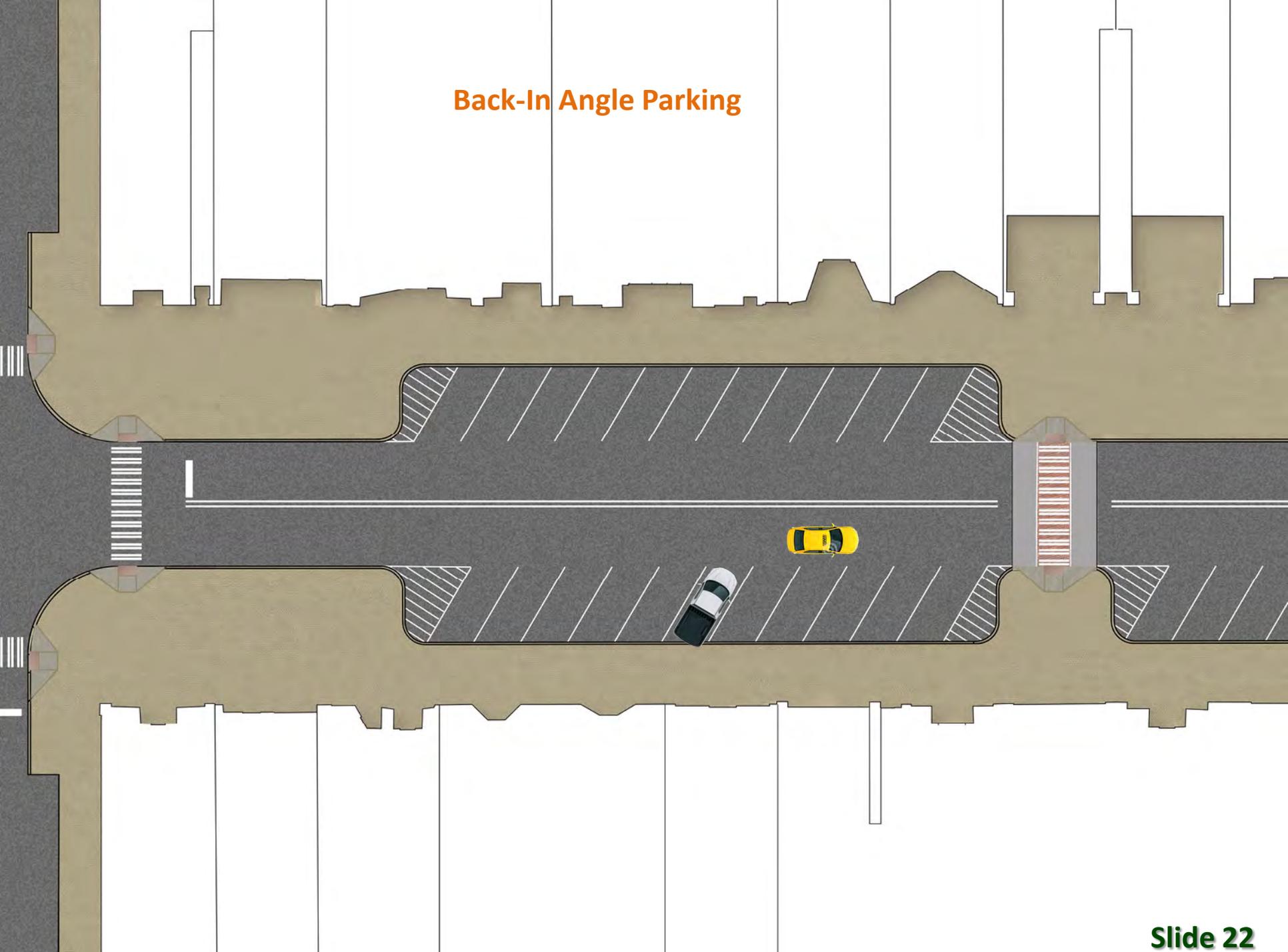
# Back-In Angle Parking



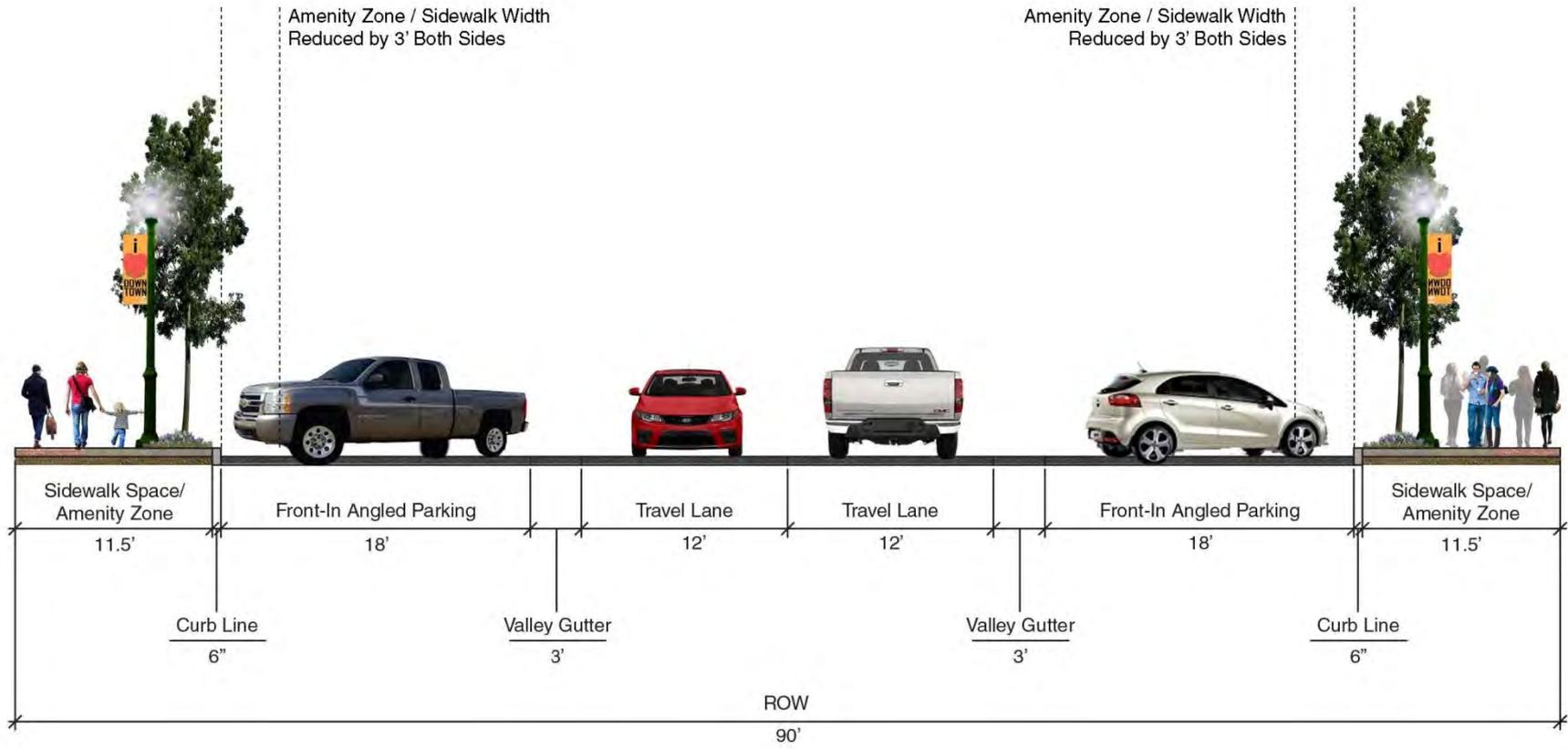
# Back-In Angle Parking



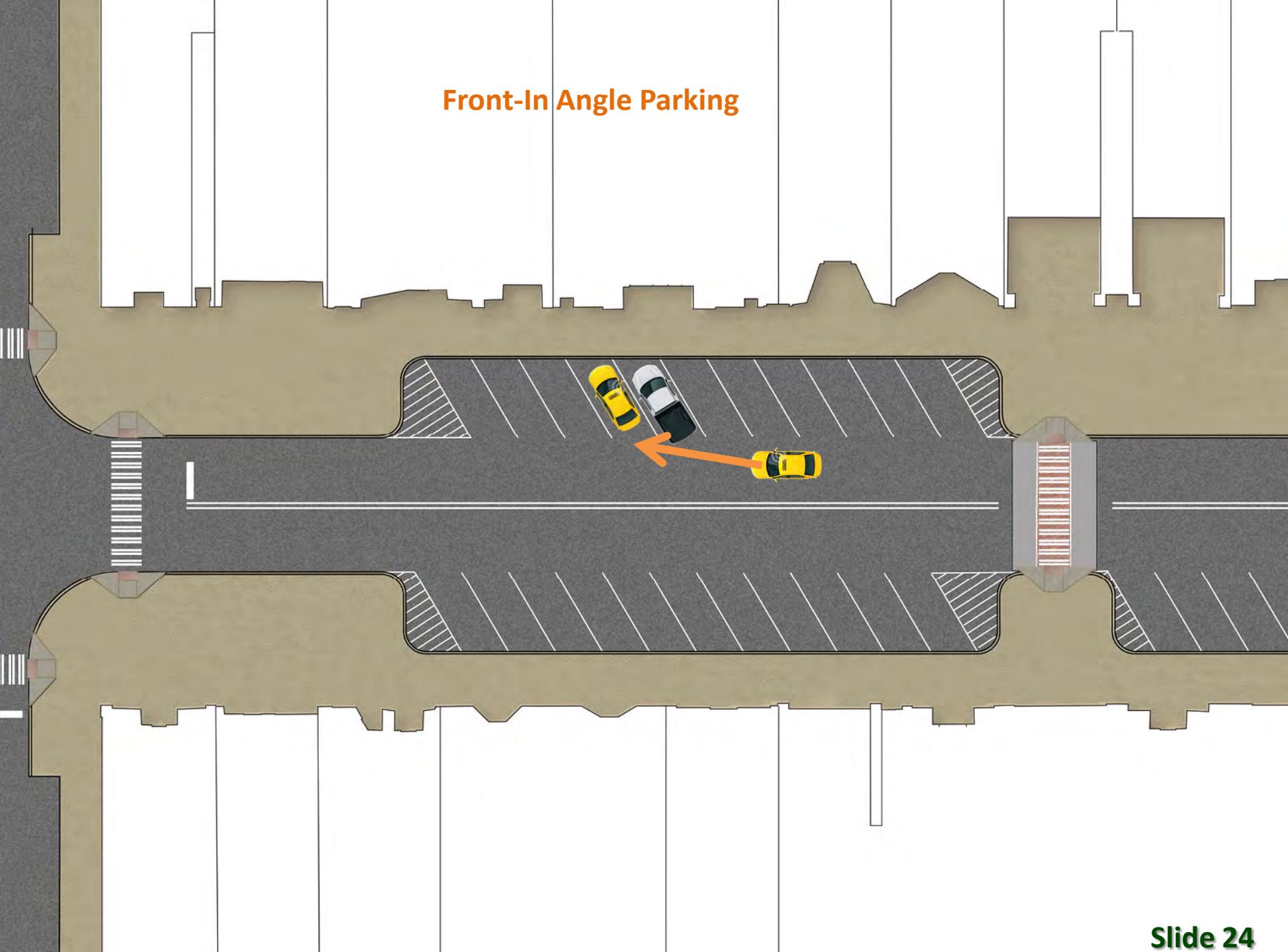
# Back-In Angle Parking



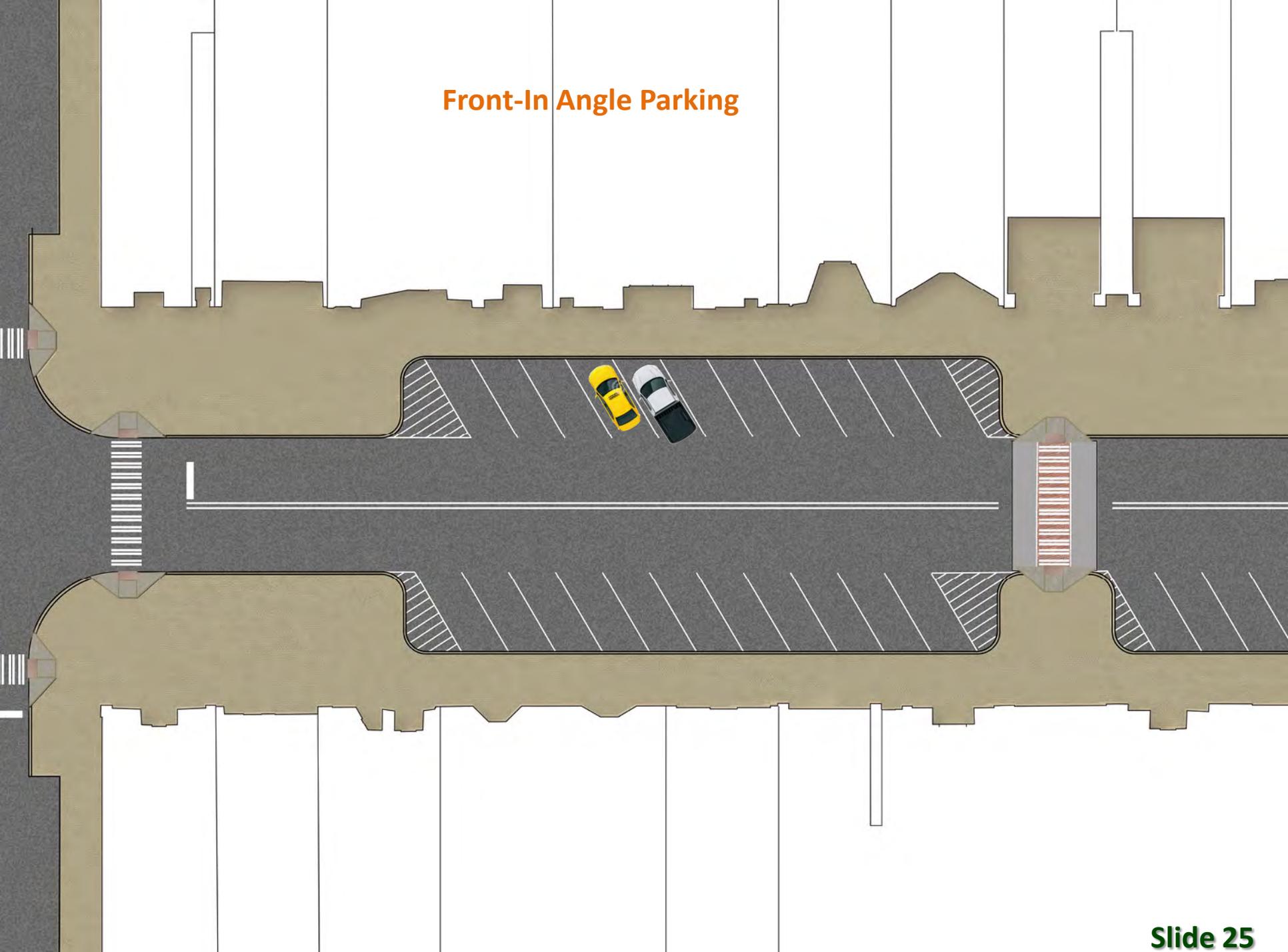
# CROSS SECTION DIMENSIONS WITH FRONT-IN ANGLE PARKING BOTH SIDES



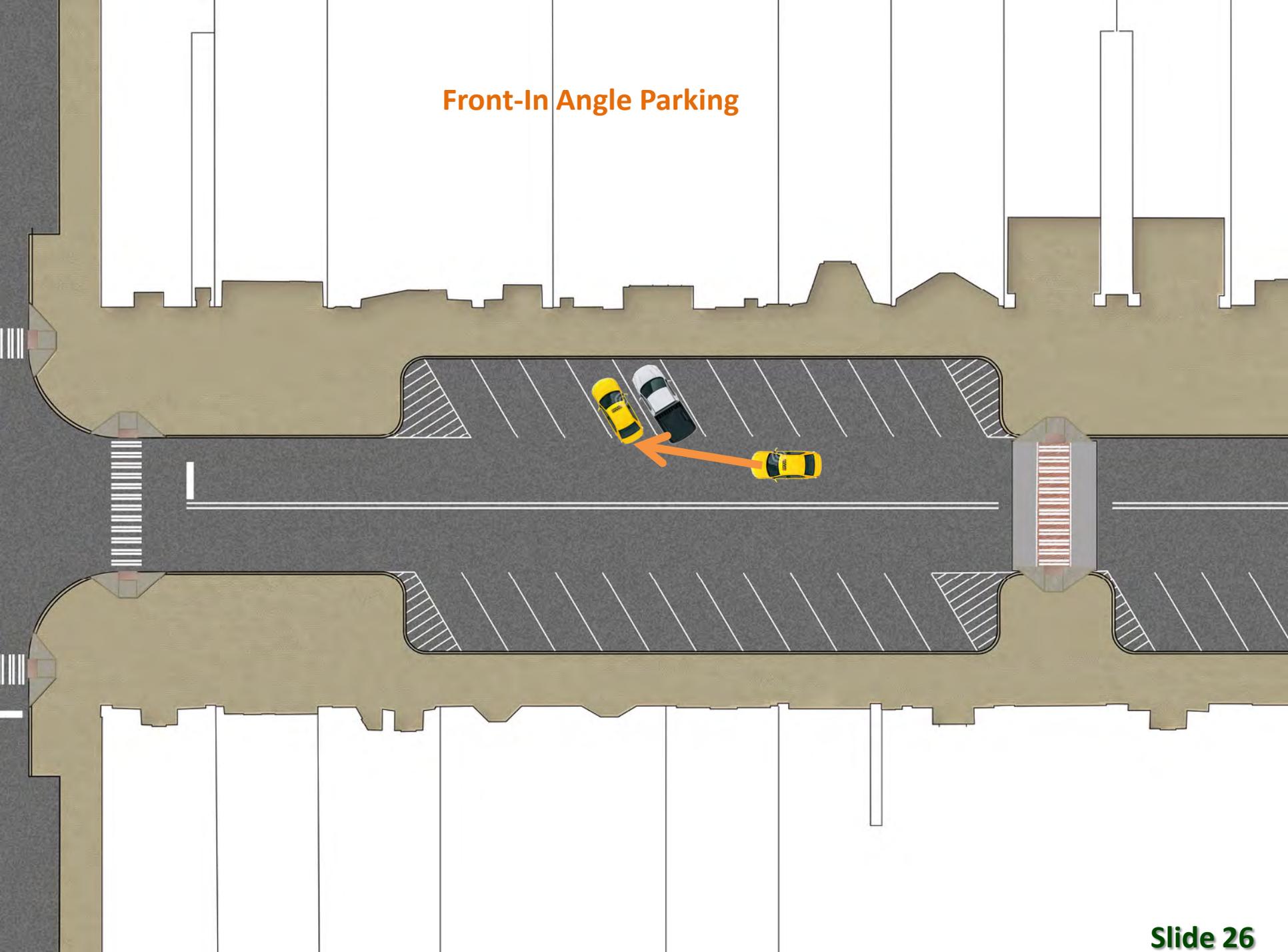
# Front-In Angle Parking



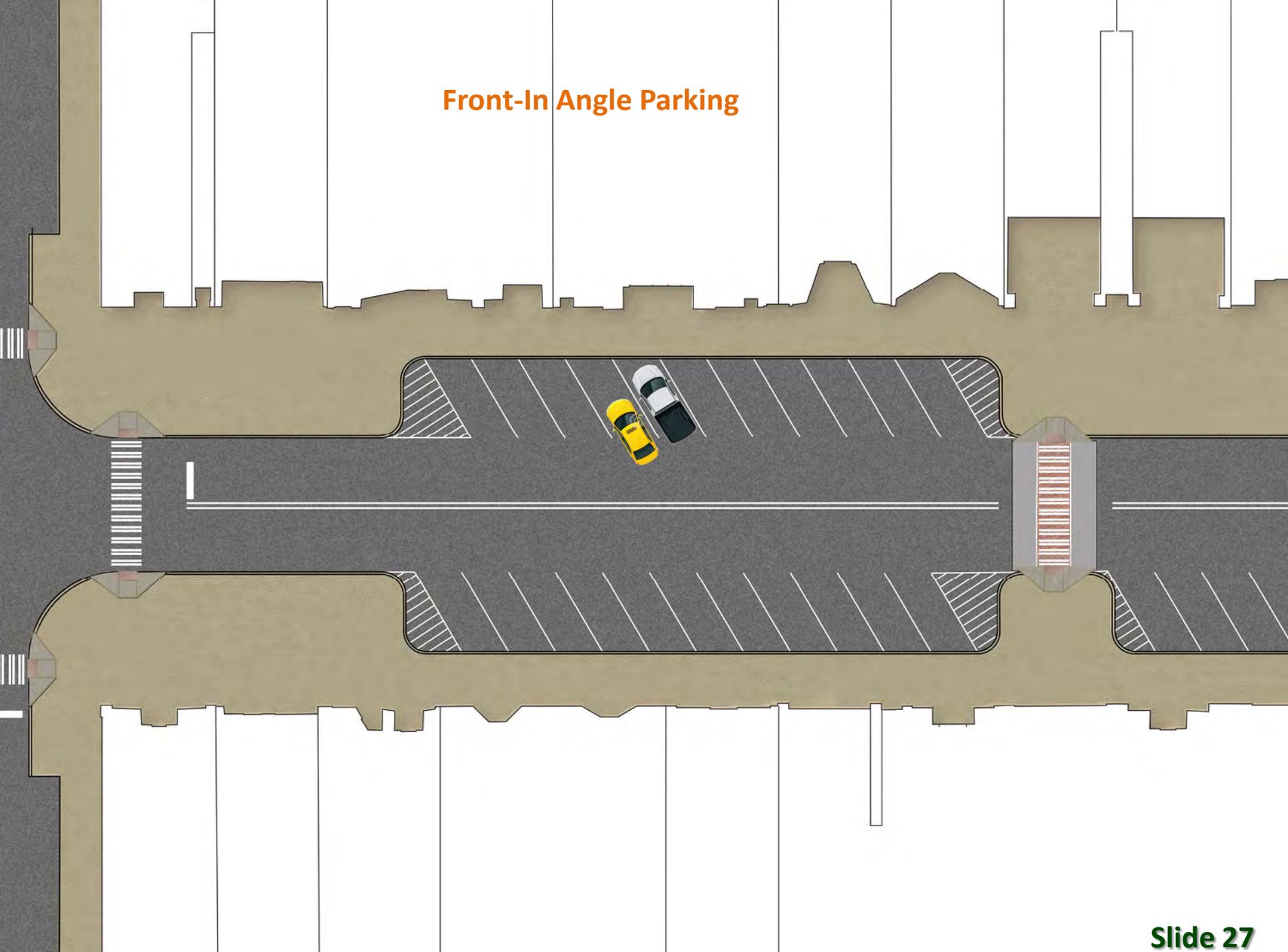
# Front-In Angle Parking



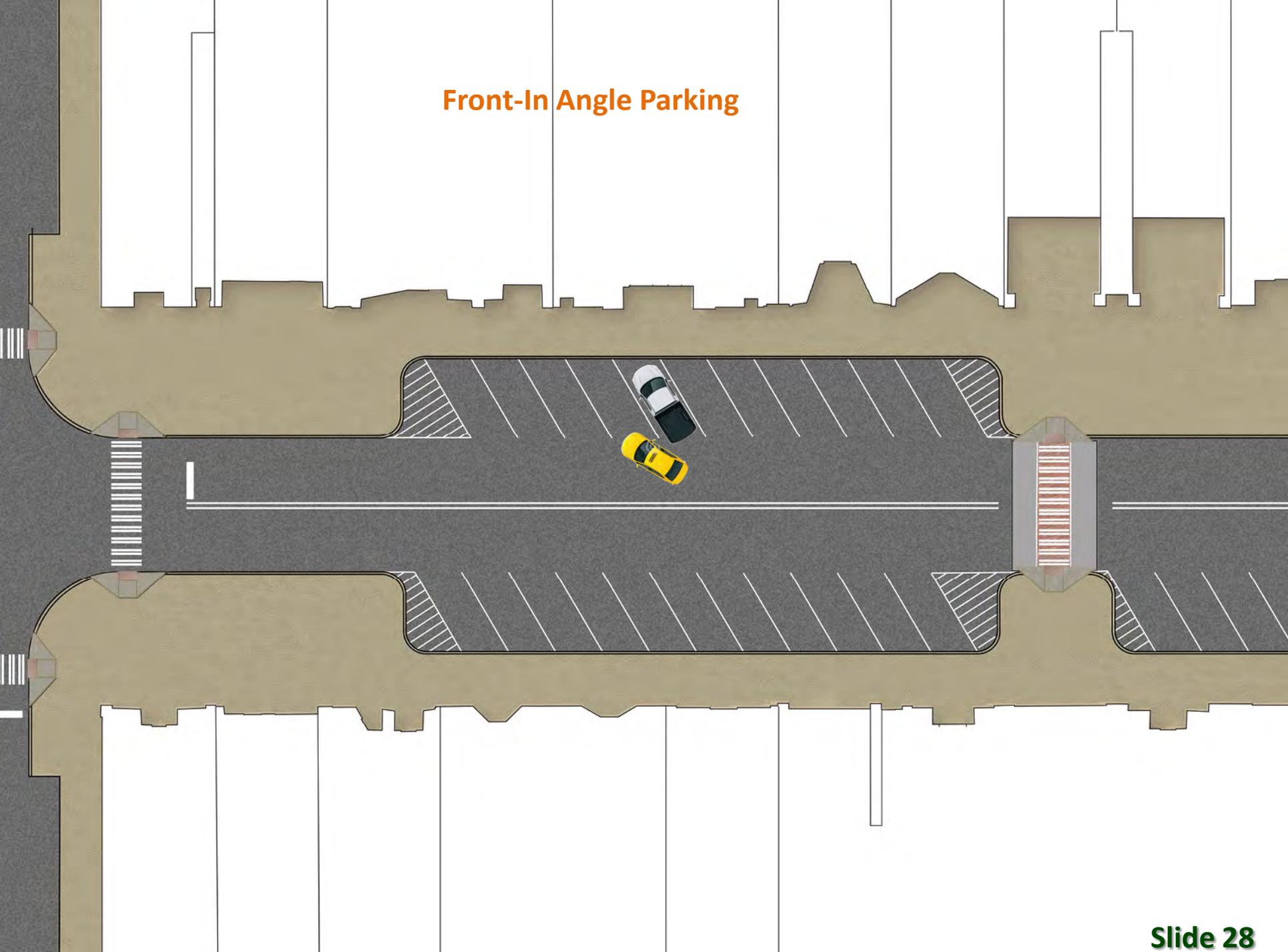
# Front-In Angle Parking



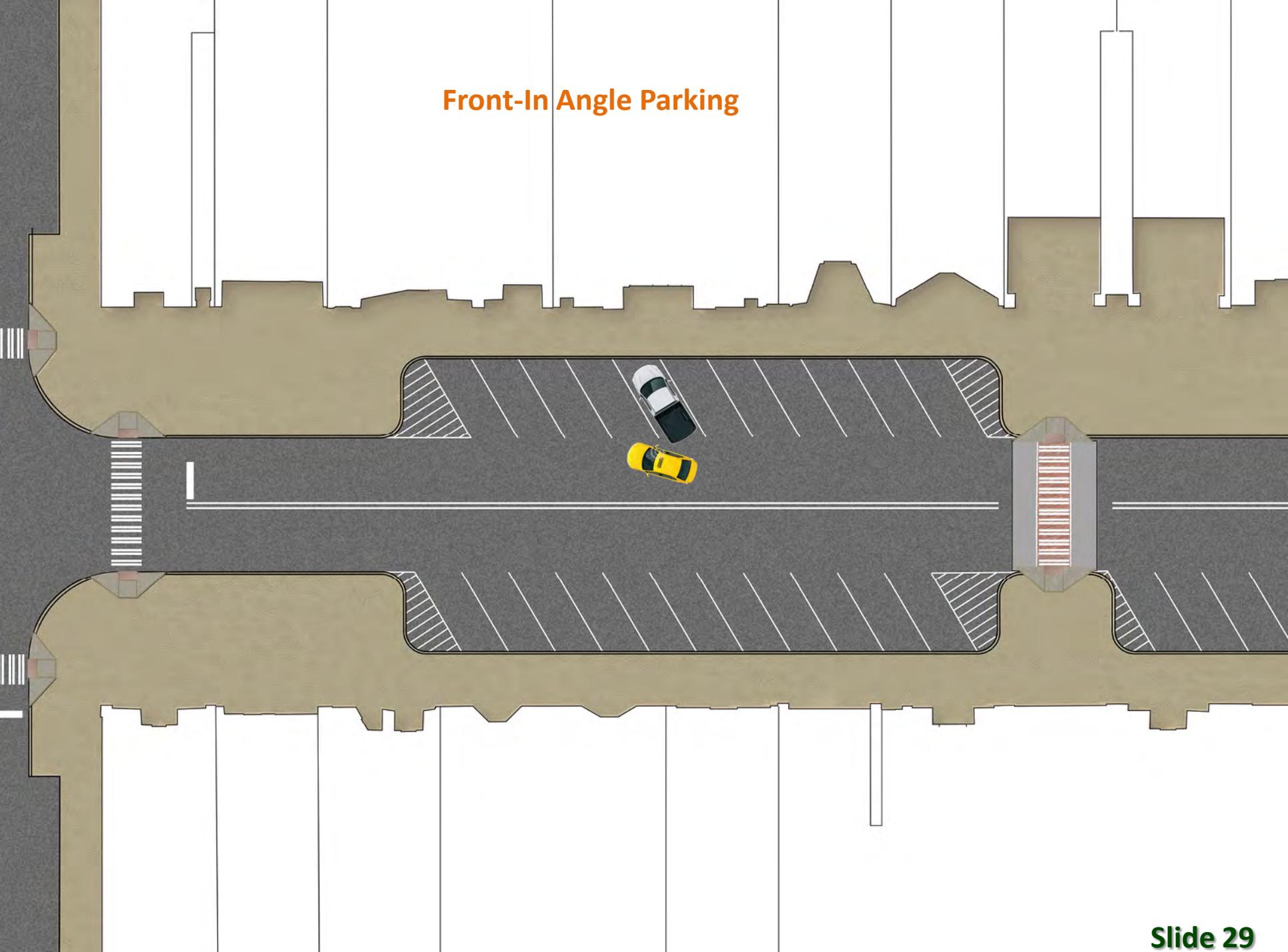
# Front-In Angle Parking



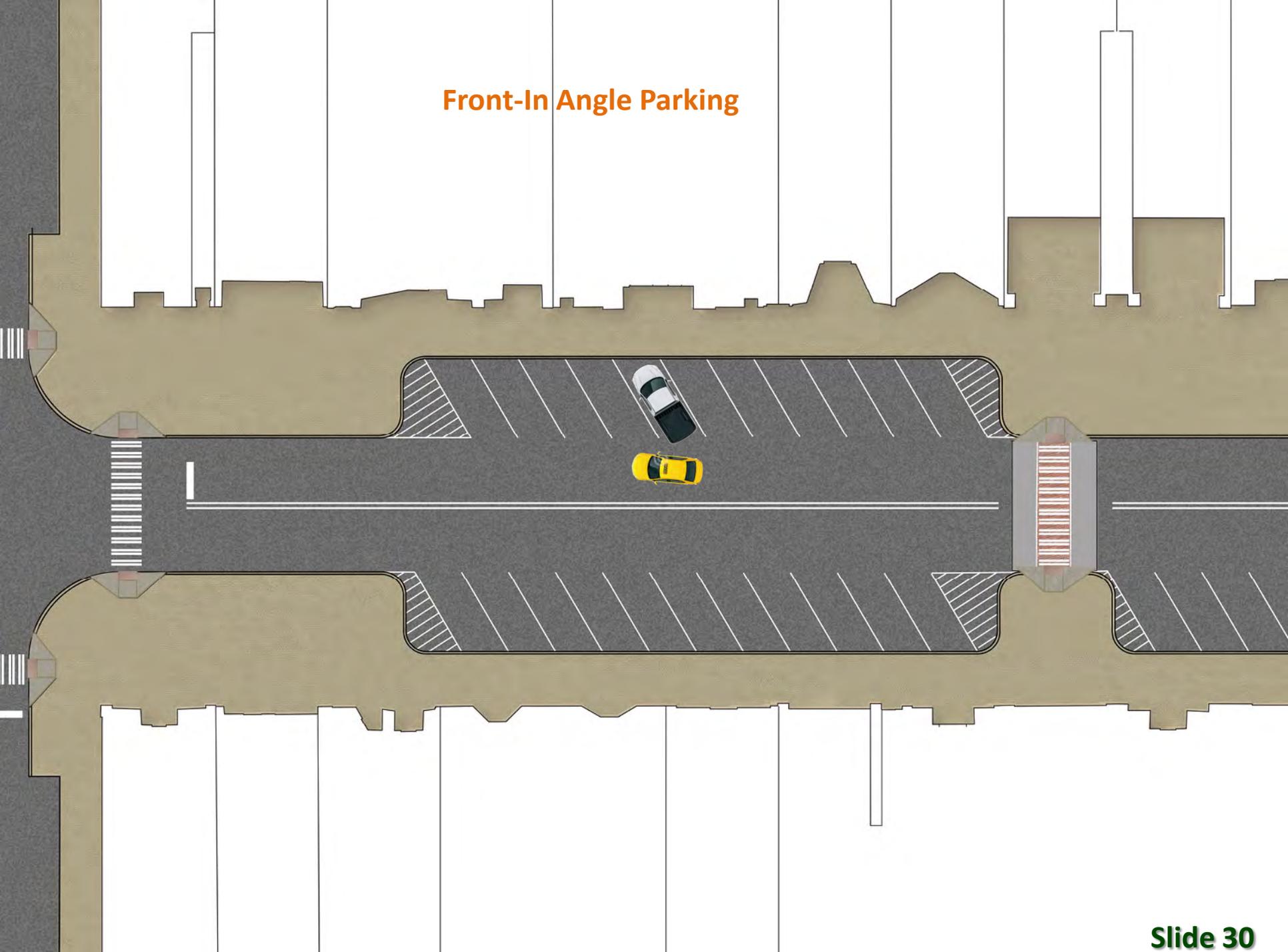
# Front-In Angle Parking



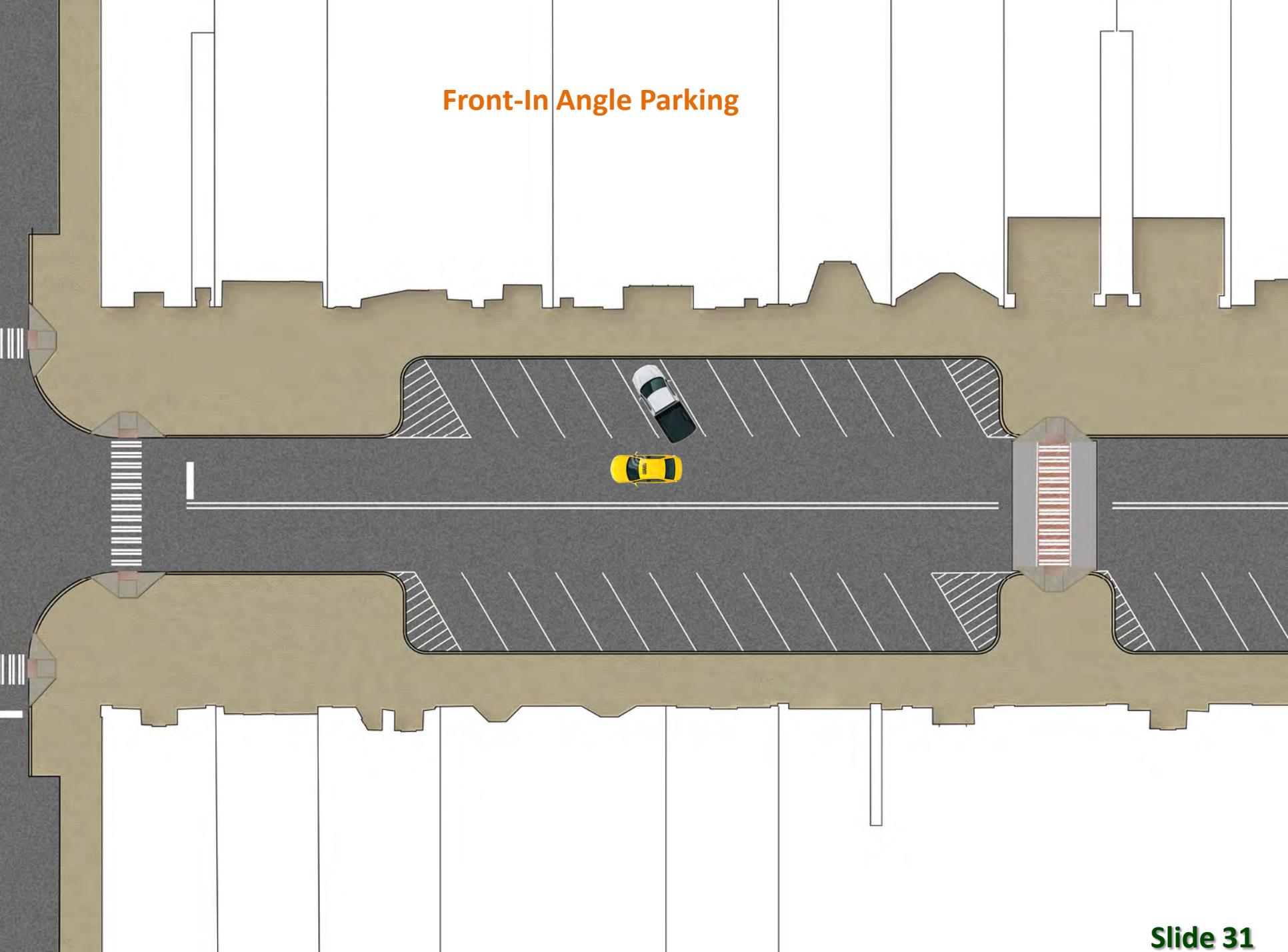
# Front-In Angle Parking



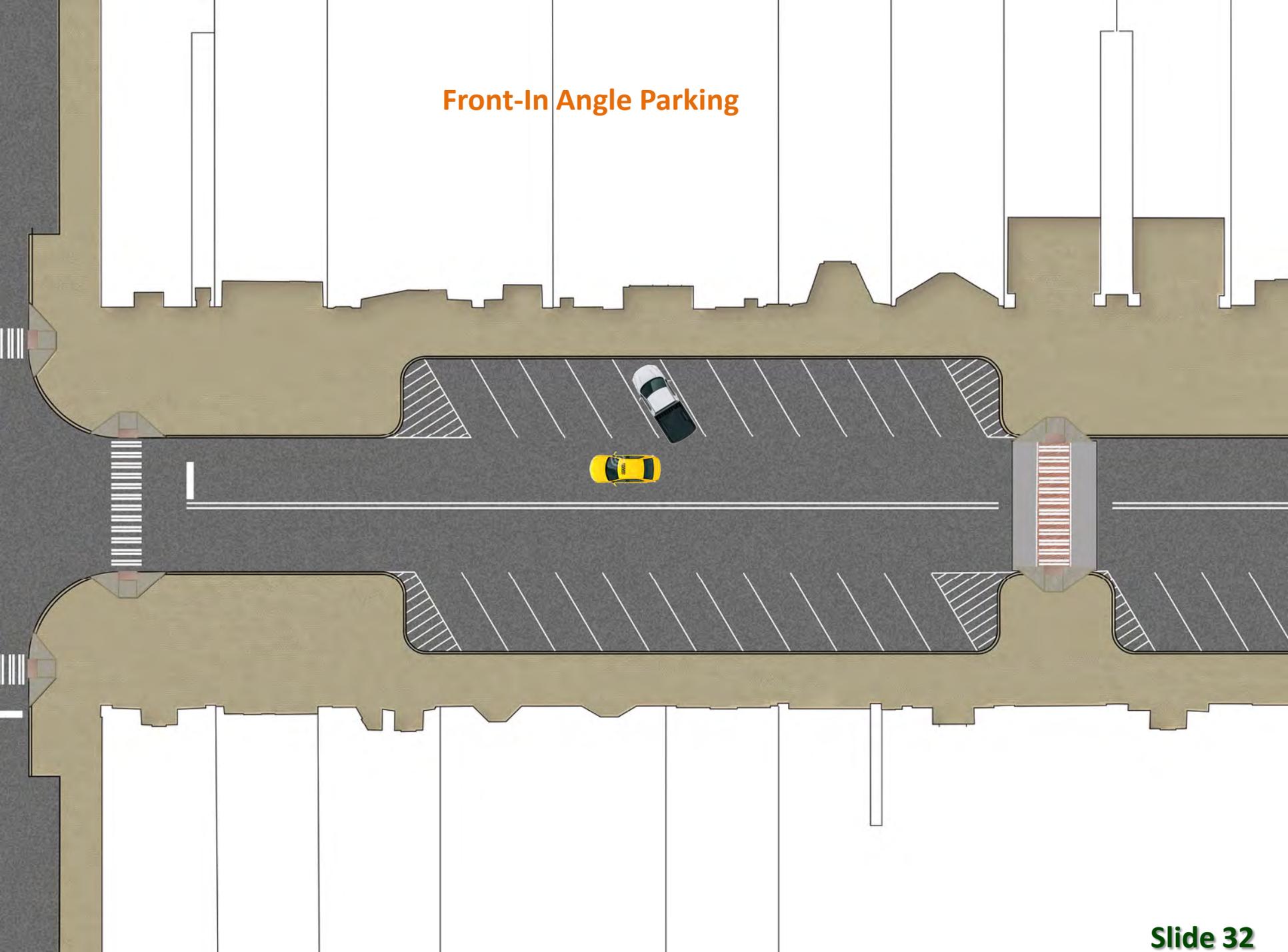
# Front-In Angle Parking



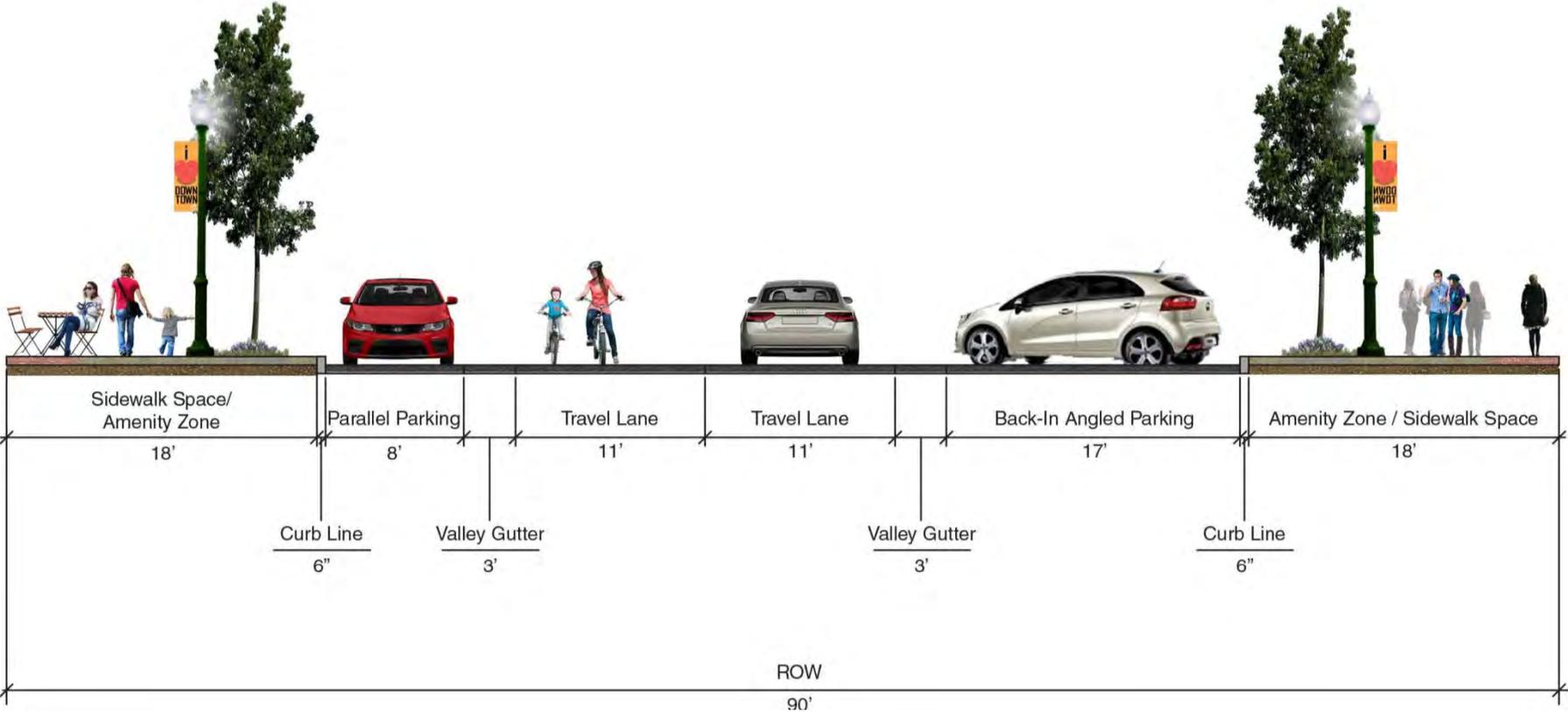
# Front-In Angle Parking



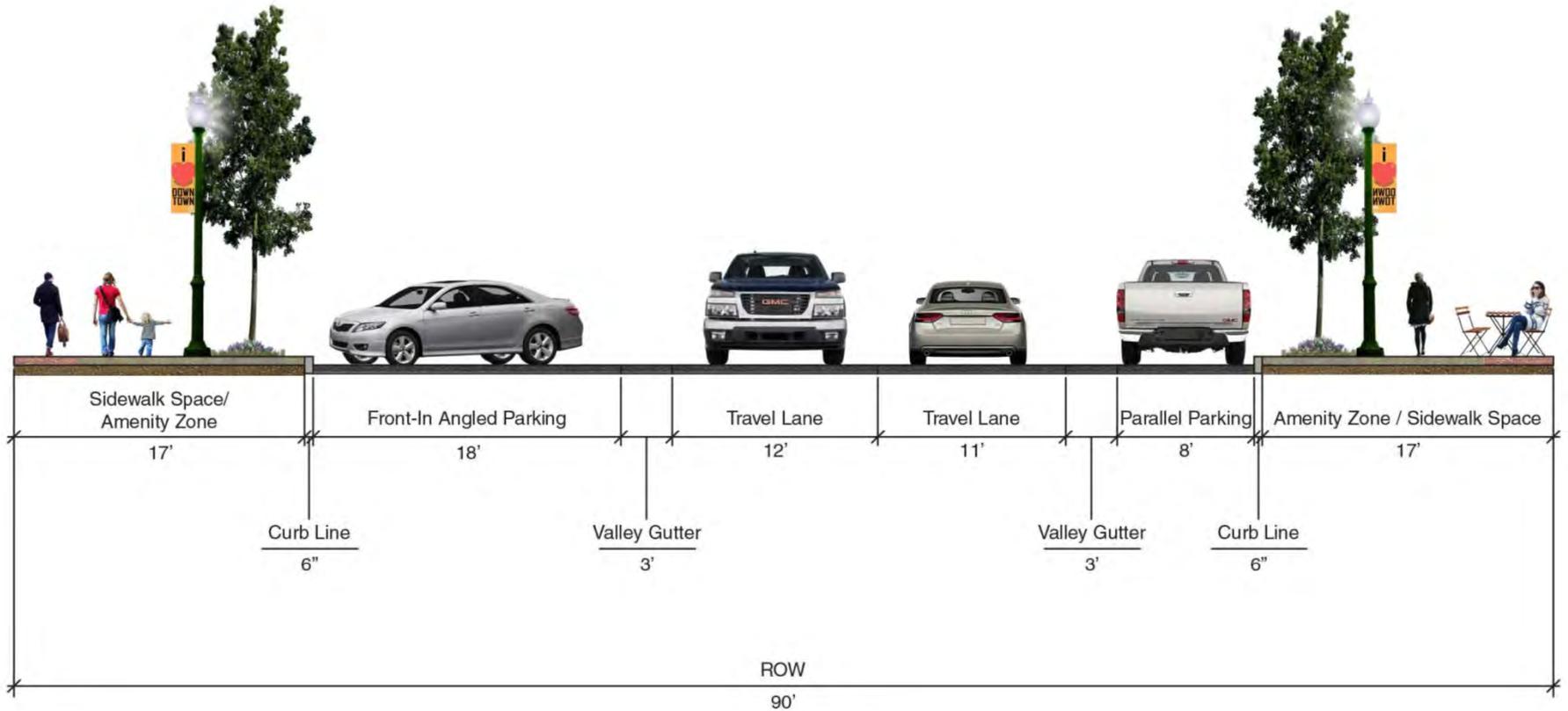
# Front-In Angle Parking



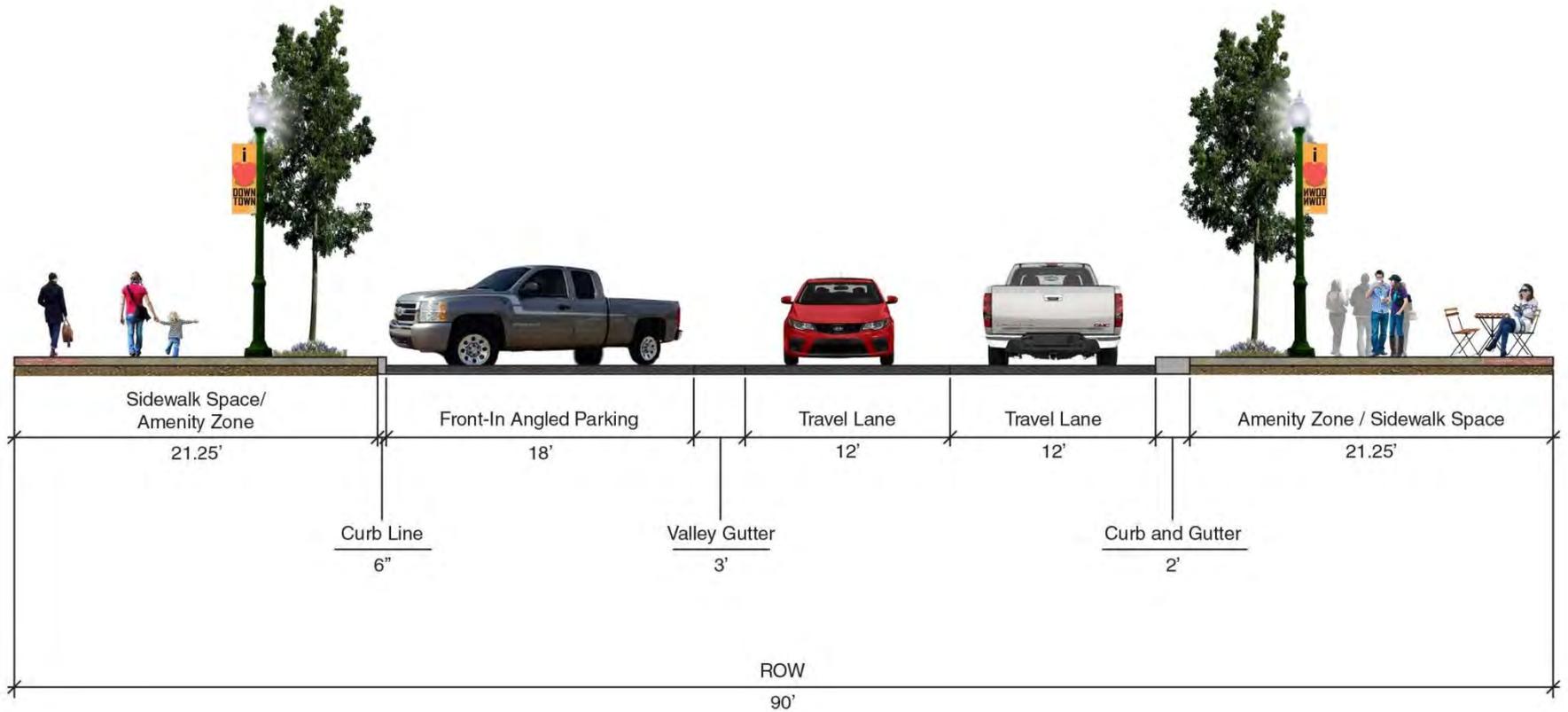
# CROSS SECTION DIMENSIONS WITH BACK-IN ANGLE ONE SIDE/PARALLEL ONE SIDE



# CROSS SECTION DIMENSIONS WITH FRONT-IN ANGLE ONE SIDE/PARALLEL ONE SIDE

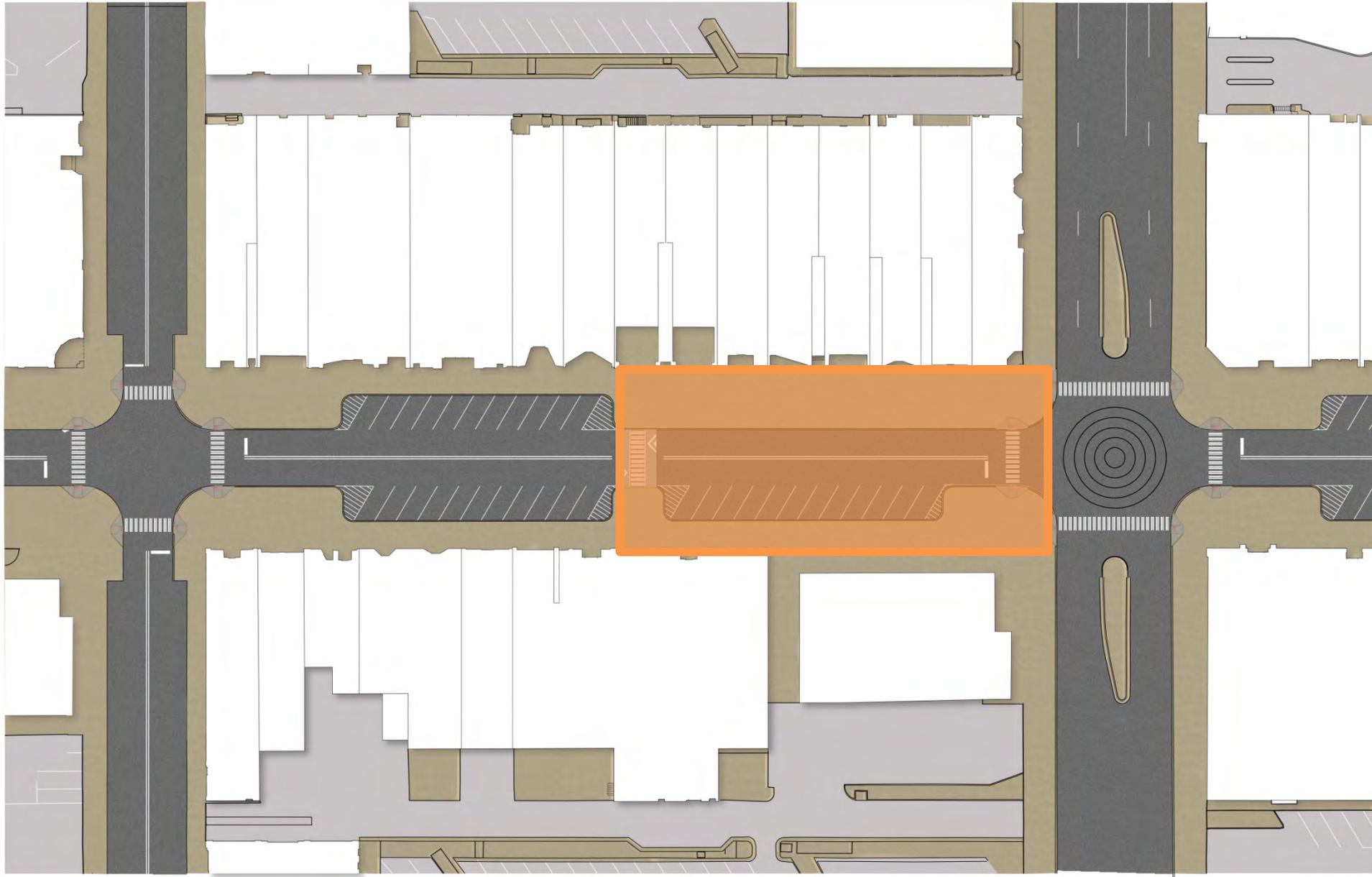


# CROSS SECTION DIMENSIONS WITH FRONT-IN ANGLE ONE SIDE/NO PARKING ONE SIDE

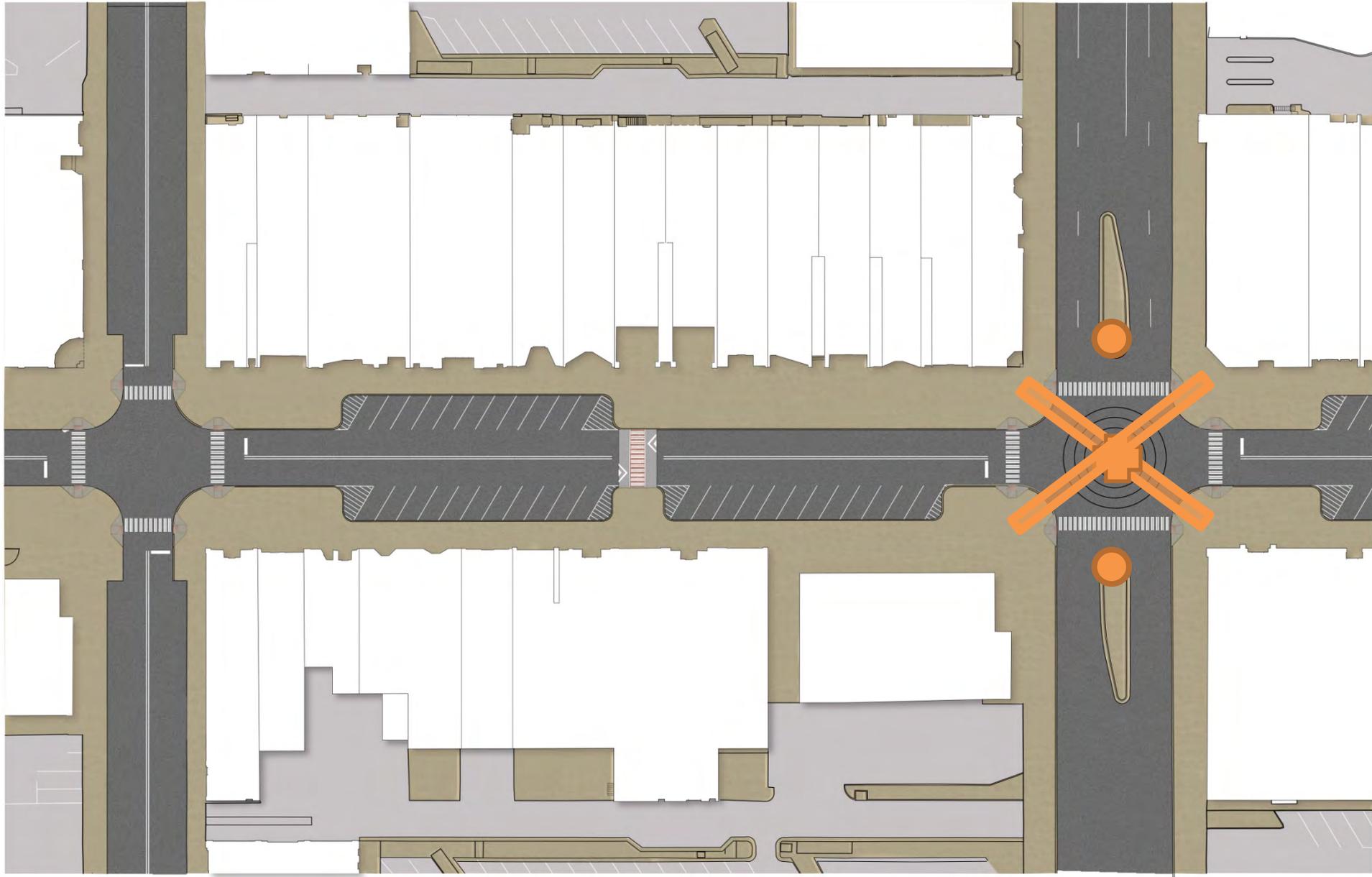


# Festival Street Areas

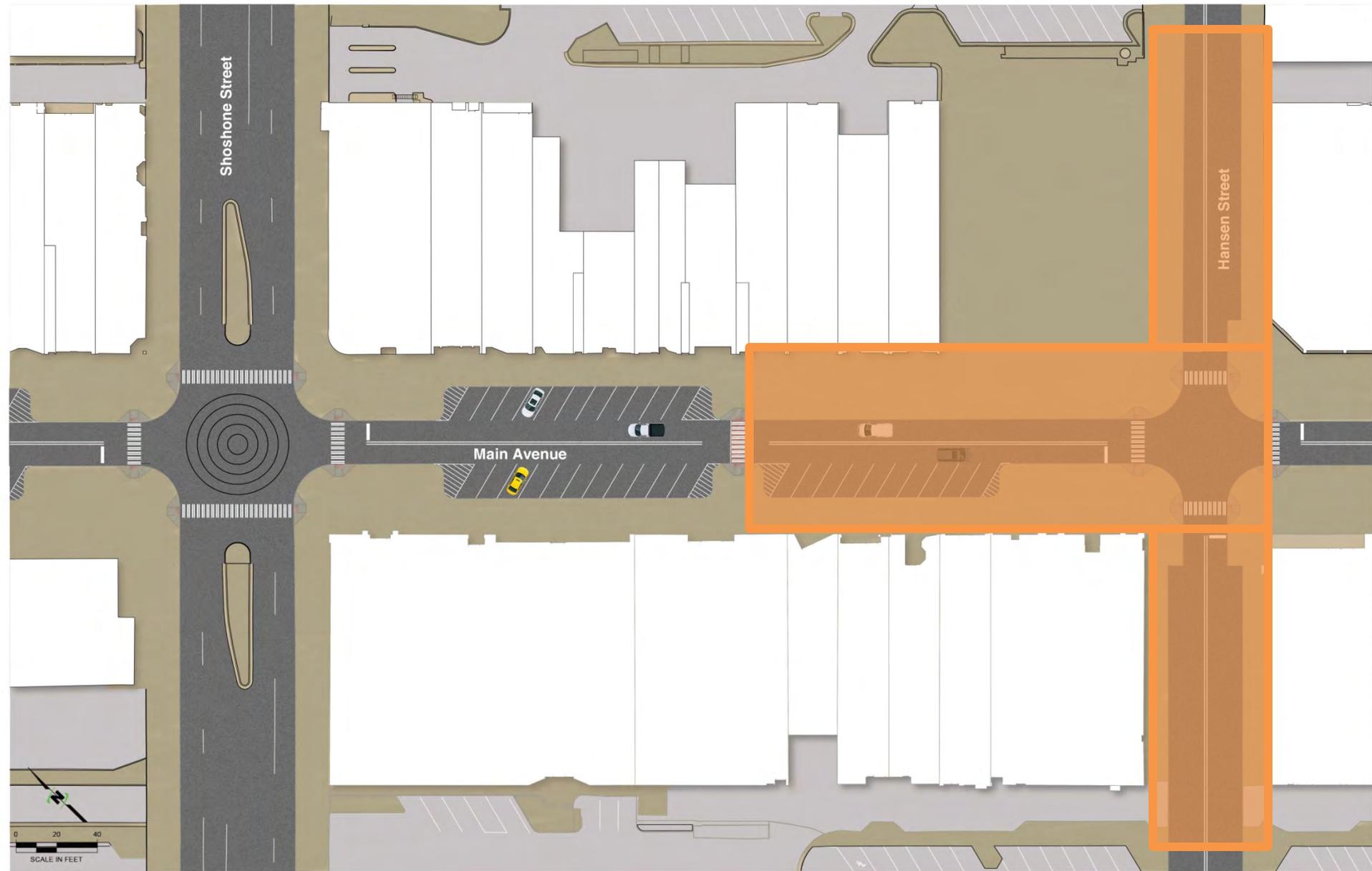
# GOODING TO SHOSHONE POSSIBLE FESTIVAL STREET AREA



# SHOSHONE INTERSECTION CROSS ARCH AND ART WORK



# POTENTIAL FESTIVAL STREET IN VICINITY OF DOWNTOWN COMMONS









# DIRECTOR PARK



Image Courtesy: Eckert & Eckert ©







THE DUBLIN UP











**Date:** May 11, 2015

**To:** Urban Renewal Agency of the City of Twin Falls

**From:** Jesse Schuerman, URA Staff Engineer

---

**Request:**

Consideration of a request to award and proceed with a contract to ACCO Engineered Systems to replace two existing HVAC roof top units at 851 Pole Line Road for \$22,850.

**Background:**

The URA owns and leases the building at 851 Pole Line Rd. Part of the lease agreement involves maintaining and replacing existing HVAC Units at the building. Considering the high maintenance costs in the past, an annual HVAC replacement schedule was formulated and followed since it began in 2013. This year, Staff has worked with the Property Manager, Idaho Property Management Group, to determine that two of the existing units should be replaced.

Considering this, Staff has requested bids from four qualified HVAC contractors. We received bids from two contractors. The low qualified bidder was ACCO Engineered Systems.

**Approval Process:**

A majority of the Board would need to approve this request in open meeting to accept the low bid and proceed with the HVAC unit replacements.

**Budget Impact:**

The cost to hire this service work is \$22,850.

**Conclusion:**

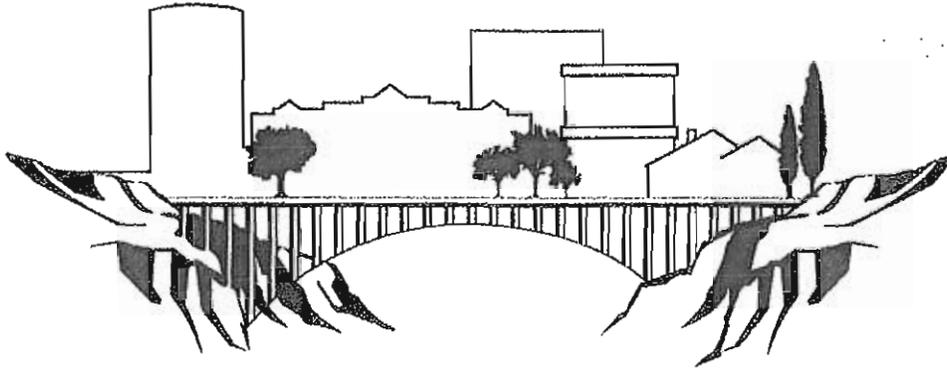
Staff supports hiring ACCO Engineered Systems to complete the work.

**Attachments:**

Bid Tabulation Results for HVAC Replacement  
ACCO Engineered Systems Bid Proposal

Twin Falls Urban Renewal													
Bid Opening: Tuesday May 5, 2015													
BASE BID - C3 BUILDING HVAC UNITS REPLACEMENT			ENGINEER'S ESTIMATE			SAWTOOTH SHEET METAL		ACCO ENGINEERED SYSTEMS		TERRY'S HEATING & A/C		INTERMOUNTAIN HEATING & AIR CONDITIONING	
<b>BASE BID</b>			Qty	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
REMOVE AND REPLACE RTU5 & RTU6 Per SPECIFICATIONS													
LS	1				No Submitted Bid		\$16,847.00	\$16,847.00	No Submitted Bid		\$23,838.00	\$23,838.00	
ALTERNATE #1 – UPGRADE (2) REPLACEMENT UNITS WITH HVAC UNITS MEETING CEE TIER 1/ENERGY STAR REQUIREMENTS													
LS	1						\$4,311.00	\$4,311.00			\$4,450.00	\$4,450.00	
ALTERNATE #2 – PROVIDE ADDITIONAL SMOKE DETECTOR TO BE MOUNTED IN HVAC ENCLOSURE AND SENSING CONDITIONS WITHIN THE ENCLOSURE													
LS	1						\$394.00	\$394.00			\$450.00	\$450.00	
ALTERNATE #3 - IF NOT INCLUDED WITH ALTERNATE #1, PROVIDE CO2 LEVEL CONTROL OF ECONOMIZERS FOR EACH HVAC UNIT													
LS	1						\$1,298.00	\$1,298.00			\$425.00	\$425.00	
<b>GRAND TOTAL</b>							\$0.00	\$22,850.00	\$0.00	\$0.00	\$29,163.00		
Note: Within Twin Falls Bidders Policy information 102.09 it reflects the following, "Unit Prices multiplied by quantities shall govern the Total bid amount in case of the discrepancies in the total bid amounts."													
<b>Accuracy of Bid</b>													

# **BID PROPOSAL**



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

PO Box 1907  
321 2<sup>nd</sup> Ave East  
Twin Falls, ID 83303-1907  
Phone: 208/735-7240  
Fax 208/736-2296

**PROJECT:**  
**851 Pole Line Road**  
**HVAC Units Replacement 2015**

*Submit sealed proposals  
to the Office of the  
Urban Renewal Executive Director  
located at 321 2<sup>nd</sup> Ave East, 2<sup>nd</sup> Floor  
By: 12:00 P.M. on Tuesday May 6, 2015.*

**BID PROPOSAL**

Proposal Submitted by  
ACCO Engineered Systems

5220 N. Sawyer Ave. Suite A  
Address

Garden City, ND 58714  
City

208-323-7789  
Phone                      Date

Project Description  
**ROOF MOUNTED HVAC  
REMOVAL & REPLACEMENT**

Job Name  
C3 2015 HVAC Unit Replacement  
851 Pole Line Road

Urban Renewal Contact  
Jesse Schuerman, URA Staff  
Engineer, PH #735-7252

We propose hereby to furnish all equipment, material and labor in accordance with the City of Twin Falls Standard Specifications & Standard Drawings, and enclosed special provisions. This proposal for work contemplated herein is to be submitted on a lump sum price basis.

All materials and workmanship are guaranteed to be as specified by the City of Twin Falls Standard Drawings and Specifications. Any alterations or deviation from the specifications or drawings which involve extra cost will be executed only as per written orders and shall become an addition or deduction to the bid amount of the original proposal. All cost incurred due to strikes, accidents or other delays shall be the Contractor's responsibility. Final Payment will be made after all work has been completed and all work has been accepted by the Urban Renewal Agency of the City of Twin Falls.

The work contemplated within this proposal will take 30 (thirty) calendar days or less to complete upon commencement of work. For projects over \$10,000, a \$100 per day forfeiture for non-completion of work within aforementioned calendar days will be deducted from the amount owed the Contractor as per the Standard Specifications.

Commencement of work will begin once the units are on site. Contractor shall state in a cover letter, with bid, the lead time for the HVAC units the Contractor is using for replacement.

CONTRACTOR ACCO Engineered Systems Title Regional Manager

Date 5/4/15

Authorized Signature 

CONTRACTOR'S PUBLIC WORKS LICENSE # PWC-C-16978

Date of Expiration 8/31/2015

The Contractor shall carry liability insurance in the minimum amount of \$500,000 for jobs less than \$10,000 or \$1,000,000 for jobs over \$10,000; and workman's compensation insurance.

XL Specialty Insurance Company 10/1/2015  
Workman's Compensation Carrier Date of Expiration

Greenwich Insurance Company 10/1/2015  
Liability Insurance Carrier Date of Expiration

Prior to contract execution by the Urban Renewal Agency, the Contractor shall submit:

- Certificates of insurance
- Idaho State Form WH-5, for Public Works Projects over \$10,000
- Department of Treasury Form W-9, if not incorporated
- Workman's Compensation Policy

Note: This proposal may be withdrawn by the Contractor if not accepted by the Urban Renewal Agency by the nearest proximate meeting of the Urban Renewal Board.

Acceptance of Proposal: The prices as shown in this proposal are satisfactory and are hereby accepted. You are authorized to do the work as specified.

\_\_\_\_\_  
Name and Title (for the Urban Renewal Agency) Date

201 SPECIAL PROVISIONS:

- 201.01 The work includes: removing and disposing of (2) existing HVAC roof top units; installing new equivalent units to heat and cool the areas conditioned by the units; providing all necessary mechanical and electrical equipment and material to mount, connect, and operate the units; and connecting the unit and ductwork smoke detectors to the building alarm control center to meet current codes. The work is "like for like" replacement. Contractor shall provide all new materials or equipment required for proper and efficient installation for operation of the new units.
- 201.02 The Contractor is responsible for safely removing all removed equipment, refrigerant, and materials and debris from the site and disposing of them properly, including providing receipts from the locations where disposal occurred.
- 201.03 The Contractor shall provide labor and material warranties per Specification Section 15800. Contractor shall also include service & travel charges for work done after labor warranty is expired.
- 201.04 The Contractor shall coordinate its work schedule with Twin Falls Urban Renewal who will have the option to revise the schedule to meet the needs of the client.
- 201.05 The Contractor shall ensure that no damage is done to the roof, roof materials, or other HVAC units during removal of old units and installation of new units and materials or any other parts of the building.
- 201.06 The Contractor is responsible for locating, preserving, and protecting all existing utilities that are not required to be removed as part of the work.
- 201.07 The Contractor shall contact all Utilities and coordinate utility service disconnections/reconnections at the site as needed to complete the project.
- 201.09 The Contractor shall coordinate all observations, permit inspections, training sessions, etc., with the Twin Falls Urban Renewal Agency.
- 201.10 The Contractor is responsible for obtaining written permission from adjacent landowners if the adjacent properties will be used or accessed during demolition activities.
- 201.11 The Contractor is responsible for acquiring all necessary permits required to perform the work.
- 201.12 It is the Contractor's responsibility to be familiar with the site and work required. A pre-bid meeting at the site will be held on Thursday

April 16 at 10:00 AM at the C3 building to allow contractors to review project conditions. Contact Jesse Schuerman at 735-7252 with questions.

Please bid the item(s) marked. If any additional explanation is required please indicate in the spaces provided below. The Twin Falls Urban Renewal Agency (TFURA) will select the lowest responsive bid based on the total of Item 1, with or without the alternatives, as best meets the needs of the Agency. TFURA reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. TFURA further reserves the right to reject the Bid of any Bidder whom it finds, after reasonable inquiry and evaluation, to be non-responsive. TFURA also reserves the right to waive all informalities not involving price, time, or changes in the Work and to negotiate contract terms with the Successful Bidder.

BID ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	REMOVE AND REPLACE RTU5, and RTU6, WITH NATURAL GAS/ELECTRIC HVAC UNITS PER SPECIFICATIONS	LS	\$16,847.00	\$16,847.00
2	ALTERNATE #1 - UPGRADE (2) REPLACEMENT UNITS WITH HVAC UNITS MEETING <u>CEE TIER 1/ENERGY STAR</u> REQUIREMENTS	LS	\$4,311.00	\$4,311.00
3	ALTERNATE #2 - PROVIDE ADDITIONAL SMOKE DETECTOR TO BE MOUNTED IN HVAC ENCLOSURE AND SENSING CONDITIONS WITHIN THE ENCLOSURE	LS	\$394.00	\$394.00
4	ALTERNATE #3 - IF NOT INCLUDED WITH ALTERNATE #1, PROVIDE CO2 LEVEL CONTROL OF ECONOMIZERS FOR EACH HVAC UNIT	LS	\$1,298.00	\$1,298.00
	GRAND TOTAL			\$22,490.00

**ADDENDUM NO. 1**

**TO:** All Bid Document holders of the HVAC Units Replacement 2015  
**FROM:** City of Twin Falls Urban Renewal Agency  
**DATE:** April 28, 2015

The following changes, additions, and clarifications shall be made to the contract bid documents.

1. Submit sealed proposals to the Office of the Urban Renewal Executive Director located at 321 2<sup>nd</sup> Ave east, 2<sup>nd</sup> Floor by: 12:00pm on Tuesday May 5<sup>th</sup>, 2015.
2. Within TF City Urban Renewal—C3 Building HVAC Unit Replacements 2015, Section 15800 HVAC AND AIR DISTRIBUTION, replace 2.5 B. 1. With the following:
  1. Replace existing Lennox GCS16-1353-270-7G, and Lennox CHP16-261-3P, roof top, air cooled, natural gas fired, HVAC units with new similar HVAC units that meet the current International Energy Conservation Code, International Mechanical Code requirements, with R-410A refrigerant (not R-22) or similar HFC refrigerant. Furnish HVAC units as manufactured by Aaon, Carrier, Lennox, McQuay-Daikin, Trane, York or approved equal.
    - a. Performance/Specifications: **Lennox CHP16-261-3P (RTU 6)**
      - Available within *Lennox Engineering Data CHP 16-261-311, with reference to the above model number.*
    - b. Performance/Specifications: **Lennox GCS16-1353-270-7G (RTU 5)**
      - Available within *Lennox Engineering Data GCS 16-953 thru GCS16-3003 GCS16, with reference to the above model number.*
      - The total gas input heat capacity shall be a minimum of 240,000 Btuh.

This addendum shall be signed and attached to the inside cover of your bid documents prior to submitting your proposal.

Sincerely,

Jesse Schuerman P.E.  
URA Staff Engineer  
Twin Falls Urban Renewal

I, Curt Osborne, acknowledge receipt of Addendum No. 1 and I understand the changes set forth therein.

Curt Osborne  
Name

Regional Manager  
Title

5/4/2015  
Date