

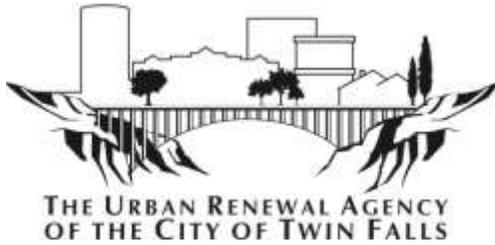
AGENDA
Regular Meeting of the City of Twin Falls
Urban Renewal Agency Board
305 3rd Avenue East, Twin Falls, Idaho
City Council Chambers
Monday, February 8, 2016 at 12:00 pm.

URBAN RENEWAL AGENCY BOARD MEMBERS:

Dan Brizee Chairman	Dexter Ball Vice-Chairman	Neil Christensen Secretary	Perri Gardner	Bob Richards	Gary Garnand	Brad Wills
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1. Call meeting to order.
2. Consent Agenda:
 - a. Review and approval of minutes from the January 11, 2016 regular meeting and January 19, 2016 special meeting.
 - b. Review and approval of the February 2016 financial report.
3. Consideration of a request to vacate an existing sewer easement (SE-738) and grant a new public utilities easement to replace it – Josh Baird (see staff report).
4. Main Avenue Project update – Mandi Roberts.
5. Consideration of a request for URA Staff to negotiate an Owner Representation Services Agreement with the qualified firms determined by the request for qualification (RFQ) process – Jesse Schuerman (see staff report).
6. Discussion on the City's Economic Development Director and the Twin Falls Urban Renewal Executive Director's role and position – Travis Rothweiler.
7. Consideration of Agreement for Professional Services – Travis Rothweiler.
8. Consideration of a request to approve Western Financial Group (WFG) to act as Municipal Advisor to the Twin Falls Urban Renewal Agency on a Private Loan between Clif Bar and the Agency – Brent Hyatt (see staff report).
9. Public input and/or items from the Urban Renewal Agency Board or staff.
10. Adjourn. Next regular meeting: **Monday, March 14, 2016 @ 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.***



MEETING MINUTES

January 11, 2016

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

Present:

Dan Brizee	URA Chairman
Dexter Ball	URA Vice Chairman
Neil Christensen	URA Secretary
Perri Gardner	URA Member
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

Also present:

Travis Rothweiler	City Manager / Interim Urban Renewal Executive Director
Lorrie Bauer	City Administrative Assistant
Brent Hyatt	City Assistant Finance Officer
Greg Lanting	City Council Liaison to URA
Fritz Wonderlich	City Attorney
Josh Palmer	City Public Information Officer
Mitch Humble	Deputy City Manager
Chris Talkington	City Council
Jackie Fields	City Engineer
Mandi Roberts	Otak, Inc.
Gary Haderlie	JUB Engineers
Clint Sievers	Hummel Architects

Agenda Item 1 – Call meeting to order.

Chairman Brizee called the meeting to order at 12:02 p.m.

Agenda Item 2 – Consent Agenda: a) Review and approval of minutes from the December 14, 2015 regular meeting and b) Review and approval of January 2016 financial report.

Gary Garnand moved to accept the consent agenda as submitted and Bob Richards seconded the motion. There was a clarification regarding the process of paying the invoices for the Clif Bar project. A roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 3 – Main Avenue Project Update – Mandi Roberts.

Mandi Roberts shared that Otak is working towards the 90% design of Phase 1A which is scheduled for completion later in January. They are also working on the demolition package with Hummel and Starr Corp. She stated they are creating three separate bid packages to maximize the flexibility in how the demolition could take place, as well as being able to track the cost of the three areas of demolitions

(Rogerson, Banner, and fountain) separately due to the different sources of funding. The draft plans and specifications have been completed and submitted for review. The demolition package is scheduled to go out for bid the end of January with demolition beginning in February, hopefully.

Mandi then showed a drawing of how the City Hall and downtown commons are related to each other and what the space could look like. She shared the Project Advisory Committee (PAC) wants to use the drawing for promotion material and as communication to the public regarding the project. Next, she shared the PAC discussed the timing and phasing of construction with the question “would there be an economies of scale and savings if Phase 1A and 1B were bid together as one package?” There was a lot of PAC support for the idea. Travis Rothweiler explained that due to the business cycle, the construction is planned to begin at one of the downtown’s busiest times of the year. He stated the PAC recommended to bid it as one package in hopes the construction schedule would line up with their business cycle. He added that this would also give us the opportunity to possibly capture additional economies of scale and a chance to bring in a contractor interested in a larger project. Travis shared the next step is to communicate the idea to the downtown community within the project area and get their input, including a phone conference, before the next PAC meeting. If bid as one project, not only will the construction timeline be shorter, the construction could be phased to begin in February 2017, which is preferred by the business owners in that area who attended the PAC meeting. He noted this would not change the other parts of the project. Alleyways would be completed after Main Avenue, except for the alley areas behind the Rogerson and Banner buildings (approximately Shoshone to Idaho St.). After additional discussion, an update will be scheduled for the next meeting. Travis added there will be promotions prior to and during construction to advertise the downtown will be open for business and give people reasons to go downtown.

Mandi finalized the agenda item by stating the downtown plaza design details include a water/stream like feature created with colored and textured concrete and they are looking into the possibility of using concrete that could be stamped with text or prints (example: animal tracks, fish imprints, messages).

Agenda Item 4 – Discussion on the City’s Economic Development Director and the Twin Falls Urban Renewal Executive Director’s role and position – Travis Rothweiler.

Travis explained there had been previous conversations about possible staffing changes and before recruiting for the current role he wanted to do a process/position review to determine if current role still fits the needs of the URA and the City of Twin Falls for the future. The current roll is a professional with economic development skillsets that oversees the Urban Renewal aspects rather than tax increment skillsets. Per the current agreement, the Urban Renewal Agency pays the City for professional services in which part goes to the Urban Renewal Director. Before search begins for the next director, Travis asked the Board for their input on what skillsets/characteristics they would like the new person to have. Comments suggested creating two positions: Economic Development Director and add a deputy with economic development skillsets. There was concern on how to fund the second position in later years. Next month Travis will report the comments received from the URA Board, City Council, and the Economic Development Ready Team as well as make a recommendation on how to move forward.

Agenda Item 5 - Public input and/or items from the Urban Renewal Agency Board

None.

Agenda Item 6 – Adjournment:

- Executive Session 74-206(1)(a) to consider hiring a public officer, employee, staff member or individual agent, whose qualities are to be evaluated in order to fill a particular vacancy or need, not to fill a vacancy in an elective office or deliberate staffing needs in general.
- Executive Session 74-206(1)(c) to acquire an interest in deliberating labor negotiations or acquisitions of interests in real property not owned by a public agency.

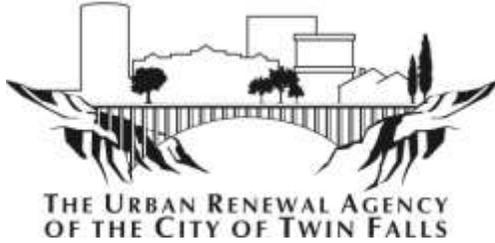
Perri Gardner made a motion to adjourn to executive session. Neil Christensen seconded the motion. Roll call vote showed that all board members present voted in favor of the motion. Chairman Brizee announced they would not be returning to open session.

The meeting adjourned at 1:00 p.m.

Next regular scheduled Urban Renewal meeting is Monday, February 8, 2016 @ 12:00 p.m.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant



MEETING MINUTES

January 19, 2016

The Urban Renewal Agency held a Special meeting at 12:00 p.m. this date in the PD Classroom located at 321 2nd Avenue East, City Hall, Twin Falls.

Present:

Dan Brizee
Dexter Ball
Perri Gardner
Bob Richards
Gary Garnand
Brad Wills

URA Chairman
URA Vice Chairman *(via phone after Adjournment)*
URA Member *(via phone)*
URA Member
URA Member
URA Member

Absent:

Neil Christensen URA Secretary

Also present:

Travis Rothweiler City Manager / Interim Urban Renewal Executive Director
Lorrie Bauer City Administrative Assistant
Greg Lanting City Council Liaison to URA
Mitch Humble Deputy City Manager

Agenda Item 1 – Call meeting to order.

Chairman Brizee called the meeting to order at 12:04 p.m.

Agenda Item 2 – Adjournment:

- Executive Session 74-206(1)(a) to consider hiring a public officer, employee, staff member or individual agent, whose qualities are to be evaluated in order to fill a particular vacancy or need, not to fill a vacancy in an elective office or deliberate staffing needs in general.
- Executive Session 74-206(1)(c) to acquire an interest in deliberating labor negotiations or acquisitions of interests in real property not owned by a public agency.

Bob Richards moved to adjourn to executive session. Gary Garnand seconded the motion. Roll call vote showed that all board members present voted in favor of the motion. Chairman Brizee announced they would not be returning to open session.

The meeting adjourned at 12:05 p.m.

Next regular scheduled Urban Renewal meeting is Monday, February 8, 2016 @ 12:00 p.m.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
 October 2015 through January 2016

	Oct '15 - Jan 16	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Wash. Fed. LOC	0.00	2,500,000.00	-2,500,000.00	0.0%
Line of Credit Adv. - Clif Bar	7,095,882.47	15,000,000.00	-7,904,117.53	47.3%
Investment Income	4,524.61	8,780.00	-4,255.39	51.5%
Property Taxes	4,122,642.32	7,471,290.00	-3,348,647.68	55.2%
Rental Income	145,818.52	433,726.00	-287,907.48	33.6%
Total Income	11,368,867.92	25,413,796.00	-14,044,928.08	44.7%
Gross Profit	11,368,867.92	25,413,796.00	-14,044,928.08	44.7%
Expense				
RAA 4-1				
Main Ave.	290,612.86			
Rogerson Building	23,010.45			
Downtown Development	7,845.82			
RAA 4-1 - Other	0.00	6,964,993.00	-6,964,993.00	0.0%
Total RAA 4-1	321,469.13	6,964,993.00	-6,643,523.87	4.6%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	0.00	1,372,570.00	-1,372,570.00	0.0%
Debt Pay. (Chobani) Principal	0.00	1,180,000.00	-1,180,000.00	0.0%
RAA 4-3 (Chobani) - Other	115,426.98	9,076,000.00	-8,960,573.02	1.3%
Total RAA 4-3 (Chobani)	115,426.98	11,628,570.00	-11,513,143.02	1.0%
RAA 4-4 (Clif Bar)	3,112,911.08	15,056,477.00	-11,943,565.92	20.7%
Bond Trustee Fees	0.00	3,000.00	-3,000.00	0.0%
Community Relations & Website	0.00	1,700.00	-1,700.00	0.0%
Debt Payments - Interest	37,701.58	118,880.00	-81,178.42	31.7%
Debt Payments - Principal	0.00	1,005,000.00	-1,005,000.00	0.0%
Dues and Subscriptions	750.00	2,650.00	-1,900.00	28.3%
Insurance Expense	0.00	5,800.00	-5,800.00	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	676.52	4,000.00	-3,323.48	16.9%
Miscellaneous	9,936.82	10,500.00	-563.18	94.6%
Office Expense	322.00	500.00	-178.00	64.4%
Prof. Dev.\Training	0.00	2,800.00	-2,800.00	0.0%
Property Tax Expense	26,143.28	37,000.00	-10,856.72	70.7%
Real Estate Exp. - Call Center	10,171.45	133,400.00	-123,228.55	7.6%
Real Estate Exp. - Other	1,173.91	7,200.00	-6,026.09	16.3%
Real Estate Lease	72,000.00	72,000.00	0.00	100.0%
Total Expense	3,708,682.75	35,284,470.00	-31,575,787.25	10.5%
Net Ordinary Income	7,660,185.17	-9,870,674.00	17,530,859.17	-77.6%
Other Income/Expense				
Other Income				
Cash Carryover	0.00	10,123,000.00	-10,123,000.00	0.0%
Transfers In	0.00	305,927.00	-305,927.00	0.0%
Transfers Out	0.00	-305,927.00	305,927.00	0.0%
Total Other Income	0.00	10,123,000.00	-10,123,000.00	0.0%
Net Other Income	0.00	10,123,000.00	-10,123,000.00	0.0%
Net Income	7,660,185.17	252,326.00	7,407,859.17	3,035.8%

Twin Falls Urban Renewal February Check List - 2016						
Check #	Date	Paid Amount	Name	Account	Fund	Memo
3189	01/08/2016	700.00	TBY, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #133 3300 E Railroad Crossing / #5
3190	01/08/2016	16,015.45	Keller Associates	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #134 Wastewater Facility / #16
3191	01/08/2016	4,372.80	JUB Engineers, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #135 Hankins Water Storage Tank / Inv. #97963
3192	01/15/2016	88,410.00	Eastern Idaho Railroad	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #136 3300 E RR Crossing / #90446611
3193	01/15/2016	126,405.07	Stock Construction Services, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #137 Construction Mgmt / Inv #2850-09
3194	01/27/2016	3,219,506.03	Zions First National Bank	Zions #8616 - Excess Funds	zz-Bond Fund - Zions Bank	1st Half Property Taxes Remittance
3195	01/27/2016	3,261.58	Washington Federal	Debt Payments - Interest	Rev Alloc 4-1	Bond Interest 2015C (Acct. 4647541)
3195	01/27/2016	34,440.00	Washington Federal	Debt Payments - Interest	Rev Alloc 4-1	Bond Interest 2015A (Acct. 4603726)
3196	01/29/2016	52,137.63	Knife River	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #138 3300 E Railroad Crossing / CAP #5
3197	02/02/2016	748.00	ACCO Engineered Systems	Real Estate Exp. - Call Center	Rental Fund	HVAC Preventative Maintenance - Jan / #650104
3198	02/02/2016	42.95	Canyon Floral	Miscellaneous	General	Board Member Condolence
3199	02/02/2016	114,500.00	City of Twin Falls	Management Fee	General	1/2 Management Fee - 2016
3200	02/02/2016	11.64	Idaho Power	Real Estate Exp. - Other	Rev Alloc 4-1	Power - 122 4th Ave S (Park)
3200	02/02/2016	251.35	Idaho Power	Real Estate Exp. - Call Center	Rental Fund	Power - 851 Pole Line Rd
3201	02/02/2016	45.69	Idaho Pizza Company	Meeting Expense	General	Meeting Lunch 1/19/16 / #1601190001
3202	02/02/2016	124.68	Great Harvest Bread Company	Meeting Expense	General	Meeting Lunch 1/25/16 / #101
3203	02/02/2016	352.00	J & L Sweeping Service, Inc.	Real Estate Exp. - Call Center	Rental Fund	Property Maintenance - Jan / #25703
3204	02/02/2016	9,832.36	J U B Engineers	Main Ave.	Rev Alloc 4-1	2015 Main Ave Utility Project / #98646
3205	02/02/2016	450.00	K & G Property Management	Real Estate Exp. - Call Center	Rental Fund	Property Management - Jan / #3576
3206	02/02/2016	722.50	Kimberly Nurseries	Real Estate Exp. - Call Center	Rental Fund	Snow Removal on 1/15/16 (C3) / #139152
3206	02/02/2016	315.00	Kimberly Nurseries	Real Estate Exp. - Other	Rental Fund	Snow/Ice Removal on 1/15/16 (Idaho & 3rd) / #139188
3207	02/02/2016	93,500.92	Otak	Main Ave.	Rev Alloc 4-1	Streetscape & DT Commons / #11600355
3208	02/02/2016	93.39	Times News	Main Ave.	Rev Alloc 4-1	RFQ Notice for Owner Representatiave Services / #16024

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

January 2016

Type	Date	Num	Name	Memo	Amount	Balance
Ordinary Income/Expense						
Income						
Line of Credit Adv. - Clif Bar						
Deposit	01/08/2016		Clif Bar & Co.	Advance on Line of Credit	21,088.25	21,088.25
Deposit	01/15/2016		Clif Bar & Co.	Advance on the Line of Credit	214,815.07	235,903.32
Deposit	01/29/2016		Clif Bar & Co.	Line of Credit Advance	10,829.63	246,732.95
Total Line of Credit Adv. - Clif Bar					246,732.95	246,732.95
Investment Income						
Deposit	01/01/2016		State of Idaho	Earnings for December	100.45	100.45
Deposit	01/01/2016			Interest	18.27	118.72
Deposit	01/04/2016			Interest	59.25	177.97
Deposit	01/04/2016			Interest	45.29	223.26
Deposit	01/31/2016			Interest	583.42	806.68
Total Investment Income					806.68	806.68
Property Taxes						
Deposit	01/27/2016	16-0242...	Twin Falls County ...	Property Taxes 1-0007	8,720.09	8,720.09
Deposit	01/27/2016	16-0242...	Twin Falls County ...	Property Tax 1-0001	865,368.29	874,088.38
Deposit	01/27/2016	16-0242...	Twin Falls County ...	Property Taxes 1-0004	3,219,506.03	4,093,594.41
Total Property Taxes					4,093,594.41	4,093,594.41
Rental Income						
Deposit	01/06/2016		US Treasury	VA Rent	1,333.33	1,333.33
General...	01/31/2016	AJE #158		Security Deposit applied to rent	35,455.71	36,789.04
Total Rental Income					36,789.04	36,789.04
Total Income					4,377,923.08	4,377,923.08
Gross Profit					4,377,923.08	4,377,923.08
Expense						
RAA 4-1						
Main Ave.						
Check	01/05/2016	3183	JUB Engineers, Inc.	2015 Main Ave Utility Project #98012	6,297.85	6,297.85
Check	01/05/2016	3188	Otak	Main Ave. Streetscape & Downtown Common Improv...	55,191.52	61,489.37
Total Main Ave.					61,489.37	61,489.37
Rogerson Building						
Check	01/05/2016	3179	Delta Fire Systems...	Relocation of Fire Sprinkler Line / #81797	15,750.00	15,750.00
Check	01/05/2016	3179	Delta Fire Systems...	Furnish & Install Fire Alarm System / #81823	5,900.00	21,650.00
Check	01/05/2016	3180	EHM Engineers, Inc.	Building Demolition Analysis / #001-15	730.00	22,380.00
Total Rogerson Building					22,380.00	22,380.00
Total RAA 4-1					83,869.37	83,869.37
RAA 4-4 (Clif Bar)						
Check	01/08/2016	3189	TBY, Inc.	AC #133 3300 E Railroad Crossing / #5	700.00	700.00
Check	01/08/2016	3190	Keller Associates	AC #134 Wastewater Facility / #16	16,015.45	16,715.45
Check	01/08/2016	3191	JUB Engineers, Inc.	AC #135 Hankins Water Storage Tank / Inv. #97963	4,372.80	21,088.25
Check	01/15/2016	3192	Eastern Idaho Railr...	AC #136 3300 E RR Crossing / #90446611	88,410.00	109,498.25
Check	01/15/2016	3193	Stock Construction...	AC #137 Construction Mgmt / Inv #2850-09	126,405.07	235,903.32
Check	01/29/2016	3196	Knife River	AC #138 3300 E Railroad Crossing / CAP #5	52,137.63	288,040.95
Total RAA 4-4 (Clif Bar)					288,040.95	288,040.95
Debt Payments - Interest						
Check	01/27/2016	3195	Washington Federal	Bond Interest 2015C (Acct. 4647541)	3,261.58	3,261.58
Check	01/27/2016	3195	Washington Federal	Bond Interest 2015A (Acct. 4603726)	34,440.00	37,701.58
Total Debt Payments - Interest					37,701.58	37,701.58
Meeting Expense						
Check	01/05/2016	3178	Catering by Karen	12-14-2015 Meeting Lunch / #2581	239.00	239.00
Total Meeting Expense					239.00	239.00
Miscellaneous						
Check	01/05/2016	3187	Mason's Trophies ...	Plaque for M. Anderson	18.00	18.00
Deposit	01/11/2016	00286075	Intermountain Gas ...	149 Main Ave E startup deposit not used	-81.18	-63.18
Total Miscellaneous					-63.18	-63.18

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss Detail
 January 2016

Type	Date	Num	Name	Memo	Amount	Balance
Property Tax Expense						
Check	01/05/2016	3186	Manaus LLC	Property Tax for parcel #RPT034700500EOA	15,871.20	15,871.20
Total Property Tax Expense					15,871.20	15,871.20
Real Estate Exp. - Call Center						
Check	01/05/2016	3177	ACCO Engineered ...	HVAC Repair - Cox Unit / #1565516	253.56	253.56
Check	01/05/2016	3177	ACCO Engineered ...	AC in Server Room / #1570977	78.50	332.06
Check	01/05/2016	3177	ACCO Engineered ...	RTU #9 Repair / #1577085	346.47	678.53
Check	01/05/2016	3181	Idaho Power	Power - 851 Poleline	249.05	927.58
Check	01/05/2016	3182	J & L Sweeping Se...	Property Maintenance - Dec. / #25622	264.00	1,191.58
Check	01/05/2016	3184	K & G Property Ma...	Property Management - Dec. / #3561	450.00	1,641.58
Check	01/05/2016	3185	Kimberly Nurseries	Snow Removal on 12/18- C3 / #138946	722.50	2,364.08
Check	01/05/2016	3185	Kimberly Nurseries	Snow Removal on 12/24- C3 / #139024	722.50	3,086.58
Check	01/05/2016	3185	Kimberly Nurseries	Snow Removal on 12/30- C3 / #139070	361.25	3,447.83
Total Real Estate Exp. - Call Center					3,447.83	3,447.83
Real Estate Exp. - Other						
Check	01/05/2016	3181	Idaho Power	Power - 122 4th Ave S (Park)	11.63	11.63
Check	01/05/2016	3185	Kimberly Nurseries	Snow Removal on 12/15- Idaho St & 3rd / #138925	61.00	72.63
Check	01/05/2016	3185	Kimberly Nurseries	Snow Removal on 12/30- Idaho St & 3rd / #139092	315.00	387.63
Total Real Estate Exp. - Other					387.63	387.63
Real Estate Lease						
Check	01/05/2016	3186	Manaus LLC	Parking Lot Lease	72,000.00	72,000.00
Total Real Estate Lease					72,000.00	72,000.00
Total Expense					501,494.38	501,494.38
Net Ordinary Income					3,876,428.70	3,876,428.70
Net Income					3,876,428.70	3,876,428.70

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet
As of January 31, 2016

	Jan 31, 16
ASSETS	
Current Assets	
Checking/Savings	
Cash	
WF General Checking #6350	3,584,165.67
WF Savings #8992	3,434,957.65
Zions #8616 - Excess Funds	6,647,282.67
Zions #8616B - Payment Acct.	0.71
Zions #8616C - Bond Reserve	2,705,588.96
Wash. Fed. #342-4	398,137.83
Wash. Fed. Bond Reserve	430,197.89
State Investment Pool	455,906.11
Total Cash	17,656,237.49
Total Checking/Savings	17,656,237.49
Other Current Assets	
Due from Other Governments	5,310.00
Property Taxes Receivable	130,569.00
Total Other Current Assets	135,879.00
Total Current Assets	17,792,116.49
Fixed Assets	
Land	1,350,000.00
Building	3,834,412.16
Equipment	475,000.00
Accumulated Depreciation	-732,624.14
Total Fixed Assets	4,926,788.02
TOTAL ASSETS	22,718,904.51
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Deferred Rev.-Property Tax	130,569.00
Security Deposit	32,702.13
Total Long Term Liabilities	163,271.13
Total Liabilities	163,271.13
Equity	
Fund Balance	
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
Total Fund Balance	16,670,613.26
Unrestricted Net Assets	-1,775,165.05
Net Income	7,660,185.17
Total Equity	22,555,633.38
TOTAL LIABILITIES & EQUITY	22,718,904.51

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of January 31, 2016

Type	Date	Num	Name	Memo	Amount	Balance
ASSETS						18,877,931.52
Current Assets						13,951,143.50
Checking/Savings						13,815,264.50
Cash						13,815,264.50
WF General Checking #6350						2,963,505.39
Check	01/05/2016	3177	ACCO Engineered Systems	Invoices #1565516,#1570977, #15770...	-678.53	2,962,826.86
Check	01/05/2016	3178	Catering by Karen	12-14-2015 Meeting Lunch / #2581	-239.00	2,962,587.86
Check	01/05/2016	3179	Delta Fire Systems, Inc.	Invoices #81797, #81823	-21,650.00	2,940,937.86
Check	01/05/2016	3180	EHM Engineers, Inc.	Building Demolition Analysis / #001-15	-730.00	2,940,207.86
Check	01/05/2016	3181	Idaho Power	Utility Payments	-260.68	2,939,947.18
Check	01/05/2016	3182	J & L Sweeping Service, L...	Property Maintenance - Dec. / #25622	-264.00	2,939,683.18
Check	01/05/2016	3183	JUB Engineers, Inc.	2015 Main Ave Utility Project #98012	-6,297.85	2,933,385.33
Check	01/05/2016	3184	K & G Property Managem...	Property Management - Dec. / #3561	-450.00	2,932,935.33
Check	01/05/2016	3185	Kimberly Nurseries		-2,182.25	2,930,753.08
Check	01/05/2016	3186	Manaus LLC	Annual Lease Payment and Prop. Tax	-87,871.20	2,842,881.88
Check	01/05/2016	3187	Mason's Trophies & Gifts	Invoice #76483	-18.00	2,842,863.88
Check	01/05/2016	3188	Otak	Invoice #000121500416	-55,191.52	2,787,672.36
Deposit	01/06/2016			Deposit	1,333.33	2,789,005.69
Check	01/08/2016	3189	TBY, Inc.	AC #133 3300 E Railroad Crossing / #5	-700.00	2,788,305.69
Check	01/08/2016	3190	Keller Associates	AC #134 Wastewater Facility / #16	-16,015.45	2,772,290.24
Check	01/08/2016	3191	JUB Engineers, Inc.	AC #135 Hankins Water Storage Tank...	-4,372.80	2,767,917.44
Deposit	01/08/2016			Deposit	21,088.25	2,789,005.69
Deposit	01/11/2016			Deposit	81.18	2,789,086.87
Check	01/15/2016	3192	Eastern Idaho Railroad	AC #136 3300 E RR Crossing / #9044...	-88,410.00	2,700,676.87
Check	01/15/2016	3193	Stock Construction Servic...	AC #137 Construction Mgmt / Inv #28...	-126,405.07	2,574,271.80
Deposit	01/15/2016			Deposit	214,815.07	2,789,086.87
Deposit	01/27/2016			Deposit	4,093,594.41	6,882,681.28
Check	01/27/2016	3194	Zions First National Bank	1st Half Property Taxes	-3,219,506.03	3,663,175.25
Check	01/27/2016	3195	Washington Federal	Interest on 2015 Bonds A & C	-37,701.58	3,625,473.67
Check	01/29/2016	3196	Knife River	AC #138 3300 E Railroad Crossing / ...	-52,137.63	3,573,336.04
Deposit	01/29/2016			Deposit	10,829.63	3,584,165.67
Total WF General Checking #6350					620,660.28	3,584,165.67
WF Bond Escrow #6400						0.00
Total WF Bond Escrow #6400						0.00
WF Revenue Alloc. #5601						0.00
Total WF Revenue Alloc. #5601						0.00
WF Bond Reserve #5602						0.00
Total WF Bond Reserve #5602						0.00
WF Bond Fund #5600						0.00
Total WF Bond Fund #5600						0.00
WF Savings #8992						3,434,374.23
Deposit	01/31/2016			Interest	583.42	3,434,957.65
Total WF Savings #8992					583.42	3,434,957.65
Zions #8616 - Excess Funds						3,427,717.39
Deposit	01/04/2016			Interest	59.25	3,427,776.64
Check	01/27/2016	3194	Zions First National Bank	1st Half Property Taxes	3,219,506.03	6,647,282.67
Total Zions #8616 - Excess Funds					3,219,565.28	6,647,282.67
Zions #8616A - Bond Proceeds						0.00
Total Zions #8616A - Bond Proceeds						0.00
Zions #8616B - Payment Acct.						0.71
Total Zions #8616B - Payment Acct.						0.71
Zions #8616C - Bond Reserve						2,705,543.67
Deposit	01/04/2016			Interest	45.29	2,705,588.96
Total Zions #8616C - Bond Reserve					45.29	2,705,588.96
Wash. Fed. #342-4						398,137.83
Total Wash. Fed. #342-4						398,137.83
Wash. Fed. Bond Reserve						430,179.62
Deposit	01/01/2016			Interest	18.27	430,197.89
Total Wash. Fed. Bond Reserve					18.27	430,197.89
State Investment Pool						455,805.66
Deposit	01/01/2016			Deposit	100.45	455,906.11
Total State Investment Pool					100.45	455,906.11

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of January 31, 2016

Type	Date	Num	Name	Memo	Amount	Balance
Parking Lot Sinking Cash #3425						0.00
Total Parking Lot Sinking Cash #3425						0.00
Wells Fargo Securities #1251						0.00
Total Wells Fargo Securities #1251						0.00
Zions Warrant #6362						0.00
Total Zions Warrant #6362						0.00
Cash - Other						0.00
Total Cash - Other						0.00
Total Cash					3,840,972.99	17,656,237.49
Total Checking/Savings					3,840,972.99	17,656,237.49
Accounts Receivable						0.00
Accounts Receivable						0.00
Total Accounts Receivable						0.00
Total Accounts Receivable						0.00
Other Current Assets						135,879.00
Accounts Receivable Clif Bar						0.00
Total Accounts Receivable Clif Bar						0.00
Account Receivable - Chobani						0.00
Total Account Receivable - Chobani						0.00
Deposits						0.00
Total Deposits						0.00
Due from Other Governments						5,310.00
Total Due from Other Governments						5,310.00
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						130,569.00
Total Property Taxes Receivable						130,569.00
Total Other Current Assets						135,879.00
Total Current Assets					3,840,972.99	17,792,116.49
Fixed Assets						4,926,788.02
Land						1,350,000.00
Total Land						1,350,000.00
Building						3,834,412.16
Total Building						3,834,412.16
Equipment						475,000.00
Total Equipment						475,000.00
Accumulated Depreciation						-732,624.14
Total Accumulated Depreciation						-732,624.14
Total Fixed Assets						4,926,788.02
Other Assets						0.00
Due from General (4-2)						0.00
Total Due from General (4-2)						0.00

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of January 31, 2016

Type	Date	Num	Name	Memo	Amount	Balance
Lease Receivable-Jayco						0.00
Total Lease Receivable-Jayco						0.00
Note Receivable - Agro Farma						0.00
Total Note Receivable - Agro Farma						0.00
Property Tax Clearing Account						0.00
Total Property Tax Clearing Account						0.00
Total Other Assets						0.00
TOTAL ASSETS					3,840,972.99	22,718,904.51
LIABILITIES & EQUITY						18,877,931.52
Liabilities						198,726.84
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						198,726.84
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						130,569.00
Total Deferred Rev.-Property Tax						130,569.00
Due to Rev. Alloc. (4-1)						0.00
Total Due to Rev. Alloc. (4-1)						0.00
Notes and Bonds Payable						0.00
Bond Payable - Rev. Alloc.						0.00
Total Bond Payable - Rev. Alloc.						0.00
Note - D.L. Evans Bank						0.00
Total Note - D.L. Evans Bank						0.00
Note - Dell Building						0.00
Total Note - Dell Building						0.00

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of January 31, 2016

Type	Date	Num	Name	Memo	Amount	Balance
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
General Journal	01/31/2016	AJE #158		Security Deposit applied to rent	-35,455.71	32,702.13
Total Security Deposit					-35,455.71	32,702.13
Total Long Term Liabilities					-35,455.71	163,271.13
Total Liabilities					-35,455.71	163,271.13
Equity						18,679,204.68
Fund Balance						16,670,613.26
Fund Balance-General Fund						2,018.58
Total Fund Balance-General Fund						2,018.58
Fund Balance-Revenue Alloc.						7,504,869.49
Total Fund Balance-Revenue Alloc.						7,504,869.49
Fund Balance-Bond Fund						3,574,156.00
Total Fund Balance-Bond Fund						3,574,156.00
Fund Balance-Rental Fund						5,589,569.19
Total Fund Balance-Rental Fund						5,589,569.19
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						16,670,613.26
Opening Balance Equity						0.00
Total Opening Balance Equity						0.00
Unrestricted Net Assets						-1,775,165.05
Total Unrestricted Net Assets						-1,775,165.05
Net Income						3,783,756.47
Total Net Income					3,876,428.70	7,660,185.17
Total Equity					3,876,428.70	22,555,633.38
TOTAL LIABILITIES & EQUITY					3,840,972.99	22,718,904.51



Date: February 8, 2016

To: Urban Renewal Agency of the City of Twin Falls

From: Josh Baird, PE, Staff Engineer

Request:

Consideration of a request to vacate an existing sewer easement (SE-738) and grant a new public utilities easement to replace it.

Background:

Upon approval from the URA Board in late 2014, the City of Twin Falls removed a sewer line in poor condition located on URA property and replaced it in a different location on the same property. The subject property is south of the Twin Falls Livestock Commission with a parcel ID of RPT00107210600. Enclosed is a vicinity map showing the extents of the project.

As an overview, the project replaced a sewer line in poor condition which connects several sewer lines on the rim of Rock Creek to a sewer main in Rock Creek Canyon. The project constructed not only a new sewer line, but also a parallel riprap channel that allows for drainage from the rim of Rock Creek to the canyon while protecting the new sewer line. The project also removed the existing sewer line and manholes that are no longer in use.

The two existing sewer easements on the property are attached. After discussing the project with Fritz Wonderlich, he recommended vacating both easements and replacing them with a single new easement as shown.

Approval Process:

This will require the Board's review and approval.

Budget Impact:

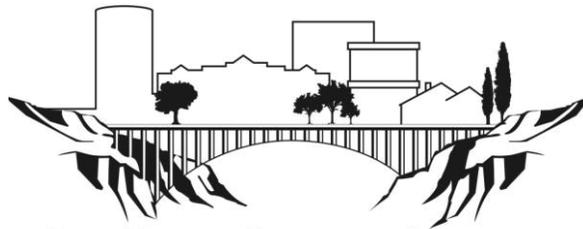
None.

Conclusion:

It is recommend the Board vacate the existing easements as shown and approve the new proposed easement as shown.

Attachments:

1. URA Special Meeting Minutes from October 17, 2014
2. Vicinity Maps
3. Existing Easements
4. New Easement



THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

SPECIAL MEETING MINUTES
October 17, 2014

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

Present:

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

Absent: Perri Gardner and Sarah Taylor

Also present:

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

Agenda Item 1 – Call meeting to order

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

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

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

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

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

Agenda Item 4 – Adjourn

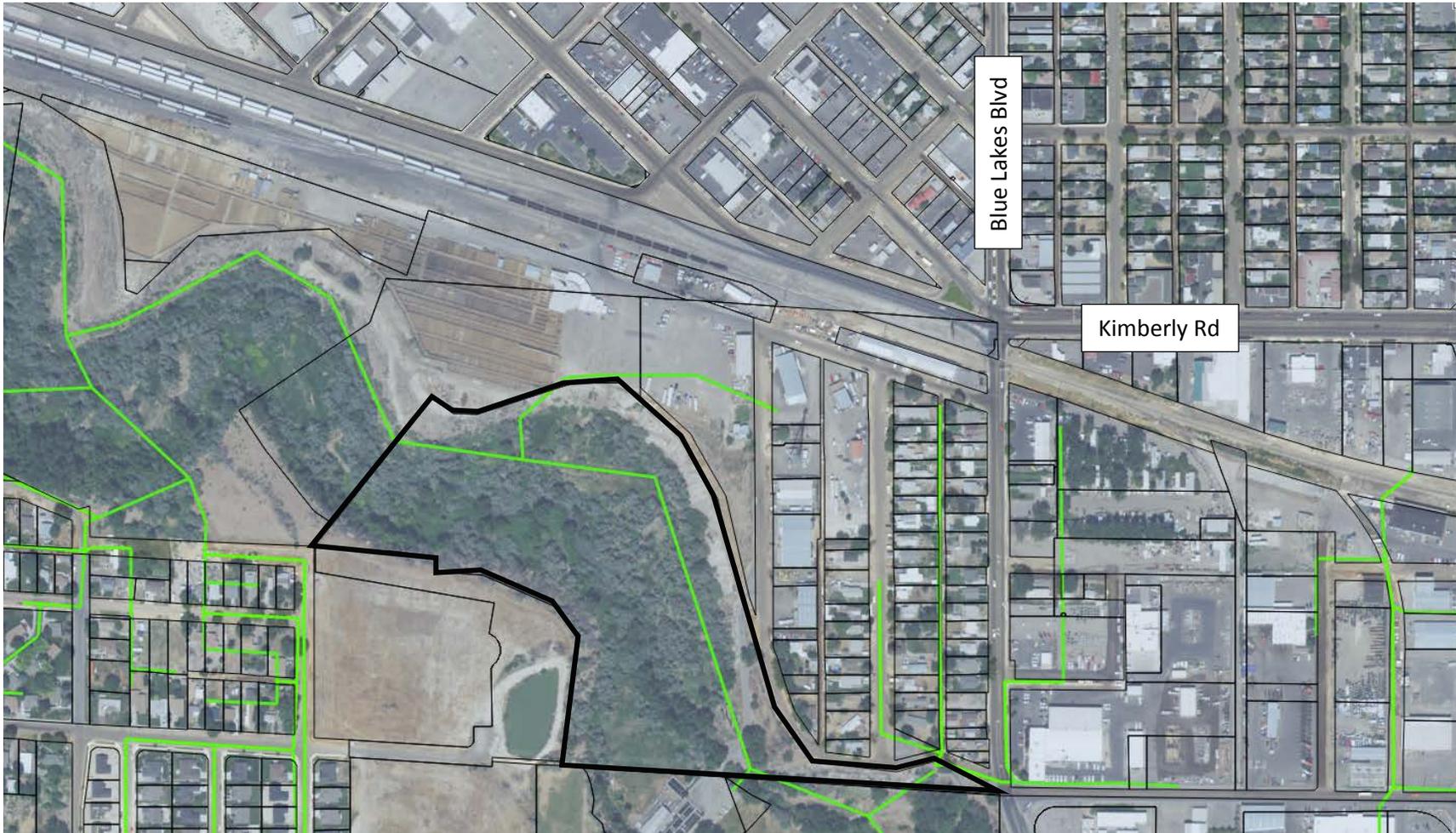
The meeting adjourned at 12:13 p.m.

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

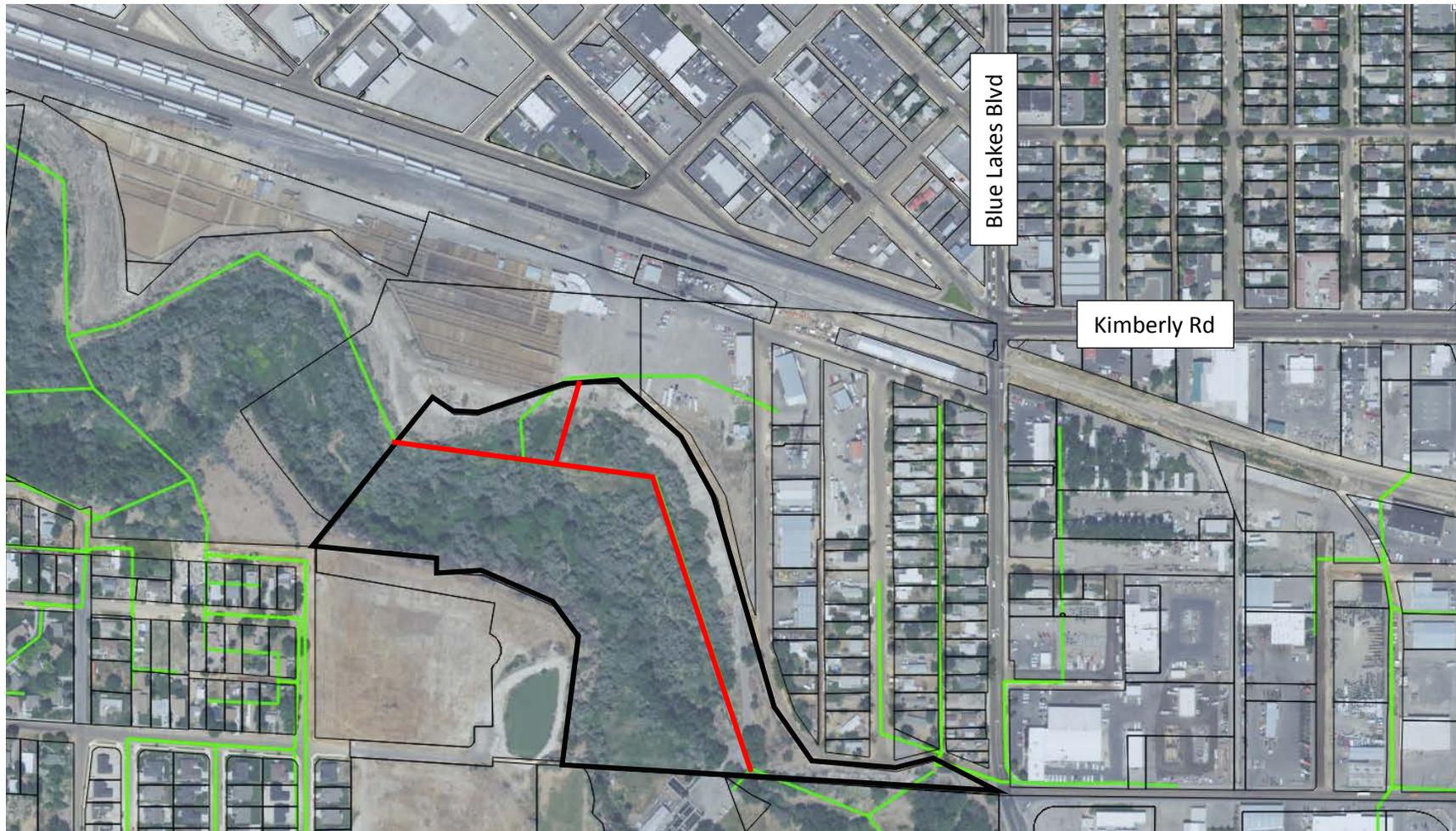
Respectfully submitted,

Lorrie Bauer
Administrative Assistant

Vicinity Map – Stockyard Sewer Existing Easements



Vicinity Map – Stockyard Sewer Proposed Easement



SEWER LINE EASEMENT

For valuable consideration, the receipt whereof is hereby acknowledged, HOOPS CONSTRUCTION COMPANY, GRANTORS, do hereby grant and convey unto the CITY OF TWIN FALLS, IDAHO, A MUNICIPAL CORPORATION, its successors and assigns, hereinafter called the grantee, a right of way and easement for the construction, operation, maintenance, repair, inspection, replacement, alteration or removal of a sewer line to be laid below the surface of the ground under, through and across lands owned by grantors, situated in Twin Falls County, State of Idaho, said right of way and easement to be centered upon a line across grantors real property described in Schedule A attached hereto and by reference thereto made a part hereof, together with the right of ingress and egress thereto.

Grantors shall have the right to use and enjoy the above described premises, subject only to the right of way and easement herein provided for grantee, grantors agree not to build or permit to be built any permanent obstruction, building or other structure over or that would interfere with grantees right hereunder.

Grantors agree that grantee shall have the right to use an additional 15 feet of land on each side of said right of way, for the construction of said sewer line, provided, however, that after completion of said construction that said right of way herein provided for shall only be 15 feet in width.

Grantee agrees to repair to a like condition as now exists, all of grantors ditches, laterals and fences and seeded ground which may be damaged or destroyed during said construction or thereafter by grantee in the repair and maintenance of said sewer line.

Grantee shall take reasonable precaution to prevent livestock from escaping from said premises during construction.

It is agreed that the consideration for the right of way and easement herein provided for is only the sum of One and No/100 (\$1.00) Dollars, and that no further sums shall be collected hereafter for said right of way and easement, loss or damage, except as to damages herein especially provided for.

Grantee agrees to pay to grantors for any loss or damage to crops grown upon said real property which were lost or damaged by grantee for a period not exceeding one year beyond the final completion date of this construction.

Grantor reserves the right to construct fences, roads, ditches, laterals and corrugates across said right of way and easement that the same will not interfere with or damage said pipeline.

Grantee agrees during construction to provide for passage over said right of way for livestock of grantors and reach watering places when requested by grantors.

Grantee agrees to replace the top soil to a condition and depth not exceeding 12 inches as now exists.

Upon completion of construction grantee shall clear up and level the right of way in a good workmanlike manner.

If the backfill settles below the surface of the adjacent land, grantee agrees to restore the backfill to the level of the adjacent land or pay the owner the reasonable loss therefore.

In the event that parties can not agree on the amount of any damage herein provided for, said amount shall be determined

by three disinterested persons residing in Twin Falls County, Idaho, one to be appointed by grantors, their successors or assigns, one to be appointed by grantee its successors or assigns, the third to be so selected by the two so appointed. Said persons shall determine the amount of damage and if said amount as determined by majority of said persons be not acceptable by said parties, then the findings of said persons may be submitted by either party in evidence and considered by a court of competent jurisdiction in determining the amount of such disputed damages.

This agreement covers all of the agreements by the parties and that there are no written or verbal agreements otherwise which change or add to the terms of this contract.

This agreement shall bind the parties, their heirs, executors, administrators, assigns and successors.

TO HAVE AND TO HOLD said right of way unto grantee, its successors and assigns for so long as said sewer line be maintained thereon.

HOOPS CONSTRUCTION COMPANY

ATTEST:

By Ruby M. Hoops
President

[Signature]
Secretary

GRANTORS

CITY OF TWIN FALLS, IDAHO
A municipal corporation.

ATTEST:

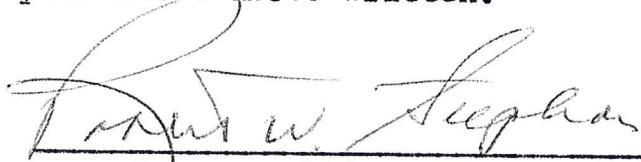
By Egon H. Kroll
Chairman, Board of Commissioners

[Signature]
City Clerk

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this 12th day of December, 1968, before me, the undersigned a Notary Public in and for the State of Idaho, personally appeared RUBY HOOPS and William R. Hoops, known to me to be the persons whose names are subscribed to the within instrument on behalf of said corporation and acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Notary Public for Idaho
Residing at Twin Falls, Idaho.

STATE OF IDAHO)
) ss
County of Twin Falls)

On this 20th day of March, 1968⁹, before me, a Notary Public in and for said State, personally appeared EGAN KROLL and CONSTANCE J. LEISER, known to me to be the Chairman of the Board of Commissioners and the City Clerk of Twin Falls respectively and acknowledged to me that they executed the above instrument on behalf of the City of Twin Falls, Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Notary Public for Idaho
Residing at Twin Falls, Idaho.

"SCHEDULE A"

Beginning at a point that is S. $59^{\circ} 30 \frac{3}{4}'$ E., 1060.46 feet and S. $81^{\circ} 54 \frac{1}{2}'$ E., 346.68 feet from the quarter section corner common to Sections Sixteen (16) and Twenty-one (21), Township Ten (10) South, Range Seventeen (17), E.B.M.,

Thence N. $3^{\circ} 54 \frac{1}{2}'$ W., 116.00 feet;

Thence N. $48^{\circ} 49 \frac{1}{2}'$ E., 160.00 feet to the terminal manhole at the top of the Rock Creek Canyon Rim.

A total of 276.00 lineal feet.

597351

STATE OF IDAHO } ss.
County of Twin Falls }

I hereby certify that this instrument

Filed for record at the request of

City of Clark

At 3:50 o'clock P.M. this MAR 25 1969

in my office and duly recorded in book

..... of page

H. A. LANCASTER

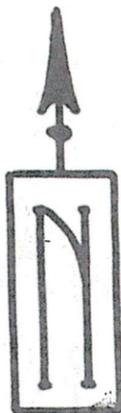
Ex-Officio Recorder

Alexander T. Ferguson
Deputy

Fee \$ 3.60

Return to

.....

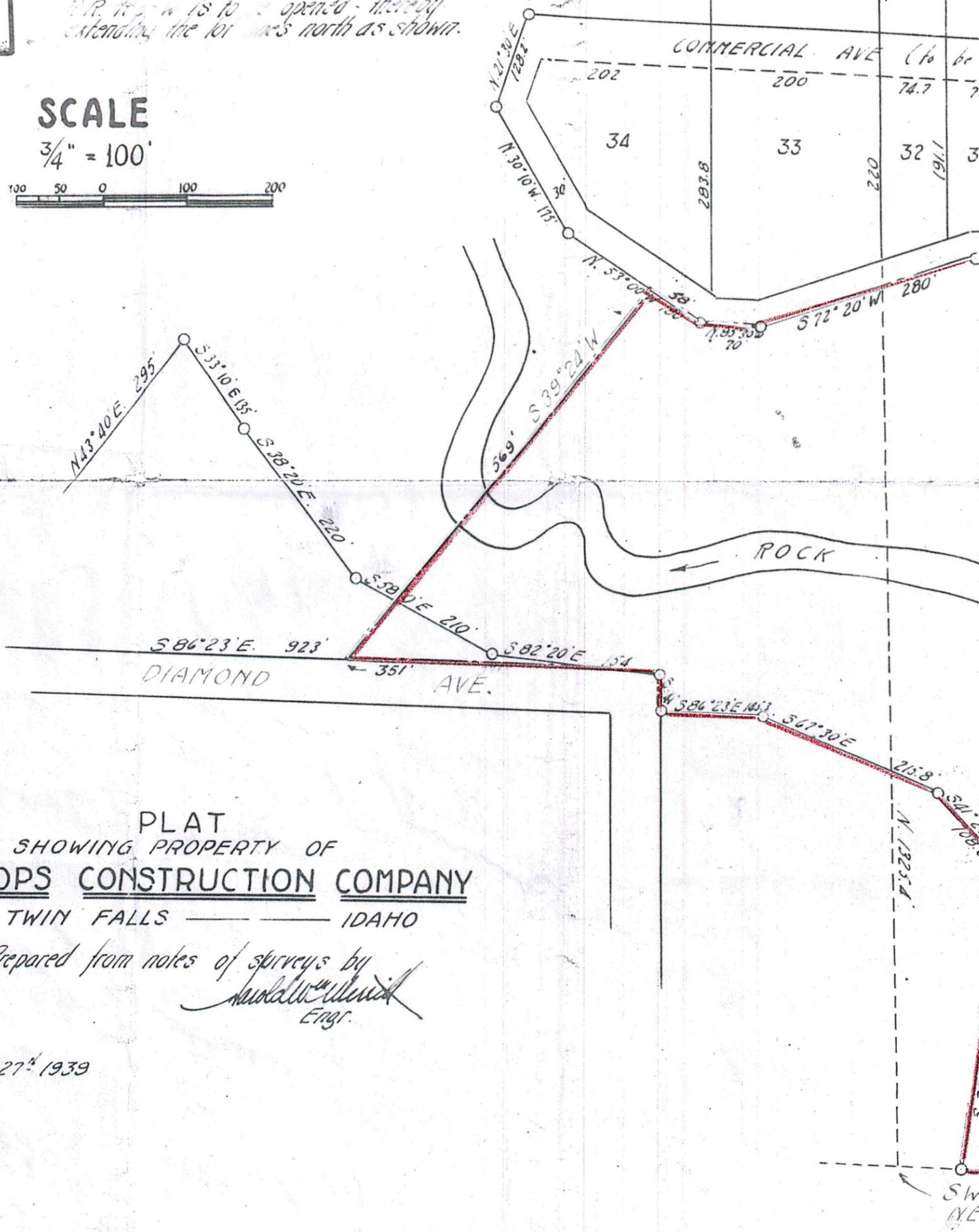


Note:-

Side Line dimensions of Lots 25 to 34 Buena Vista Addn. are measured from south line of Commercial Ave. corresponding to official plat of said Addition. The vacation of Commercial Ave. west from Canyon St. is contemplated and a 33' street immediately south of the R.R. track is to be opened - thereby extending the lot lines north as shown.

SCALE

3/4" = 100'

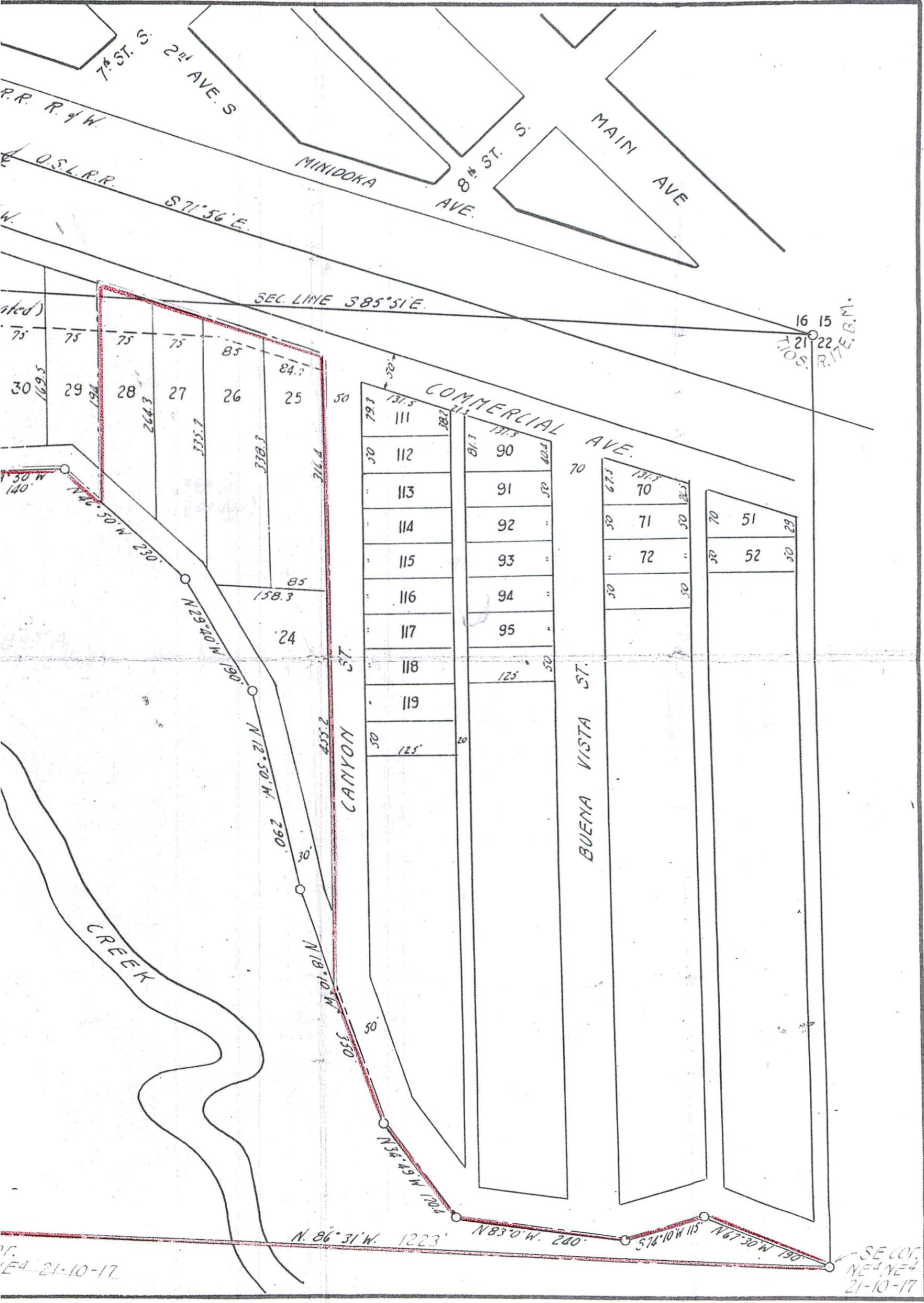


PLAT
SHOWING PROPERTY OF
HOOPS CONSTRUCTION COMPANY

TWIN FALLS ——— IDAHO

Prepared from notes of surveys by
Hubert W. ...
Engr.

Apr. 27th 1939



7th ST. S
2nd AVE. S

R.R. R. & W.

O.S.L.R.R.
S 71° 56' E.

MINIDOKA

8th ST. S
AVE.

MAIN AVE

SEC. LINE S 85° 51' E.

16 15
21 22
S. R. 17 E. B.M.

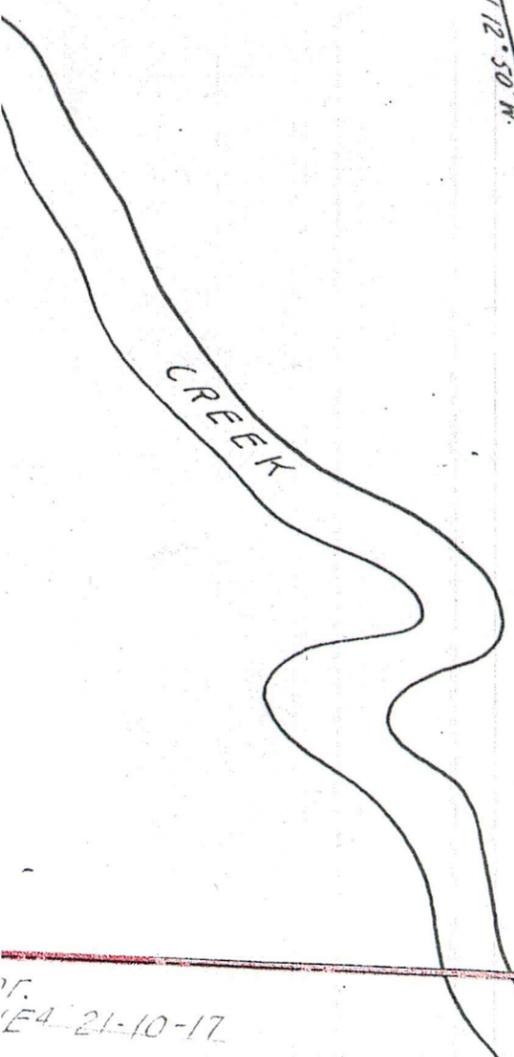
75 75 75 75 85 84.7
30 29 28 27 26 25

COMMERCIAL AVE.

CANYON ST.

BUENA VISTA ST.

N 46° 50' W 230'
N 22° 26' 40" W 1900'
N 12° 50' W 290'
N 18° 10' W 350'



24

79.3	131.5	131.5	131.5
111	111	90	40.4
112	112	91	50
113	113	92	50
114	114	93	50
115	115	94	50
116	116	95	50
117	117		
118	118	125	50
119	119		
125	125		

67.1	131.5	131.5
70	70	24.5
71	71	50
72	72	50

70	51	29
70	52	50

N 86° 31' W 1223'
N 83° 0' W 280'
S 11° 10' W 115'
N 67° 30' W 190'

21-10-17

SE COR.
NE 4 NE 4
21-10-17

Grantee shall take reasonable precaution to prevent livestock from escaping from said premises during construction.

It is agreed that the consideration for the right of way and easement herein provided for is only the sum of One and No/100 dollars (\$1.00), and that no further sums shall be collected hereafter for said right of way and easement, loss or damage, except as to damages herein especially provided for.

Grantee agrees to pay to grantors for any loss or damage to crops grown upon said real property which were lost or damaged by grantee for a period not exceeding one year beyond the final completion date of the construction contract, exercising their rights hereunder provided that written claim therefore be made to said City within 30 days after any such damage.

Grantor reserves the right to construct fences, roads, ditches, laterals and corrugates across said right of way and easement that the same will not interfere with or damage said pipeline.

Grantee agrees during construction to provide for passage over said right of way for livestock of grantors and reach watering places when requested by grantors.

If said construction opens any crevice in the rock formation causing sink holes and loss of water, grantee agrees to repair and fill the same to prevent damage.

Grantee agrees to replace the top soil to a condition and depth not exceeding 12 inches as now exists.

Upon completion of construction grantee shall clear up and level the right of way in a good workmanlike manner.

If the backfill settles below the surface of the adjacent land, grantee agrees to restore the backfill to the level of the adjacent land or pay the owner the reasonable loss therefore.

In the event the grantors, their successors or assigns, should desire to hook up to said sewer, that grantee agrees that dwelling

existing at the date hereof upon said real property may be hooked up at no hook up charge, and that the sewer charges for said existing dwelling at the date hereof shall be at the same rate as provided in said city.

In the event that parties can not agree on the amount of any damage herein provided for, said amount shall be determined by three disinterested persons residing in Twin Falls County, Idaho, one to be appointed by grantors, their successors or assigns, one to be appointed by grantee it's successors or assigns, the third to be so selected by the two so appointed. Said persons shall determine the amount of damage and if said amount as determined by majority of said persons be not acceptable by said parties, then the findings of said persons may be submitted by either party in evidence and considered by a court of competent jurisdiction in determining the amount of such disputed damages.

This agreement covers all the agreements by the parties and that there are no written or verbal agreement otherwise which change or add to the terms of this contract.

This agreement shall bind the parties, their heirs, executors, administrators, assigns and successors.

TO HAVE AND TO HOLD said right of way unto grantee, it's successors and assigns for so long as said sewer line be maintained thereon.

ATTEST

Hoops Construction Co.
W. Miller A. Hoops
Grantors
Secy. - Treas.

CITY OF TWIN FALLS, IDAHO,
a municipal corporation.
Norman Piddie
Chairman, Board of Commissioners

ATTEST:

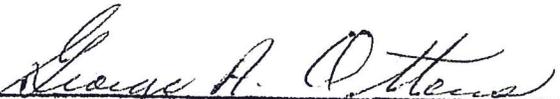
City Clerk

STATE OF IDAHO)
) ss
County of Twin Falls)

On this 20th day of JANUARY, 1960, before me the undersigned a Notary Public in and for the State of Idaho, personally appeared WILLIAM R. HEEPS SECRETAR

known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and official seal, the day and year first above written.



Notary Public for Idaho
Residing at Twin Falls, Idaho

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this _____ day of _____, 1960, before me, a Notary Public, in and for said State, personally appeared VERNON RIDDLE and CONSTANCE J. LEISER, known to me to be the Chairman of the Board of Commissioners and the City Clerk of Twin Falls, respectively, and acknowledged to me that they executed the above instrument on behalf of the City of Twin Falls, Idaho.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, the day and year first above written.

Notary Public for Idaho
Residing at Twin Falls, Idaho

PUBLIC UTILITY EASEMENT

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO, hereafter referred to as "Grantor", does hereby irrevocably grant and convey unto the CITY OF TWIN FALLS, IDAHO, a municipal corporation, whose address is 321 2nd Avenue East, P.O. Box 1907, Twin Falls, Idaho 83303, hereafter referred to as "Grantee", a perpetual public utility easement for the purpose of constructing, accessing and maintaining utilities over and across the real property described in EXHIBIT A, attached hereto and incorporated herein by reference.

Grantors agree not to build or permit any obstruction, building or other structure, over, on, around or about said Easement right-of-way that would interfere with Grantee's right hereunder including Grantee's right of ingress and egress for maintenance and upkeep.

This agreement covers all of the agreements by the parties hereto and the parties agree further that there are no written or verbal agreements otherwise which change or add to the terms hereof. This grant of easement is perpetual, and shall bind the parties, their heirs, personal representatives, lawful assigns and successors in interest.

TO HAVE AND TO HOLD, said easement unto Grantee, its successors and assigns this _____ day of _____, 2016.

"GRANTOR"

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this _____ day of _____, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the Grantor in the foregoing easement agreement, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year of this certificate first above written.

Notary Public in and for Idaho
Residing in Twin Falls, Idaho

Exhibit A
Legal Description
Public Utility Easement
Urban Renewal Agency of the City of Twin Falls (1996-000386)
Twin Falls, Idaho

Being a portion of that certain parcel of land as described in deed recorded January 9, 1996 as instrument no. 1996-000386 of official records, in the office of the county recorder of Twin Falls County, more particularly described as follows:

PARCEL 1

Being a strip of land fifteen (15.00) feet wide, the centerline of which is described as follows:

Commencing at the North quarter corner of Section 21, Township 10 South, Range 17 East, Boise Meridian;

Thence, South 59°22'12" East 1064.23 feet to a point on the Northwesterly boundary of said parcel of land (1996-000386) and being the REAL POINT OF BEGINNING;

Thence, South 81°36'27" East 496.97 feet to a point hereinafter referred to as "POINT A";

Thence, South 81°36'27" East 234.39 feet;

Thence, South 17°54'19" East 853.61 feet to a point on the South boundary of the NE ¼ NE ¼ of said Section 21 and to the point of terminus of said fifteen (15.00) foot wide easement, said point bears North 86°13'54" West 700.62 feet from the Southeast corner of said NE ¼ NE ¼ of Section 21.

The sidelines of said easement are to be shortened or lengthened to terminate on said Northwesterly boundary (1996-000386) and said South boundary of the NE ¼ NE ¼ of Section 21.

PARCEL 2

Being a strip of land fifteen (15.00) feet wide, the centerline of which is described as follows:

Beginning at the hereinabove referred to as "POINT A";

Thence, North 17°11'16" East 262.18 feet to a point on the North boundary of said parcel of land (1996-000386) and to the point of terminus of said fifteen (15.00) foot wide easement.

The sidelines of said strip of land are to be shortened or lengthened to terminate on said North boundary (1996-000386).

End of Description



16
21

BILLINGTON
#2007-023509

S59°22'12"E
1064.23'

REAL POINT OF
BEGINNING

PARCEL 2
CENTERLINE OF A 15.00 FOOT
WIDE PUBLIC UTILITY EASEMENT

N17°11'16"E
262.18'

S81°36'27"E 496.97'

PARCEL 1
CENTERLINE OF A 15.00 FOOT
WIDE PUBLIC UTILITY EASEMENT

S81°36'27"E 234.39'
"POINT A"

URBAN RENEWAL AGENCY OF
THE CITY OF TWIN FALLS
#1996-000386

PARCEL 1
CENTERLINE OF A 15.00 FOOT
WIDE PUBLIC UTILITY EASEMENT

S17°54'19"E 853.61'

S86°13'54"E 700.62'

SOUTHEAST
CORNER OF
NE4 NE4



Located In
A Portion of
NE⁴ NE⁴, Section 21
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2016

EXHIBIT A
PAGE 2 OF 2

EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehminc.com

**PUBLIC UTILITY EASEMENT
CITY OF TWIN FALLS
TWIN FALLS COUNTY, IDAHO**

JOB NUMBER:	042-15
APPROVED	
DESIGN	CSH
DRAWN	CSH
DATE	JANUARY 2016
SCALE	SHOWN
DWG	042-15 PUE

Sheet No.:
1 OF 1



Date: February 8, 2016

To: Urban Renewal Agency of the City of Twin Falls

From: Jesse Schuerman

Request:

Consideration of a request for URA Staff to negotiate an Owner Representation Services Agreement with the qualified firms determined by the request for qualification (RFQ) process.

Background:

With direction from the Board in early January, Staff drafted a request for qualification (RFQ) for Owner Representation Services. The reason for this was the complexity and high profile of the several downtown projects in the works and the value an owner's representative will bring to the process of design, bidding, and construction in the Downtown.

A qualified owner's representative adds value by using strategy, documentation, and coordination to efficiently control costs, resolve conflicts, minimize risk, and control schedules.

After we advertised for Owner Representation, a selection committee was established with representatives from the URA Board, URA Staff, and City Staff. The selection committee used the factors in the RFQ to determine qualification and ranking of firms that provided submittals.

Three of the firms were determined to be qualified for the services.

Staff seeks permissions to negotiate scope and formulate a contractual agreement for these services with the top ranked firm, CH2M. In the unlikelihood an agreement can't be reached we would also want to negotiate with 2nd or 3rd ranked firms. Civil Science and Riedesel Engineering are the other qualified firms.

At a later date, Staff will seek authorization from the Board to authorize the Agreement with the Owners Representative.

Approval Process:

Approval by a majority of the Board would authorize URA Staff to negotiate an Owner Representation Service Agreement.

Budget Impact:

At this time there is no budget impact to negotiate these services.

Conclusion:

URA Staff will negotiate an Owner Representation Service Agreement.

Attachments:

None.



Date: February 8, 2016

To: Urban Renewal Agency of the City of Twin Falls

From: Brent Hyatt

Request:

Consideration of a request to approve Western Financial Group (WFG) to act as the Municipal Advisor to the Twin Falls Urban Renewal Agency on a Private Loan between Clif Bar and the Agency.

Background:

Clif Bar has provided funding for certain public construction projects within Revenue Allocation Area 4-4. That funding has been provided under a promissory note previously approved by the Board, which became effective November 12, 2013. The agreement has a due date of June 15, 2016. WFG would act as municipal advisor to the Agency for a private loan to refinance amounts borrowed under that agreement as a long-term promissory note between the Agency and Clif Bar (the Lender). The Agency requires assistance in reviewing cash flow projections related to taxes generated by the project and the ability of those segregated taxes to repay the loan.

WFG will work with Skinner Facet, legal counsel to the Agency, to prepare or review property tax revenue cash flows and the subsequent ability of those cash flows to repay the loan. Additionally, WFG will compare the interest rates negotiated between the Agency and the Lender to the Municipal Market Data index for low rated tax-exempt bonds to provide a reasonable finding for tax counsel that the rates on the loan are not inconsistent with the market for similar tax exempt transactions.

WFG, acting as municipal advisor to the Agency, will bear a fiduciary responsibility to the Agency and the City of Twin Falls but will not be negotiating rates or structures on the Agency's behalf. WFG estimates the tasks will take 40 hours or less, at an hourly rate of \$250.00, which results a fee of \$10,000 or less. WFC has indicated that if the transaction does not proceed as expected (i.e. complete by end of February) or changes nature after a substantial amount of work has been performed, the hour estimate is subject to revision and their revised fee and scope will be submitted to the Board for subsequent approval.

Approval Process:

The Board would need to approve this request by motion. WFG has outlined the above understanding in an email and requested an acknowledgement with a return email if the arrangement is acceptable.

Budget Impact:

The cost of engaging WFG for their professional services would be a cost associated with originating the promissory note and funded out of the note proceeds. The transaction is an unbudgeted item and would require an amendment to the budget.

Conclusion:

Staff recommends approving the request.

Attachments: None.