

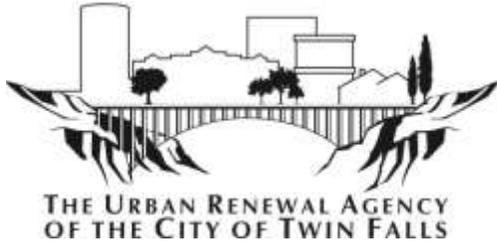


SPECIAL MEETING NOTICE

The Board will meet on Tuesday, August 30, 2016 at 12:00 p.m. in the Council Chambers located at 305 3rd Avenue East.

Purpose: Public Hearing and Adoption of the Budget for Fiscal Year 2016-17.

Lorrie Bauer
Administrative Assistant



AGENDA
Special Meeting of the City of Twin Falls
Urban Renewal Agency Board
305 3rd Avenue East, Twin Falls, Idaho
City Council Chambers
Tuesday, August 30, 2016 at 12:00 pm

URBAN RENEWAL AGENCY BOARD MEMBERS:

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

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1. Call meeting to order.
 2. Public Hearing for FY 2016-17 TFURA budget and consideration of a request to adopt the FY 2016-17 budget (see staff report) – Brent Hyatt
 3. Adjourn. Next regular meeting: **Monday, September 12, 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.*



Date: August 30, 2016

To: Urban Renewal Agency of the City of Twin Falls

From: Brent Hyatt, URA Assist. Finance Director

Request:

Consideration of a request to adopt a final budget in the amount of \$17,909,114 for the fiscal year ending September 30, 2017.

Background:

At the August 8th board meeting a preliminary budget was adopted. That preliminary budget included the following highlights:

- Management fee: The management fee has been decreased by \$31,000 to \$198,000.
- RAA 4-1: The RAA 4-1 cash carryover is budgeted to be \$2.2 million. That total along with drawing the remaining new money bond (\$5.1 million) and current property tax receipts will be available to be used in TFURA's planned downtown revitalization. Construction activity of up to \$8.3 million could take place.
- RAA 4-3 and the Zions Bond Fund: The Chobani revenue area has forecasted property taxes of \$6.4 million. Roughly 40% of that total will be used to make the debt payments on the Zions Bank Bonds. The other 60% will be available for reimbursement of past eligible cost funded by Chobani and any qualifying new projects within the Area.
- RAA 4-4 and the Zions Bond Fund: During the current year TFURA issued bonds totaling \$13,670,000 and used the proceeds to repay a substantial portion of the Clif Bar line of credit. Property taxes collected during the year, plus \$487,158 that was set aside, will make the first schedule payment on the bonds and leave \$100,000 toward next year's payment.
- Clif Bar revenue and expenditures: Construction activity was to have been completed in the current fiscal year. It now appears that some of the planned landscaping will not be finished until the spring because of the shutoff of the pressurized irrigation system. Those carryover project expenditures and the funding from the existing Clif Bar line of credit have been reflected in the budget.
- General Fund: The General Fund does not generate money. Overhead expenditures not directly attributable to any of the RAAs such as the management fee, dues, insurance, etc. are funded with transfers from other funds. The proposed budget includes \$30,000 to start building a reserve in the General Fund to hedge against unanticipated expenditures or decreases in funding. Legal expenditures have been increased to \$30,000 to retain outside counsel, independent of the City's. Professional fees have been increased to \$100,000. Since TFURA has no employees, most work directed by the Board will be done by various contractors. Having sufficient resources available in this line item provides funds to undertake initiatives important to the agency's mission.

Revenues

Revenues projected for FY 2016-17 are:

Property Tax Revenue	\$ 9,311,977
Rental Income	\$ 456,483
Loan proceeds	\$ 5,705,861
Investment Income	<u>\$ 9,500</u>
Subtotal	\$15,483,821
Cash Carryover	<u>\$ 3,082,158</u>
Total	\$18,565,979

Expenditures

Expenditures projected for FY 2016-17 are:

Bonds and other debt	\$ 8,308,204
Projects (RAA 4-4)	\$ 606,000
Projects (RAA 4-1)	\$ 8,355,315
General Fund	\$ 376,445
Real Estate (C3)	<u>\$ 263,150</u>
Total	\$17,909,114

Approval Process:

Today's discussion is a review of the final budget. TFURA will hold a public hearing and then consider this request to adopt the final budget at that time.

Budget Impact:

This is the final step in the adoption process and will establish the FY 2015-16 TFURA budget.

Conclusion:

We ask the board to adopt the final budget amount, \$17,909,114.

Attachment:

1. FY 2016-17 Final Budget

Urban Renewal Agency of the City of Twin Falls, Idaho																			
Budget Estimates																			
Fiscal Year October 1, 2016 through September 30, 2017																			
	Three Years of Actual			2015-2016 Budget						Actual 10-1-15 to 6-30-16	2016-2017 Budget								
	2012-2013	2013-2014	2014-2015	General	Rental Fund	Revenue Allocation			Zions Bank Chobani		Budget 2015-16 Total	General	Rental Fund	Revenue Allocation			Zions Bank Chobani	Cliff	Budget 2015-16 Total
						4-1	4-3 (Chobani)	4-4 (Clif)						4-1	4-3 (Chobani)	4-4 (Clif)			
Revenue																			
Investment Income	5,020	2,893.50	12,247.00	8,500					280	8,780	14,086	9,000			500			9,500	
Other Income	9,412									0	0							0	
Grant Income/Contributions		2,750,000								0	0							0	
Property Taxes	2,503,935	7,471,409	8,286,900			2,315,000	2,601,000		2,555,290	7,471,290	4,665,687			2,380,000	3,877,554		2,561,446	492,977	9,311,977
Administrative Fee																			
Rental Income	417,683	428,325	435,162		433,726					433,726	329,764		456,483						456,483
Clif Bar Line of Credit		4,552,043	9,564,411								6,073,107				606,000				606,000
Loan Proceeds (Net of Costs)	38,211,711		4,750,139			2,500,000		15,000,000		17,500,000				5,099,861					5,099,861
Sale of Assets	60,000									0									0
Total Revenue	41,207,762	15,204,670	23,048,859	8,500	433,726	4,815,000	2,601,000	15,000,000	2,555,570	25,413,796	11,082,644	9,000	456,483	7,479,861	3,878,054	606,000	2,561,446	492,977	15,483,821
Transfer - Operating				249,450	(9,000)	(256,927)	(40,000)	56,477		0		367,445	(67,445)	(150,000)	(150,000)				0
Forecasted Cash Carryover				0	70,000	3,538,000	6,515,000			10,123,000		0	430,000	2,165,000	0			487,158	3,082,158
Total Revenue and Cash Carryover				257,950	494,726	8,096,073	9,076,000	15,056,477	2,555,570	35,536,796	11,082,644	376,445	819,038	9,494,861	3,728,054	606,000	2,561,446	980,135	18,565,979
Expenditures																			
RAA 4-1	1,147,351	750,032	689,692			6,964,993				6,964,993	960,466			8,347,615					8,347,615
RAA 4-3 (Chobani)	14,689,192	2,007,996	3,476,019				9,076,000			9,076,000	3,711,503								0
RAA 4-4 (Clif Bar)		4,552,043	10,267,117					15,056,477		15,056,477	6,072,817				606,000				606,000
Bond Trustee Fees	8,250	3,000							3,000	3,000	3,000						3,000	2,000	5,000
Bonding Costs			97,538							0									0
Community Relations & Website		150	150	1,700						1,700	150	1,000							1,000
Debt Payments - Interest	293,875	271,211	285,458			118,880				118,880	37,019			99,546					99,546
Debt Payments - Principal	452,902	471,845	5,689,090			1,005,000				1,005,000	-			1,040,000					1,040,000
Debt Pay Interest - Chobani	531,924	1,960,284	1,488,983						1,372,570	1,372,570	1,372,570						1,319,446		1,319,446
Debt Pay Principal - Chobani	17,787,645	2,922,000	1,123,000						1,180,000	1,180,000	1,180,000						1,239,000		1,239,000
Debt Pay Interest - Clif Bar Bond																		877,158	877,158
Debt Pay Principal - Clif Bar Bond																		0	0
Payment on LOC/TIFF Balance															3,728,054				3,728,054
Dues and Subscriptions	2,150	2,250	750	2,650						2,650	1,150	2,300							2,300
Insurance Expense - ICRMP	2,392	8,060	5,617	5,800						5,800	2,877	6,045							6,045
Legal Expense (Notices)	479	510	621	1,000						1,000	21	30,000							30,000
Management Fee	113,000	136,500	229,000	229,000						229,000	114,500	198,000							198,000
Meeting Expense	2,118	2,152	3,295	4,000						4,000	1,700	3,500							3,500
Miscellaneous	27	148	10,048	10,500						10,500	10,024	2,500							2,500
Office Expense	450	553	323	500						500	382	600							600
Prof. Dev.\Training	1,313	800	967	2,800						2,800	-	2,500							2,500
Property Tax Expense	34,434	36,075	36,148		37,000					37,000	36,631		37,750						37,750
Real Estate Exp. - Call Center	47,109	43,836	74,310		133,400					133,400	27,241		153,400						153,400
Real Estate Exp. - Other	451	2,342	14,169			7,200				7,200	4,798			7,700					7,700
Real Estate Lease	72,000	72,000	72,000		72,000					72,000	72,000		72,000						72,000
Professional Fees	15,015									0	39,565	100,000							100,000
Real Estate Purchase												0							0
Increase in Reserve										0		30,000							30,000
Total Expense	35,202,076	13,243,788	23,564,295	257,950	242,400	8,096,073	9,076,000	15,056,477	2,555,570	35,284,470	13,648,414	376,445	263,150	9,494,861	3,728,054	606,000	2,561,446	879,158	17,909,114
	6,005,686	1,960,882	(515,436)	0	252,326	0	0	0	0	252,326	-2,565,770	0	555,888	0	0	0	0	100,977	656,865