COUNCIL MEMBERS:

LANCE CLOW	TRIP CRAIG	DON HALL	DAVID E. JOHNSON	WILLIAM A. KEZELE	GREG LANTING	REBECCA MILLS SOJKA
		Mayor			*Vice Mayor*	

URA MEMBERS:

GARY GARNAND	TOM FRANK	CINDY BOND	BOB RICHARDS	LEON SMITH	LARRY HALL	BILL KOCH
Chairman	Vice Chairman	Secretary				

Minutes
Twin Falls City Council
and the
Urban Renewal Agency of the City of Twin Falls
Thursday, November 3, 2011,
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

City Council Members
Present: Lance Clow, Trip Craig, Don Hall, David E. Johnson, William A. Kezele, Greg Lanting, Rebecca Mills Sojka
Absent: None

Urban Renewal Agency of the City of Twin Falls Members
Present: Gary Garnand, Tom Frank, Cindy Bond, Bob Richards, Leon Smith, Larry Hall, Bill Koch
Absent: None

Mayor Hall called the meeting to order 8:31 A.M.
Chairman Garnand called the meeting to order at 8:31 A.M.

Mayor Hall invited all present, who wished to, to recite the Pledge of Allegiance to the Flag with him. A quorum was present for both the City Council and the Urban Renewal Agency of the City of Twin Falls. Mayor Hall introduced staff.

AGENDA ITEMS

I. PURPOSE OF THE MEETING:
Consideration and possible action on a development agreement.

City Manager Travis Rothweiler explained the request.

The Development Agreement involves three parties: Agro Farma (Chobani Greek Yogurt), the City of Twin Falls and the Twin Falls Urban Renewal Agency.

Agro Farma approached the Southern Idaho Economic Development Organization (SIEDO) on May 25, 2011, and requested information from local communities relative to locating a Greek yogurt manufacturing facility in southern Idaho. The company was also reviewing sites in Nevada and California for their western expansion. After the initial site visit, the company requested the City of Twin Falls complete an extensive request-for-information (RFI) by July 20 on each of the proposed properties for further consideration. Since July 20, 2011, Agro Farma, the City of Twin Falls, and the Twin Falls Urban Renewal Agency have been working collaboratively to development the Agreement that is now before you for your consideration.

City Manager Rothweiler explained Agro Farma, City of Twin Falls, and Twin Falls Urban Renewal Agency Commitments.

The total incentives available for this project are $25,116,947 (excluding fee waivers) based on initial capital investment information provided by Agro Farma of not less than $128 million.

The Development Agreement has been reviewed for content and approved to form by City Attorney Fritz Wonderlich. The City's staff recommends the City of Twin Falls and the Twin Falls Urban Renewal Agency adopt the Development Agreement as presented.

MOTION:
Tom Frank made a motion to approve the Development Agreement as presented. The motion was seconded by Cindy Bond and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

MOTION:
Vice Mayor Greg Lanting made the motion to approve the Development Agreement as presented. The motion was seconded by Trip Craig and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Consideration of a request to approve Resolution No. 2011-1, which approves Revenue Allocation Area (RAA) Plan 4-3 and recommends the City Council to approve it as well.

Economic Development Director Melinda Anderson explained the request to approve Resolution No. 2011-1, which approves Revenue Allocation Area (RAA) Plan 4-3 and recommends the City Council to approve it as well.

RAA 4-3 Plan is a companion document to the Development Agreement to be signed by the City Council, the URA board, and Agro Farma.

RAA 4-3 consists of approximately 215 acres. The Plan is to acquire real property and prepare the land for industrial development; to improve public infrastructure needed to serve the project, including the construction of water lines, improvement of wastewater collection lines, wastewater pretreatment and treatment, site access, natural gas and power.

The redeveloped property will then be sold, for industrial development, with deed restrictions to encourage maximum capital investment in the revenue allocation area, to encourage maximum job growth, long-term growth of the tax base, and such other matters that best serve the public interest and the purposes of the Urban Renewal Law and the Local Economic Development Act.

RAA 4-3 would begin January 1, 2012 and expire December 31, 2031.

Staff recommends the board approve Resolution 2011-1. THe RAA 4-3 Plan is included in the Resolution.

MOTION:
Tom Frank made a motion to approve Resolution 2011-1, entitled: A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3, AND RECOMMENDATION FOR APPROVAL THEREOF TO THE CITY COUNCIL OF THE CITY OF TWIN FALLS.

The motion was seconded by Bill Koch and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

II. ADJOURNMENT:
The meeting for the Urban Renewal Agency of the City of Twin Falls adjourned at 8:52 A.M.

Mayor Don Hall stated that the Development Agreement and Resolution 2011-1, would be signed at 10:30 A.M.

The meeting for the City Council adjourned at 8:54 A.M.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary