THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

February 2012 Update

Business Opportunity Projects

- Projects
    - Agro Farma – Judge Bevan 'approved' the formation of RAA 4-3 at the January 30 hearing. Staff negotiated with KeyBanc on a Letter of Intent to continue the funding process for RAA 4-3. That letter is included in the board packet for the Feb. 13 meeting for the board's consideration. DEQ approved the air quality permit so Chobani contractors began pouring parts of the foundation the week of Jan. 30.
    - The City was successful in the first block grant it wrote for the Chobani project – extending a new power line to serve the site - $500,000. Yaay!
- New Leads
    - Melinda forwarded a call center opportunity to C3 for a potential additional client. C3 responded and will work directly with the prospect.
    - Melinda sent a site selector from the Midwest a Twin Falls packet for a client in the 'green' manufacturing sector.

Downtown Development

- On January 20, the URA, Uptown Developers, and Glanbia Foods signed a development agreement to build a new HQ and Cheese Innovation Center for Glanbia to lease and occupy. Glanbia will consolidate all of its Twin Falls office and lab space into this new 50,000 square foot campus located on the former Kruzer's site in Old Town. Glanbia expects to bring 100-150 to the new site in 2013 and the new space will give them expansion opportunities as well.
    - Staff is working with the architect to develop a set of specs for a demolition bid letter.
    - The City's Engineering Department is reviewing letters of qualification from engineers, architects, and landscape architects as it updates its list of companies to which the City and Agency can use to negotiate professional service contracts. Once that is complete (end of February) staff will review that to begin discussions for surveys and site development design.
    - Uptown Developers expects to provide a bank letter regarding its ability to finance the project to the Agency in about two weeks as part of the development agreement.
- Melinda is working with a local couple that is showing interest in the old brick warehouse on 2nd Ave. S. for a new retail business.

- Mark Rivers continues to bring in users to promote other downtown buildings as well as URA-owned property.

Communication/Administrative

- The City expects to begin recruiting for a new Public Information Coordinator this week. As discussed late last year the Agency will partner with the City in using 10 hours per week for its own communications needs.
- As the 2011 audit is completed Melinda has begun drafting the annual report to accompany it. That draft is expected to be complete for review at the March meeting.
- Video – am awaiting the revised script from Mike Tracy.
- URA Legislation – Melinda learned that new 3 bills were proposed on Feb. 8. The Local Government Committee will hold hearings on these bills. Staff will work with RAI and other groups such as the Idaho Chamber Alliance regarding potential testimony. Staff will keep on top of that and keep the board up to date.
- Melinda wrote up a response to the items (regarding Twin URA) listed in the 2012 Idaho Freedom Foundation 'Pork' Report and sent those to our local legislators.
- Melinda attended the annual Chamber Days at the Legislature on Jan. 29-31. Much of the conversation was about a possible state-wide health insurance exchange (in lieu of a federally mandated one) and income and property tax reform. Other bills affecting economic development would be the iGem legislation, and bills to create an incentive fund to close deals.
- Trudi has returned from her leave and is busy catching up on all left undone during her absence. Glad to have you back Trudi!