



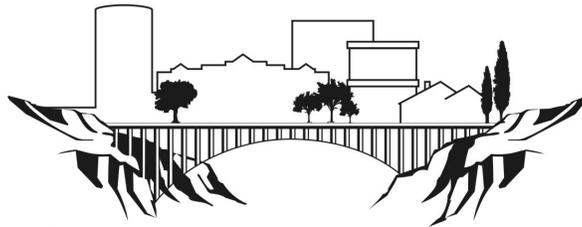
AGENDA
Regular Meeting of the City of Twin Falls
Urban Renewal Agency Board
305 3rd Avenue East, Twin Falls, Idaho
City Council Chambers
Monday, May 14, 2012 at 12:00 pm.

URBAN RENEWAL AGENCY BOARD MEMBERS:

Cindy Bond Tom Frank Gary Garnand Larry Hall Bill Koch Bob Richards Leon Smith
Secretary **Vice-Chair** **Chairman**

1. Call meeting to order.
2. Consent Agenda:
 - a. Review and approval of minutes from April 9, 2012 Urban Renewal Agency regular meeting.
 - b. Review and approval of April 2012 financial report.
3. Consideration of a request to direct staff to proceed with the negotiation and purchase process to purchase the City-owned 'Brown' parking lot. (see staff report)
4. Review and discussion of current contract with Tracy Communications/MSVM Group. (see staff report)
5. Consideration of a request to approve Melinda Anderson attends the annual Council of Development Finance Agencies (CDFA) conference, July 31 – Aug. 3.
6. Downtown update – Mark Rivers
7. Appointment of board members to Budget Committee to draft FY 2013 URA budget.
8. Public input and/or items from the Urban Renewal Agency Board.
9. Adjourn. Next regular meeting: Monday, June 11, 2012.

****Any person(s) needing special accommodations to participate in the above noticed meeting should contact Trudi Nutile at (208) 735-7313 at least two days before the meeting***



**THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS**
**URBAN RENEWAL AGENCY
MEETING MINUTES**
April 9, 2012

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

Gary Garnand	URA Chair
Tom Frank	URA Vice Chair
Cindy Bond	URA Secretary
Bill Koch	URA Member
Bob Richards	URA Member
Leon Smith	URA Member
Larry Hall	URA Member - ABSENT

Also present:

Melinda Anderson	Urban Renewal Executive Director
Mitch Humble	Twin Falls City Community Development Director
Renee Carraway	Twin Falls City Zoning and Development Manager
Brent Hyatt	City of Twin Falls Assistant Finance Director
Don Hall	Vice-Mayor, City of Twin Falls
Leon Mills	Twin Falls County Commissioner
Katy Touchette	City of Twin Falls Executive Assistant

The meeting was called to order at 12:00 noon.

Consent Agenda – 2a.) Review and approval of minutes from March 12, 2012, Urban Renewal Agency regular meeting, and 2b.) Review and approval of March 2012 financial report.

Leon Smith requested that one correction be made to the March 12 minutes (changing the word “imminent” to “eminent” as in “eminent domain.” The correction was noted, and Tom Frank then made a motion to approve the March 12 minutes and the March 2012 financial report. Bob Richards seconded the motion, and roll call vote showed that all members present voted in favor of the motion.

Agenda Item 3 – Consideration of a request to approve a “consulting” engineering services agreement with Riedesel Engineering.)

Melinda Anderson gave a brief explanation of this agenda item, making reference to the staff report she had prepared for the board prior to today’s meeting. She stated that at this time there is no budget set or attached to this request; however, if the URA board approves the request, whenever Riedesel Engineering would be asked to assist the URA in the future as consultants, she would expect that Riedesel would be asked to provide a “time and materials scope of work.” There was some discussion on why the URA would or could benefit from this services agreement with Riedesel. Also, Leon Smith noted two points in the agreement draft that may need to be changed: one, that someone from Riedesel would be expected to attend the monthly URA meetings, and two, that the risk allocation outlined in the agreement may need to be couched in different language. After a very brief discussion, it was agreed that the City Attorney would be asked to work with Riedesel to change the language regarding the risk allocation,

Urban Renewal Agency

Meeting Minutes

April 9, 2012, 2012

Page 2

and that the part about someone from Riedesel being compelled to attend the monthly URA meetings would be struck from the agreement. This met with the approval of the URA board as well as the representatives from Riedesel Engineering who were in attendance, Don Acheson and Kent Atkin. Leon Smith made a motion to approve a “consulting” engineering services agreement with Riedesel Engineering (after making the changes regarding risk allocation and attendance at monthly URA meetings), Bob Richards seconded the motion, and roll call vote showed that all board members present were in favor of the motion.

Agenda Item 4 – Consideration of a request to approve a lease with Mr. Delivery, Inc., for five years at \$3000 per year for property located at 151 Maxwell Street.

Melinda Anderson gave a brief presentation, showing the property in question on the overhead projector. She stated that she felt the lease was for three years and not five years, as had originally been proposed, and she said that the people from Mr. Delivery, Inc., preferred making it a three-year lease. Melinda stated that Mr. Delivery, Inc., would be required to provide evidence of insurance before the lease could be completed. There was a brief discussion about the property in question and what the section of the building in question was being used for (storing medical supplies for delivery). Since the lease was to be paid for in total “up front,” Leon Smith asked what would happen if Mr. Delivery, Inc. chose to leave the premises prior to the end of the lease. It was agreed the lease would be somehow pro-rated if this was to happen. Bill Koch moved to approve the lease with Mr. Delivery, Inc., for three years at \$3000 per year for property located at 151 Maxwell Street, Tom Frank seconded the motion, and roll call vote showed that all board members present voted in favor of the motion.

Agenda Item – Public input and/or items from the urban Renewal Agency Board

Using overhead projection, Tom Frank asked the board to view one of the URA-owned buildings on the property located at 151 Maxwell Avenue. This building is not being used and is in serious disrepair. Tom proposed to the board that a plan be drafted to demolish the building. Melinda said she would come up with such a plan. Tom then made the motion that Melinda provide a plan for eventual demolition of the building, Cindy Bond seconded the motion, and all board members present voted in favor of the motion.

Melinda then explained to the board that the demolition of the Kruzer’s building had been delayed by a couple of days due to asbestos issues, but she said the delay shouldn’t be any longer than that. She also commented on the fact that she is in interviews the majority of this day and tomorrow for Public Information Coordinator.

Melinda shared that a public service announcement had been sent to the media asking for interested parties to apply for the two open board positions as the June meeting will be the last one for Bill Koch and Tom Frank. Letters of interest are due May 4, 2012.

Finally, Melinda told that board that she will be making a presentation to the City Council tonight re: the URA’s request for a code amendment that would allow for different kinds of housing in the OT and CB zones.

There being no other business, the meeting adjourned at 12:34 p.m..

Respectfully submitted,

Katy Touchette
Executive Assistant

Urban Renewal Agency of the City of Twin Falls, ID
P & L Budget vs. Actual with Declining Bal.(\$ Over Budget)
October 2011 through April 2012

	<u>Oct '11 - Apr 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
ICDBG - Grant Income	440,153.00			
Capital Lease	134,210.72	230,077.00	-95,866.28	58.3%
Investment Income	10,186.73	7,200.00	2,986.73	141.5%
Other Income	1,054.16			
Property Taxes	1,141,180.95	2,005,000.00	-863,819.05	56.9%
Rental Income	239,224.82	402,560.00	-163,335.18	59.4%
Total Income	<u>1,966,010.38</u>	<u>2,644,837.00</u>	<u>-678,826.62</u>	<u>74.3%</u>
Gross Profit	1,966,010.38	2,644,837.00	-678,826.62	74.3%
Expense				
RAA 4-1	778,595.46	3,610,186.00	-2,831,590.54	21.6%
RAA 4-2	57,500.00	1,435,000.00	-1,377,500.00	4.0%
RAA 4-3	7,300,496.97			
Bond Trustee Fees	0.00	3,500.00	-3,500.00	0.0%
Community Relations & Website	7,250.00	25,000.00	-17,750.00	29.0%
Debt Payments - Interest	175,198.41	340,972.00	-165,773.59	51.4%
Debt Payments - Principal	144,664.04	650,181.00	-505,516.96	22.2%
Dues and Subscriptions	500.00	900.00	-400.00	55.6%
Insurance Expense	2,174.00	6,448.00	-4,274.00	33.7%
Legal Expense	0.00	5,000.00	-5,000.00	0.0%
Management Fee	0.00	106,000.00	-106,000.00	0.0%
Meeting Expense	1,349.22	3,500.00	-2,150.78	38.5%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	84.72	500.00	-415.28	16.9%
Prof. Dev.\Training	50.00	7,500.00	-7,450.00	0.7%
Property Tax Expense - Other	6,934.76	31,850.00	-24,915.24	21.8%
Real Estate Exp. - Call Center	44,436.06	80,000.00	-35,563.94	55.5%
Real Estate Exp. - Other	1,314.76	10,700.00	-9,385.24	12.3%
Real Estate Lease	68,000.00	68,000.00	0.00	100.0%
Total Expense	<u>8,588,548.40</u>	<u>6,385,737.00</u>	<u>2,202,811.40</u>	<u>134.5%</u>
Net Ordinary Income	-6,622,538.02	-3,740,900.00	-2,881,638.02	177.0%
Other Income/Expense				
Other Income				
Cash Carryover	0.00	3,740,900.00	-3,740,900.00	0.0%
Total Other Income	<u>0.00</u>	<u>3,740,900.00</u>	<u>-3,740,900.00</u>	<u>0.0%</u>
Net Other Income	0.00	3,740,900.00	-3,740,900.00	0.0%
Net Income	<u><u>-6,622,538.02</u></u>	<u><u>0.00</u></u>	<u><u>-6,622,538.02</u></u>	<u><u>100.0%</u></u>

Twin Falls Urban Renewal May, 2012 List of Checks

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Memo</u>
2365	4/9/2012	179,350.16	City of Twin Falls	RAA 4-3	Advance Certificate #10
2366	4/12/2012	13,433.74	Wells Fargo Bank	Property Taxes	Property tax income - April, 2012
2367	4/19/2012	440,153.00	Wells Fargo Bank	RAA 4-3	ICDBG Grant Rev - Chobani utilities
2368	5/7/2012	88,082.11	City of Twin Falls	RAA 4-3	Advance Certificate #11
2368	5/7/2012	142,881.81	City of Twin Falls	RAA 4-3	Advance Certificate #12
2369	5/7/2012	3,550.00	EHM Engineers, Inc	RAA 4-1	Glanbia Proj. Boundary & Site Survey & Geotech
2370	5/7/2012	102.86	Daisy's	Meeting Expense	URA monthly meeting - April
2371	5/7/2012	3,837.79	K & G Property Mgmt.	Real Est Exp - Call Ctr	Property Management Call Ctr April, 2012
2372	5/7/2012	5,000.00	Mark Rivers	RAA 4-1	Downtown Dev Services & Mileage April, 2012
2372	5/7/2012	262.50	Mark Rivers	RAA 4-1	Mileage April, 2012
2373	5/7/2012	15.14	Idaho Power Company	Real Est Exp - Other	Power 242 2nd Ave South
2373	5/7/2012	205.49	Idaho Power Company	Real Est Exp - Call Ctr	Power 851 Poleline Road
2374	5/7/2012	1,450.00	MSVM Group LLC	Community Relations	Communication Services - March, 2012
2374	5/7/2012	1,450.00	MSVM Group LLC	Community Relations	Communication Services - April, 2012
2375	5/7/2012	4,717.56	Donnelly Sports, Inc	BID Façade Program	161 2nd Ave N Façade Reimbursement
2376	5/7/2012	300.00	Robert T Johnson	Real Est Exp - Other	Kruser's Asbestos sampling/testing
2377	5/9/2012	3,000.00	AAI, Inc.	Real Est Exp - Other	Lost Time expense
2377	5/9/2012	33,513.00	AAI, Inc.	Real Est Exp - Other	Kruzer's demolition/asbestos removal
2378	5/9/2012	400.00	Council of Dev. Fin. Agencies	Professional Development	FY 2012 Annual Dues
2379	5/9/2012	3,948.75	Riedesel Engineering	Real Est Ext - Other	Glanbia Proj. engineering services
103	4/7/2012	1,134.26	JUB Engineers	RAA 4-1	Water System Improvements Phase III

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

April 2012

Type	Date	Num	Name	Memo	Amount	Balance
Ordinary Income/Expense						
Income						
ICDBG - Grant Income						
Deposit	4/19/2012	85530	City of Twin Falls	ICDBG grant rev - Chobani Utility	440,153.00	440,153.00
Total ICDBG - Grant Income					440,153.00	440,153.00
Capital Lease						
General ...	4/11/2012	AJE #100		Lease Payment used for Note Payment - Direct	19,172.96	19,172.96
Total Capital Lease					19,172.96	19,172.96
Investment Income						
Deposit	4/2/2012		Wells Fargo	Interest on Account	5.95	5.95
Deposit	4/2/2012		Wells Fargo	Interest earned on account	15.90	21.85
Total Investment Income					21.85	21.85
Property Taxes						
Deposit	4/17/2012		Wells Fargo Remittan...	Transfer to Trust of County Payment	13,433.74	13,433.74
Total Property Taxes					13,433.74	13,433.74
Rental Income						
Deposit	4/4/2012		US Treasury	VA Rent	1,333.33	1,333.33
Deposit	4/20/2012		C3	Monthly Rent	32,755.60	34,088.93
Total Rental Income					34,088.93	34,088.93
Total Income					506,870.48	506,870.48
Gross Profit					506,870.48	506,870.48
Expense						
RAA 4-1						
Check	4/3/2012	2357	EHM Engineers, Inc.	Glanbia Proj - Boundary & Site survey & Geotech	2,450.00	2,450.00
Check	4/3/2012	2360	Mark J. Rivers, Inc	Downtown Dev Services & Mileage March, 2012	5,000.00	7,450.00
Check	4/10/2012	Req #101	Irminger Construction...	Inv. #9 Waterline Project	35,640.20	43,090.20
Check	4/13/2012	Req #102	JUB Engineers, Inc.	Inv. #75040 Waterline Project	15,375.01	58,465.21
Total RAA 4-1					58,465.21	58,465.21
RAA 4-3						
Check	4/2/2012	BC	Wells Fargo	Wire Transfer Fee	15.00	15.00
Check	4/3/2012	2362	Lee Enterprises	Legal Adv. URA public hearing URA 4-3 plan	253.50	268.50
Check	4/3/2012	2364	City of Twin Falls	Advanced Certificate #9	139,977.06	140,245.56
Check	4/9/2012	2365	City of Twin Falls	Advance Certificate #10	179,350.16	319,595.72
Check	4/11/2012	BC	Wells Fargo	Wire Transfer Fee	15.00	319,610.72
Check	4/23/2012	BC	Wells Fargo	Wire Transfer Fee	15.00	319,625.72
Total RAA 4-3					319,625.72	319,625.72
Debt Payments - Interest						
Check	4/2/2012	C2	Larry Tucker & Karen...	To record payment on installment agreement by Wells Fargo	1,301.55	1,301.55
Check	4/2/2012	C1	Larry McElliott	To record payment on installment agreement by Wells Fargo	56.71	1,358.26
General ...	4/11/2012	AJE #100		Lease Payment used for Note Payment - Direct	1,544.07	2,902.33
Total Debt Payments - Interest					2,902.33	2,902.33
Debt Payments - Principal						
Check	4/2/2012	C2	Larry Tucker & Karen...	To record payment on installment agreement by Wells Fargo	2,362.13	2,362.13
Check	4/2/2012	C1	Larry McElliott	To record payment on installment agreement by Wells Fargo	1,393.25	3,755.38
General ...	4/11/2012	AJE #100		Lease Payment used for Note Payment - Direct	17,628.89	21,384.27
Total Debt Payments - Principal					21,384.27	21,384.27
Insurance Expense						
Check	4/3/2012	2363	ICRMP	semi annual property insurance payment	2,174.00	2,174.00
Total Insurance Expense					2,174.00	2,174.00
Meeting Expense						
Check	4/3/2012	2358	The Coffee Shop	Lunches URA March Meeting	142.90	142.90
Check	4/3/2012	2358	The Coffee Shop	Lunches URA Jan Meeting	84.94	227.84
Total Meeting Expense					227.84	227.84
Real Estate Exp. - Call Center						
Check	4/3/2012	2359	K & G Property Mgmt,...	C3 site property mgmt - March	2,671.86	2,671.86
Check	4/3/2012	2361	Idaho Power Company	Power @ 242 2nd Ave S	7.85	2,679.71
Total Real Estate Exp. - Call Center					2,679.71	2,679.71
Real Estate Exp. - Other						
Check	4/3/2012	2361	Idaho Power Company	Power @ 121 4th Ave S	143.78	143.78
Check	4/3/2012	2361	Idaho Power Company	Power @ 121 4th Ave S	42.54	186.32
Check	4/3/2012	2361	Idaho Power Company	Power @ 851 Poleline Road	219.68	406.00
Total Real Estate Exp. - Other					406.00	406.00
Total Expense					407,865.08	407,865.08
Net Ordinary Income					99,005.40	99,005.40
Net Income					99,005.40	99,005.40

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet
As of April 30, 2012

	Apr 30, 12
ASSETS	
Current Assets	
Checking/Savings	
Cash	
Bond Fund-Cash #5600	17.48
Bond Reserve Cash #5602	699,912.50
General Checking Cash #6350	1,068,176.44
Revenue Alloc. Cash #5601	1,890,727.14
Total Cash	3,658,833.56
Total Checking/Savings	3,658,833.56
Other Current Assets	
Due from Other Governments	25,223.00
Interest Receivable	
Int. Rec.-Bond Fund	829.15
Int. Rec.-Revenue Allocation	2,140.99
Total Interest Receivable	2,970.14
Property Taxes Receivable	131,596.00
Total Other Current Assets	159,789.14
Total Current Assets	3,818,622.70
Fixed Assets	
Accumulated Depreciation	-101,666.67
Building	3,500,000.00
Equipment	475,000.00
Land	1,350,000.00
Total Fixed Assets	5,223,333.33
Other Assets	
Lease Receivable-Jayco	954,540.13
Note Receivable - Agro Farma	760,000.00
Total Other Assets	1,714,540.13
TOTAL ASSETS	10,756,496.16
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
BID Grant Oversight	4,717.56
Deferred Rev.-Lease	916,194.20
Deferred Rev.-Property Tax	131,596.00
Notes and Bonds Payable	
Agro Farma, Inc.	7,580,778.21
Total Notes and Bonds Payable	7,580,778.21
Total Long Term Liabilities	8,633,285.97
Total Liabilities	8,633,285.97
Equity	
Fund Balance	
Fund Balance-Bond Fund	700,742.26
Fund Balance-General Fund	161,318.79
Fund Balance-Rental Fund	5,223,333.33
Fund Balance-Revenue Alloc.	2,764,647.06
Total Fund Balance	8,850,041.44
Unrestricted Net Assets	-104,293.23
Net Income	-6,622,538.02
Total Equity	2,123,210.19
TOTAL LIABILITIES & EQUITY	10,756,496.16

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of April 30, 2012

Type	Date	Num	Name	Memo	Amount	Balance
ASSETS						10,250,081.43
Current Assets						3,312,207.97
Checking/Savings						3,152,418.83
Cash						3,152,418.83
Bond Fund-Cash #5600						11.53
Deposit	4/2/2012			Deposit	5.95	17.48
Total Bond Fund-Cash #5600						5.95
Bond Reserve Cash #5602						699,912.50
Total Bond Reserve Cash #5602						699,912.50
General Checking Cash #6350						959,241.45
Deposit	4/2/2012			Deposit	139,977.06	1,099,218.51
Check	4/2/2012	BC	Wells Fargo		-15.00	1,099,203.51
Check	4/3/2012	2357	EHM Engineers, Inc.	invoice 022-12	-2,450.00	1,096,753.51
Check	4/3/2012	2358	The Coffee Shop	3/12 - \$142.90, 1/9 -\$ 84.94	-227.84	1,096,525.67
Check	4/3/2012	2359	K & G Property Mgmt, LLC	invoice 3098	-2,671.86	1,093,853.81
Check	4/3/2012	2360	Mark J. Rivers, Inc	Invoice TF20120403	-5,000.00	1,088,853.81
Check	4/3/2012	2361	Idaho Power Company	6751918901 186.32 7175543970 219....	-413.85	1,088,439.96
Check	4/3/2012	2362	Lee Enterprises	Invoice 1	-253.50	1,088,186.46
Check	4/3/2012	2363	ICRMP	31A18018100111	-2,174.00	1,086,012.46
Check	4/3/2012	2364	City of Twin Falls	Cert #9	-139,977.06	946,035.40
Deposit	4/4/2012			Deposit	1,333.33	947,368.73
Check	4/9/2012	2365	City of Twin Falls	Certificate 10	-179,350.16	768,018.57
Deposit	4/11/2012			Deposit	179,350.16	947,368.73
Check	4/11/2012	BC	Wells Fargo		-15.00	947,353.73
Check	4/12/2012	2366	Wells Fargo Bank	Property taxes	-13,433.74	933,919.99
Deposit	4/12/2012			Deposit	13,433.74	947,353.73
Deposit	4/19/2012			Deposit	440,153.00	1,387,506.73
Check	4/19/2012	2367	Wells Fargo Bank	ICDBG grant rev - Chobani Utilities	-440,153.00	947,353.73
Deposit	4/20/2012			Deposit	32,755.60	980,109.33
Deposit	4/23/2012			Deposit	88,082.11	1,068,191.44
Check	4/23/2012	BC	Wells Fargo		-15.00	1,068,176.44
Total General Checking Cash #6350						108,934.99
Parking Lot Sinking Cash #3425						0.00
Total Parking Lot Sinking Cash #3425						0.00
Revenue Alloc. Cash #5601						1,493,253.35
Check	4/2/2012	C2	Larry Tucker & Karen Tuck...		-3,663.68	1,489,589.67
Check	4/2/2012	C1	Larry McElliott		-1,449.96	1,488,139.71
Deposit	4/2/2012			Deposit	15.90	1,488,155.61
Check	4/10/2012	Req #101	Irminger Construction, Inc.		-35,640.20	1,452,515.41
Check	4/13/2012	Req #102	JUB Engineers, Inc.		-15,375.01	1,437,140.40
Deposit	4/17/2012			Deposit	13,433.74	1,450,574.14
Check	4/19/2012	2367	Wells Fargo Bank	ICDBG grant rev-Chobani utilities	440,153.00	1,890,727.14
Total Revenue Alloc. Cash #5601						397,473.79
Wells Fargo Securities #1251						0.00
Total Wells Fargo Securities #1251						0.00
Cash - Other						0.00
Total Cash - Other						0.00
Total Cash						506,414.73
Total Checking/Savings						506,414.73
Accounts Receivable						0.00
Total Accounts Receivable						0.00
Other Current Assets						159,789.14
Deposits						0.00
Total Deposits						0.00
Due from Other Governments						25,223.00
Total Due from Other Governments						25,223.00
Interest Receivable						2,970.14
Int. Rec.-Bond Fund						829.15
Total Int. Rec.-Bond Fund						829.15
Int. Rec.-Revenue Allocation						2,140.99
Total Int. Rec.-Revenue Allocation						2,140.99

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of April 30, 2012

Type	Date	Num	Name	Memo	Amount	Balance
Interest Receivable - Other						0.00
Total Interest Receivable - Other						0.00
Total Interest Receivable						2,970.14
Inventory Asset						0.00
Total Inventory Asset						0.00
Prepaid Insurance						0.00
Total Prepaid Insurance						0.00
Property Taxes Receivable						131,596.00
Total Property Taxes Receivable						131,596.00
Total Other Current Assets						159,789.14
Total Current Assets					506,414.73	3,818,622.70
Fixed Assets						5,223,333.33
Accumulated Depreciation						-101,666.67
Total Accumulated Depreciation						-101,666.67
Building						3,500,000.00
Total Building						3,500,000.00
Equipment						475,000.00
Total Equipment						475,000.00
Land						1,350,000.00
Total Land						1,350,000.00
Total Fixed Assets						5,223,333.33
Other Assets						1,714,540.13
Due from General (4-2)						0.00
Total Due from General (4-2)						0.00
Lease Receivable-Jayco						954,540.13
Total Lease Receivable-Jayco						954,540.13
Note Receivable - Agro Farma						760,000.00
Total Note Receivable - Agro Farma						760,000.00
Property Tax Clearing Account						0.00
Check	4/12/2012	2366	Wells Fargo Bank	Property taxes - March, 2012	13,433.74	13,433.74
Deposit	4/12/2012	0184370	Twin Falls County Treasurer	Prop. Taxes - March, 2012	-13,433.74	0.00
Total Property Tax Clearing Account					0.00	0.00
Total Other Assets					0.00	1,714,540.13
TOTAL ASSETS					506,414.73	10,756,496.16
LIABILITIES & EQUITY						10,250,081.43
Liabilities						8,225,876.64
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 - 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.						0.00
Total Accts Pay - Rev. Alloc.						0.00

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of April 30, 2012

Type	Date	Num	Name	Memo	Amount	Balance
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						8,225,876.64
BID Grant Oversight						4,717.56
Total BID Grant Oversight						4,717.56
Deferred Rev.-Lease						916,194.20
Total Deferred Rev.-Lease						916,194.20
Deferred Rev.-Lease Principal						0.00
Total Deferred Rev.-Lease Principal						0.00
Deferred Rev.-Property Tax						131,596.00
Total Deferred Rev.-Property Tax						131,596.00
Due to Rev. Alloc. (4-1)						0.00
Total Due to Rev. Alloc. (4-1)						0.00
Notes and Bonds Payable						7,173,368.88
Agro Farma, Inc.						7,173,368.88
Deposit	4/2/2012		Agro Farma Inc	Advance #9	139,977.06	7,313,345.94
Deposit	4/11/2012		Agro Farma Inc	Cert Advance #10	179,350.16	7,492,696.10
Deposit	4/23/2012		Agro Farma Inc	Cert #11	88,082.11	7,580,778.21
Total Agro Farma, Inc.					407,409.33	7,580,778.21
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
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					407,409.33	7,580,778.21
Total Long Term Liabilities					407,409.33	8,633,285.97
Total Liabilities					407,409.33	8,633,285.97
Equity						2,024,204.79
Fund Balance						8,850,041.44
Fund Balance-Bond Fund						700,742.26
Total Fund Balance-Bond Fund						700,742.26
Fund Balance-General Fund						161,318.79
Total Fund Balance-General Fund						161,318.79
Fund Balance-Rental Fund						5,223,333.33
Total Fund Balance-Rental Fund						5,223,333.33
Fund Balance-Revenue Alloc.						2,764,647.06
Total Fund Balance-Revenue Alloc.						2,764,647.06
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						8,850,041.44

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of April 30, 2012

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Opening Balance Equity						0.00
Total Opening Balance Equity						0.00
Unrestricted Net Assets						-104,293.23
Total Unrestricted Net Assets						-104,293.23
Net Income						-6,721,543.42
Total Net Income					99,005.40	-6,622,538.02
Total Equity					99,005.40	2,123,210.19
TOTAL LIABILITIES & EQUITY					506,414.73	10,756,496.16



Date: May 14, 2012

To: Urban Renewal Agency of the City of Twin Falls

From: Melinda Anderson, URA Executive Director

Request:

Consideration of a request to direct staff to begin the negotiations to acquire the City-owned Brown Parking Lot (located at the northeast corner of Gooding Street North and 3rd Ave).

Background:

At the May 8, 2012 City Council meeting, the Council declared as excess and its intent to sell an underutilized parking lot located at the northeast corner of Gooding Street North and 3rd Ave. North (Brown Parking Lot) to TFURA. The Council also set Tuesday, May 29, 2012 at 6:00 pm as the date/time to hold a public hearing for that sale. The Council would then decide whether to sell the property to TFURA.

As one of TFURA's missions is to continue downtown revitalization, this is a good opportunity to ensure the property would be used to further enhance that mission. As part of its revitalization mission TFURA requests proposals (RFP) to encourage new quality development.

An appraisal by the City showed the parking lot value's is estimated at \$55,000. The City would likely sell the lot for that amount plus the appraisal cost of \$2,800.

Staff is now asking the Board to direct staff to begin negotiations with the City to acquire the lot for redevelopment purposes.

Process:

If the Board directs staff to move forward and the Council approves the sale to the board on May 29, then staff would bring back a request to purchase the property to the Board at the June 11, 2012 meeting. In addition, staff would draft an RFP to be advertised in the local newspaper as is the standard for TFURA to dispose of property.

Budget Impact:

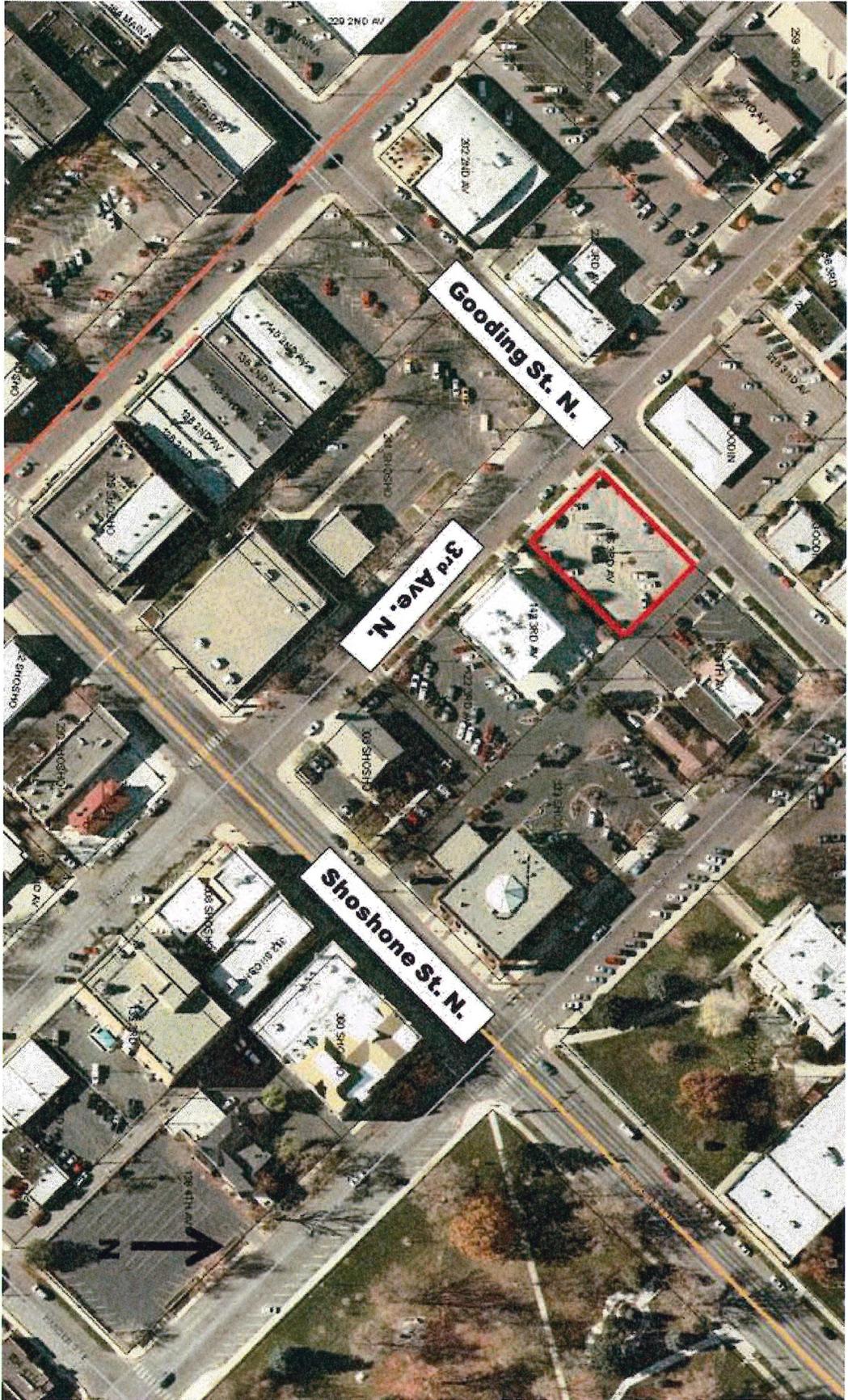
At this time there is no budget impact for this part of the acquisition process.

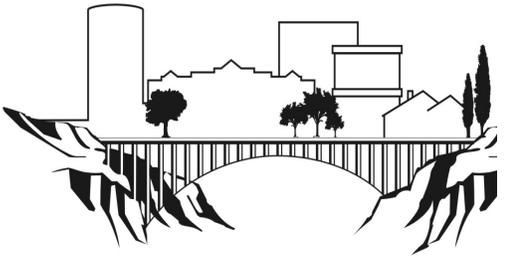
Conclusion:

Staff recommends the board approve this request.

Attachments:

1. Map





Date: May 14, 2012
To: Urban Renewal Agency of the City of Twin Falls
From: Melinda Anderson, URA Executive Director

Request:

Review of Tracy Communications/MSVM Group communications services agreement.

Background:

On September 2010 TFURA board approved an agreement with Tracy Communications/MSVM Group to provide communications services and C3 grand opening services to TFURA. Since then two more agreements were signed – the last one being December 2011 for a 6-month extension on a month-to-month basis.

The City has recently hired Josh Palmer as its Public Information Officer and informal discussions show that TFURA may be interested in working with Josh to help communicate TFURA's mission, activities, events, and accomplishments.

In light of Josh's hire staff is requesting the TFURA Board to review whether it prefers to keep Tracy Communication/MSVM Group to provide these services or partner with the City for that. Currently TFURA pays \$1,450 per month to Tracy/MSVM for that work.

Process:

If the Board votes to end its agreement with Tracy/MSVM, it could provide a 30-day notice to Tracy/MSVM .

Budget Impact:

At this time there is no budget impact but may be part of the FY 2013 budgeting process. During budgeting staff could include a line item amount commensurate with the number of hours of week that TFURA and City agree to utilize Josh's time.

Conclusion:

Mr. Tracy will be at the May 14 meeting to review this with the Board.

Attachments:

None



Date: May 14, 2012
To: Urban Renewal Agency of the City of Twin Falls
From: Melinda Anderson, URA Executive Director

Request:

Consideration of a request to approve Melinda Anderson attends the annual Council of Development Finance Agencies (CDFA) conference, July 31 – Aug. 3.

Background:

In the past the City has been a member of CDFA but last year TFURA board approved being the member instead by putting the membership in its budget for FY 2012. At the same time TFURA budgeted \$7,500 for professional development for staff and others as needed.

By its name, CDFA focuses on development finance, especially regarding urban renewal and tax increment finance. It's annual conference provides updates and training on a variety of topics such as the latest in TIF bonding process, transformational TIF approaches, updates on the bond markets, environmental financing, access to capital, new approaches to the public-private partnership models, reviewing financial advisory relationships, and more.

Staff requests approval from TFURA board to attend this conference to be held in Washington, DC at an approximate cost of \$2,480 which covers airfare, registration, hotel, per diem, and ground transportation. The cost is approximate until the airfare (which changes hourly) is purchased.

Approval Process:

An affirmative vote of the majority of the Board in open meeting.

Budget Impact:

The funds are available in the budget.

Conclusion:

Staff recommends the board approve this request.

Attachments:

None

Twin Falls Urban Renewal Agency Updates | April 2012

Media and In the News

The following press releases were sent out in early April to announce the demolition of the Kruzer's site and then the delay release sent out for a final check on asbestos. We received excellent coverage on both.



For Immediate Release

Contact: Melinda Anderson (208) 735-7240
Email: Manderson@tfid.org
<http://twinfallsid.biz/>

Press Release: TFURA: Kruzer's Demolition Scheduled for Next Week; Makes Room for Glanbia HQ and Cheese Innovation Center

(Twin Falls, Idaho) April 2, 2012 - The Twin Falls Urban Renewal Agency (TFURA) announced demolition on the old Kruzer's building is scheduled to begin next Tuesday, April 10, to make way for the new Glanbia Headquarters and Cheese Innovation Center.

Asbestos Abatement Inc. (AAI) had the winning bid on the demolition project that was approved at the TFURA's Board meeting on March 12. That bid for \$27,000 will cover the complete removal of the old Kruzer's site at 121 4th Avenue in downtown Twin Falls. Demolition is expected to be completed by mid-April.

"While the demolition of Kruzer's may be the end of an era in that part of town, it is the mission of the TFURA to make use of public/private partnerships to build business to make our Old Town area more vibrant for the entire community," said TFURA Board Chairman, Gary Garnand.

Kruzer's, and prior to that, The Alley, were popular night spots in Twin Falls for many years. The building has been vacant since 2008 and the TFURA purchased it in 2009 for redevelopment.

This is the next step in the process of constructing the new 50,000 square foot headquarters and cheese innovation center for Glanbia Foods. Glanbia hopes to move into their new quarters in early 2013.



For Immediate Release

Contact: Melinda Anderson
Phone: (208) 735-7240
Email: Manderson@tfid.org
Web: <http://twinfallsid.biz/>

Twin Falls Urban Renewal Agency: Kruzer’s Demolition Has Been Delayed to Confirm that Asbestos has been Remediated

(Twin Falls, ID) April 9, 2012 - The demolition of the Kruzer’s site has been delayed for a few days while crews finish checking for possible traces of asbestos.

The old Kruzer’s building was scheduled to begin demolition on April 10 to make way for the new Glanbia Headquarters and Cheese Innovation Center.

AAI had the winning bid on the demolition project that was approved at the TFURA’s Board meeting on March 12. That bid for \$27,000 will cover the complete removal of the old Kruzer’s site at 121 4th Avenue in downtown Twin Falls. Demolition is still expected to be completed by mid-April.

Demolition of the Kruzer’s site is the next step in the process of constructing the new 50,000 square foot headquarters and cheese innovation center for Glanbia Foods. Glanbia hopes to move into their new quarters in early 2013.

XXX

http://magicvalley.com/search/?l=50&s=start_time&sd=desc&q=Kruzers

Search / Found (220) for "Kruzers" Showing: 1-50 of 220

Keywords: Search

Browse By Date | Advanced Search Options

All Articles Images Videos Links Documents -- Previous Next --

Events Throughout May Offer an Interesting Look at Idaho's History
TWIN FALLS • Three grain silos reached for the blue sky as Russ Tremayne talked about the historical property off Shoshone Street in downtown Twin Falls.

Former Twin Falls Nightclub Demolished, Clearing Way for Glanbia
TWIN FALLS • Kruzer's Nightlife is coming down.

Twin Falls Nightclub Demolished
Workers with Boise-based AADemolition tear down the former Kruzer's Nightlife location Wednesday along Shoshone Street in downtown Twin Falls.

Kruzer's demolition
A demolition crew tears down the former Kruzer's night club along Shoshone Street in downtown Twin Falls.

Kruzer's Demolition Delayed
TWIN FALLS • Wondering why Kruzer's is still standing?

Click to see our schedule of Cooking Classes
Rudy's A COOK'S PARADISE
1217 Main Ave. • 733-3427
Open Mon-Fri 10am-5pm Sat 10am-3pm
www.Cooksparadise.com

Follow the Times-News

5th District Court News

- 5th District Court News: Twin Falls County
- 5th District Court News: Gooding County
- 5th District Court News: Blaine County
- 5th District Court News: Twin Falls County
- 5th District Court News: Twin Falls County

Most Popular Stories

Articles Comments Facebook

- 1 Man Dies after Jumping from Rock Creek Canyon Bridge
- 2 Darel 'D.J.' Joseph Pingree
- 3 Prosecutor Releases Names in Murtaugh Shooting



Kruzer's Demolition Delayed

April 11, 2012 1:15 am • [Times-News](#)

TWIN FALLS • Wondering why Kruzer's is still standing?

The building that housed the former night club was scheduled to be demolished on Tuesday, but the city delayed to do one last check. Expect it to come down later this week.



Former Twin Falls Nightclub Demolished, Clearing Way for Glanbia

Workers with Boise-based AAI Demolition tear down the former Kruzer's Nightlife location Wednesday along Shoshone Street

in downtown Twin Falls.

http://magicvalley.com/news/local/former-twin-falls-nightclub-demolished-clearing-way-for-glanbia/article_ad8b9c17-3776-591a-89a6-45955ffc9cbf.html

April 26, 2012 1:15 am • [Times-News](#)

TWIN FALLS • Kruzer's Nightlife is coming down.

Demolition of the former Shoshone Street nightclub started Wednesday morning, and was mostly complete by mid-afternoon.

John Kirtland, owner of Boise-based AAI Demolition, said it will take two more days to remove the concrete and debris from the site, the future home of Glanbia Foods' multimillion-dollar corporate headquarters.

The headquarters, expected to open in early 2013, will include a 35,000-square-foot office and 15,000-square-foot research and development facility. The Glanbia headquarters is expected to bring about 100 jobs to downtown Twin Falls.

The demolition project ran two weeks late to confirm that asbestos had been removed from the site, Kirtland said.



Old Twin Falls Bar Building Scheduled For Demolition

By Paul Johnson

Story Updated: Apr 2, 2012 at 1:52 PM MDT



Twin Falls, Idaho (KMVT-TV) By the middle of April, the location of the old Kruzer's building will be an empty lot, but only for a short period of time. The Twin Falls Urban Renewal Agency said that the demolition is scheduled to begin next Tuesday April 10, to make way for the new Glanbia Headquarters and Cheese Innovation Center.

Asbestos Abatement Inc. had the winning bid on the demolition project that was approved at the TFURA's Board meeting on March 12. That bid for \$27,000 will cover the complete removal of the old Kruzer's site at 121 4th Avenue in downtown Twin Falls. Demolition is expected to be completed by mid-April.

Kruzer's, and prior to that, The Alley, were popular night spots in Twin Falls for many years. The building has been vacant since 2008 and the TFURA purchased it in 2009 for redevelopment.

This is the next step in the process of constructing the new 50,000 square foot headquarters and cheese innovation center for Glanbia Foods. Glanbia hopes to move into their new quarters in early 2013.

Kruzer's Demolition Delayed To Check For Any Remaining Asbestos

By Paul Johnson

Story Created: Apr 9, 2012 at 2:39 PM MDT

Story Updated: Apr 9, 2012 at 2:40 PM MDT



Twin Falls, Idaho (KMVT-TV) The Twin Falls Urban Renewal Agency said the demolition of the Kruzer's site has been delayed for a few days. The reason? Crews are making final checks for any possible traces of asbestos.

The old Kruzer's building was scheduled to begin demolition on April 10 to make way for the new Glanbia Headquarters and Cheese Innovation Center.

AAI had the winning bid on the demolition project that was approved at the TFURA's Board meeting on March 12. That bid for \$27,000 will cover the complete removal of the old Kruzer's site at 121 4th Avenue in downtown Twin Falls. Demolition is still expected to be completed by mid-April.

Demolition of the Kruzer's site is the next step in the process of constructing the new 50,000 square foot headquarters and cheese innovation center for Glanbia Foods. Glanbia hopes to move into their new quarters in early 2013.

Hours

Client calls	1.0 hour
Client emails	2.5hours
Agency calls	3.0 hours
Release writing	3.0 hours
Release editing	1.0 hours
Clip review and Delivery to client	4.0 hours
Release prep And delivery	2.0 hours
Media calls	.5 hours

Total hours	17 hours
-------------	----------



May 2012 Update

Business Opportunity Projects

- Projects
 - Chobani – City staff continues discussions with KeyBanc, Rick Skinner, Fritz Wonderlich, and Western Financial on the bond structuring. While progress is being made on this, it is likely that the Line of Credit agreement will need to be extended. Staff is working with Chobani on that extension.
 - City staff continues with the engineering requirements for water and wastewater needs for this project and it appears to be on schedule.
- Leads
 - Three IDOC leads:
 - Projects Landing Gear & Atlas – two aerospace projects that need existing 60,000 – 120,000 sf buildings or 300 acres adjacent to the airport or the runways. Our airport does not have either of those available, so we had to pass up these opportunities.
 - Project Tool (RFI) – start-up machining company that needs a 20,000 – 30,000 sf building. RFI was sent to just Twin & Boise. Staff sent in one available site for this.
 - Project Tron – IDOC let us know that Twin is not on the short list. No information as to why.
 - As is typical, responses are generally due within a week of receipt and most often within just 3 days. The ready team is working to identify buildable parcels that are adequately served by infrastructure.

Downtown Development

- Glanbia Headquarters and Cheese Innovation Center
 - Kruser's demolition was completed on May 3rd.
 - Uptown Developers continues to work on the buildings and site design and expects to complete that soon. Uptown has provided proof of financing.
 - Worked with Riedesel on various site issues that arose this month.
- Mike Williams is working with community volunteers for the 2012 Operation Facelift project.
- The Downtown Farmer's Market will be held on Wednesday evenings this year to coordinate with the Twin Falls Tonight concert series.

Communication/Administrative

- Working with K & G Management on a proposal to review the remaining expected life or needed repairs for the 19 HVAC units on the C3 roof.
- City hired Josh Palmer as its new Public Information Coordinator.