



Urban Renewal Agency Agenda

Monday, April 11, 2022, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Rudy Ashenbrener, Andy Hohwieler, Dan Brizee, Jan Rogers, Alexandra Caval, JJ McBride, Dave McAlindin

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve 1) Minutes for the March 14, 2022 meeting; 2) March 2022 Financial Report; and 3) April 2022 Accounts Payable.
By: Lorrie Bauer, Administrative Assistant
- 4) Reports/Updates
 - a) **INFORMATIONAL:** Executive Director's Report
By: Travis Rothweiler, City Manager & Interim Executive Director
 - b) **INFORMATIONAL:** Children's Museum of the Magic Valley - Funding Plan
By: Bethany Bell, CMMV President
 - c) **INFORMATIONAL:** 2nd Avenue Parking Structure Update
By: Travis Rothweiler, City Manager & Interim Executive Director
- 5) Items of Consideration
 - a) **ACTION ITEM:** Consider approval of selected art for the continuation of the "*Magic of the Valley*" mural on the alley wall of City Hall and direct staff to present it to the City Council for approval to proceed.
By: Mike Youngman, URA Downtown Arts Subcommittee
 - b) **ACTION ITEM:** Consider approval of the Twin Falls Public Art Tour sign and direct staff to present it to the City Council for approval to proceed.
By: Carolyn White, URA Downtown Arts Subcommittee
 - c) **ACTION ITEM:** Consider approval of EHM Engineers, Inc. proposal to survey specified parcels to verify and/or correct legal descriptions prior to the conveyance of URA properties to the City in the amount of \$20,500.00
By: Travis Rothweiler, City Manager & Interim Executive Director
 - d) **INFORMATIONAL:** Appoint a Budget Committee (3 volunteers) to review the 2022-23 budget.
By: Brent Hyatt, Assistant Finance Director

- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) Monday, May 9, 2022 @ 12:00 pm
- 8) Executive Session
 - a) **ACTION ITEM:** Executive Session pursuant to Idaho Code §74-206(1)(c) to acquire an interest in real property not owned by a public agency.
(The meeting will not return to open session.)
- 9) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lorrie Bauer (208) 735-7313 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.



Urban Renewal Agency Minutes

Monday, March 14, 2022, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Rudy Ashenbrener, Andy Hohwieler, Dan Brizee, Jan Rogers, Alexandra Caval, JJ McBride, Dave McAlindin

1) Confirmation of Quorum/Call Meeting to Order

Present: Alexandra Caval, Rudy Ashenbrener, JJ McBride, Andy Hohwieler, Dan Brizee, Dave McAlindin, Jan Rogers

Absent: None

Staff Present: Lorrie Bauer, Administrative Assistant; Jesse Schuerman, Staff Engineer; Travis Rothweiler, City Manager & Interim URA Executive Director; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Brent Hyatt, Assistant Finance Director, arrived at 12:30pm.

Chair Ashenbrener called the meeting to order at 12:04 PM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Consent Calendar

- a) Request to approve 1) Minutes for the February 14, 2022 meeting; 2) February 2022 Financial Report; and 3) March 2022 Accounts Payable.

MOTION: Jan Rogers moved to approve as presented. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

4) Reports/Updates

- a) Executive Director's Report
Interim Executive Director Rothweiler reported the following:

Children's Museum: They continue to seek corporate sponsors as well as other donations as they continue to build their financial model which will be presented at the April agency meeting. They have not been able to raise the funds as fast as they hoped, but the project is very viable and moving forward.

Parking Structure: The Special Use Permit that Galena was awarded included two conditions that still need to be reviewed and approved by both Planning and Zoning and the City Council: 1) illustrate the facade of the parking structure; and 2) submit a landscaping plan. They have a companion project, not involving the Agency, located on 2nd & Shoshone. There may be some potential design changes that the City feels are material in nature and will be presented for Agency review in the near future. It appears the requirement for additional parking spaces is still being honored and the total number of spaces may be increased from what was initially planned. We are still in need of a financial proforma and schedule as the \$2M the agency has committed to this project is only available while Area 4-1 is in existence, and it is set to expire

soon. Rothweiler shared he had a meeting scheduled with Galena representatives following this meeting and he was going to request that a DDA be ready to present to the Agency for review and consideration at the April meeting and that the Fair Use Appraisal process is completed. Discussion ensued in regards to the current cost of construction, supply and demand issues, and labor workforce.

Economic Development: In general, there is a lot of wealth in companies looking to grow. The interest in the City of Twin Falls is very active.

5) Items of Consideration

- a) Presentation of the 2021 Annual Report followed by a Request for Public Comment and a Request to Approve Resolution No. 2022-03 authorizing the filing of the 2021 Annual Report per Idaho Law.

Rothweiler reviewed the 2021 Annual Report that was presented during the February meeting. Chair Ashenbrener opened the floor to the public. No comments were heard. It was confirmed no written or phone comments were received by staff.

MOTION: Alexandra Caval moved to approve Resolution 2022-03 authorizing the filing of the 2021 Annual Report per Idaho law. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

A notice will be published in the Times-News with locations where the document can be inspected.

- b) Consider Resolution 2022-04 to approve the Real Property Purchase and Sale Agreement for the acquisition of real property in Twin Falls Townsite located at Block 132, Lots 10, 11, 12, 13, 14, 15 & 16 (RPT0001132010A and RPT0001132013A) at a cost of \$750,000, plus closing costs. Rothweiler introduced the resolution to acquire real property for the purpose of redeveloping it. Showing a map of the property located on Block 132, Lots 10-16, of the original Twin Falls Townsite, he shared that there was no plan for redevelopment at this time, but the property was available and is in a strategic location on Hansen Street, which is in the corridor connecting the library and city park down through Main and into the historic warehouse district. Discussion ensued. Future requests for proposals will be used for the redevelopment.
MOTION: Jan Rogers moved to approve the real property purchase and sale agreement at a cost of \$750,000, plus closing costs. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) General Input/Announcements - Public/Staff

None.

7) Upcoming Meeting(s)

- a) Monday, April 11, 2022 @ 12:00 pm

8) Executive Session

- a) Executive Session pursuant to Idaho Code §74-206(1)(c) to acquire an interest in real property not owned by a public agency.

(The meeting will not return to open session.)

It was noted that the meeting would adjourn immediately following the Executive Session and that the Board would not return to an open meeting.

MOTION: JJ McBride moved to enter into the executive session. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.
Open meeting closed at 12:44 p.m. Executive session began at 12:50 p.m.
Alex Caval left the executive session at 1:08 p.m. due to disclosure of a potential conflict.

9) Adjournment

MOTION: JJ McBride moved to adjourn. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0. The meeting adjourned at 1:25 PM. No final action or final decision was taken in executive session.

Lorrie Bauer, Administrative Assistant

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
March 2022

	Mar 22
Ordinary Income/Expense	
Income	
Contributions	53,034.18
Investment Income	554.88
Property Taxes	9,326.87
Rental Income	4,666.66
Total Income	67,582.59
Gross Profit	67,582.59
Expense	
RAA 4-1	
City Property Expense	
Commons (129 Hansen) & Main	2,069.06
Bowyer Park (122 4th Ave S)	11.90
Total City Property Expense	2,080.96
Other Properties/Projects	611.64
Total RAA 4-1	2,692.60
Debt Payments - Interest	303,875.00
Debt Payments - Principal	370,000.00
Legal Expense	10,271.50
Meeting Expense	224.08
Office Expense	34.00
Professional Fees	2,214.20
Real Estate Purchase	5,000.00
Total Expense	694,311.38
Net Ordinary Income	-626,728.79
Net Income	-626,728.79

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
October 2021 through March 2022

	Oct '21 - Mar 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Washington Fed. Bond Proceeds	0.00	942,700.00	-942,700.00	0.0%
Bank Bond Proceeds	0.00	900.00	-900.00	0.0%
Contributions	53,034.18			
Investment Income	1,851.50	3,325.00	-1,473.50	55.7%
Other Income	0.00	150,000.00	-150,000.00	0.0%
Property Taxes	5,581,462.79	7,820,517.00	-2,239,054.21	71.4%
Rental Income	13,999.98	30,000.00	-16,000.02	46.7%
Total Income	5,650,348.45	8,947,442.00	-3,297,093.55	63.2%
Gross Profit	5,650,348.45	8,947,442.00	-3,297,093.55	63.2%
Expense				
General Development Projects	41,146.53			
RAA 4-1				
City Property Expense				
Commons (129 Hansen) & Main	4,927.44			
Bowyer Park (122 4th Ave S)	69.31			
Total City Property Expense	4,996.75			
Downtown Art	8,383.00			
Downtown Development	38,126.00			
Other Properties/Projects	16,320.83			
RAA 4-1 - Other	0.00	2,871,218.00	-2,871,218.00	0.0%
Total RAA 4-1	67,826.58	2,871,218.00	-2,803,391.42	2.4%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	0.00	1,419,167.00	-1,419,167.00	0.0%
Debt Pay. (Chobani) Principal	0.00	2,356,000.00	-2,356,000.00	0.0%
Total RAA 4-3 (Chobani)	0.00	3,775,167.00	-3,775,167.00	0.0%
Bond Trustee Fees	0.00	5,000.00	-5,000.00	0.0%
Community Relations & Website	0.00	500.00	-500.00	0.0%
Debt Payments - Interest	331,321.75	656,487.00	-325,165.25	50.5%
Debt Payments - Principal	370,000.00	2,945,100.00	-2,575,100.00	12.6%
Dues and Subscriptions	4,600.00	5,000.00	-400.00	92.0%
Insurance Expense	0.00	1,680.00	-1,680.00	0.0%
Legal Expense	46,292.35	65,000.00	-18,707.65	71.2%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	1,164.76	1,500.00	-335.24	77.7%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	34.00	500.00	-466.00	6.8%
Prof. Dev.\Training	0.00	2,500.00	-2,500.00	0.0%
Professional Fees	4,674.99	30,000.00	-25,325.01	15.6%
Property Tax Expense	84.76			
Real Estate Purchase	5,000.00			
Repairs and Maintenance	69,889.60	69,890.00	-0.40	100.0%
Total Expense	1,150,035.32	10,638,042.00	-9,488,006.68	10.8%
Net Ordinary Income	4,500,313.13	-1,690,600.00	6,190,913.13	-266.2%
Other Income/Expense				
Other Income				
Transfers In	0.00	4,334,827.00	-4,334,827.00	0.0%
Transfers Out	0.00	-4,334,827.00	4,334,827.00	0.0%
Total Other Income	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	4,500,313.13	-1,690,600.00	6,190,913.13	-266.2%

URA Accounts Payable - April 2022

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Fund</u>	<u>Memo</u>
4617	3/15/2022	5,000.00	First American Title Company	Real Estate Purchase	RAA 4-1(Original)	Deposit for Purchase of Block 132, Lots 10-16, TF Townsite
4618	4/5/2022	6,635.00	Elam & Burke	Legal Expense	General	Professional Fees for General-02 / #194905
4618	4/5/2022	1,087.50	Elam & Burke	Legal Expense	General	Professional Fees for Orchard Dr. E-06 / #194906
4619	4/5/2022	11.77	Idaho Power	Bowyer Park (122 4th Ave S)	RAA 4-1(Original)	Power for #2220512228 for 20220309
4619	4/5/2022	245.18	Idaho Power	Commons (129 Hansen) & Main	RAA 4-1(Original)	Power for #2224040226 for 20220309
4620	4/5/2022	204.15	Intermountain Gas Company	Commons (129 Hansen) & Main	RAA 4-1(Original)	Gas for #73747812375 for 20220321
4621	4/5/2022	101.00	Kimberly Nurseries	Other Properties/Projects	RAA 4-1(Original)	Idaho & 3rd - Snow Removal 3/9 - #8445
4621	4/5/2022	320.15	Kimberly Nurseries	Other Properties/Projects	RAA 4-1(Original)	155 5th Ave - Snow Removal 3/9 - #8444
4622	4/5/2022	138.00	Lorrie Bauer	Meeting Expense	General	Reimbursement for 20220314 Lunch (Grt Harvest)
4623	4/5/2022	1,600.00	Aquatic Renovation Systems, Inc.	Commons (129 Hansen) & Main	RAA 4-1(Original)	Water fountain PVC Membrane (install) #5111-LL-3
4623	4/5/2022	440.00	Aquatic Renovation Systems, Inc.	Commons (129 Hansen) & Main	RAA 4-1(Original)	Water fountain PVC Membrane (install) #5111-LL-4
4624	4/5/2022	76.50	Renter Center	Commons (129 Hansen) & Main	RAA 4-1(Original)	Water fountain PVC - Duct Fan rental #249388-02
4625	4/5/2022	30.73	Times News	Legal Expense	General	2021 Annual Report Publication Notice 1 of 2 #124817
4625	4/5/2022	27.62	Times News	Legal Expense	General	2021 Annual Report Publication Notice 2 of 2 #125527
4626	4/5/2022	4,250.00	Valbridge Property Advisors	Professional Fees	RAA 4-1(Original)	2nd & Hansen Project Appraisal (prtl pymt) #ID2-210218
4627	4/5/2022	3,000.00	Zions First National Bank Investments	Bond Trustee Fees	zz-Bond Fund - Zions Bank-Chob	Chobani-RAA Series 2013A & 2013B #8568616



FUNDING PLAN

3rd Ave S Idaho St S

Twin Falls
Urban Renewal Agency

Children's
MUSEUM
OF THE MAGIC VALLEY





Urban Renewal Agency
Attn: Travis Rothweiler, Interim Executive Dir.
203 Main Ave. E
P.O. Box 1907
Twin Falls, ID 83303

March 11, 2022

Urban Renewal Agency Board:

On behalf of the Children's Museum of the Magic Valley Board of Directors, I am pleased to submit this Funding report for the redevelopment of 3rd Ave. S/Idaho St. S.

The mission of the Children's Museum of the Magic Valley is "to engage children of all ages and abilities in learning through imaginative play and discovery." The vision is "to be a gathering place that builds wonder and curiosity." To this end, we are in the silent phase of a \$12 Million dollar capital campaign to raise the funds necessary to expand from a "museum without walls" to the flagship children's museum in Idaho.

Our team consists of our Board of Directors and our Capital Campaign Committee. We have been working over the last several months and have enclosed our Funding Plan.

Sincerely,

Bethany Bell
Board President

FUNDING PLAN DETAILS

Funding Plan_____3

Capital Campaign Gift Chart

Raised to Date_____4

Launch a Legacy Campaign Pledges

Financing Costs_____5

FUNDING PLAN

Building on the expert knowledge of capital campaign members Mike McBride, Linda Watkins, and Bobbi Pyle, along with the expertise of advisors Gretchen Kelley Bietz and Darren and Shawnee Kyle, CMMV created a plan for raising the estimated \$12 million required to fund the development of CMMV. The plan includes three phases of fundraising. The first phase is a quiet phase while the second and third will be public. Our gift table for the Launch a Legacy campaign is as follows.

						
CAPITAL CAMPAIGN GIFT TABLE						
\$12 MILLION GOAL						
Number of Prospects Needed	Number of Gifts Needed	Gift Level	Total	Actual Gifts Pledged	Actual \$ Pledged/Given	Remaining Goal
3	1	\$3,000,000	\$3,000,000	0	\$0	\$3,000,000
6	2	\$2,000,000	\$4,000,000	0	\$0	\$4,000,000
6	2	\$1,000,000	\$2,000,000	0	\$0	\$2,000,000
9	3	\$500,000	\$1,500,000	0	\$0	\$1,500,000
24	8	\$100,000	\$800,000	0	\$0	\$800,000
48	16	Next 16 Gifts	\$11,300,000	0	\$0	\$11,300,000
Tier 1 Gifts = 93% of Campaign Goal						
21	7	\$50,000	\$350,000	0	\$0	\$350,000
24	8	\$25,000	\$200,000	0	\$0	\$200,000
21	7	\$10,000	\$70,000	0	\$0	\$70,000
66	22	Next 22 Gifts	\$620,000	0	\$0	\$620,000
Tier 2 Gifts = 5% of Campaign Goal						
75	25	\$5,000	\$125,000	0	\$0	\$125,000
150	50	\$2,500	\$125,000	0	\$0	\$125,000
300	100	\$1,000	\$100,000	0	\$0	\$100,000
225	175	Next 175 Gifts	\$350,000	0	\$0	\$350,000
Tier 4 Gifts = 3% of Campaign Goal						
GRAND TOTAL:	213		\$12,270,000	0	\$0	\$12,270,000

RAISED TO DATE

To date, the Launch A Legacy campaign has raised 3.39% of its goal-with 100% buy-in from the CMMV board and committees. This number does not reflect any soft commitments we have received. While progress is slower than we were hoping, it is steady. Once we are able to secure our first seven figure pledge, we are confident that we will move forward much more quickly. Our *current* gift table for the Launch a Legacy campaign is as follows.

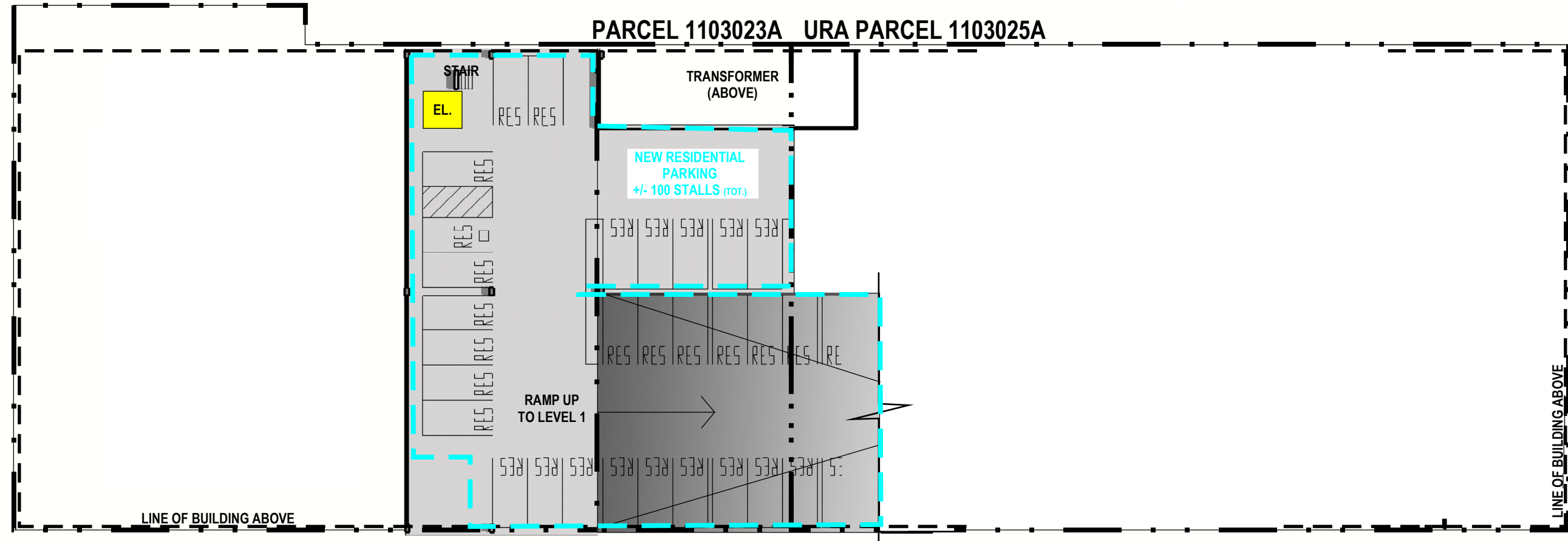
						
CAPITAL CAMPAIGN GIFT TABLE						
\$12 MILLION GOAL						
As of March 25, 2022						
Number of Prospects Needed	Number of Gifts Needed	Gift Level	Total	Actual Gifts Pledged	Actual \$ Pledged/Given	Remaining Goal
3	1	\$3,000,000	\$3,000,000	0	\$0	\$3,000,000
6	2	\$2,000,000	\$4,000,000	0	\$0	\$4,000,000
6	2	\$1,000,000	\$2,000,000	0	\$0	\$2,000,000
9	3	\$500,000	\$1,500,000	0	\$0	\$1,500,000
24	8	\$100,000	\$800,000	2	\$200,000	\$600,000
48	16	Next 16 Gifts	\$11,300,000	2	\$200,000	\$11,100,000
Tier 1 Gifts = 93% of Campaign Goal						
21	7	\$50,000	\$350,000	2	\$100,000	\$250,000
24	8	\$25,000	\$200,000	4	\$95,000	\$105,000
21	7	\$10,000	\$70,000	0	\$0	\$70,000
66	22	Next 22 Gifts	\$620,000	6	\$195,000	\$425,000
Tier 2 Gifts = 5% of Campaign Goal						
75	25	\$5,000	\$125,000	1	\$5,000	\$120,000
150	50	\$2,500	\$125,000	1	\$2,000	\$123,000
300	100	\$1,000	\$100,000	4	\$4,850	\$95,150
225	175	Next 175 Gifts	\$350,000	6	\$11,850	\$338,150
Tier 4 Gifts = 3% of Campaign Goal						
GRAND TOTAL:	213		\$12,270,000	14	\$406,850	\$11,863,150

FINANCING COSTS

Based on discussions with local mortgage lenders, we anticipate that lending fees would include a one percent loan origination fee, as well as an appraisal of approximately \$6,500. We anticipate that a bridge loan would include an interest rate tied to the prime rate, with a current rate being around 4.75%. Any inspection fees will be dependent upon the number of inspections required.

PARCEL 1103017A

PARCEL 1103023A URA PARCEL 1103025A



CONCEPT PLAN LEVEL B1

SCALE: 1"=30'

2nd & Hansen

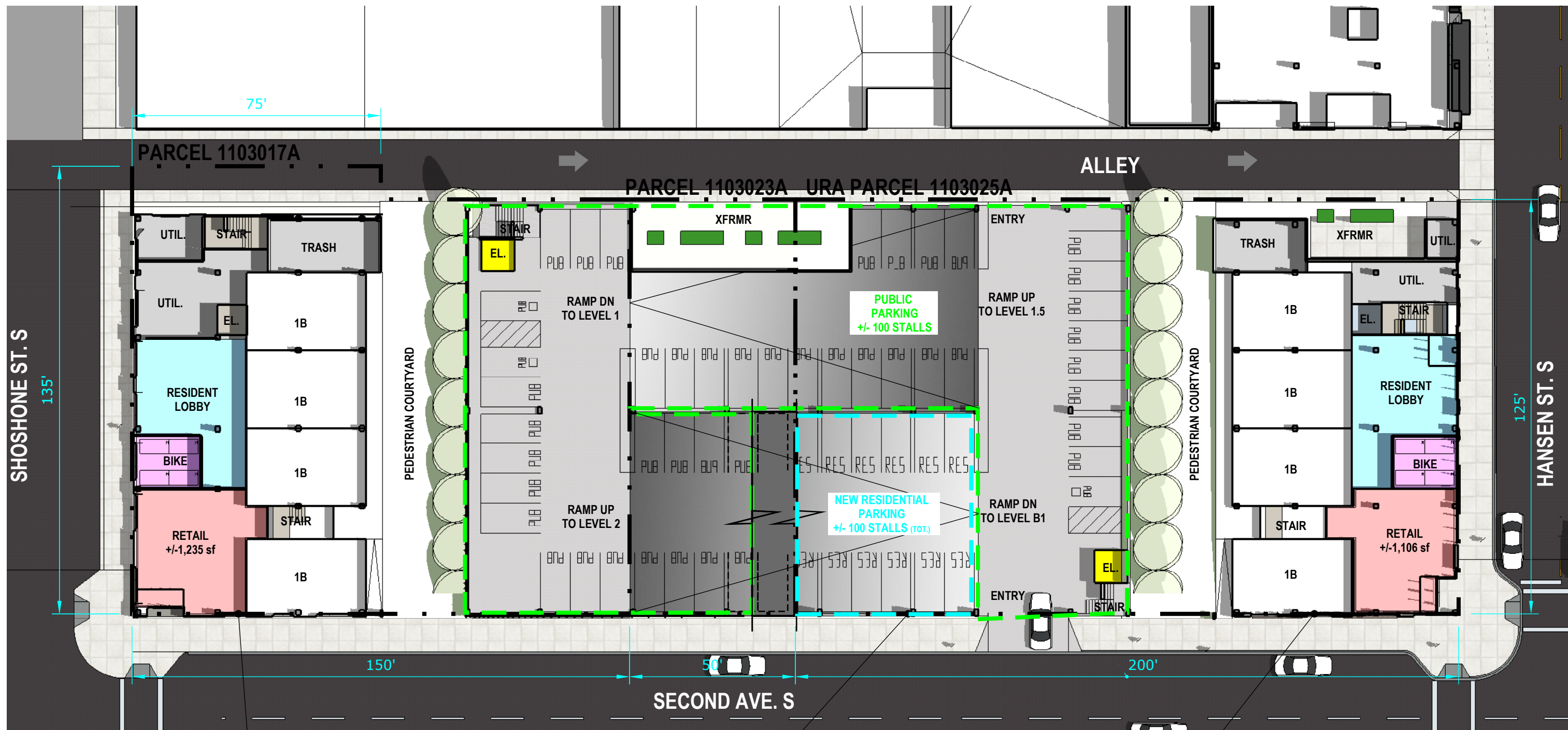
2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



01

03.14.2022

pivot north
ARCHITECTURE



PROPOSED 4-OVER-1 RESIDENTIAL BUILDING
HEIGHT: +/- 69'2" TOP OF STRUCTURE FROM SECOND AVE. CURB

PROPOSED 4.5 LEVEL GARAGE
HEIGHT: +/- 56' TOP OF STRUCTURE FROM SECOND AVE. CURB

PROPOSED 4-OVER-1 RESIDENTIAL BUILDING w/ ROOF DECK
HEIGHT: +/- 76'2" TOP OF STRUCTURE FROM SECOND AVE. CURB

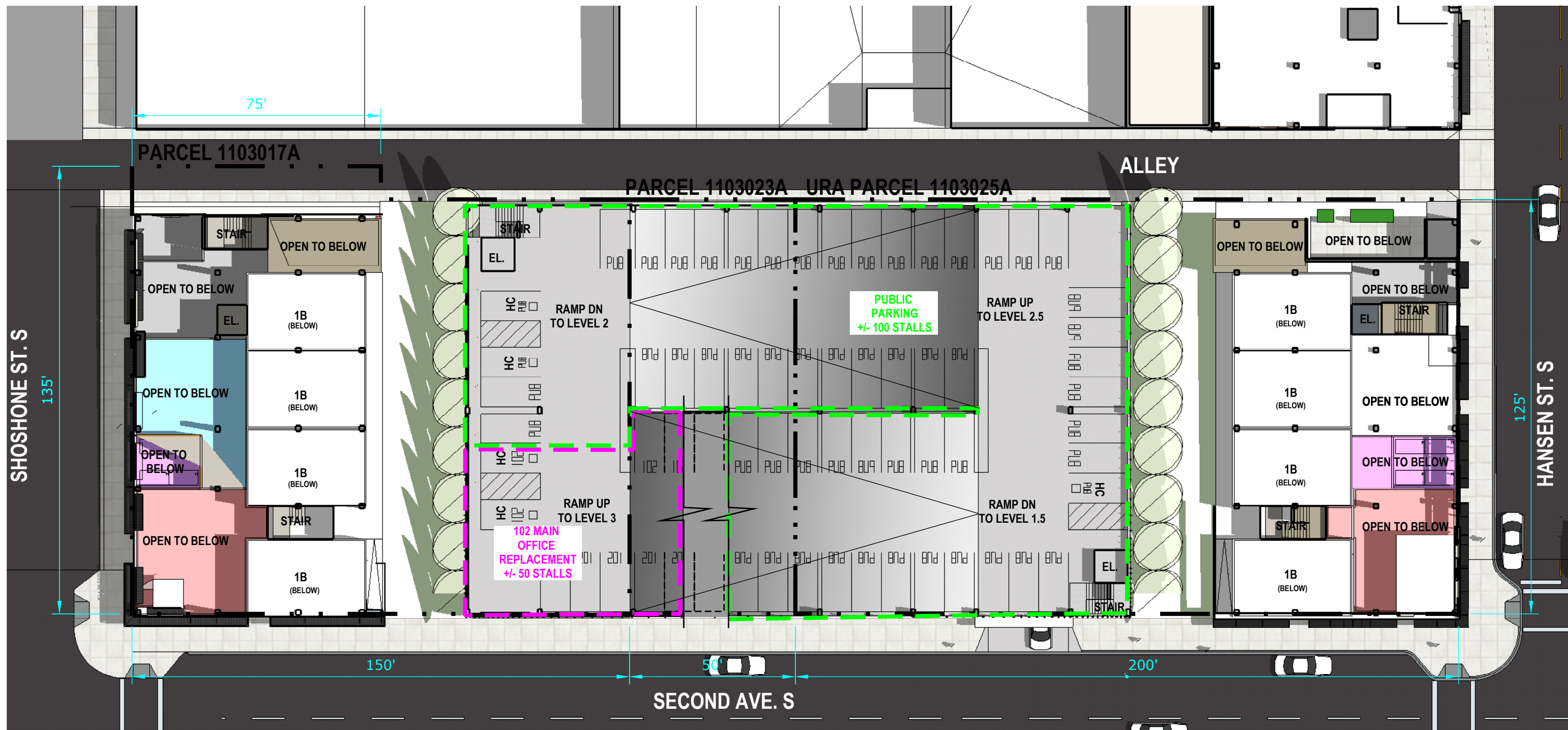


CONCEPT SITE PLAN - LEVEL 1

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



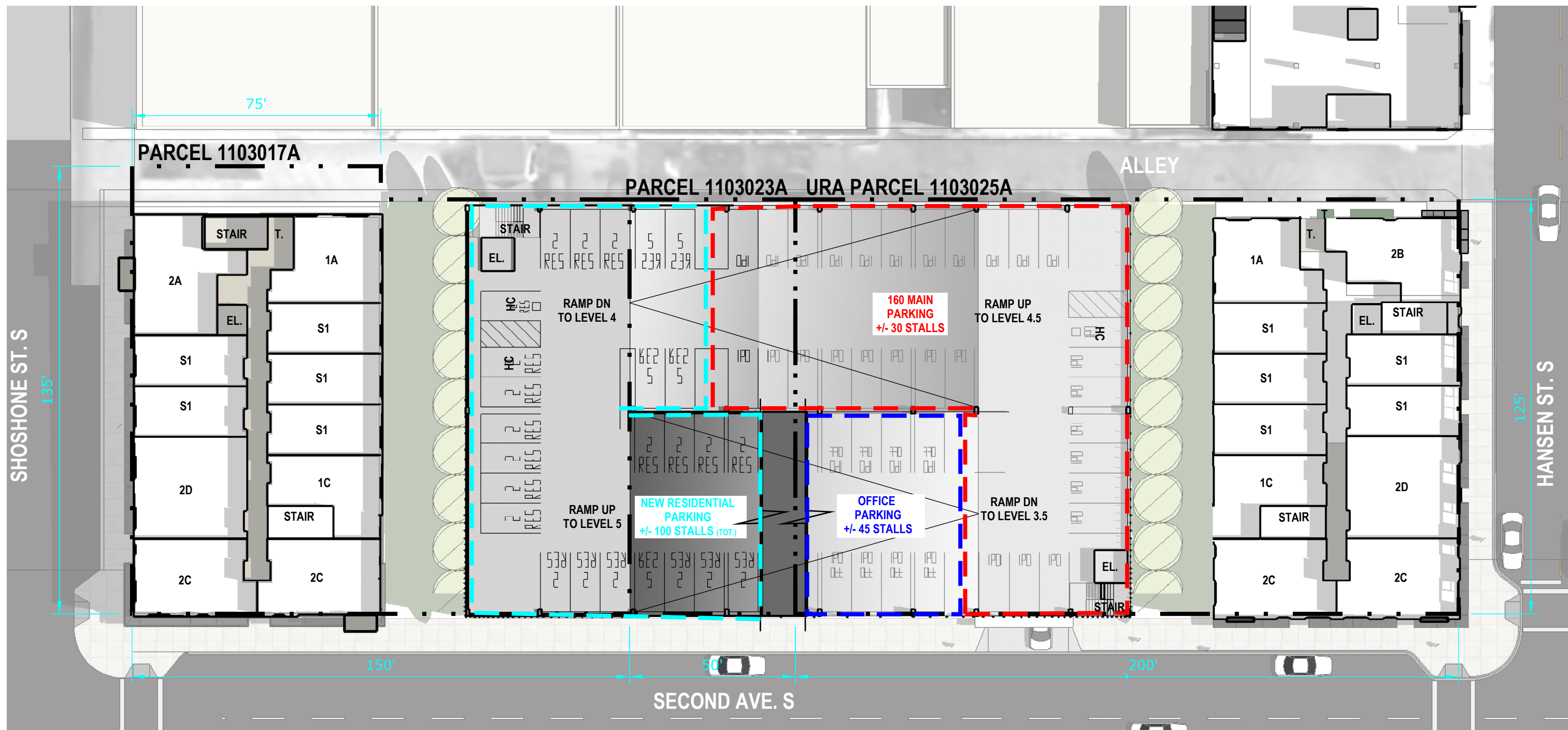
CONCEPT LEVEL 2 PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





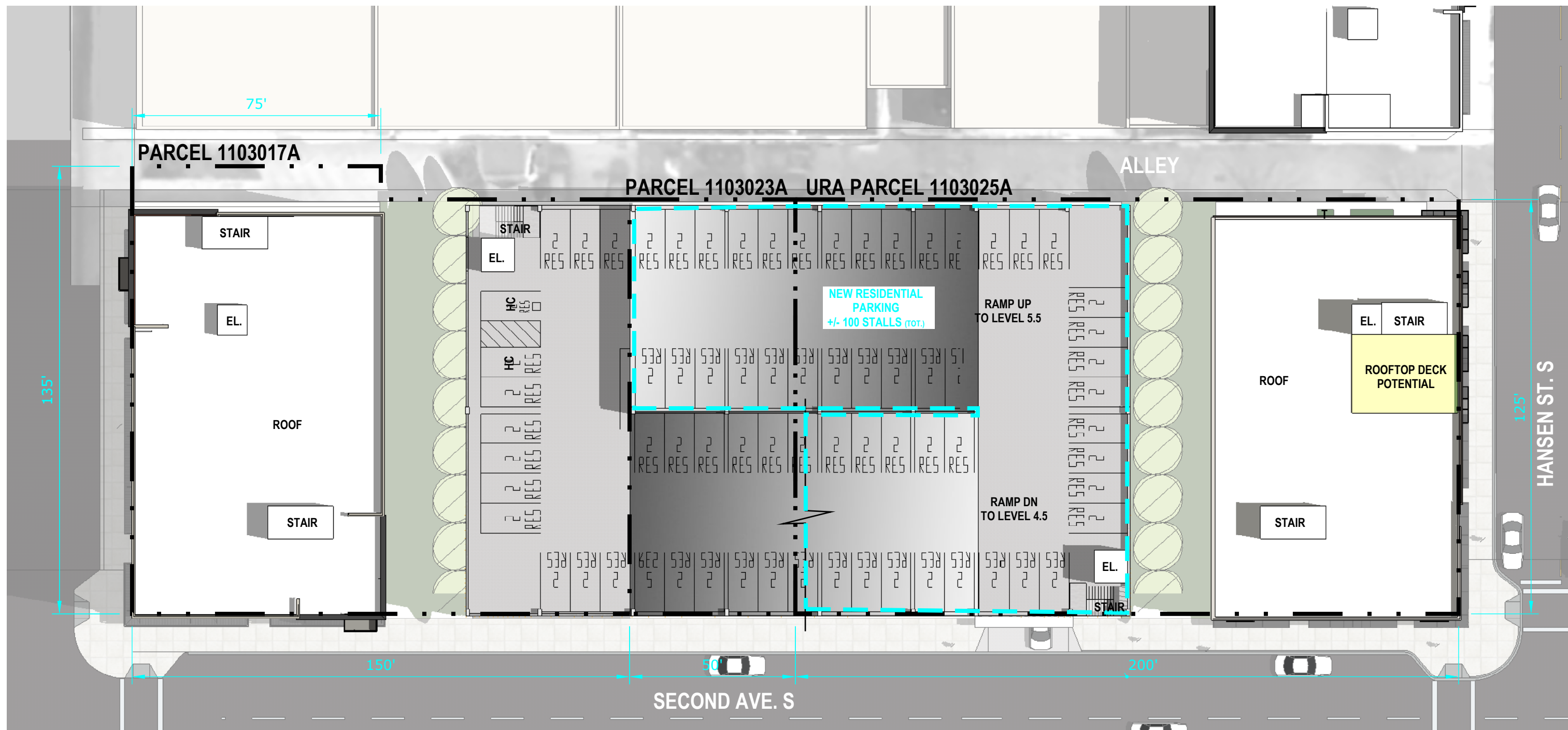
CONCEPT TYPICAL UPPER PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





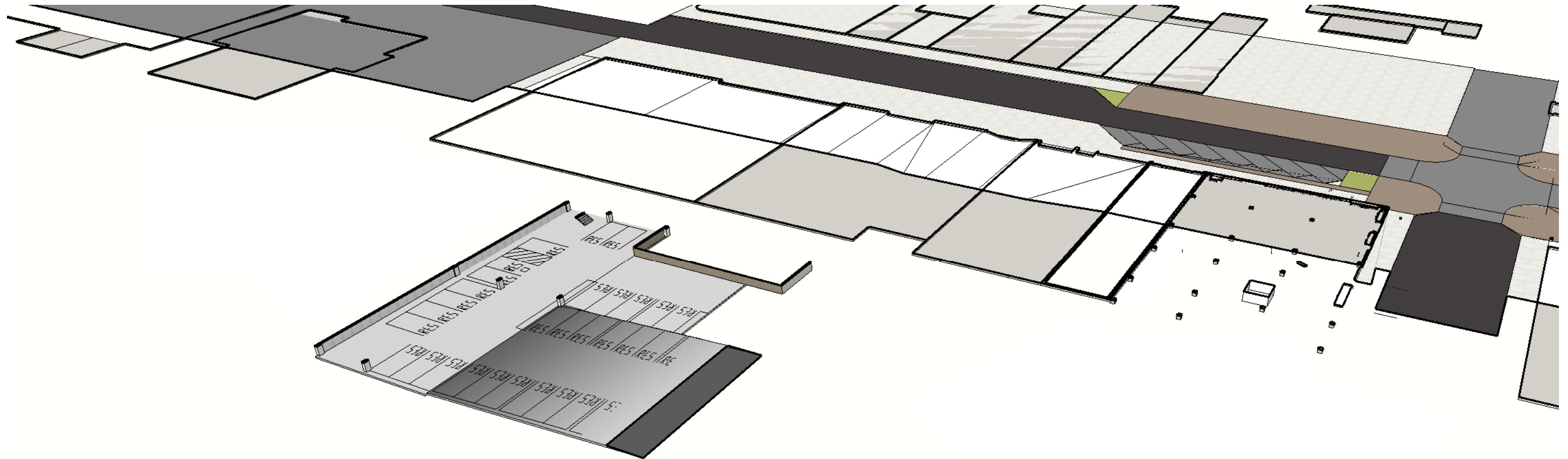
CONCEPT ROOF PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



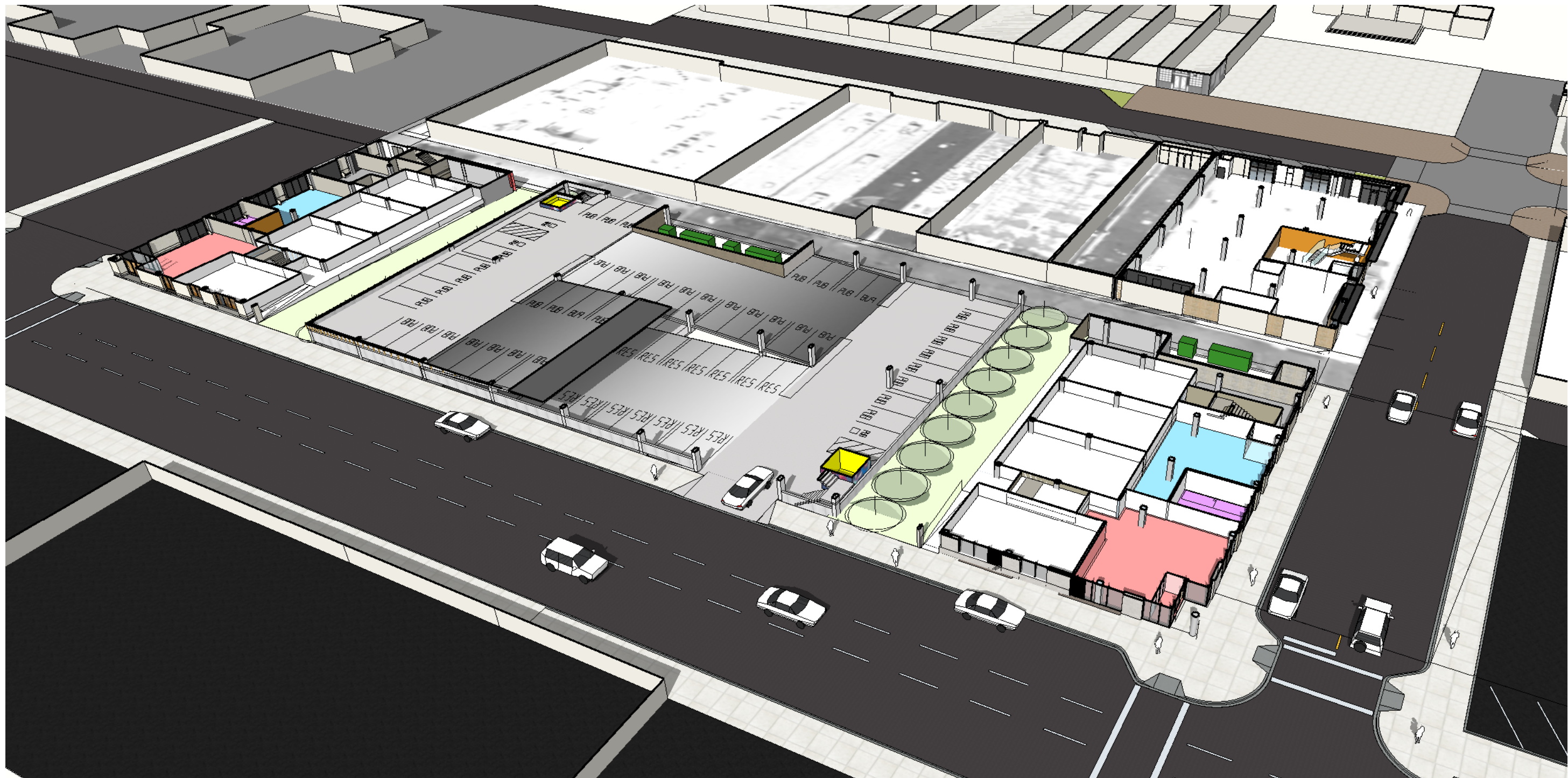


BASEMENT LEVEL

CONCEPT PARKING DIAGRAM

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-014

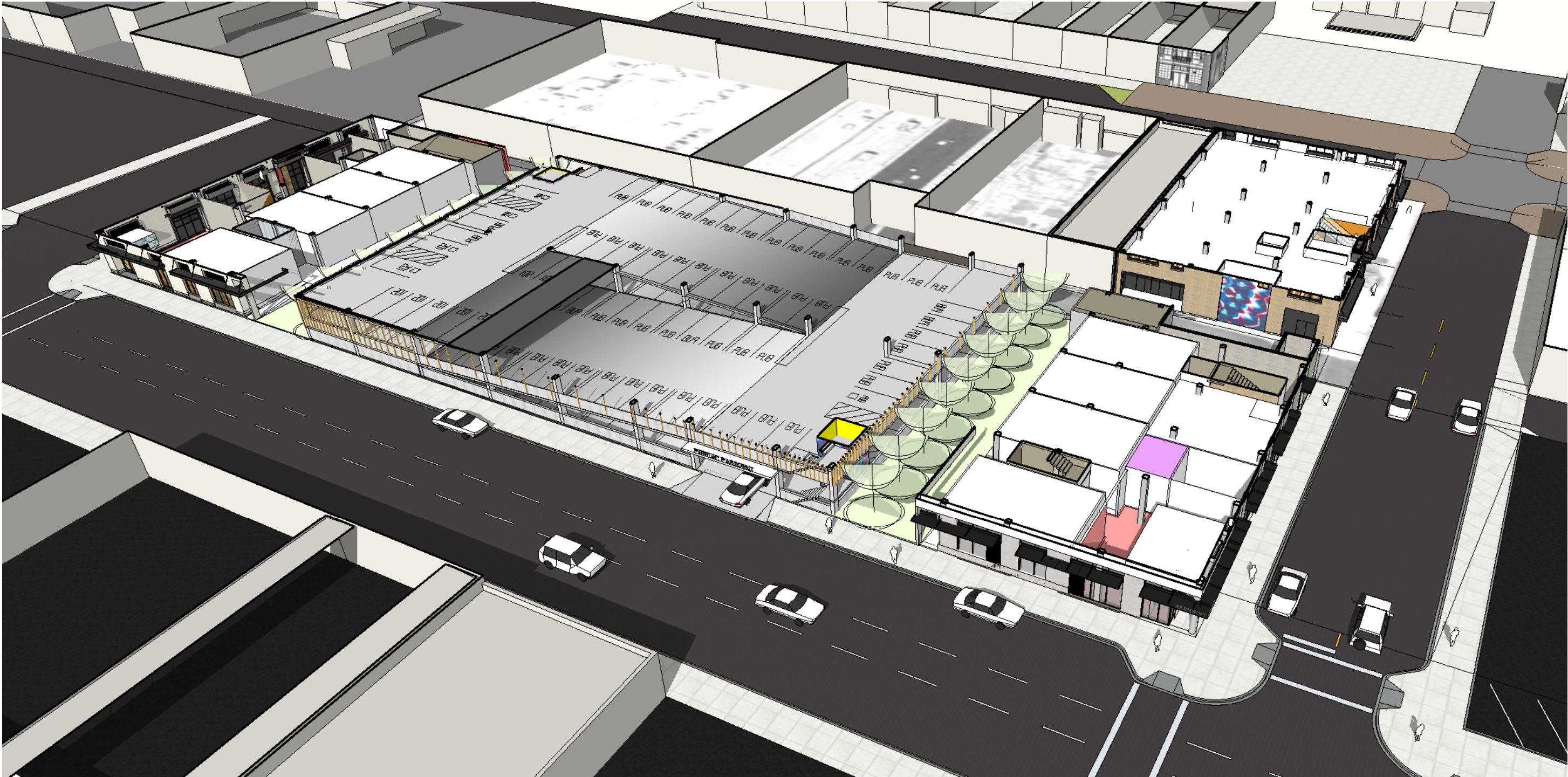


LEVEL 1

CONCEPT PARKING DIAGRAM

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-014



LEVEL 2

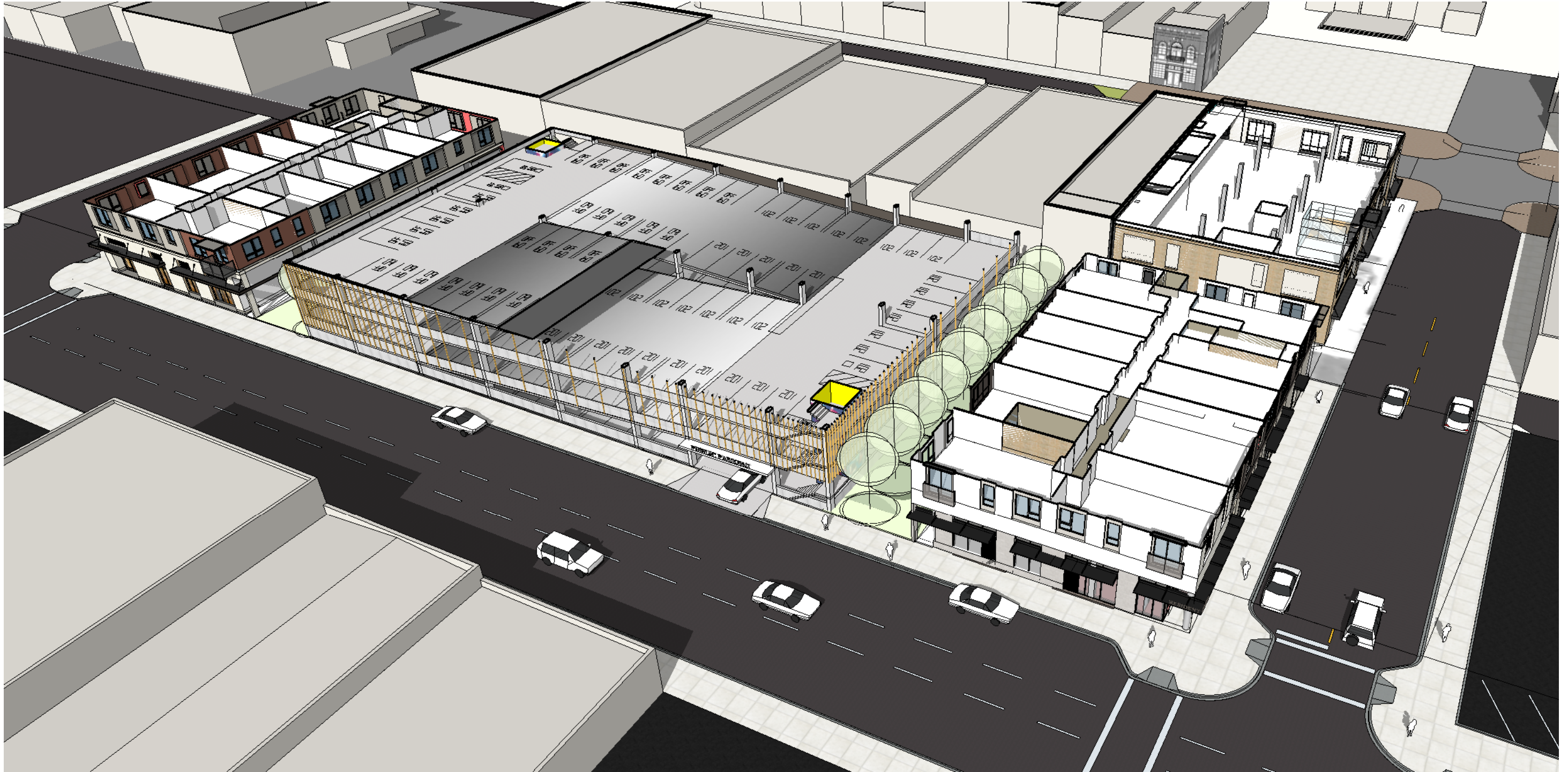
CONCEPT PARKING DIAGRAM

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-014

P3

03.16.2022



LEVEL 2.5

CONCEPT PARKING DIAGRAM

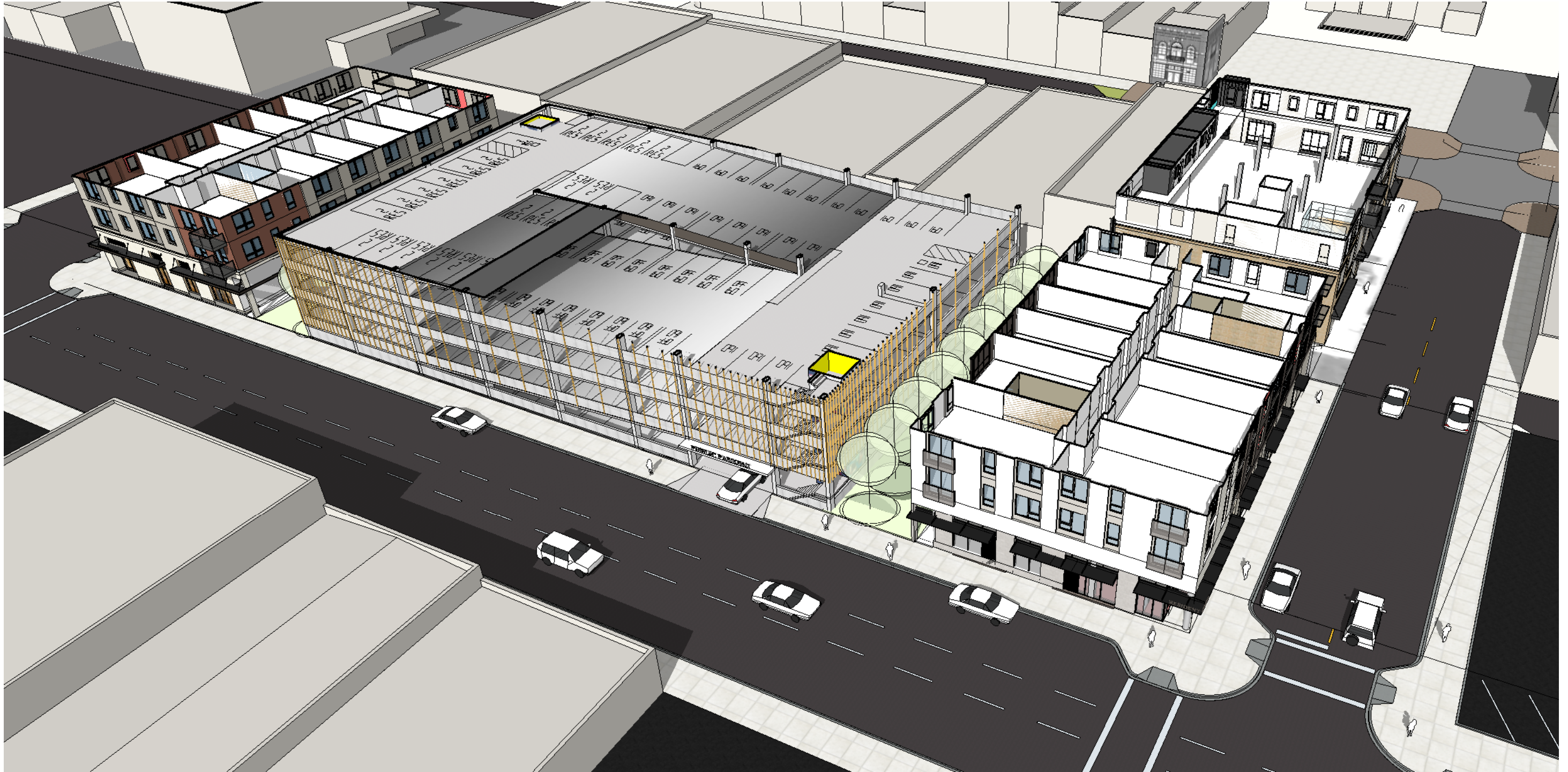
2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-014

P4

03.16.2022

pivot north
ARCHITECTURE

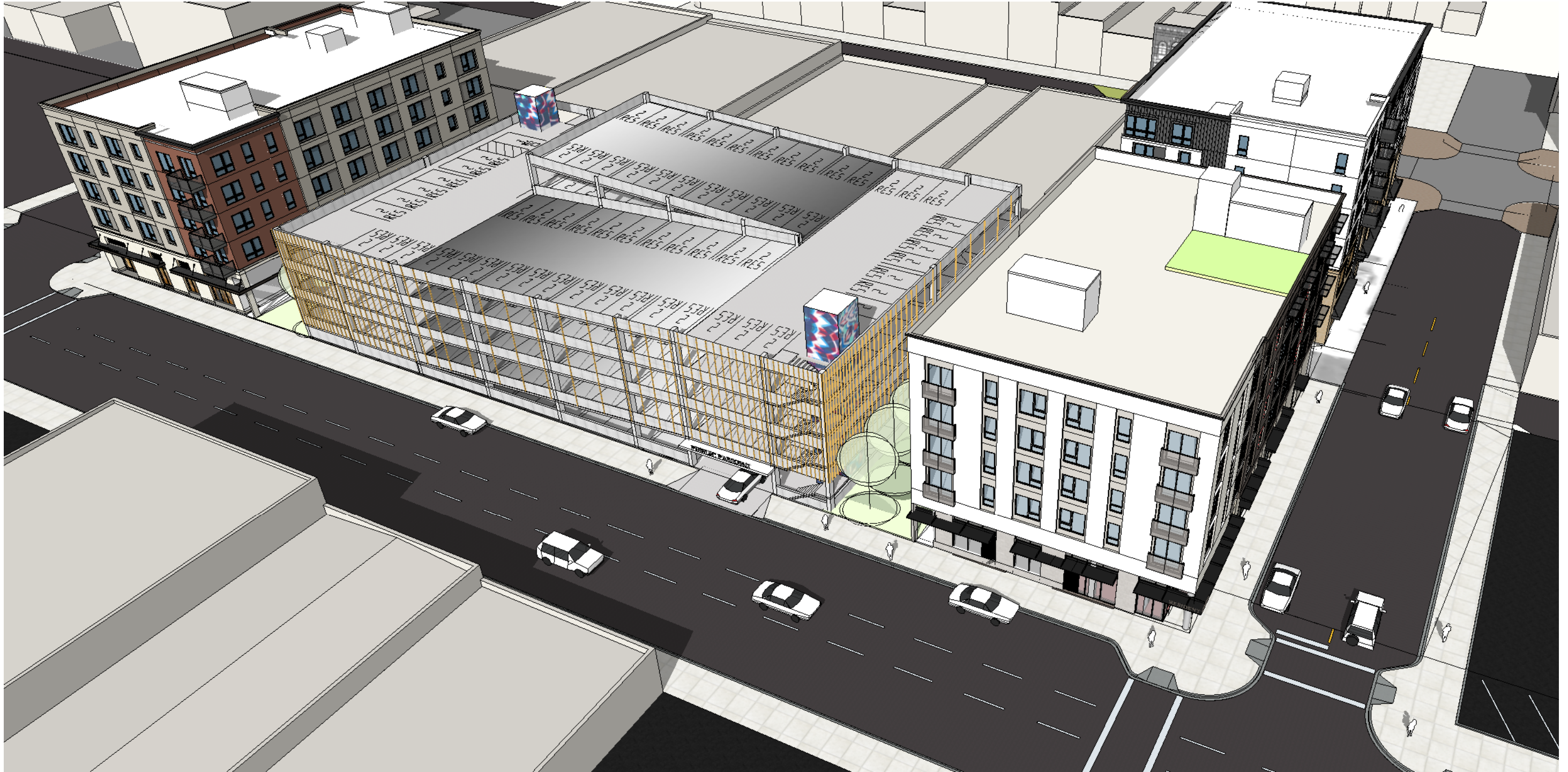


LEVEL 3

CONCEPT PARKING DIAGRAM

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-014



OVERALL

CONCEPT PARKING DIAGRAM

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-014

P6

03.16.2022



Date: Monday, April 11, 2022
To: Urban Renewal Agency of the City of Twin Falls
From: Mike Youngman, URA Downtown Arts Subcommittee

ACTION ITEM

Request:

Consider approval of selected art for the continuation of the "*Magic of the Valley*" mural on the alley wall of City Hall and direct staff to present it to the City Council for approval to proceed.

Background:

The URA Downtown Arts Subcommittee sponsored the mural, "Magic of the Valley" on a portion of the alley wall of City Hall last year. The artist, Matt Sunderman of Liquid Sol Inc., was asked to draft art for the remaining portion of the wall.

Approval Process:

Approval by a majority of the Board would authorize staff to request approval to proceed from the City Council.

Budget Impact:

The funds for the mural, up to \$20,000, will come from the URA Downtown Art fund.

Regulatory Impact:

N/A

Conclusion:

The URA Downtown Arts Subcommittee and Staff recommend approving the selected art for the mural.

Attachments:

1. Artist Statement
2. Proposed Mural Addition

Matt Sunderman/Liquid Sol Inc.
4401 W. Kootenai St. Boise, ID 83705
Email: liquidsolart@gmail.com
Mobile: 214-732-9165
www.liquidsol.net

Re: Magic of the Valley - Phase Two

To the Selection Committee:

Once again, thank you for the opportunity to present my concept for continuing the "Magic of the Valley mural"! Keeping with the theme of iconic imagery that characterizes the area, I have included additional elements that I feel blend well with the initial design. The epic Idaho sky transitions into sunset, the canyon wall backdrops the river as it continues to flow. The State flower blooms at the midpoint of the wall and serves as a transitional motif, balancing the whole composition with its scale. Representing familiar culture, a base-jumper free falls, the cutthroat trout launches from the river and a towering bull attempts to dislodge his rider.

I hope you find this to be a dynamic design that is compatible with the original mural. I truly appreciate your time and consideration for this project!

Sincerely,

Matt Sunderman







Date: Monday, April 11, 2022
To: Urban Renewal Agency of the City of Twin Falls
From: Carolyn White, URA Downtown Arts Subcommittee

ACTION ITEM

Request:

Consider approval of the Twin Falls Public Art Tour sign and direct staff to present it to the City Council for approval to proceed.

Background:

Last September, the URA Downtown Arts Subcommittee introduced the idea of a public art directory sign. The Twin Falls Public Art Tour sign, approximately 4'x4', will have a QR code and an area map of public art. The QR code will take you to a website, hosted by the Twin Falls Public Library, which will house specific information about each piece of art. The sign can easily be updated as often as the City desires and the website can be updated immediately. Lytle Signs has helped with the design and will be able to update in the future.

City staff have recommended the Hansen Street side of the Commons restroom building to house the sign.

Research is still being done for a flyer/brochure that people can pick up at the visitors center, library, etc. The flyer could include the QR Code, a small picture of the art, the artist's name, and the location of the art. A printing cost estimate is still needed before another agency can apply for a grant to cover the printing costs. This process will be completed once we're given approval to proceed with the project.

Approval Process:

Approval by a majority of the Board would authorize staff to request approval to proceed from the City Council.

Budget Impact:

The funds for the sign, up to \$1,500, will come from the URA Downtown Art fund.

Regulatory Impact:

N/A

Conclusion:

The URA Downtown Arts Subcommittee and Staff recommend approving the Public Art Tour sign.

Attachments:

1. Sign for Approval 20220411



SHAPED WHITE ACM PANEL WITH GRAPHICS APPLIED
CLEAR LAMINATE OVERLAY

(1) FLUSH MOUNTED TO BRICK WALL



Date: Monday, April 11, 2022
To: Urban Renewal Agency of the City of Twin Falls
From: Travis Rothweiler, City Manager & Interim Executive Director

ACTION ITEM

Request:

Consider approval of EHM Engineers, Inc. proposal to survey specified parcels to verify and/or correct legal descriptions prior to the conveyance of URA properties to the City in the amount of \$20,500.00

Background:

On February 14, 2022, the Urban Renew Agency voted to transfer real property owned by the Agency to the City of Twin Falls in exchange for release of repayment of infrastructure from a 2017 promissory note in the amount of \$3,000,000. In the process of conveying these properties to the City, it was discovered that the legal descriptions for two of the properties were disjointed and contained multiple errors. In order for the City to accept the transfer, a licensed surveyor must be hired to clean up the deeds and correctly describe the actual property being transferred.

The City met with EHM Engineers, who provided two proposals to complete the work. The first, in the amount of \$15,500, is for the property in and adjacent to Rock Creek (5 parcels) and requires the deed be rewritten. The cost includes research and surveying of the site. The property, located in Rock Creek canyon, is large in size and along difficult terrain that required additional work to complete the survey. As a result, the proposed cost of work is higher. The second proposal is for property located at Block 153 (2 parcels) and consists of parking lot parcels surrounding the Twin Falls Senior Center. This work is much less complicated, smaller in size and more easily accessible, and therefore the cost of work is less.

Approval Process:

Majority vote of Agency Board.

Budget Impact:

\$20,500 for the completion of both surveys.

Regulatory Impact:

N/A

Conclusion:

Staff recommends that the Urban Renewal Agency approve the proposals submitted by EHM Engineers for site survey and deed work on the properties prior to transfer to the City of Twin Falls.

Attachments:

1. URA Boundary Proposal - EHM Quote
2. Sr Ctr Parking Lots - EHM Quote



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

AUTHORIZATION FOR PROFESSIONAL SERVICES

DATE:	March 11, 2022	
	Record of Survey \ Legal Descriptions Agency of the Urban Renewal Properties	
PROJECT NAME:	Parcel Number RPT00107166145, RPT00107212550, RPT00107166612, RPT00107166620 & RPT5061009000A Twin Falls County, Idaho	PROJECT NUMBER: TBD
CLIENT:	Urban Renewal Agency In care of Troy Vitek 203 Main Avenue East, Twin Falls, Idaho 83303 208-735-7256 tvitek@tfid.org	

Hereby requests and authorizes EHM Engineers, Inc., to perform the following services:

SCOPE:

Item 1) Record of Survey

- A) EHM Engineers, Inc. will prepare an exhibit of the subject properties based on Record Data (Recorded Deeds and Surveys).
- B) EHM Engineers, Inc. will prepare a Boundary Survey of the subject properties; Any monuments which are not existing or found will be identified with newly set monument to mark the existing corners; prepare legal Descriptions of the subject properties as required by the client; complete a Record of Survey as required by the Twin Falls County and Idaho Code.

COMPENSATION to be on the basis of:

Item 1 A & B) - \$15,500

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

MISCELLANEOUS:

Services shall be completed in conformance with applicable local and State codes, regulations and standards in effect and according to the industry standard of care. Fees for recording, platting, permits, agencies, plan checks, and construction costs are the responsibility of the owner.

Client authorizes EHM Engineers, Inc. to enter the property to perform their services.

EHM Engineers, Inc. shall send written notice of entry to the adjacent property owners at least seven (7) days prior to the entry per Idaho Code 54-1230.

This authorization is valid for 60 days from the date shown below, after which EHM reserves the right to issue new pricing.

Services covered by this authorization shall be performed in accordance with PROVISIONS attached to this form.

APPROVED for:
CLIENT

By: _____

Title: _____

Date: _____

ACCEPTED for:
EHM ENGINEERS, INC.



Christopher S. Harmison, PLS

March 11, 2022

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IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.

EHM ENGINEERS, INC.

TERMS AND CONDITIONS TO AGREEMENT FOR ENGINEERING AND SURVEYING SERVICES

1. AUTHORIZATION TO PROCEED

Signing this form shall be construed as authorization by CLIENT for EHM ENGINEERS, INC., to proceed with the work, unless otherwise provided for in the authorization.

2. OUTSIDE SERVICES

When technical or professional services are furnished by an outside source, when approved by CLIENT, an additional 15% shall be added to the cost of these services for EHM ENGINEERS, INC. administrative costs.

3. COST ESTIMATES

Any cost estimates provided by EHM ENGINEERS, INC., will be on a basis of experience and judgment, but since it has no control over market conditions or bidding procedures, EHM ENGINEERS, INC. cannot warrant that bids or ultimate construction costs will not vary from these cost estimates.

4. PROFESSIONAL STANDARDS

EHM ENGINEERS, INC., shall be responsible, to the level of competency presently maintained by other practicing professional engineers in the same type of work in CLIENT'S community, for the professional and technical soundness, accuracy and adequacy of all designs, drawings, specifications, and other work and materials furnished under this authorization. EHM ENGINEERS, INC., makes no other warranty, express or implied.

5. LIMITATION OF PROFESSIONAL LIABILITY

EHM ENGINEERS, INC., liability for damages due to professional negligence will be limited to a sum not to exceed \$50,000.00 or the fee, whichever is greater.

CLIENT further agrees to notify any Contractor and Subcontractor who may perform work in connection with any design, report or study prepared by EHM ENGINEERS, INC., of such limitation of Professional Liability for design, defects, errors, omissions or professional negligence, and to require, as a condition precedent of their performing their work a like indemnity and limitation of liability on their part as against EHM ENGINEERS, INC.

6. TERMINATION

Either CLIENT or EHM ENGINEERS, INC., may terminate this Authorization by giving thirty (30) days written notice to the other party. In such event CLIENT shall forthwith pay EHM ENGINEERS, INC., in full for all work performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Authorization shall be terminated upon completion of all applicable requirements of this Authorization.

7. LEGAL EXPENSES

In the event of any controversy, resulting in litigation, the party adjudged to be in default by a Court of competent jurisdiction shall pay to the aggrieved party all court costs, including a reasonable attorney's fee. By signing this agreement, the parties hereto agree that the State of Idaho shall have jurisdiction over all parties and the subject matter of this agreement. In connection therewith, it is further agreed that all controversies shall be determined under the laws of the State of Idaho.

8. PAYMENT TO EHM ENGINEERS, INC.

Monthly invoices will be issued by EHM ENGINEERS, INC., for all work performed or materials furnished under the terms of this agreement. All amounts for which invoices are mailed shall be due and payable by the NET 30 DAYS after the billing date of said invoice. If the amount of said invoice, or any part thereof, is not paid within said period, then and in that event, the amount not paid shall bear interest from the date of billing at the rate of 1.5% per month for an annual rate of 18%.

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Basic Fee Schedule

Personnel

Senior Consultant Engineer	\$	220.00/hr
Principal	\$	180.00/hr
Senior Structural Engineer	\$	180.00/hr
Structural Engineer	\$	130.00/hr
Senior Professional Engineer	\$	180.00/hr
Professional Engineer	\$	125.00/hr
Engineer	\$	110.00/hr
Professional Land Surveyor	\$	125.00/hr
Survey Manager	\$	90.00/hr
Survey Technician	\$	75.00/hr
Survey Crew		
Two Man	\$	165.00/hr
Three Man	\$	180.00/hr
Satellite Survey RTK GPS		
One Man	\$	150.00/hr
Two Man	\$	190.00/hr
Three Man	\$	220.00/hr
Survey Crew w/Robotics Total Station		
One Man	\$	170.00/hr
Two Man	\$	190.00/hr
Three Man	\$	220.00/hr
Senior Designer	\$	120.00/hr
Designer	\$	85.00/hr
CAD Draftsman	\$	75.00/hr
Inspector	\$	70.00/hr
Engineer Technician	\$	70.00/hr
Laboratory Technician	\$	70.00/hr
Senior Engineer Technician	\$	90.00/hr
Secretary	\$	50.00/hr
Seismic Monitoring Technician	\$	165.00/hr

Miscellaneous

Mileage	\$	0.50/mile
Materials		Invoice + 15%
Per Diem – if required (overnight)		
Meals		Direct Cost
Room		Direct Cost

Work on Weekends, Holidays and after 5:00 P.M. or before 7:00 A.M. will be billed at 1½ times rates listed.



AUTHORIZATION FOR PROFESSIONAL SERVICES

DATE: March 15, 2022

Record of Survey \ Legal
Descriptions
Agency of the Urban Renewal
Properties

**PROJECT
NAME:** Parcel Number RPT0001153001D &
RPT0001153007A Twin Falls County,
Idaho

**PROJECT
NUMBER:** TBD

CLIENT: Urban Renewal Agency
In care of Troy Vitek
203 Main Avenue East, Twin Falls, Idaho 83303
208-735-7256
tvitek@tfid.org

Hereby requests and authorizes EHM Engineers, Inc., to perform the following services:

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COMPENSATION to be on the basis of:

Item 1 A & B) - \$5,000.00

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MISCELLANEOUS:

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Client authorizes EHM Engineers, Inc. to enter the property to perform their services.

EHM Engineers, Inc. shall send written notice of entry to the adjacent property owners at least seven (7) days prior to the entry per Idaho Code 54-1230.

This authorization is valid for 60 days from the date shown below, after which EHM reserves the right to issue new pricing.

Services covered by this authorization shall be performed in accordance with PROVISIONS attached to this form.

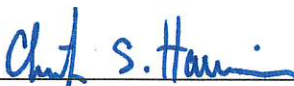
APPROVED for:
CLIENT

By: _____

Title: _____

Date: _____

ACCEPTED for:
EHM ENGINEERS, INC.

 _____

Christopher S. Harmison, PLS

March 15, 2022

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Professional Land Surveyor	\$	125.00/hr
Survey Manager	\$	90.00/hr
Survey Technician	\$	75.00/hr
Survey Crew		
Two Man	\$	165.00/hr
Three Man	\$	180.00/hr
Satellite Survey RTK GPS		
One Man	\$	150.00/hr
Two Man	\$	190.00/hr
Three Man	\$	220.00/hr
Survey Crew w/Robotics Total Station		
One Man	\$	170.00/hr
Two Man	\$	190.00/hr
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Designer	\$	85.00/hr
CAD Draftsman	\$	75.00/hr
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Work on Weekends, Holidays and after 5:00 P.M. or before 7:00 A.M. will be billed at 1½ times rates listed.