THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Agenda

Monday, August 8, 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 June 28, 2022 meeting; 2) Minutes for the July 11, 2022 meeting; 3) July 2022 Financial Report; and 4) August 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

5) Items of Consideration

   a) **ACTION ITEM:** Public Hearing for the FY2022-23 Budget and Consideration of a request to sign Resolution No. 2022-06 adopting the FY2022-23 budget amount of $4,987,322.

      By: Breanna Howard, Finance Directcor

   b) **ACTION ITEM:** Public Hearing for the Revenue Allocation Area (RAA) #4-1, as amended, preliminary termination budget and Consideration of a request to sign Resolution No. 2022-07 adopting the RAA #4-1 preliminary termination budget amount of $4,450,000.

      By: Breanna Howard, Finance Director

   c) **ACTION ITEM:** Consideration of a request to spend up to $22,000 to install a new power pole, 3 phase transformer bank, and service to upgrade a building located at 248 Idaho Street South for the possible expansion of Caval Business.

      By: Travis Rothweiler, City Manager & Interim Executive Director

   d) **ACTION ITEM:** Consideration of a request for EHM Engineers, Inc. to perform a Phase II Assessment on the recently purchased property at 164 3rd Avenue South for an amount not to exceed $28,000.

      By: Jesse Schuerman, URA Staff Engineer

6) General Input/Announcements - Public/Staff

7) Upcoming Meeting(s)

   a) Monday, September 12, 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.

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency Minutes

Tuesday, June 28, 2022, 3:30 PM

- SPECIAL MEETING -

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:	Dan Brizee, Andy Hohwieler, Alexandra Caval, Dave McAlindin, Rudy Ashenbrener
Absent:	JJ McBride, Jan Rogers
Staff Present:	Travis Rothweiler, City Manager & Interim Executive Director; Jesse Schuerman, Staff Engineer; Ruth Pierce, City Council Liaison; Amanda Schaus, Special Council *(via phone)*; and Erin Parrish, Executive Assistant

Chair Ashenbrener called the meeting to order at 3:31 PM. A quorum was present.

2) Conflict of Interest Declaration
None.

3) Items of Consideration

a) Consideration of the acquisition of real property in the Twin Falls Townsite located at Block 132, Lots 10, 11, 12, 13, 14, 15 & 16 at a cost of $550,000, plus closing costs.
Travis Rothweiler introduced the agenda item. Due to successful negotiations, the sale price has been reduced to $550,000 from $750,000 as reported in May 2022. Today's modified Purchase & Sale Agreement for consideration shows the reduced sale price and a reduced timeframe for closure. Discussion ensued.
MOTION: Alexandra Caval moved to purchase the real property located in the Twin Falls Townsite, Block 132, Lots 10-16, at a cost of $550,000 plus closing costs. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

4) General Input/Announcements - Public/Staff
Commissioner Brizee questioned the next steps for the property and Rothweiler responded.

5) Upcoming Meeting(s)

a) July 11, 2022 @ 12:00 pm

6) Executive Session
None.

7) Adjournment
The meeting adjourned at 3:41 PM.

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Erin Parrish, Executive Assistant

THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Monday, July 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

Present:	Andy Hohwieler, Rudy Ashenbrener, Dan Brizee, JJ McBride, Jan Rogers, Dave McAlindin
Absent:	Alexandra Caval
Staff Present:	Jesse Schuerman, Staff Engineer; Brent Hyatt, Assistant Finance Director; Travis Rothweiler, City Manager & Interim URA Executive Director; Jonathan Spendlove, Planning & Zoning Director; Breanna Howard, Finance Director; Ruth Pierce, City Council Liaison; Amanda Schaus, Special Council (via phone); Erin Parrish, Executive Assistant

2) Conflict of Interest Declaration
None.

3) Consent Calendar

a) Request to approve 1) Minutes for the June 13, 2022, meeting; 2) June 2022 Financial Report; and 3) July 2022 Accounts Payable.
MOTION: Andy Hohwieler moved to accept the consent calendar as presented. Jan Rogers seconded the motion. Roll call vote showed all members present voted, 6 to 0.

4) Reports/Updates

a) Executive Director Report
Travis Rothweiler shared:

1) The Agency is now the owner of the property at 164 3rd Avenue S (a/k/a Stepken Property) and steps are currently being taken to prepare for site demolition. Once demolition and clean-up has been completed, the Agency will prepare for redevelopment of the site. This property remains a significant parcel for our redevelopment along the Hansen St. corridor, in relationship to the Center & Edge study that was done several decades ago.

2) Mr. Hyatt will talk about the termination budget in relation to the regular budget this afternoon. Urban Renewal Area 4-1 is in the process of sunsetting. This board approved Mr. Phil Kushlan, of Kushlan Associates, to create a new plan for the area to capture the momentum and he is also creating the visioning documents which would include a full marketing plan that includes the entire downtown core. This plan will include public infrastructure and economic development opportunities.

3) The Children's Museum continues to move forward and increase awareness of their efforts. As the Agency closes out the Urban Renewal Area, the site of the future museum is not dependent upon any timelines, only a commitment of land exchange. They will present an update in the Fall.

4) Galena has received additional height approval for the parking structure. They will now go through the Historical Preservation process in regard to a skybridge. Once this process is completed, a DDA will be presented for the parking structure as well as accompanying mixed-use buildings that could be a part of the project. Discussion ensued.

5) Items of Consideration

a) Annual Election of Officers (Chair, Vice Chair, and Secretary)
MOTION: Dave McAlindin motioned to continue with the existing slate. Jan Rogers seconded the motion. Dan Brizee is interested in another year as Secretary, Andy Hohwieler is interested in another year as Vice Chair, and Rudy Ashenbrener is interested in another year as Chair. Roll call vote showed all members present voted. Approved 6 to 0.

b) Consideration of a request to adopt the preliminary budget amount of $$4,987,322 and schedule a public hearing to take place during the scheduled August 8th meeting to take public input.
Brent Hyatt provided the commissioners a paper copy of the preliminary budget and reviewed the various funds. Discussion ensued.
MOTION: JJ McBride moved to approve the preliminary amount of $4,987,322 and have staff schedule a public hearing on the budget prior to adopting the final budget at the scheduled meeting on August 8th. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.
A public hearing will be scheduled on the August 8, 2022, meeting agenda.

c) Consideration of a request to adopt the preliminary termination budget for Revenue Allocation Area 4-1 (RAA 4-1) in the amount of $4,450,000 and schedule a public hearing to take place during the scheduled August 8th meeting to take public input.
Brent Hyatt provided the commissioners a paper copy of the preliminary termination budget. He shared general information about the termination process and reviewed the details shown on the termination budget spreadsheet. Discussion ensued.
MOTION: Jan Rogers moved to approve the request to adopt the preliminary termination budget for Revenue Allocation Area 4-1 (RAA 4-1) in the amount of $4,450,000 and schedule a public hearing to take place during the scheduled August 8th meeting. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

d) Consider approval of the Memorandum of Understanding by and between the Agency and Summit Creek Development, LLC relating to construction of an industrial park in a proposed new revenue allocation area (Orchard Drive East Project).

Counselor Amanda Schaus shared this agreement would allow the developer to begin construction improvements prior to new district plan being finalized and this would assure the developer that the Agency will understand that there will be some public improvements to be considered for reimbursement at a later date with an Owner Participation Agreement. There is no commitment of cost reimbursement at this time. Rothweiler shared Phil Kushlan, of

Kushlan Associates, is currently working through the legal process to create the district so this MOU would create a parallel path that would merge at the conclusion of the legal process of the creation of the district. He added that based upon the developers' public expenses and the potential increment that would occur over a period of time, the investment is solid. He assured the board this MOU is not binding, nor a commitment, but an understanding the Agency recognizes they will be making public improvements that will need to be eligible for reimbursement once the plan area has been created. Discussion ensued.

Commissioner Brizee wanted it noted that he does do work for Summit Creek but does not believe there is a conflict of interest. JJ McBride also declared a business relationship between Lytle Signs and Summit Creek and does not believe there is a conflict of interest.

Jack Matthews, Project Manager for Summit Creek Development, shared they are approximately two weeks from simple design being finished. Once completed it will be submitted to the City for approval, then to subcontractors for bidding purposes. It is hoped that sitework can begin in the fall.

MOTION: JJ McBride moved to approve the Memorandum of Understanding by and between the Agency and Summit Creek Development, LLC relating to construction of an industrial park in a proposed new revenue allocation area (Orchard Drive East) project. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

6) General Input/Announcements - Public/Staff

Jacob Caval provided a handout to the board regarding his input. He stated in 2007, he purchased a property from the Agency that had 3 phase, 800-amp power. In 2012, 200 amps were dedicated to another business. Due to his building improvements, he needs the 200 amps back. He asked the Agency to consider paying the cost to restore the initial power to his building. The Agency will determine if this item should be placed on a future agenda with appropriate information included in the agenda packet for consideration. Counselor McAlindin was transparent in his relationship with Caval as he was the URA Executive Director at the time Caval purchased the subject property and they've been friends for 25 years. Staff was instructed to gather information and add this to the August 2022 agenda as an action item.

7) Upcoming Meeting(s)

Monday, August 8, 2022 @ 12:00 p.m.

8) EXECUTIVE SESSION

a) EXECUTIVE SESSION 74-206 (1)(c) To acquire an interest in real property not owned by a public agency.
MOTION: JJ McBride moved to go into executive session. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

9) Adjournment

The meeting adjourned at 1:26 PM.

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Erin Parrish, Executive Assistant

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

			Jul 22
Ordinary Income/Expense			
Income			
Investment Income			4,888.39
Property Taxes			1,964,242.41
Total Income			1,969,130.80
Gross Profit			1,969,130.80
Expense			
General Development Projects			1,706.25
RAA 4-1			
City Property Expense			
Commons (129 Hansen) & Main	27.20		
Total City Property Expense		27.20	
Other Properties/Projects		545,715.60	
Total RAA 4-1			545,742.80
RAA Orchard Dr East			1,662.50
Bond Trustee Fees			2,000.00
Debt Payments - Interest			26,836.82
Debt Payments - Principal			2,210,000.00
Office Expense			20.00
Professional Fees			4,250.00
Total Expense			2,792,218.37
Net Ordinary Income			-823,087.57
Net Income			**-823,087.57**

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

	Oct '21 - Jul 22	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Washington Fed. Bond Proceeds	942,836.28	942,700.00	136.28	100.0%
Bank Bond Proceeds	0.00	900.00	-900.00	0.0%
Contributions	53,034.18			
Investment Income	12,417.75	3,325.00	9,092.75	373.5%
Other Income	0.00	150,000.00	-150,000.00	0.0%
Property Taxes	7,772,511.32	7,820,517.00	-48,005.68	99.4%
Rental Income	23,333.30	30,000.00	-6,666.70	77.8%
Total Income	8,804,132.83	8,947,442.00	-143,309.17	98.4%
Gross Profit	8,804,132.83	8,947,442.00	-143,309.17	98.4%
Expense				
General Development Projects	42,852.78			
RAA 4-1				
City Property Expense				
Commons (129 Hansen) & Main	12,902.29			
Bowyer Park (122 4th Ave S)	112.97			
Total City Property Expense	13,015.26			
Downtown Art	28,968.50			
Downtown Development	38,126.00			
Other Properties/Projects	572,062.98			
RAA 4-1 - Other	0.00	2,871,218.00	-2,871,218.00	0.0%
Total RAA 4-1	652,172.74	2,871,218.00	-2,219,045.26	22.7%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	1,419,167.41	1,419,167.00	0.41	100.0%
Debt Pay. (Chobani) Principal	1,581,000.00	2,356,000.00	-775,000.00	67.1%
Total RAA 4-3 (Chobani)	3,000,167.41	3,775,167.00	-774,999.59	79.5%
RAA Orchard Dr East	-18,337.50			
Bond Trustee Fees	5,000.00	5,000.00	0.00	100.0%
Community Relations & Website	0.00	500.00	-500.00	0.0%
Debt Payments - Interest	358,158.57	656,487.00	-298,328.43	54.6%
Debt Payments - Principal	2,580,000.00	2,945,100.00	-365,100.00	87.6%
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	64,116.70	65,000.00	-883.30	98.6%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	1,744.93	1,500.00	244.93	116.3%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	64.00	500.00	-436.00	12.8%
Prof. Dev.\Training	0.00	2,500.00	-2,500.00	0.0%
Professional Fees	32,471.59	30,000.00	2,471.59	108.2%
Property Tax Expense	84.76			
Repairs and Maintenance	69,889.60	69,890.00	-0.40	100.0%
Total Expense	7,000,985.58	10,638,042.00	-3,637,056.42	65.8%
Net Ordinary Income	1,803,147.25	-1,690,600.00	3,493,747.25	-106.7%
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	**1,803,147.25**	**-1,690,600.00**	**3,493,747.25**	**-106.7%**

August 2022 Accounts Payable

Check #	Date	Paid Amount	Name	Account	Fund	Memo
Cashier's	7/8/2022	550,669.75	First American Title Company	Other Properties/Projects	General	Purchase: 164 3rd Ave S, Lots 10-16, Block 132
Bank Charge	7/8/2022	20.00	First Federal	Office Expense	General	Cashier's Check Charge
4657	7/25/2022	1,805,000.00	Washington Federal	Debt Payments - Principal	RAA 4-1 (Original)	WAFD Loan #4647541
4657	7/25/2022	23,323.11	Washington Federal	Debt Payments - Interest	RAA 4-1 (Original)	WAFD Loan #467541
4657	7/25/2022	405,000.00	Washington Federal	Debt Payments - Principal	RAA 4-1 (Original)	WAFD Loan #463726
4657	7/25/2022	4,276.13	Washington Federal	Debt Payments - Interest	RAA 4-1 (Original)	WAFD Loan #463726
4657	7/25/2022	(942,836.28)	Washington Federal	Cash:Wash.Fed. Bond Reserve	RAA 4-1 (Original)	Bond Reserve Balance
4658	7/27/2022	391,679.31	Zions First National Bank	Cash: Zions #8616 - Excess Funds	RAA 4-3 (Chobani)	Property Taxes Collected for Chobani
4658	7/27/2022	610,911.60	Zions First National Bank	Cash: Zions #8617 - Excess Funds	RAA 4-4 (Clif)	Property Taxes Collected for Clif Bar
4659	8/3/2022	3,505.00	EHM Engineers, Inc.	Professional Fees	RAA 4-1 (Original)	Survey/Verify Legal Descriptions (100% of 2) / #87857
4660	8/3/2022	4,615.55	Elam & Burke	Legal Expense	General	Professional Fees for Service -02 / #196800
4660	8/3/2022	1,776.50	Elam & Burke	Legal Expense	RAA Orchard Dr East	Professional Fees for Plan Preparation -06 / #196801
4661	8/3/2022	10.39	Idaho Power	Bowyer Park (122 4th Ave S)	RAA 4-1(Original)	Power for #2220512228 for 20220709
4661	8/3/2022	464.35	Idaho Power	Commons (129 Hansen) & Main	RAA 4-1(Original)	Power for #2224040226 for 20220709
4662	8/3/2022	9.79	Intermountain Gas Company	Commons (129 Hansen) & Main	RAA 4-1(Original)	Gas for #73747812375 for 20220718
8663	8/3/2022	151.82	Times-News	Legal Expense	RAA 4-1(Original)	Termination Budget Public Hearing Ad #37515
8663	8/3/2022	216.64	Times-News	Legal Expense	General	FY2022-23 Budget Public Hearing Ad #37515

THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Date: Monday, August 8, 2022

To: Urban Renewal Agency of the City of Twin Falls

From: Breanna Howard, Finance Director

ACTION ITEM

Request:

Public Hearing for the FY2022-23 Budget and Consideration of a request to sign Resolution No. 2022-06 adopting the FY2022-23 budget amount of $4,987,322.

Background:

The proposed budget has been published in the Times-News and the public was invited to offer written or oral comments at today's meeting. This proposed budget represents a consolidated budget for the following revenue allocation areas: RAA 4-3, RAA 4-4 and Washington Street South. This budget does not include the budget for RAA 4-1, which is set forth in the separately published budget notice, to address the proposed termination budget.

Approval Process:

Subsequent to any input, a motion and approval by the Board will authorize the budget to be adopted by resolution.

Budget Impact:

Adoption implements a final budget for the agency's next fiscal year.

Regulatory Impact:

N/A

Conclusion:

The URA/City staff recommend approving the budget as proposed.

Attachments:

1. Resolution 2022-06 = 2022-23 Budget

RESOLUTION NO. 2022-06

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO:

> A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO, TO BE TERMED THE "ANNUAL APPROPRIATION RESOLUTION," APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE CHAIR OR EXECUTIVE DIRECTOR TO SUBMIT THE RESOLUTION AND BUDGET TO THE CITY OF TWIN FALLS AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Twin Falls, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for Twin Falls, Idaho, hereinafter referred to as the "Agency."

WHEREAS, on June 30, 1997, the City Council of the City of Twin Falls, Idaho (the "City Council"), by Resolution No. 1603, determined certain property to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an urban renewal project to be known as Urban Renewal Area #4;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for Urban Renewal Area #4 and Creating Revenue Allocation Area #4-1 (the "RAA #4-1 Plan") to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2579 on May 4, 1998, approving the RAA #4-1 Plan and making certain findings;

WHEREAS, on October 7, 2002, the City Council, by Resolution No. 1692, approved expanding the geographic area of Urban Renewal Area #4;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for Urban Renewal Area #4-3 (the "RAA #4-3 Plan") to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3022 on December 12, 2011, approving the RAA #4-3 Plan and making certain findings;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Amended Urban Renewal Plan for Urban Renewal Area #4-1 Expansion (the "Amended RAA #4-1 Plan") seeking to add geographic area to RAA #4-1 Plan, pursuant to Idaho Code § 50-2033, to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3056 on August 26, 2013, approving the Amended RAA #4-1 Plan and making certain findings;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for Urban Renewal Area #4-4 (the "RAA #4-4 Plan") to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3097 on June 1, 2015, approving the RAA #4-4 Plan and making certain findings;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Washington Street South Urban Renewal Project (the "Washington Street South Plan") pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2019-015 on December 16, 2019, approving the Washington Street South Plan and making certain findings. Due to publication date of the Ordinance Summary and recording, the Washington Street South Plan and Project Area has an effective base year retroactive to January 1, 2020;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2022, and ending September 30, 2023, by virtue of its action at the Agency's Board meeting of July 11, 2022;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on August 8, 2022, at 12:00 p.m., in the Council Chambers, 203 Main Avenue E., Twin Falls, Idaho, a copy of which is attached hereto and incorporated herein as **Exhibit A**;

WHEREAS, on August 8, 2022, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, the Agency held a public hearing on the proposed budget and considered public comment, along with Board input, on services, expenditures, and revenues planned for Fiscal Year 2023;

WHEREAS, pursuant to pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the City of Twin Falls, and any other person or entity entitled to a copy of this Resolution and the Fiscal Year 2023 budget on or before September 1, 2022.

NOW, THEREFORE, BE IT RESOLVED:

Section 1: That the above statements are true and correct.

Section 2: That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in **Exhibit A**, which is annexed hereto and by reference made a part of this Resolution, reflecting no changes from the proposed FY2023 Budget which was published on July 28 and August 4, 2022, and the same are hereby appropriated for the general, special and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2022, and ending September 30, 2023.

Section 3: That the Chair or Executive Director shall submit a copy of this Resolution and Budget to the City of Twin Falls on or before September 1, 2022 and provide a copy of this Resolution to any other person or entity entitled to a copy of the Resolution and Budget.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Twin Falls, Idaho, on August 8, 2022.

Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 8, 2022.

APPROVED:

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Rudy Ashenbrener, Chair

ATTEST:

By______________________________
Dan Brizee, Secretary

Exhibit A
Published Notice of Public Hearing

NOTICE OF PUBLIC HEARING
BUDGET FOR FISCAL YEAR 2022-23
URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO

Public notice is hereby given that the Board of Directors of the Urban Renewal Agency of the City of Twin Falls, Idaho, (the Agency) will hold a public hearing for the consideration of the proposed budget for the fiscal year October 1, 2022 to September 30, 2023, pursuant to provisions of Section 50-1002, Idaho Code, said hearing to be held at the City of Twin Falls Council Chambers, Twin Falls, Idaho, at 12:00 P.M., on Monday, August 8, 2022. At said hearing any interested person may appear and show cause, if any they have, why said proposed budget should or should not be adopted.

PROPOSED EXPENDITURES

The following is an estimate set forth in said proposed budget of the total proposed expenditures and accruing indebtedness of the Agency for the fiscal period of October 1, 2022 to September 30, 2023, including the three previous fiscal years.

		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2022-2023 Proposed
Expenditures					
General Fund					
Management fee		$ 208,000	$ 208,000	$ 208,000	
Area redevelopment		$ 337,352	$ 58,636	$ 878,530	
Legal and advertising		35,705	54,444	65,000	35,000
Insurance		8,397	1,680	1,680	1,889
Professional Dev./Training		678		2,500	
Contract Services			7,091	99,890	10,000
Miscellaneous		6,516	6,648	8,000	9,000
	Total	596,648	336,499	1,263,600	55,889
Bond Fund					
Principal payments		2,179,000	2,241,000	2,316,000	1,876,433
Interest payments		2,283,749	2,152,313	2,016,742	2,400,000
Other debt service expense			3,000	3,000	3,000
	Total	4,462,749	4,396,313	4,335,742	4,279,433
Redevelopment Fund					
Area redevelopment		196,423	10,037,763	2,767,788	
Investment Property Costs					
Principal payments		2,651,943	1,190,000	2,210,000	650,000
Interest payments		113,015	84,452	58,912	
Legal and advertising			19,277		
Other Redevelopment Costs		117,380	68,768	2,000	2,000
	Total	3,078,761	11,400,260	5,038,700	652,000
Total expenditures	Total	$ 8,138,158	$ 16,133,072	$ 10,638,042	$ 4,987,322

ESTIMATED REVENUE

The estimated revenue follows for the Agency's fiscal period October 1, 2022 to September 30, 2023. This proposed budget is subject to change at the August 8, 2022 public hearing.

Revenue				
Property taxes	$ 7,691,435	$ 7,232,960	$ 7,820,517	$ 4,880,023
Other sources				
Rental and other income	16,000	26,000	30,000	30,000
Contributions - Grants	25,602	231,600	150,000	200,000
Loan Proceeds		9,024,656	942,700	
Sale of Assets	102,250			
Interest income	73,002	6,239	4,825	5,410
Total Revenue	7,908,289	16,521,455	8,948,042	5,115,433
Cash carryovers			1,690,000	1,350,000
Total resources available	$ 7,908,289	$ 16,521,455	$ 10,638,042	$ 6,465,433

the above is a true and correct statement of the proposed expenditures and estimated revenues for Fiscal Year 2022-2023, all of which have been tentatively approved and entered in the Agency's minutes. I further Certify that the Urban Renewal Agency of the City of Twin Falls, Idaho, did give notice for said hearing with notice having been published twice at least seven (7) days apart prior to the adoption of the budget by the Board of Directors. Citizens are invited to attend the budget hearing on Monday, August 8, 2022, at 12:00 PM, and have the right to provide written or oral comments concerning the entire Agency Budget. A copy of the proposed Agency budget in detail is available at Twin Falls City Hall for inspection during regular office hours, 8:00 A.M. - 5:00 P.M.

DATED This 13th day of July, 2022.

Brent Hyatt

____
Assistant Finance Director

PUBLISH: Thursdays, July 28, 2022
And August 4, 2022

THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Date: Monday, August 8, 2022

To: Urban Renewal Agency of the City of Twin Falls

From: Breanna Howard, Finance Director

ACTION ITEM

Request:

Public Hearing for the Revenue Allocation Area (RAA) #4-1, as amended, preliminary termination budget and Consideration of a request to sign Resolution No. 2022-07 adopting the RAA #4-1 preliminary termination budget amount of $4,450,000.

Background:

The RAA #4-1 Plan, as amended, contained a revenue allocation financing provision pursuant to the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), establishing the RAA #4-1 revenue allocation area, as amended (the "RAA #4-1 Project Area"). The termination date for the RAA #4-1 Project Area, as set forth in the RAA #4-1 Plan, is December 31, 2022, except for revenues to be received in 2023, as authorized pursuant to Idaho Code Section 50-2905(7). The preliminary termination budget shows the Agency will have sufficient funds on deposit for payment of all final project costs and administrative fees/operating costs. The Agency is not projecting any surplus for distribution to the overlapping taxing entities on or before September 30, 2023. The Agency will proceed with adopting a resolution of intent to terminate the RAA #4-1 Project Area in the spring of 2023.

The proposed budget has been published in the Times-News and the public was invited to offer written or oral comments at today's meeting.

Approval Process:

Subsequent to any input, a motion and approval by the Board will authorize the budget to be adopted by resolution.

Budget Impact:

Adoption implements a preliminary termination budget for RAA #4-1 Project Area through termination.

Regulatory Impact:

N/A

Conclusion:

The URA/City staff recommend approving the preliminary termination budget as proposed.

Attachments:

1. Resolution 2022-07 = RAA 4-1 Termination Budget

RESOLUTION NO. 2022-07

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO, TO BE TERMED THE PRELIMINARY "TERMINATION BUDGET RESOLUTION," SETTING FORTH THE PROJECTED REVENUES AND EXPENSES OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022, AND ENDING SEPTEMBER, 2023, FOR THE URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA KNOWN AS THE RAA #4-1 PLAN AND PROJECT AREA, AS AMENDED; APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, FOR THE RAA #4-1 PLAN AND PROJECT AREA, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; MAKING A DETERMINATION THAT THE RAA #4-1 PROJECT AREA CAN BE TERMINATED ON OR BEFORE DECEMBER 31, 2023; DIRECTING THE CHAIR OR EXECUTIVE DIRECTOR TO SUBMIT THE RESOLUTION AND PRELIMINARY TERMINATION BUDGET TO THE CITY OF TWIN FALLS AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND PRELIMINARY TERMINATION BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Twin Falls, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for Twin Falls, Idaho, hereinafter referred to as the "Agency."

WHEREAS, on June 30, 1997, the City Council of the City of Twin Falls, Idaho (the "City Council"), by Resolution No. 1603, determined certain property to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an urban renewal project to be known as Urban Renewal Area #4;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for Urban Renewal Area #4 and Creating Revenue Allocation Area #4-1 (the "RAA #4-1 Plan") to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2579 on May 4, 1998, approving the RAA #4-1 Plan and making certain findings;

WHEREAS, on October 7, 2002, the City Council, by Resolution No. 1692, approved expanding the geographic area of Urban Renewal Area #4;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Amended Urban Renewal Plan for Urban Renewal Area #4-1 Expansion (the "Amended RAA #4-1 Plan") seeking to add geographic area to RAA #4-1 Plan, pursuant to Idaho Code § 50-2033, to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3056 on August 26, 2013, approving the Amended RAA #4-1 Plan and making certain findings. Collectively, the RAA #4-1 Plan and the Amended RAA #4-1 Plan are referred to as the RAA #4-1 Plan, and the corresponding RAA #4-1 Plan revenue allocation area, as amended, is referred to as the RAA #4-1 Project Area;

WHEREAS, the RAA #4-1 Plan contained a revenue allocation financing provision pursuant to the Act;

WHEREAS, the termination date for the RAA #4-1 Project Area, as set forth in the RAA #4-1 Plan, is December 31, 2022, except for revenues to be received in 2023, as authorized pursuant to Idaho Code Section 50-2905(7);

WHEREAS, the Agency will have sufficient funds on deposit for payment of all final project costs and administrative fees/operating costs;

WHEREAS, the Agency is not projecting any surplus for distribution to the overlapping taxing entities on or before September 30, 2023;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency staff has prepared a preliminary termination budget for the RAA #4-1 Project Area, and the Agency will proceed with adopting a resolution of intent to terminate in the spring of 2023, and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2022, and ending September 30, 2023, by virtue of its action at the Agency's Board meeting of July 11, 2022;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on August 8, 2022, at 12:00 p.m., in the Council Chambers, 203 Main Avenue E., Twin Falls, Idaho, a copy of which is attached hereto and incorporated herein as **Exhibit A**;

WHEREAS, on August 8, 2022, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, the Agency held a public hearing on the proposed preliminary termination budget and considered public comment, along with Board input, on services, expenditures, and revenues planned for Fiscal Year 2023;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, the Agency is required to pass a termination budget resolution and submit the resolution to the City Clerk of the City of Twin Falls, and any other person or entity entitled to a copy of this Resolution and the Fiscal Year 2023 budget on or before September 1, 2022.

NOW, THEREFORE, BE IT RESOLVED:

Section 1: That the above statements are true and correct.

Section 2: That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in **Exhibit A**, which is annexed hereto and by reference made a part of this Resolution, reflecting no changes from the proposed FY2023 preliminary termination Budget which was published on July 28 and August 4, 2022, and the same are hereby appropriated for the general, special and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2022, and ending September 30, 2023.

Section 3: That the Chair or Executive Director shall submit a copy of this Resolution and preliminary termination Budget to the City of Twin Falls on or before September 1, 2022 and provide a copy of this Resolution to any other person or entity entitled to a copy of the Resolution and preliminary termination Budget.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Twin Falls, Idaho, on August 8, 2022.

Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 8, 2022.

APPROVED:

____
Rudy Ashenbrener, Chair

ATTEST:

By______________________________
Dan Brizee, Secretary

Exhibit A
Published Notice of Public Hearing

NOTICE OF PUBLIC HEARING
TERMINATION BUDGET FOR PERIOD OCTOBER 1, 2022 THROUGH DECEMBER 31, 2023
URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO

Public notice is hereby given that the Board of Directors of the Urban Renewal Agency of the City of Twin Falls, Idaho, (the Agency) will hold a public hearing for consideration of a proposed termination budget of its Revenue Allocation Area 4-1 (RAA 4-1). RAA 4-1, as a taxing district, ends on December 31, 2022. The budget is for the period October 1, 2022 through final termination, December 31, 2023. Said hearing to be held at the City of Twin Falls Council Chambers, Twin Falls, Idaho, at 12:00 P.M., on Monday, August 8, 2022. At said hearing any interested person may appear and show cause, if any, they have why said proposed budget should or should not be adopted.

PROPOSED EXPENDITURES

The following is an estimate set forth in said proposed termination budget of the total proposed expenditures of the Agency for the period October 1, 2022 through termination of the Area, December 31, 2023, including the three, separately stated, previous fiscal years.

	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2022-2023 Proposed
Expenditures RAA 4-1				
Area redevelopment	196,423	624,657	2,767,788	4,042,000
Principal payments	2,150,000	1,190,000	2,210,000	
Interest payments	113,015	84,452	58,912	
Management Fee				208,000
Legal and advertising	31,164	16,608		30,000
Professional Fees				170,000
Other Redevelopment Costs	80,811	68,768	2,000	
Total expenditures	$2,571,413	$1,984,485	$5,038,700	$4,450,000

ESTIMATED REVENUE

The estimated revenue follows for the Agency's termination period October 1, 2022 through December 31, 2023. This proposed budget is subject to change at the August 8, 2022 public hearing.

Revenue RAA 4-1				
Property taxes	$2,715,504	$2,554,233	$2,708,900	$2,800,000
Loan Reserve Refund			942,700	
Total Revenue	2,715,504	2,554,233	3,651,600	2,800,000
Cash carryovers			610,000	1,650,000
Total resources available	$2,715,504	$2,554,233	$4,261,600	$4,450,000

The above is a true and correct statement of the proposed expenditures and estimated revenues for the termination period October 1, 2022 through December 31, 2023. All of which have been tentatively approved and entered in the Agency's minutes. I further Certify that the Urban Renewal Agency of the City of Twin Falls, Idaho, did give notice for said hearing with notice having been published twice at least seven (7) days apart prior to the adoption of the budget by the Board of Directors. Citizens are invited to attend the budget hearing on Monday, August 8, 2022, at 12:00 PM, and have the right to provide written or oral comments concerning the entire Agency Budget. A copy of the proposed Agency budget in detail is available at Twin Falls City Hall for inspection during regular office hours, 8:00 A.M. - 5:00 P.M.

DATED This 13th day of July, 2022.

Brent Hyatt ______________________________
Assistant Finance Director

PUBLISH: Thursdays, July 28, 2022
And August 4, 2022

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Date: Monday, August 8, 2022

To: Urban Renewal Agency of the City of Twin Falls

From: Travis Rothweiler, City Manager & Interim Executive Director

ACTION ITEM

Request:

Consideration of a request to spend up to $22,000 to install a new power pole, 3 phase transformer bank, and service to upgrade a building located at 248 Idaho Street South for the possible expansion of Caval Business.

Background:

Jacob Caval is requesting the Urban Renewal Agency of the City of Twin Falls assist with increasing the power supplied to his building located at 248 Idaho Street South, specifically an increase to 1,000 amps of 120/208v, 3 phase power. Idaho Power would install a new 50’ power pole, overhead transformers and two runs of service in separate conduits across the alley. The project would involve trenching across the alley. The estimate includes $8,700 for unusual conditions to cover rock drilling, vacuum truck and asphalt replacement per City of Twin Falls specifications.

Mr. Caval is seeking assistance from the Urban Renewal Agency of the City of Twin Falls to pay for this infrastructure improvement, which is located in a public right-of-way.

In the past, the Agency has approved similar requests:

- Lisa and Dave Buddecke requested $10,486 power improvements in the alleyway midway between Hansen & Idaho St. and 2nd Ave & 3rd Ave S for their 2nd South Market – Idaho’s Original Food Hall project. This item was approved 5-0-2 at the URA’s October 14, 2020 meeting.

- Shawnee Kyle requested $9,227 for power improvements located in the alleyway midway between Hansen Street & Shoshone Street and 2nd Avenue South & 3rd Avenue South for the Float Magic project. This item was approved 7-0 at the URA’s October 29, 2020 meeting.

- Jon Mancari and Chris Packer requested $14,678 for power upgrades to an existing building located at 157 2nd Avenue West for the White Pine Distillery project. This item was approved 6-0 at the URA’s February 8, 2021 meeting.

- Ken Fitzgerald requested reimbursements of $38,208.80 ($23,350 was for electrical improvements) for residential units located at 129 Main Ave West. This item was not passed as it failed to get a second on the main motion at the June 14, 2021 meeting. There was question if this project could pass the “but, for” question that is required before the Agency can financially support a project.

Jacob Caval made his request at the July URA meeting and is expected to be available to answer questions about his plans for the building.

Attached is a quote from Idaho Power for the new pole along with a location map of the work to be performed.

Approval Process:

Approval of this request requires a simple majority (50%+1) of the members in attendance at this meeting.

Budget Impact:

Money for this project will come from the downtown maintenance and improvement funds within RAA #4-1.

Regulatory Impact:

N/A

Conclusion:

The request is a qualifying infrastructure improvement expense that aids and may support additional growth within the City's Downtown and Revenue Allocation Area.

Attachments:

1. Caval - Idaho Power Quote

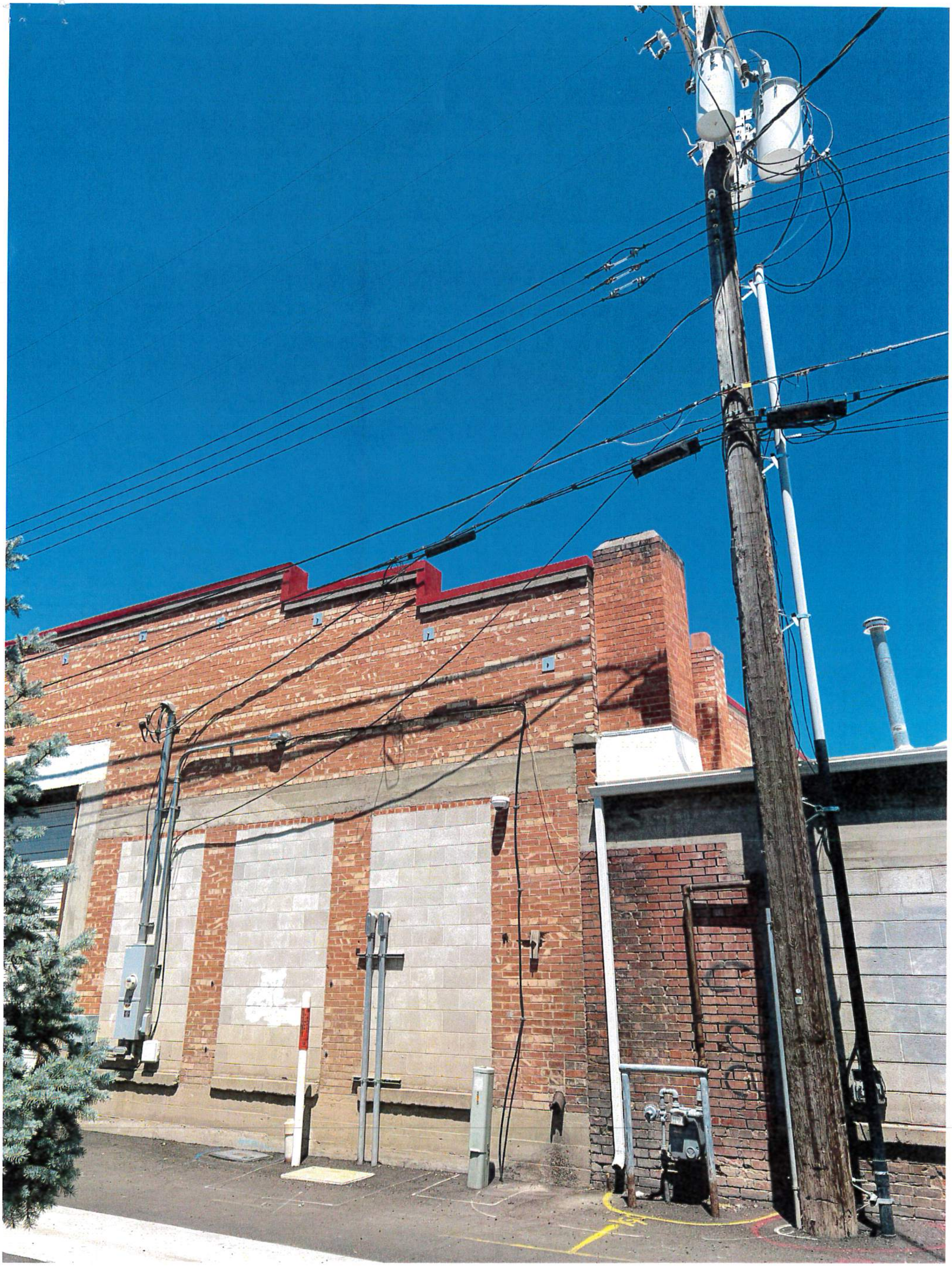
From: Elam, Chance CElam@idahopower.com
Subject: Idaho Power Information
Date: Jun 27, 2022 at 4:30:54 PM
To: jacobcaval@cavallicorp.com
Cc: Murray, Nathan NMurray@idahopower.com

Hi Jacob,

To serve your building with 1000 amps of 120/208v 3 phase power, I would need to install a new 50' pole with overhead transformers in the alley and install (2) runs of service cables in separate conduits across the alley to a new meter base. Trenching across the alley will be the difficult part due to existing utility lines. My estimate for this project is $20,000-$22,000 which includes $8,700 in unusual conditions to cover rock drilling, vac truck and asphalt replacement in the alley. The unusual conditions amount is refundable but the invoices from vac truck and asphalt replacement contractors would be paid from these funds. If you have any questions please let me know.

Chance Elam
DISTRIBUTION DESIGNER
Idaho Power | Customer Operations
243 Blue Lakes Blvd S | Twin Falls, ID | 83301

Office 208-736-3242
idahopower.com



THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Date: Monday, August 8, 2022

To: Urban Renewal Agency of the City of Twin Falls

From: Jesse Schuerman, URA Staff Engineer

ACTION ITEM

Request:

Consideration of a request for EHM Engineers, Inc. to perform a Phase II Assessment on the recently purchased property at 164 3rd Avenue South for an amount not to exceed $28,000.

Background:

The Phase I Environmental Assessment reported three environmental concerns and recommended a Phase II Assessment be completed to investigate and clean up the potential contaminants. First, the excavation of a test pipe at the property's west corner to test solids at depth for the presence of VOC's (volatile organic compounds). Second, the subsurface exploration of another vent pipe, including removal, and disposal of any underground storage tank system revealed. Third, the identification, classification, and sampling of a possible Motor Vehicle Waste Disposal Well located beneath or near the identified floor drain in the southeast service bay.

Staff asked EHM to provide a not to exceed cost to provide the services involved in the Phase II Assessment. Considering this subsurface investigation and clean-up has many unknown factors, including relying on a local excavation company, and Magic Valley Labs, the not to exceed cost is higher than expected, but understandable. Each Item cost is identified in the attached Authorization for Professional Services.

Approval Process:

Approval with a majority vote from the Urban Renewal Board.

Budget Impact:

The cost to perform the Phase II Environmental Assessment and associated work will not exceed $28,000.

Regulatory Impact:

None.

Conclusion:

URA approval will allow the Chairman to sign the Authorization for Professional Services and authorize EHM Engineers, Inc. to perform the work to complete the Phase II Environmental Assessment and associated work.

Attachments:

1. EHM Engineers Phase 2 EA Proposal

AUTHORIZATION FOR PROFESSIONAL SERVICES

DATE:	July 15th, 2022		
PROJECT NAME:	164 3rd Ave. S.- TFURA Phase II Environmental Assessment	***PROJECT NUMBER:***	_______-22
CLIENT:	Twin Falls Urban Renewal Agency Attn: Jesse Schuerman jschuerman@tfid.org		

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

SCOPE:

Provide the following engineering services for the property located at 164 3rd Ave. S., Twin Falls, Idaho

Item 1) TEST HOLE INVESTIGATION & SOIL SAMPLING

A) EHM Engineers, Inc. will contract with a local excavator to excavate an open test pit near the property's west corner to test soils at depth for the presence of VOC's. Soil samples will be taken at five and ten feet of depth.
B) Soil samples will be delivered to Magic Valley Labs for their analysis to determine if petroleum products are present and at what contamination levels.
C) EHM Engineers, Inc. will call DigLine prior to excavation.
D) Any private locates will be the responsibility of the Client.

Item 2) VENT PIPE INVESTIGATION & ASSOCIATED REMOVAL

A) EHM Engineers, Inc. will contract with a local excavator to excavate any underground storage tank system that may be revealed.
B) Soil samples will be taken at five and ten feet of depth. Samples will be delivered to Magic Valley Labs for their analysis to determine if petroleum products are present and what contamination levels.
C) EHM Engineers, Inc. will call DigLine prior to excavation.
D) Any private locates will be the responsibility of the Client.

Item 3) MOTOR VEHICLE WASTE DISPOSAL WELL INVESTIGATION

A) EHM Engineers, Inc. will identify, classify, and sample at the location of, a possible Motor Vehicle Waste Disposal Well located near the floor drain in the southeast service bay inside the on-site structure.

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

Item 4) PHASE 2 ENVIRONMENTAL SITE ASSESSMENT

A) EHM Engineers, Inc. shall coordinate with the site owner, lead the site investigations, collect and deliver soil samples, and complete the written Phase 2 Environmental Site Assessment report in conformance with ASTM E 1903-11.

COMPENSATION to be on the basis of:

Item 1A	-	Lump Sum $7,000
Item 1B	-	Direct Cost from Magic Valley Labs (estimated $1,200-$1,500)
Item 2A	-	Time & Materials (not to exceed $5,000)
Item 2B	-	Direct Cost from Magic Valley Labs (estimated $1,200-$1,500)
Item 3	-	Time & Materials (not to exceed $5,000)
Item 4	-	Lump Sum $8,000

MISCELLANEOUS:

All services shall be completed in conformance with all applicable local and State codes, regulations and standards. All fees for permits, agencies, plan checks, utility models, and construction costs are the responsibility of the Client. All materials and mileage will be billed per the attached rate schedule. Additional services, project management, or design requested beyond the above described and attached scopes of work will be billed additional according to the attached rate schedule.

The proposal and fee schedule is valid for a period of 90 days. EHM reserves the right to issue a new proposal for any work requested by the client after that time frame has expired.

Services covered by this authorization shall be performed in accordance with PROVISIONS included.

APPROVED for: CLIENT	**ACCEPTED for: EHM ENGINEERS, INC.**
By: ______________________	______________________
Title: ______________________	Project Engineer
Date: ______________________	07/15/2022

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

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%.

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

Basic Fee Schedule
January 2022

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.