# Urban Renewal Agency
# Agenda

Monday, August 19, 2024, 12:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

**Commissioners:** Rudy Ashenbrener, Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin

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 July 15, 2024, meeting; 2) July 2024 Financial Report, and 3) August 2024 Accounts Payable.
   By: Lorrie Bauer, Administrative Assistant
4) Reports/Updates
   a) Executive Director's Report
   By: Shawn Barigar, Executive Director
5) Items of Consideration
   a) **ACTION ITEM:** Public Hearing for the proposed FY2025 Budget.
   By: Parker Scherer, Assistant Finance Director
   b) **ACTION ITEM:** Consider Resolution No. 2024-04 adopting the FY2025 budget.
   By: Parker Scherer, Assistant Finance Director
   c) **ACTION ITEM:** Public Hearing for the proposed Termination Budget for the Washington Street South Revenue Allocation Area for FY2023-24.
   By: Parker Scherer, Assistant Finance Director
   d) **ACTION ITEM:** Consider Resolution No. 2024-05 adopting the Termination Budget for the Washington Street South Revenue Allocation Area.
   By: Parker Scherer, Assistant Finance Director
   e) **ACTION ITEM:** Presentation of the Eligibility Report for the Proposed Southwest Revenue Allocation Area and Consider Resolution 2024-06 Accepting the Report and Advancing it to the Twin Falls City Council.
   By: Shawn Barigar, Executive Director
   f) **ACTION ITEM:** Request to approve an Agreement with Garcia Land Surveying in the amount not to exceed $12,000 to create and provide the Agency with a legal description and map for the Southwest Revenue Allocation Area (proposed).
   By: Shawn Barigar, Executive Director

6) Public Input and Announcements

7) Upcoming Meeting(s)

   a) September 16, 2024, @ 12:00pm.

8) Executive Session

   a) **ACTION ITEM:** 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

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Monday, July 15, 2024, 12:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

**Commissioners:** Rudy Ashenbrener, Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin

**1) Confirmation of Quorum/Call Meeting to Order**

| | |
|---|---|
| Present: | JJ McBride, Rudy Ashenbrener, Dan Brizee, Dave McAlindin via phone, and Eric Smallwood via phone |
| Absent: | Jennifer Colvin, Jan Rogers |
| Staff Present: | Lorrie Bauer, Administrative Assistant; Shawn Barigar, Executive Director; Parker Scherer, Assistant Finance Director; Jesse Schuerman, Staff Engineer; Ruth Pierce, City Council Liaison; Mitch Humble, Deputy City Manager; Breanna Howard, Finance Director; Travis Rothweiler, City Manager. |

Chair Ashenbrener called the meeting to order at 12:01 PM. A quorum was present.

**2) Conflict of Interest Declaration**

None.

**3) Consent Calendar**

a) Request to approve 1) Minutes for the June 17, 2024, meeting; 2) Minutes for the June 28, 2024, special meeting; 3) June 2024 Financial Report, and 4) July 2024 Accounts Payable.
**MOTION:** JJ McBride moved to approve the consent calendar as presented. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

**4) Reports/Updates**

a) Executive Director's Report
Executive Director, Shawn Barigar, voiced his report as included in the agenda packet.

**5) Items of Consideration**

a) Adopt the preliminary FY2025 budget with expenditures in the amount of $5,818,062, schedule a public hearing during the August 19, 2024 meeting, and authorize publication of a public hearing notice.
Assistant Finance Director, Parker Scherer, introduced the request as included in the agenda packet.
**MOTION:** Dan Brizee moved to accept the FY2025 proposed budget. JJ McBride seconded the motion.
Executive Director, Shawn Barigar, requested a motion to include all items in the request. Dan Brizee amended his motion. **MOTION:** Dan Brizee moved to adopt the preliminary FY2025 budget with expenditures of $5,818,062, schedule a public hearing on August 19, 2024, and authorize the publication of a public hearing. JJ McBride seconded. Roll call vote showed all members present voted. Approved 5 to 0.

b) Consideration of a request to adopt a preliminary amended FY2024 budget for the Washington Street South Revenue Allocation Area increasing expenditures to the amount of $79,000, to schedule a public hearing to take public input during the August 19, 2024, meeting, and to authorize publication of a public hearing notice.
Assistant Finance Director, Parker Scherer, voiced the request as included in the agenda packet. Agency Legal Counsel, Meghan Conrad, added this is part of the termination process. The primary purpose is to show that a surplus is not anticipated. However, if there is a non-obligated surplus at the end of the fiscal year, the funds would be returned to the county for pro rata distribution to the overlapping taxing districts.
**MOTION:** JJ McBride moved to approve the request to adopt the preliminary amended FY2024budget for the Washington Street South Revenue Allocation Area increasing expenditures to the amount of $79,000, to schedule a public hearing to take public input during the August 19, 2024, meeting, and to authorize publication of a public hearing notice. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

c) Update on marketing and communication materials for Downtown Master Plan implementation.
Executive Director, Shawn Barigar, shared he's been working with GGLO to develop communication and marketing materials, including a public presentation slide deck and a detailed summary of the plan. He shared the latest version of the public presentation slide deck. Discussion ensued.

**6) Public Input and Announcements**
Chair Ashenbrener gave kudos to everyone involved in the repair of the clock on Main Street. Commissioner Smallwood shared that a little more work is needed to complete the repair project.

**7) Upcoming Meeting(s)**

a) August 19, 2024, @ 12:00pm.

**8) Adjournment**
**MOTION:** JJ McBride moved to adjourn. Dan Brizee seconded the motion. All members present voted in favor of the motion. The meeting adjourned at 12:41 PM.

Lorrie Bauer, Administrative Assistant

## Urban Renewal Agency of the City of Twin Falls, ID
# Profit & Loss
### July 2024

| | Jul 24 |
|---|---|
| **Ordinary Income/Expense** | |
| **Income** | |
| **Investment Income** | 17,081.40 |
| **Rental Income** | 3,883.33 |
| **Total Income** | 20,964.73 |
| **Gross Profit** | 20,964.73 |
| **Expense** | |
| **Legal Expense** | 375.00 |
| **Miscellaneous** | 1,000.00 |
| **Prof. Dev.\Training** | 1,863.88 |
| **Professional Fees** | 1,745.00 |
| **Property Maintenance** | 250.00 |
| **Total Expense** | 5,233.88 |
| **Net Ordinary Income** | 15,730.85 |
| **Net Income** | **15,730.85** |

# Urban Renewal Agency of the City of Twin Falls, ID
## P&L Over (Under) Budget - YTD
### October 2023 through July 2024

| | Oct '23 - Jul 24 | Budget | $ Over Budget | % of Budget |
|---|---|---|---|---|
| **Ordinary Income/Expense** | | | | |
| **Income** | | | | |
| **Contributions** | 0.00 | 221,588.00 | -221,588.00 | 0.0% |
| **Investment Income** | 247,476.78 | 45,900.00 | 201,576.78 | 539.2% |
| **Other Income** | 8,149.00 | 150,000.00 | -141,851.00 | 5.4% |
| **Property Taxes** | 4,664,713.38 | 4,704,352.00 | -39,638.62 | 99.2% |
| **Rental Income** | 40,633.30 | 53,800.00 | -13,166.70 | 75.5% |
| **Total Income** | 4,960,972.46 | 5,175,640.00 | -214,667.54 | 95.9% |
| **Gross Profit** | 4,960,972.46 | 5,175,640.00 | -214,667.54 | 95.9% |
| **Expense** | | | | |
| **Bond Trustee Fees** | 3,000.00 | 5,000.00 | -2,000.00 | 60.0% |
| **Community Relations & Website** | 0.00 | 5,000.00 | -5,000.00 | 0.0% |
| **Debt Payments - Interest** | 263,312.50 | 516,588.00 | -253,275.50 | 51.0% |
| **Debt Payments - Principal** | 365,000.00 | 725,000.00 | -360,000.00 | 50.3% |
| **Dues and Subscriptions** | 4,600.00 | 4,600.00 | 0.00 | 100.0% |
| **General Development Projects** | -25,000.00 | 500,000.00 | -525,000.00 | -5.0% |
| **Insurance Expense** | 1,086.00 | 2,172.00 | -1,086.00 | 50.0% |
| **Legal Expense** | 23,697.94 | 20,000.00 | 3,697.94 | 118.5% |
| **Management Fee** | 208,000.00 | 208,000.00 | 0.00 | 100.0% |
| **Meeting Expense** | 1,326.04 | 5,000.00 | -3,673.96 | 26.5% |
| **Miscellaneous** | 10,787.27 | 500.00 | 10,287.27 | 2,157.5% |
| **Office Expense** | 36.75 | 500.00 | -463.25 | 7.4% |
| **Prof. Dev.\Training** | 1,863.88 | | | |
| **Professional Fees** | 30,275.00 | 10,000.00 | 20,275.00 | 302.8% |
| **Property Maintenance** | 5,297.00 | | | |
| **Property Tax Expense** | 3,027.74 | 0.00 | 3,027.74 | 100.0% |
| **RAA 4-3 (Chobani)** | | | | |
| **Debt Pay. (Chobani) Interest** | 1,487,302.25 | 1,487,302.00 | 0.25 | 100.0% |
| **Debt Pay. (Chobani) Principal** | 1,969,000.00 | 2,193,000.00 | -224,000.00 | 89.8% |
| **RAA 4-3 (Chobani) - Other** | 50.00 | | | |
| **Total RAA 4-3 (Chobani)** | 3,456,352.25 | 3,680,302.00 | -223,949.75 | 93.9% |
| **Real Estate Purchase** | 0.00 | 0.00 | 0.00 | 0.0% |
| **Total Expense** | 4,352,662.37 | 5,682,662.00 | -1,329,999.63 | 76.6% |
| **Net Ordinary Income** | 608,310.09 | -507,022.00 | 1,115,332.09 | -120.0% |
| **Other Income/Expense** | | | | |
| **Other Income** | | | | |
| **Transfers In** | 0.00 | 4,455,390.00 | -4,455,390.00 | 0.0% |
| **Transfers Out** | 0.00 | -4,455,390.00 | 4,455,390.00 | 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** | **608,310.09** | **-507,022.00** | **1,115,332.09** | **-120.0%** |

**August 2024 Accounts Payable**

| Check # | Date | Name | Amount | Account | Memo | Class/Fund |
|---|---|---|---|---|---|---|
| 4809 | 7/19/2024 | Crossfit Twin Falls | 1,000.00 | Miscellaneous | 2024 Public Sidewalk Improvements | RAA Old Towne-2 |
| 4810 | 7/24/2024 | Compulink Mgmt Center | 1,863.88 | Prof Dev / Training | Empower 2025 Laserfiche Training 4/2025 (Bauer) | General |
| 4811 | 8/15/2024 | Zions First National Bank | 372,025.02 | Excess Funds | Property Taxes for Chobani | RAA 4-3 (Chobani) |
| 4811 | 8/15/2024 | Zions First National Bank | 6,229.32 | Excess Funds | Property Taxes for Clif Bar | RAA 4-4 (Clif) |
| 4812 | 8/15/2024 | Association of Idaho Cities | 315.00 | Prof Dev / Training | ICCTFOA Conference 9/2024 (Bauer) | General |
| 4813 | 8/15/2024 | Elam & Burke | 1,875.00 | Legal Expense | General fees for June / #209308 | General |
| 4813 | 8/15/2024 | Elam & Burke | 2,900.00 | Legal Expense | June fees - RAA Washington St S / #209309 | RAA Wash St S |
| 4813 | 8/15/2024 | Elam & Burke | 1,675.00 | Legal Expense | General Fees for July / #209786 | General |
| 4813 | 8/15/2024 | Elam & Burke | 429.00 | Legal Expense | July fees - RAA Washington St S / #209787 | RAA Wash St S |
| 4813 | 8/15/2024 | Elam & Burke | 150.00 | Legal Expense | July fees - RAA OT2 / #209788 | RAA Old Towne-2 |
| 4814 | 8/15/2024 | Lorrie Bauer | 191.86 | Meeting Expense | 20240715 Lunch Reimbursement (Kneaders) | General |
| 4815 | 8/15/2024 | Zions First National Bank | 2,000.00 | Bond Trustee Fee | Annual BondTrustee Fee, Series 2016A | RAA 4-4 (Clif) |
| 4816 | 8/16/2024 | Idaho Power | 48.44 | Utilities | Power for 222 4th Ave S - 2224040226 | RAA Old Towne-2 |

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

**Date:** Monday, August 19, 2024

**To:** Urban Renewal Agency of the City of Twin Falls

**From:** Shawn Barigar, Executive Director

**Executive Director's Report**

1. Old Towne-2 Area Interest: Over the course of the past month, staff have met with 3 developers who have expressed interest in projects in the Old Towne-2 Urban Renewal Area downtown. While discussions are very preliminary, the various projects meet the goals of the Downtown Master Plan. We will continue to provide information to these developers as they work through feasibility of their projects.

2. Orchard Drive East Project: Summit Creek Development continues construction at the Gemini Business Park. Staff will be meeting with them in the coming month for an update on construction documents and budget for the next phase of development, and we will plan an update from them to the Board at an upcoming meeting.

3. Marketing/Communications Plan: Due to the busy time with the other items on today's agenda, finalization of the marketing and communications materials that were shared last month have been slightly delayed. We hope to complete the final edits to the presentation deck as well as the executive summary of the Downtown Master Plan in the very near future. Once completed, we'll have those posted online as well as sent out to potential developers.

Attachments**:**

None

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

**Date:** Monday, August 19, 2024

**To:** Urban Renewal Agency of the City of Twin Falls

**From:** Parker Scherer, Assistant Finance Director

**ACTION ITEM**

**Request:**
Public Hearing for the proposed FY2025 Budget.

**Background:**
The proposed budget has been published in the Times-News and the public is 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, Washington Street South, Orchard Dr. East, and Old Towne-2.

**Approval Process:**
N/A

**Budget Impact:**
Adoption implements a final budget for the agency's next fiscal year.

**Regulatory Impact:**
N/A

**Conclusion:**
N/A

**Attachments:**
1. Resolution No 2024-04 Exhibit A

**NOTICE OF PUBLIC HEARING**
**BUDGET FOR FISCAL YEAR 2024-2025**
**URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO**

Public notice is hereby given that the Board of Commissioners 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, 2024, to September 30, 2025, 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 PM on Monday, August 19, 2024. 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 1,2024, to September 30, 2025, including the three previous fiscal years.

| Expenditures | | 2021-2022 Actual | 2022-2023 Actual | 2023-2024 Budget | 2024-2025 Proposed |
|---|---|---|---|---|---|
| General Fund | | | | | |
| Management Fee | | $ 208,000 | - | $ 208,000 | $ 107,127 |
| Area Redevelopment | | 13,041 | $ 230,174 | 500,000 | 500,000 |
| Legal and Professional | | 65,887 | 5,283 | 20,000 | 18,200 |
| Insurance | | - | 2,937 | 2,172 | 11,294 |
| Contract Services | | 12,198 | 7,062 | 10,000 | 5,200 |
| Miscellaneous | | 6,746 | 6,400 | 17,600 | 29,100 |
| | Total | 305,872 | 251,856 | 757,772 | 670,921 |
| Bond Fund | | | | | |
| Principal Payments | | 2,316,000 | 2,400,000 | 2,468,000 | 2,540,000 |
| Interest Payments | | 2,019,742 | 1,912,373 | 2,003,890 | 1,829,426 |
| Other debt service expense | | - | - | 3,000 | 3,000 |
| | Total | 4,335,742 | 4,312,373 | 4,474,890 | 4,372,426 |
| Redevelopment Fund | | | | | |
| Management Fee | | - | 208,000 | - | 100,873 |
| Area Redevelopment | | 658,556 | 742,979 | - | 154,945 |
| Real Estate Expense | | - | 2,694,607 | - | - |
| Principal Payments | | 2,823,298 | 328,740 | 450,000 | 487,297 |
| Interest Payments | | 56,284 | 2,000 | - | - |
| Legal and Professional | | 41,008 | 52,034 | - | 21,600 |
| Other Redevelopment Costs | | 69,890 | 3,667 | - | 10,000 |
| | Total | 3,649,036 | 4,032,027 | 450,000 | 774,715 |
| Total Expenditures | Total | $ 8,290,650 | $ 8,596,256 | $ 5,682,662 | $ 5,818,062 |

**ESTIMATED REVENUE**

The estimated revenue follows for the Agency's fiscal period October 1, 2024, to September 30, 2025. This proposed budget is subject to change at the August 19, 2024 public hearing.

| Revenue | 2021-2022 | 2022-2023 | 2023-2024 | 2024-2025 |
|---|---|---|---|---|
| Property Taxes | $ 7,787,219 | $ 7,486,379 | $ 4,704,352 | $ 4,627,041 |
| Other Sources | | | | |
| Rental and other income | 28,000 | 202,170 | 203,800 | 196,600 |
| Contributions - Grants | 100,678 | 283,498 | 221,588 | 343,903 |
| Interest Income | 38,715 | 243,715 | 45,900 | 200,400 |
| Total Revenue | 7,954,612 | 8,215,762 | 5,175,640 | 5,367,944 |
| **Cash Reserves** | - | - | 1,207,159 | 450,118 |
| Total Resources Available | $ 7,954,612 | $ 8,215,762 | $ 6,382,799 | $ 5,818,062 |

The above is a true and correct statement of the proposed expenditures and estimated revenues for Fiscal Year 2024-2025, all of which have been tentatively approved and entered in the Agency's minutes. Citizens are invited to attend the budget hearing on Monday, August 19,2024, 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 AM - 5:00 PM.

Parker Scherer, Assistant Finance Director

**Published: August 10 & 17,2024 -152611**

THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

**Date:** Monday, August 19, 2024

**To:** Urban Renewal Agency of the City of Twin Falls

**From:** Parker Scherer, Assistant Finance Director

## ACTION ITEM

**Request:**

Consider Resolution No. 2024-04 adopting the FY2025 budget.

**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, Washington Street South, Orchard Dr. East, and Old Towne-2.

**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:**

Staff recommends approving the budget as proposed.

**Attachments:**

1. Resolution No. 2024-04 = FY2025 Budget

# RESOLUTION NO. 2024-04

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, 2024, AND ENDING SEPTEMBER 30, 2025, 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.

NOW BE IT RESOLVED by the Board of Commissioners of the Urban Renewal Agency of the City of Twin Falls, Idaho:

Section 1**:** 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 FY2025 Budget which was published on August 10 and August 17, 2024, 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, 2024, and ending September 30, 2025.

Section 2**:** All resolutions and parts of resolutions in conflict with this resolution are hereby repealed.

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, 2024, and provide a copy of this Resolution to any other person or entity entitled to a copy of the Resolution and Budget.

Section 4**:** This resolution shall take effect and be in full force upon its passage, approval and appropriate publication in The Times News, a newspaper of general circulation in the Magic Valley, and the official newspaper of Twin Falls.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Twin Falls, Idaho, on August 19, 2024.

Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 19, 2024.

APPROVED:

By: ______________________________________
Rudy Ashenbrener, Chair

ATTEST:

By:________________________________
Eric Smallwood, Secretary

## Exhibit A

## Published Notice of Public Hearing

**NOTICE OF PUBLIC HEARING**
**BUDGET FOR FISCAL YEAR 2024-2025**
**URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO**

Public notice is hereby given that the Board of Commissioners 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, 2024, to September 30, 2025, 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 PM on Monday, August 19, 2024. 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 1,2024, to September 30, 2025, including the three previous fiscal years.

| Expenditures | | 2021-2022 Actual | 2022-2023 Actual | 2023-2024 Budget | 2024-2025 Proposed |
|---|---|---|---|---|---|
| General Fund | | | | | |
| Management Fee | | $ 208,000 | - | $ 208,000 | $ 107,127 |
| Area Redevelopment | | 13,041 | $ 230,174 | 500,000 | 500,000 |
| Legal and Professional | | 65,887 | 5,283 | 20,000 | 18,200 |
| Insurance | | - | 2,937 | 2,172 | 11,294 |
| Contract Services | | 12,198 | 7,062 | 10,000 | 5,200 |
| Miscellaneous | | 6,746 | 6,400 | 17,600 | 29,100 |
| | Total | 305,872 | 251,856 | 757,772 | 670,921 |
| Bond Fund | | | | | |
| Principal Payments | | 2,316,000 | 2,400,000 | 2,468,000 | 2,540,000 |
| Interest Payments | | 2,019,742 | 1,912,373 | 2,003,890 | 1,829,426 |
| Other debt service expense | | - | - | 3,000 | 3,000 |
| | Total | 4,335,742 | 4,312,373 | 4,474,890 | 4,372,426 |
| Redevelopment Fund | | | | | |
| Management Fee | | - | 208,000 | - | 100,873 |
| Area Redevelopment | | 658,556 | 742,979 | - | 154,945 |
| Real Estate Expense | | - | 2,694,607 | - | - |
| Principal Payments | | 2,823,298 | 328,740 | 450,000 | 487,297 |
| Interest Payments | | 56,284 | 2,000 | - | - |
| Legal and Professional | | 41,008 | 52,034 | - | 21,600 |
| Other Redevelopment Costs | | 69,890 | 3,667 | - | 10,000 |
| | Total | 3,649,036 | 4,032,027 | 450,000 | 774,715 |
| Total Expenditures | Total | $ 8,290,650 | $ 8,596,256 | $ 5,682,662 | $ 5,818,062 |

**ESTIMATED REVENUE**

The estimated revenue follows for the Agency's fiscal period October 1, 2024, to September 30, 2025. This proposed budget is subject to change at the August 19, 2024 public hearing.

| Revenue | 2021-2022 | 2022-2023 | 2023-2024 | 2024-2025 |
|---|---|---|---|---|
| Property Taxes | $ 7,787,219 | $ 7,486,379 | $ 4,704,352 | $ 4,627,041 |
| Other Sources | | | | |
| Rental and other income | 28,000 | 202,170 | 203,800 | 196,600 |
| Contributions - Grants | 100,678 | 283,498 | 221,588 | 343,903 |
| Interest Income | 38,715 | 243,715 | 45,900 | 200,400 |
| Total Revenue | 7,954,612 | 8,215,762 | 5,175,640 | 5,367,944 |
| **Cash Reserves** | - | - | 1,207,159 | 450,118 |
| Total Resources Available | $ 7,954,612 | $ 8,215,762 | $ 6,382,799 | $ 5,818,062 |

The above is a true and correct statement of the proposed expenditures and estimated revenues for Fiscal Year 2024-2025, all of which have been tentatively approved and entered in the Agency's minutes. Citizens are invited to attend the budget hearing on Monday, August 19,2024, 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 AM - 5:00 PM.

Parker Scherer, Assistant Finance Director

**Published: August 10 & 17, 2024 - 152611**

THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

**Date:** Monday, August 19, 2024

**To:** Urban Renewal Agency of the City of Twin Falls

**From:** Parker Scherer, Assistant Finance Director

## ACTION ITEM

**Request:**

Public Hearing for the proposed Termination Budget for the Washington Street South Revenue Allocation Area for FY2023-24.

**Background:**

The proposed termination budget has been published in the Times-News and the public is invited to offer written or oral comments at today's meeting. This proposed termination budget represents a budget for the Washington Street South Revenue Allocation Area for FY2023-24 .

**Approval Process:**

N/A

**Budget Impact:**

N/A

**Regulatory Impact:**

N/A

**Conclusion:**

N/A

**Attachments:**

1. Resolution No. 2024-05 Exhibit A

**NOTICE OF PUBLIC HEARING**
**WASHINGTON STREET SOUTH URBAN RENEWAL PROJECT**
**TERMINATION BUDGET FOR PERIOD OCTOBER 1, 2023 THROUGH SEPTEMBER 30, 2024**
**URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO**

Public notice is hereby given that the Board of Commissioners 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 the Washington Street South Revenue Allocation Area (RAA Washington St. South) for the fiscal year that begins October 1, 2023, and ends September 30, 2024. Said hearing to be held at the City of Twin Falls Council Chambers, Twin Falls, Idaho, at 12:00 PM on Monday, August 19, 2024. 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, 2023, through termination of the RAA Washington St. South on September 30, 2024, including the three, separately stated, previous fiscal years.

| | 2020-2021 Actual | 2021-2022 Actual | 2022-2023 Actual | 2023-2024 Proposed |
|---|---|---|---|---|
| **Expenditures RAA Washington St South** | | | | |
| Area Redevelopment | - | - | - | - |
| Management Fee | - | - | - | $ 25,000 |
| Legal and Advertising | - | - | - | 54,000 |
| Other Redevelopment Costs | - | - | - | - |
| Total Expenditures | $ - | $ - | $ - | $ 79,000 |

**ESTIMATED REVENUE**

The estimated revenue follows for the period October 1, 2023 through September 30, 2024. This proposed RAA Washington St. South termination budget is subject to change at the August 19, 2024 public hearing.

| | 2020-2021 Actual | 2021-2022 Actual | 2022-2023 Actual | 2023-2024 Proposed |
|---|---|---|---|---|
| **Revenue RAA Washington St South** | | | | |
| Property Taxes | $ - | $ 7,159 | $ 38,262 | $ 33,600 |
| Total Revenue | - | 7,159 | 38,262 | 33,600 |
| **Cash Reserves** | - | - | - | 45,400 |
| Total Resources Available | $ - | $ 7,159 | $ 38,262 | $ 79,000 |

The above is a true and correct statement of the proposed expenditures and estimated revenues for the period October 1, 2023, through September 30, 2024. 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 Commissioners. Citizens are invited to attend the budget hearing on Monday, August 19, 2024, at 12:00 PM, and have the right to provide written or oral comments concerning the proposed termination budget for RAA Washington St. South. A copy of the proposed RAA Washington St. South termination budget is available at Twin Falls City Hall for inspection during regular office hours, 8:00 AM - 5:00 PM.

Parker Scherer, Assistant Finance Director

**Published: August 10 & 17, 2024 - 152610**

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

**Date:** Monday, August 19, 2024

**To:** Urban Renewal Agency of the City of Twin Falls

**From:** Parker Scherer, Assistant Finance Director

**ACTION ITEM**

**Request:**

Consider Resolution No. 2024-05 adopting the Termination Budget for the Washington Street South Revenue Allocation Area.

**Background:**

The proposed termination budget has been published in the Times-News and the public is invited to offer written or oral comments at today's meeting. This proposed termination budget represents a budget for the Washington Street South Revenue Allocation Area.

**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 termination budget for the Washington Street South Project Area for the current fiscal year.

**Regulatory Impact:**

N/A

**Conclusion:**

Adoption implements a termination budget for the Washington Street South Urban Renewal Project Area.

**Attachments:**

1. Resolution No. 2024-05 = Wash St S RAA Termination Budget

**RESOLUTION NO. 2024-05**

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 "TERMINATION BUDGET RESOLUTION," AMENDING THE BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, FOR THE WASHINGTON STREET SOUTH RAA, SETTING FORTH THE AMENDED PROJECTED REVENUES AND EXPENSES OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, FOR THE URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA KNOWN AS THE WASHINGTON STREET SOUTH PLAN AND RAA; 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, 2023, AND ENDING SEPTEMBER 30, 2024, FOR THE WASHINGTON STREET SOUTH PLAN AND RAA, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; MAKING A DETERMINATION THAT THE WASHINGTON STREET SOUTH PLAN AND RAA CAN BE TERMINATED ON OR BEFORE DECEMBER 31, 2024; DIRECTING THE CHAIR OR EXECUTIVE DIRECTOR TO SUBMIT THE RESOLUTION AND TERMINATION BUDGET TO THE CITY OF TWIN FALLS AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND TERMINATION BUDGET; AND PROVIDING AN EFFECTIVE DATE.

NOW BE IT RESOLVED by the Board of Commissioners of the Urban Renewal Agency of the City of Twin Falls, Idaho:

Section 1**:** That Resolution No. 2023-12, the Annual Appropriation Resolution for the fiscal year commencing October 1, 2023, and ending September 30, 2024, is hereby amended as to the Washington Street South Revenue Allocation Area only. The Washington Street South Revenue Allocation Area budget is amended to reflect the termination of the Urban Renewal Plan for the Washington Street South Urban Renewal Project and the Washington Street South Revenue Allocation Area to be effective tax year 2024.

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 FY2024 Supplemental Termination Budget which was set forth in Exhibit B to Resolution No. 2024-03, 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, 2023, and ending September 30, 2024.

Section 3: All resolutions and parts of resolutions in conflict with this resolution are hereby repealed.

Section 4: That the Chair or Executive Director shall submit a copy of this Termination Budget Resolution and Termination Budget to the City of Twin Falls on or before September 1, 2024, and provide a copy of this Termination Budget Resolution to any other person or entity entitled to a copy of the Termination Budget Resolution and Termination Budget.

Section 5**:** This Termination Budget Resolution shall take effect and be in full force upon its passage, approval and appropriate publication in The Times News, a newspaper of general circulation in the Magic Valley, and the official newspaper of Twin Falls.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Twin Falls, Idaho, on August 19, 2024.

Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 19, 2024.

APPROVED:

By:_______________________________________
Rudy Ashenbrener, Chair

ATTEST:

By:_______________________________
Eric Smallwood, Secretary

**Exhibit A**

**NOTICE OF PUBLIC HEARING**
**WASHINGTON STREET SOUTH URBAN RENEWAL PROJECT**
**TERMINATION BUDGET FOR PERIOD OCTOBER 1, 2023 THROUGH SEPTEMBER 30, 2024**
**URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO**

Public notice is hereby given that the Board of Commissioners 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 the Washington Street South Revenue Allocation Area (RAA Washington St. South) for the fiscal year that begins October 1, 2023, and ends September 30, 2024. Said hearing to be held at the City of Twin Falls Council Chambers, Twin Falls, Idaho, at 12:00 PM on Monday, August 19, 2024. 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, 2023, through termination of the RAA Washington St. South on September 30, 2024, including the three, separately stated, previous fiscal years.

| | 2020-2021 Actual | 2021-2022 Actual | 2022-2023 Actual | 2023-2024 Proposed |
|---|---|---|---|---|
| **Expenditures RAA Washington St South** | | | | |
| Area Redevelopment | - | - | - | - |
| Management Fee | - | - | - | $ 25,000 |
| Legal and Advertising | - | - | - | 54,000 |
| Other Redevelopment Costs | - | - | - | - |
| Total Expenditures | $ - | $ - | $ - | $ 79,000 |

**ESTIMATED REVENUE**

The estimated revenue follows for the period October 1, 2023 through September 30, 2024. This proposed RAA Washington St. South termination budget is subject to change at the August 19, 2024 public hearing.

| | 2020-2021 Actual | 2021-2022 Actual | 2022-2023 Actual | 2023-2024 Proposed |
|---|---|---|---|---|
| **Revenue RAA Washington St South** | | | | |
| Property Taxes | $ - | $ 7,159 | $ 38,262 | $ 33,600 |
| Total Revenue | - | 7,159 | 38,262 | 33,600 |
| **Cash Reserves** | - | - | - | 45,400 |
| Total Resources Available | $ - | $ 7,159 | $ 38,262 | $ 79,000 |

The above is a true and correct statement of the proposed expenditures and estimated revenues for the period October 1, 2023, through September 30, 2024. 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 Commissioners. Citizens are invited to attend the budget hearing on Monday, August 19, 2024, at 12:00 PM, and have the right to provide written or oral comments concerning the proposed termination budget for RAA Washington St. South. A copy of the proposed RAA Washington St. South termination budget is available at Twin Falls City Hall for inspection during regular office hours, 8:00 AM - 5:00 PM.

Parker Scherer, Assistant Finance Director

**Published: August 10 & 17, 2024 - 152610**

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

**Date:** Monday, August 19, 2024

**To:** Urban Renewal Agency of the City of Twin Falls

**From:** Shawn Barigar, Executive Director

**ACTION ITEM**

**Request:**

Presentation of the Eligibility Report for the Proposed Southwest Revenue Allocation Area and Consider Resolution 2024-06 Accepting the Report and Advancing it to the Twin Falls City Council.

**Background:**

Idaho Urban Renewal Law states that a formal Eligibility Study should be conducted for the establishment of a new Revenue Allocation Areas so that the local Agency and City Council will consider current information on which to exercise their discretion.

In June 2024, the Urban Renewal Agency of the City of Twin Falls authorized Kushlan | Associates to perform an Eligibility Report within the vicinity of Washington Street South, Orchard Drive West, Grandview Drive South, and South Park Avenue West in the Southwest area of the City. The Study Area encompasses 15 individual property parcels totaling approximately 352 acres. The completed report is attached to this staff report and provides important background information on demographics and growth projections. Most importantly, the eligibility report considers these statistics in regard to Idaho Code sections governing Urban Renewal, including the requirements to determine whether an area is eligible for creating a district.

If the Eligibility Report finds that one or more of the required conditions identified in the Idaho Code above exist within the study area, then the Agency may accept the findings and forward the Eligibility Report to the City Council for their consideration. If the City Council concurs with the determination of the Agency, they may direct that an Urban Renewal Plan be developed for the area that addresses the issues raised in the Eligibility Report.

The Eligibility Report identifies that 7 of the 10 criteria outlined in the Idaho Code are met in the Study Area. Based upon Kushlan | Associates review of the data and the conditions that exist within the Study Area, the Urban Renewal Agency and the Twin Falls City Council may, at its discretion, determine that the Southwest area is eligible for the establishment of an urban renewal district.

**Approval Process:**

A majority vote by the Board would authorize the Chair to sign the resolution and forward the Eligibility Report to the Twin Falls City Council.

**Budget Impact:**

There are costs associated with the establishment of a new plan and urban renewal/revenue allocation area, which are considered in the upcoming budget under General Fund expenses.

**Regulatory Impact:**

N/A

**Conclusion:**

Staff recommends the board adopt Resolution 2024-06 accepting the Eligibility Report for the Southwest Area and authorizing the report and resolution to be submitted to the Twin Falls City Council for its consideration for designating a new Southwest Urban Renewal Project Area.

**Attachments:**

1. Resolution No. 2024-06 - Southwest Eligibility Report
2. Southwest RAA Eligibility Rpt - DRAFT 20240815

# RESOLUTION NO. 2024-06

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, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR CERTAIN PROPERTY REFERRED TO AS THE SOUTHWEST AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; TO MAKE ANY NECESSARY TECHNICAL CHANGES TO THE REPORT; AUTHORIZING AND DIRECTING THE CHAIR OR EXECUTIVE DIRECTOR TO TRANSMIT THE REPORT AND THIS RESOLUTION TO THE CITY COUNCIL OF THE CITY OF TWIN FALLS REQUESTING ITS CONSIDERATION FOR DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COUNCIL; 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 (the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), a duly created and functioning urban renewal agency for Twin Falls, Idaho, hereinafter referred to as the "Agency."

WHEREAS, by Resolution No. 909, dated July 19, 1965, the Board of Commissioners of the City of Twin Falls, Idaho (the "City") created an urban renewal agency pursuant to the Law;

WHEREAS, on June 30, 1997, 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 (the "Area #4 Plan"). The Area #4 Plan has been amended several times;

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, including establishing the RAA #4-3 revenue allocation area ("RAA #4-3");

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, including establishing the RAA #4-4 revenue allocation area ("RAA #4-4");

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

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2022-024 on November 14, 2022, approving the Orchard Drive East Plan and making certain findings, including establishing the Orchard Drive East revenue allocation area ("Orchard Drive East Revenue Allocation Area");

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Old Towne-2 Urban Renewal Project ("Old Towne-2 Plan") pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. O-2023-014 on November 27, 2023, approving the Old Towne-2 Plan and making certain findings, including establishing the Old Towne-2 revenue allocation area ("Old Towne-2 Revenue Allocation Area");

WHEREAS, the above referenced urban renewal plans are collectively referred to as the Existing Urban Renewal Plans and their corresponding project areas are collectively referred to as the Existing Project Areas;

WHEREAS, based on inquiries and information presented, the Agency commenced certain discussions concerning examination of an additional area as appropriate for an urban renewal project;

WHEREAS, in 2024, the Agency authorized Kushlan Associates, to commence an eligibility study and preparation of an eligibility report of an area approximately 352.75 acres in size, exclusive of rights-of-way, and is generally located west of Washington Street South and south of Diamond Avenue West. A portion of the area reviewed is within the boundaries of the terminating Washington Street South revenue allocation area. The eligibility study area is commonly referred to as the Southwest area (the "Study Area");

WHEREAS, the Agency has obtained the Southwest Revenue Allocation Area Eligibility Report, dated August 19, 2024 (the "Report"), a copy of which is attached hereto as **Exhibit A**, which examined the Study Area, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, at the time the Study Area was reviewed for eligibility, a portion of the Study Area was outside the City limits and within unincorporated Twin Falls County, but annexation of the Study Area parcels is either in progress or contemplated to occur within the immediate future;

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and deteriorated area, many of the conditions necessary to be present in such an area are found in the Study Area, including:

a. age or obsolescence;
b. predominance of defective or inadequate street layout;
c. faulty lot layout in relation to size, adequacy, accessibility, or usefulness; obsolete platting;
d. insanitary or unsafe conditions;
e. diversity of ownership;
f. substantially impairs or arrests the sound growth of a municipality; and
g. results in economic underdevelopment of the area.

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. See Idaho Code Section 50-2903(8);

WHEREAS, Idaho Code Sections 50-2018(9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency;

WHEREAS, the Report addresses the necessary findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, under the Law and the Act, Idaho Code Sections 50-2903(8)(f) and 50-2018 (8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation, except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area includes parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to City Council adoption of any urban renewal plan;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the base assessment roll values for the Existing Project Areas do not exceed 10% of the current assessed valuation of all taxable property within the City;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or a deteriorating area;

WHEREAS, the Agency Board finds it in the best public interest to accept this Report.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO, AS FOLLOWS:

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

Section 2. That the Agency Board acknowledges acceptance and receipt of the Report, attached hereto as **Exhibit A**, recognizing technical changes or corrections which may be required before transmittal to the City Council for its consideration.

Section 3. That there are one or more areas within the City that are a deteriorating area or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8), as more fully set forth in the Report, attached hereto as **Exhibit A**.

Section 4. That one such area is the Study Area, which is approximately 352.75 acres in size, exclusive of rights-of-way, and is generally located west of Washington Street South and south of Diamond Avenue West. The area studied consists of both properties located within the City limits as well as within the area of City impact, in unincorporated Twin Falls County; however, the parcel within unincorporated Twin Falls County is anticipated to proceed shortly through the formal annexation process of the City.

Section 5. That the rehabilitation, conservation, development and redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, and welfare of the residents of the City.

Section 6. That the Chair of the Board of Commissioners or Executive Director is hereby authorized to transmit the Report to the Twin Falls City Council requesting that the City Council:

a. Determine whether the Study Area identified in the Report qualifies as an urban renewal project and justification for designating the area, as appropriate, for an urban renewal project;

b. If such designation is made, whether the Agency should proceed with the preparation of an urban renewal plan for the area, which plan may include a revenue allocation provision as allowed by law; and

c. Coordinate with the Agency to obtain the required agricultural consent from the property owners.

Section 7. 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, on August 19, 2024.

APPROVED AND EXECUTED by the Chairman of the Board of Commissioners of the Agency and attested by the Secretary to the Board of Commissioners, on this 19th day of August 2024.

APPROVED:

By:_____________________________________
Rudy Ashenbrener, Chair

ATTEST:

By:_________________________________
Eric Smallwood, Secretary

4862-3589-5767, v. LB

## **Exhibit A**

Southwest Revenue Allocation Area
Eligibility Report, dated August 19, 2024

DRAFT

# Southwest Revenue Allocation Area

# Eligibility Report

Prepared for

## The Urban Renewal Agency of the City of Twin Falls

## August 19, 2024



Kushlan | Associates
Boise, Idaho

## Introduction:

Kushlan | Associates was retained by the Urban Renewal Agency of the City of Twin Falls (the Agency) to assist them in their consideration of establishing a new urban renewal district in the City of Twin Falls, Idaho (the City).

The Mayor, with the confirmation of the City Council, has appointed seven members to the Urban Renewal Agency of the City of Twin Falls to guide the development of urban renewal plans and oversee their implementation. The current membership of the Commission is as follows:

| | |
|---|---|
| Chair: | Rudy Ashenbrener |
| Vice Chair: | Dave McAlindin |
| Secretary: | Eric Smallwood |
| | |
| Commissioners: | Dan Brizee |
| | Jan Rogers |
| | JJ McBride |
| | Jennifer Colvin |
| | |
| Executive Director: | Shawn Barigar |

## Background:

While Native Americans inhabited the area for millennia, the development of the community of Twin Falls, as we know it today was initiated in 1900. I. B. Perrine had farmed in the Snake River Canyon since 1884, providing sustenance to the Wood River mines and the surrounding area in South Central Idaho. In response to the adoption of the Carey Act in 1894 that encouraged the development of facilities to irrigate traditionally arid lands, Perrine led an effort to create the Twin Falls Land and Water Company (TFLWC) in 1900 supported by Salt Lake and Eastern financial interests. The first infrastructure investment was the construction of Milner Dam on the Snake River on which construction was commenced in 1903 and completed in 1905. Construction of distribution facilities in the Main Line, Highline and Lowline canals set the stage for the establishment of the community of Twin Falls with the original plat being filed on May 12, 1904, with formal incorporation occurring in 1905.

The Idaho State Legislature created Twin Falls County on February 21, 1907, naming the City of Twin Falls as County Seat. The county had previously been part of Cassia County and Owyhee County at different times in its history. As farming grew as the lead component of the area's economy, the community grew to support those engaged in that enterprise.

Over time the community has grown and prospered, often influenced by transportation improvements impacting the region. The Minidoka and Southwestern Railroad (M&SW) arrived in Twin Falls on August 7, 1904. The M&SW was acquired by the Oregon Short Line Railroad, a division of the Union Pacific Railroad, in 1912. The Twin Falls – Jerome

Intercounty Bridge was opened in 1927 connecting the communities north and south of the Snake River. Now called the I.B. Perrine Bridge, it serves as the crossing for US Highway 93 that connects Mexico and Canada through Arizona, Nevada, Idaho and Montana. U.S 93 runs through the city, as do US Highway 30 and State Highways 50 and 74. Interstate 84 now carries its east-west traffic approximately 3 miles north of Twin Falls.

In support of that continuing economic vitality of the region, the community turned to the Urban Renewal Law in 1965 with the creation of the Urban Renewal Agency of the City of Twin Falls by Resolution 909 adopted by the Twin Falls City Council on July 19, 1965. In 1997 the City Council adopted Resolution 1603 that consolidated prior existing urban renewal areas into a new combined Area 4. Subsequent to that action, the City Council has established six revenue allocation areas to pursue specific objectives. Those areas are noted below with their expiration dates:

| | |
|---|---|
| Area 4-1 (Old Towne) | 2022 (Closed) |
| Area 4-3 (Chobani) | 2031 |
| Area 4-4 (Clif Bar) | 2035 |
| Washington Street South | 2040 (to be closed 2024) |
| Orchard Drive East | 2042 |
| Old Towne-2 | 2043 |

A formal Eligibility Study as required under Idaho Code must be conducted for this and any future areas that the Agency and City will consider ensuring the decision makers have current information on which to exercise their discretion.

Cities across the nation actively participate in the economic vitality of their communities through investment in infrastructure. Water and sewer facilities as well as transportation and other systems are all integral elements of an economically vital community. Idaho cities have a significant challenge in responding to these demands along with the on-going need to reinvest in their general physical plant to ensure it does not deteriorate to the point of system failure. Idaho cities face stringent constitutional limitations and near total dependence upon legislative action to provide funding. An Idaho city's access to funding sources and the ability to employ effective financing mechanisms such as General Obligation bonding, severely constrain capital investment strategies.

With a difficult approval threshold (66 2/3%) for General Obligation bond issues, accessing what few tools exist in Idaho cities remains a prudent exercise of the City's fiduciary obligations. The tools made available to cities in Title 50, Chapters 20 and 29, the Urban Renewal Law and Economic Development Act are some of the few that are available. New sources of State support are not likely to become available in the foreseeable future, thus the Agency's interest in exploring the potential for establishing their seventh urban renewal district is appropriate.

**Demographics:**

According to the US Census Bureau, the estimated 2024 population of the City of Twin Falls is 56,521 and has grown by 17.4% since 2020. This is a higher growth rate than that experienced statewide which was 6.8% during that period.

At 25.2%, Twin Falls' percentage of people under 18 years of age exceeds the statewide percentage of 23.9% by 1.3%. The percentage of population under 5 years of age exceeds the statewide figure by 1.1% (6.9% vs. 5.8%). The percentage of the Twin Falls population over 65 years of age (15.8%) is less than the statewide percentage (17.0%) by 1.2%. These statistics reflect a population base that is slightly younger than that found statewide.

The population is predominately white at 83.8% as compared to the statewide percentage of 92.6%. The Hispanic population exceeds the statewide percentage by 1.6% (15.1% vs. 13.5%).

Housing units are 63.0% owner-occupied as opposed to the statewide statistic of 72.0%. Median value of owner-occupied housing units is $243,700 as compared to $331,600 statewide. Monthly owner costs with mortgage are $1,375 as compared to the statewide figure of $1,520. Median gross rent in Twin Falls is reported as $952 as compared to $1,061 statewide.

When income statistics are compared to statewide numbers, we see that the population of Twin Falls lags the rest of Idaho in these categories as well. The median household income in Twin Falls is $58,024, approximately 21% below the statewide figure of $70,214. Per capita money income for the Twin Falls population is $31,255 as compared to the statewide number of $34,919. The percentage of the Twin Falls population below poverty level is 12.1% as compared to the statewide number of 10.7%.

These statistics suggest that the Twin Falls population may have limited capacity to fund new or increasing revenue sources to support economic development efforts in addition to on-going operational requirements. Thus, utilizing existing investment mechanisms such as found in Title 50, Chapters 20 and 29 is a prudent exercise of local legislative authority.

*Statistics are derived from the latest United States Census Bureau Report.*

**Steps in Consideration of an Urban Renewal District**:

The first step in consideration of establishing an urban renewal district in Idaho is to define a potential area for analysis as to whether conditions exist within it to qualify for redevelopment activities under the statute. We have called this the "Study Area".

The next step in the process is to review the conditions within the Study Area to determine whether the area is eligible for creating a district. The State Law governing urban renewal sets out the following criteria, at least one of which must be found, for an area to be considered eligible for urban renewal activities:

1. The Presence of a Substantial Number of Deteriorated or Deteriorating Structures and Deterioration of Site or Other Improvements [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)].

2. Age or Obsolescence [50-2018(8) and 50-2903(8)(a)].

3. Predominance of Defective or Inadequate Street Layout [50-2018(9) and 50-2903(8)(b)].

4. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness; Obsolete Platting [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)].

5. Insanitary or Unsafe Conditions [50-2018(9) and 50-2903(8)(b)].

6. Diversity of Ownership [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)].

7. Tax or Special Assessment Delinquency [50-2018(9) and 50-2903(8)(b)].

8. Defective or Unusual Conditions of Title [50-2018(9) and 50-2903(8)(b)].

9. Results in Economic Underdevelopment of the Area [50-2903(8)(b); 50-2903(8)(c)].

10. Substantially Impairs or Arrests the Sound Growth of a Municipality [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)].

If the Eligibility Report finds that one or more of the conditions noted above exists within the Study Area, then the Urban Renewal Agency may adopt it and forward it to the City Council for their consideration. If the City Council concurs with the determination of the Urban Renewal Agency, they may direct that an Urban Renewal Plan be developed for the area that addresses the issues raised in the Eligibility Report.

The Urban Renewal Agency, then acts to prepare the Urban Renewal Plan for the new District and determines whether to also recommend the establishment of a Revenue Allocation Area to fund improvements called for in the Plan. Once the Plan for the District and Revenue Allocation Area are completed, the Urban Renewal Board forwards it to the City Council for their consideration.

The City Council must refer the Urban Renewal Plan to the Planning and Zoning Commission for a finding that the Plan, as presented, is consistent with the City's Comprehensive Plan. At the same time, the taxing entities levying property taxes within the boundaries of the proposed Urban Renewal District are provided a thirty-day opportunity to comment on the Plan to the City Council. While the taxing entities are invited to comment on the Plan, their concurrence is not required for the City Council to proceed with their formal consideration.

Once the Planning and Zoning Commission makes their finding of consistency and the thirty-day comment period has passed, the City Council is permitted to hold a public hearing and formally consider the adoption of the Plan creating the new Urban Renewal District and Revenue Allocation Area.

The City Council must also find that the taxable value of the district to be created, when added to the Base Assessed Value of any existing Urban Renewal/Revenue Allocation Area, does not exceed the statutory maximum of 10% of the citywide assessed valuation.

If the City Council, in their discretion, chooses to proceed, they will officially adopt the Urban Renewal Plan and Revenue Allocation Area and provide official notification of that action to the overlapping taxing districts, County officials and Idaho State Tax Commission.

The Urban Renewal Agency then proceeds to implement the Plan.

**Description of the Southwest Study Area:**

The Study Area subject to the current review (Southwest) is located primarily in the south-central part of the City and consists of parcels adjacent or in close proximity to a major north/south arterial, Washington Street South. The thoroughfare is the primary access to the Twin Falls Regional Airport and, in this section, is also designated as Idaho State Highway 74.

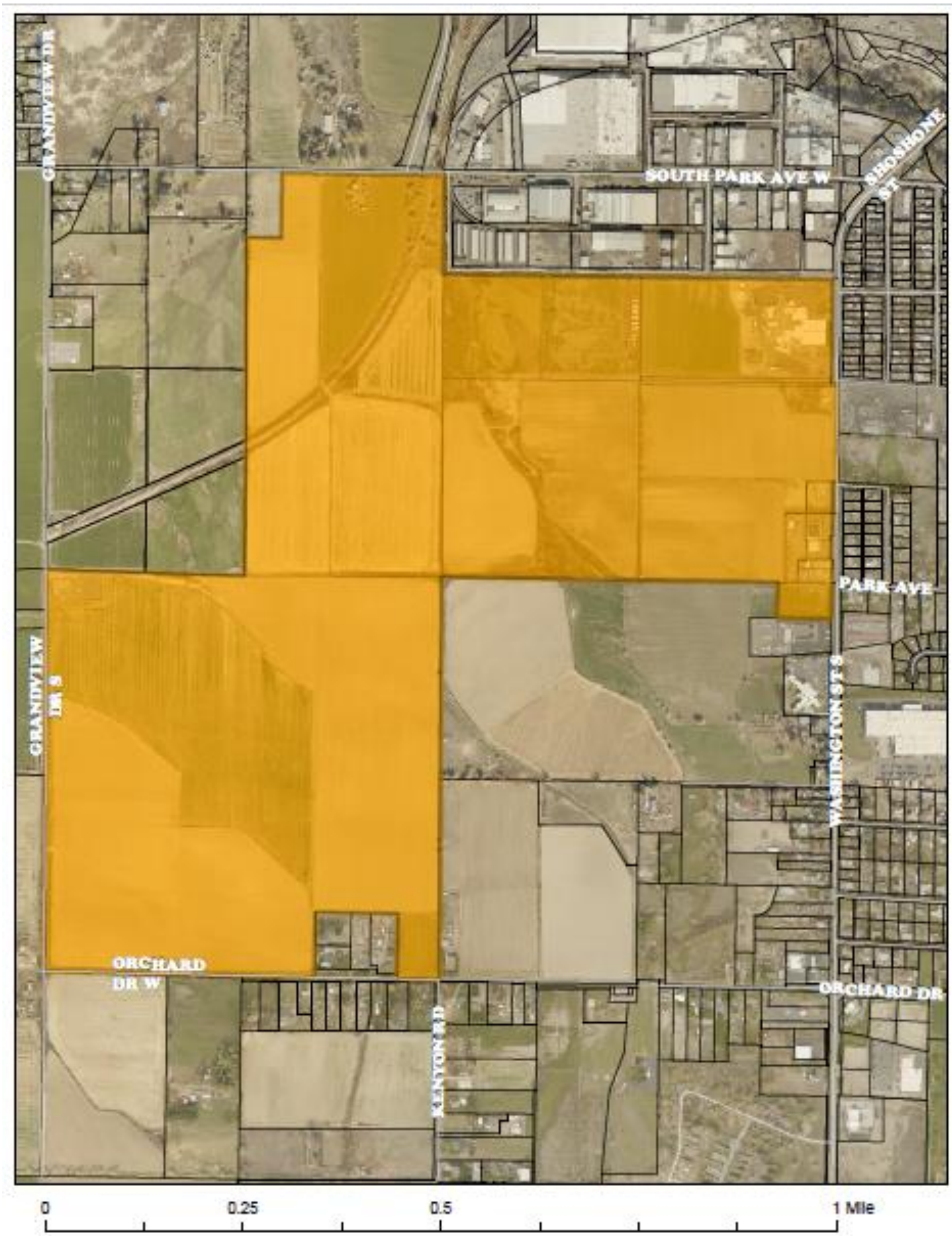
According to the records supplied by the Twin Falls County Assessor, the area contains a total of 352.748 acres, excluding public rights-of-way. This area encompasses fifteen (15) individual tax parcels. The total area is taxable with no properties being exempt from taxation. The majority of the acreage is currently used for agricultural purposes, and thus, is assessed at agricultural land values.

Table 1 reflects the data for each of the 15 tax parcels represented in the Study Area:

**Table 1**

| Tax Parcel | Acres | Land Value | Improvement Value | Total Value |
|---|---|---|---|---|
| RPT00107201805A | 34.64 | $72,385 | $0 | $72,385 |
| RPT00107201200A | 40.61 | $183,150 | $106 | $183,256 |
| RPT00107201830A | 0.84 | $74,886 | $0 | $74,886 |
| RPT00107201821A | 0.75 | $90,808 | $1,995,768 | $2,086,576 |
| RPT00107201811A | 0.484 | $58,680 | $0 | $58,680 |
| RPT00107202300A | 1.31 | $159,066 | $68,230 | $227,296 |
| RPT00107201806 | 0.326 | $52,799 | $458,739 | $511,538 |
| RPT00107201801 | 0.478 | $77,418 | $0 | $77,418 |
| RPT00107200010A | 18.66 | $754,460 | $10,313,150 | $11,067,610 |
| RPT00107202410A | 77.5 | $245,943 | $109,146 | $355,089 |
| RPT00107204800A | 154.94 | $319,215 | 0 | $319,215 |
| RP10S17E207201 | 2.0 | $4,242 | 0 | $4,242 |
| RP10S17E200610 | 9.58 | $202,287 | 0 | $202,287 |
| RPT00107200620 | 0.42 | $895 | 0 | $895 |
| RPT00107200600 | 10.21 | $19,366 | 0 | $19,366 |
| **Total** | **352.748** | **$2,315,600** | **$12,945,139** | **$15,260,739** |

***Please see the following map for a graphic representation of the Study Area.***


GRANDVIEW DR
SOUTH PARK AVE W
SHOSHONE ST
PARK AVE
GRANDVIEW DR S
WASHINGTON ST S
ORCHARD DR W
ORCHARD DR
KENYON RD
0
0.25
0.5
1 Mile

**Analysis of the Study Area:**

The Study Area consists of 15 tax parcels representing 352.748 acres located in and immediately adjacent to the South-central part of the City of Twin Falls. Those properties located within unincorporated Twin Falls County are expected to annex to the City coincident to the consideration of this process.

It is located generally west of Washington Street South and south of Diamond Avenue West. It is a mixture of commercially and industrially zoned properties. A significant portion of the Study Area (326 acres – 75.78%) remains in agricultural uses pending urban level development. As such, written consent of the property owners will be required before they may be included within the boundary of an urban renewal district.

A detailed review of the Study Area reflects a pattern of underinvestment and disinvestment over time. Within the Study Area one finds properties where recent investment has been made with either new construction or significant renovation. Four of the parcels reflect this condition.

Conversely where one finds improvement values less than land values, the property is either vacant or the structures are generally obsolete. Table 1 above shows that a substantial percentage of the properties located within the Study Area reflect this condition. Ten (10) properties representing 254.2 acres are primarily vacant and dedicated to agricultural use. Three parcels reflect improvement values substantially below land value.

The American Institute of Appraisers suggests that an economically viable, developed property would reflect a ratio of 30% land to 70% improvements. After initial improvements are made, without continuing reinvestment, the improvement ratio declines and as it approaches par, a condition of disinvestment or deterioration is assumed.

Additionally, one (1) parcel within the Study Area is landlocked with no access to a public street and one (1) of the major parcels is connected to Washington Street by only a narrow twenty-foot extension of the property, a condition inadequate for any level of intense urban development.

A major gasoline pipeline transects the Study Area on a prescribed easement limiting development potential along its length.

Even if one arbitrarily sets an Improvement to Land Value ratio of 1:1 as a benchmark below which one finds notable disinvestment, one finds the vast majority of the area within the Study Area is below this line.

**Table 2**

| The Comparison of Land Value to Improvement Value | | |
|---|---|---|
| **Category** | **Number of Lots** | **Percentage of Area** |
| Vacant | 11 | 78.5% |
| Improvement Value < 1.0 X Land Value | 3 | 28.8.0% |
| 200% - 300% | 0 | 0% |
| 300% - 400% | 0 | 0% |
| 400% - 500% | 0 | 0% |
| 500% - 600% | 0 | 0 % |
| 600% - 700% | 0 | 0% |
| 700% - 800% | 0 | 0% |
| 800%-900% | 1 | 0.08% |
| 900% - 1000% | 0 | 0% |
| Improvement Value > 1000% | 2 | 4.5% |

As the table shows, the percentage of properties where re-investment has been made is relatively small.

**Infrastructure:**

A similar pattern of under-investment exists in the public infrastructure in the Study Area. While limited investment has been made on Washington Street South associated with recent development, full improvement to current City standards has not been made. Curb and gutter are in place on the west side fronting new commercial development, but no pedestrian facilities or storm drainage facilities are in place. The balance of Washington Street South through the Study Area shows an improvement standard reflective of historic rural state highways consisting of an asphalt mat with no provision for storm drainage, pedestrian facilities or urban levels of illumination. Such facilities were not designed to accommodate projected levels of commercial and industrial traffic envisioned in City planning documents, potentially resulting in significant deterioration of the street surface.

At the point in time of this investigation, no street network exists west of Washington Street South. Any substantial industrial development as envisioned in the City's Comprehensive Plan would require a more robust street network throughout the area currently being used for agricultural purposes.

Street lighting is inadequate on Washington Street South and totally non-existent in the balance of the Study Area. Areas of the City, experiencing more recent development enjoy a significantly higher standard of illumination than found in the Study Area.

Strom Drainage: As noted above, none of Washington Street South frontage has storm drainage facilities installed. In the areas where no curbs and gutters exist, storm drainage facilities, piped systems or open ditches, are not in place to handle discharges from storms or from melting snow. This allows ponding of water creating traffic hazards as well as deterioration of the roadbed itself. This condition is predominant in the Study Area especially on the east side of Washington Street South, south of Highland Avenue.

As the City grows, national standards for handling storm drainage will apply to the City. One can expect substantial investment in such facilities will be required during the life of an urban renewal district.

Water: Municipal water service is available in the Study Area only in the Washington Street South right-of-way. Fire hydrant placement appears inadequate even for the current land uses.

The City of Twin Falls Water System Master Plan, adopted in 2016, notes inadequate fire flows in the area to support the land uses envisioned in the City's Comprehensive Plan. Much of the area is undeveloped vacant land that is zoned for significantly more dense urban uses represented by their commercial and industrial zoning designations. Extensions will be required to serve the large parcels when development occurs. Depending upon specific uses, fire flows may have to be upgraded to ensure adequate fire protection is available in a denser development environment.

Sewer: As with the water system, the sewer collection system will need to be enhanced throughout the area to serve the development envisioned in the City's Comprehensive Plan and zoning documents. Additionally, the type of development envisioned, may include high treatment requirements due to the type of processing, and are anticipated to have significant demands upon the City's wastewater treatment facility located adjacent to the river in the Snake River Canyon. It has been the City's policy to require pre-treatment of effluent such as will be generated in the Study Area prior to its being discharged into the City's collection system to ensure compliance with the environmental requirements of the permits issued by the State Department of Environmental Quality (DEQ).

**Required Findings Regarding Eligibility for the Study Area:**

In order to make a finding that the Study Area is, in fact, eligible for being considered for the establishment of an urban renewal district, one must compare the conditions found in the area with the statutory criteria noted above. For the convenience of the reader those criteria are repeated here:

1. The Presence of a Substantial Number of Deteriorated or Deteriorating Structures and Deterioration of Site or Other Improvements [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)].

2. Age or Obsolescence [50-2018(8) and 50-2903(8)(a)].

3. Predominance of Defective or Inadequate Street Layout [50-2018(9) and 50-2903(8)(b)].

4. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness; Obsolete Platting [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)].

5. Insanitary or Unsafe Conditions [50-2018(9) and 50-2903(8)(b)].

6. Diversity of Ownership [50-2018(9) and 50-2903(8)(b); 50-2903(8)(c)].

7. Tax or Special Assessment Delinquency [50-2018(9) and 50-2903(8)(b)].

8. Defective or Unusual Conditions of Title [50-2018(9) and 50-2903(8)(b)].

9. Results in Economic Underdevelopment of the Area [50-2903(8)(b); 50-2903(8)(c)].

10. Substantially Impairs or Arrests the Sound Growth of a Municipality [50-2018(9) and 50-2903(8) (c)].

Criterion #1: *The Presence of a Substantial Number of Deteriorated or Deteriorating Structures; and Deterioration of Site*: As noted above 10 of the properties representing 74% of the acreage in the Study Area are vacant or have minimal improvements. The other 3 parcels reflect recent commercial investment. Given that most of the land is vacant and what structures are present are relatively new, one cannot find that a "substantial number of deteriorated structures" are present. Therefore, Criterion #1 is not met.

Criterion #2: *Age or Obsolescence*: The majority of the Study Area is vacant land currently under cultivation. Given the designation in the City's Comprehensive Plan and zoning documents supporting commercial and industrial uses, the current agricultural use is obsolete. Therefore, Criterion #2 is met.

Criterion #3: *Predominance of Defective or Inadequate Street Layout*. While some of the parcels can be served from Washington Street South, Grandview Drive S and Orchard Drive W, the presence of large undeveloped acreages suggests the current network will prove inadequate to support future development. Both Highland and Park Avenue will need to be extended to the west of Washington Street South providing access to the interior portions of the currently vacant parcels. A denser circulation system will be required to support more intensive uses. Improvement of Grandview and Orchard will be necessary to provide a circulation pattern consistent with urban standards. Therefore, Criterion #3 is met.

Criterion #4: *Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness; Obsolete Platting*. Six (6) of the parcels within the Study Area are large, and mostly vacant. Future development consistent with the City's Comprehensive Plan will require subdivision and the extension of public access to the completed parcels. Also, as noted above, there is one parcel that currently has no access to a public street, and one large 40-acre parcel has limited 20-foot frontage, thus severely limiting their utility in an urban setting. Therefore, Criterion #4 is met.

Criterion #5: *Insanitary or Unsafe Conditions*. The substandard condition of the streets, the lack of storm drainage facilities, the incomplete street lighting system and the lack of adequate pedestrian facilities point to current unsafe conditions that will be exacerbated as development occurs consistent with the City's Comprehensive Plan. The water system will need to be expanded into the large parcels to provide adequate fire protection. Sewer treatment system upgrades will be required to fully serve the anticipated development. Therefore, Criterion #5 is met.

Criterion #6: *Diversity of Ownership*. The 15 parcels examined in this study are under the ownership of 8 entities. Such diversity of ownership creates challenges for creating and executing a common vision for the area. Therefore, Criterion #6 is met.

Criterion #7: *Tax or Special Assessment Delinquency:* The records of the Twin Falls County Assessor do not reflect any tax or special assessment delinquency. Therefore, Criterion #7 is not met.

Criterion #8: *Defective or Unusual Conditions of Title:* No defective or unusual conditions of title are reported by the Twin Falls County Assessor. Therefore. this criterion is not met.

Criterion #9: *Results in Economic Underdevelopment of the Area*. Large and landlocked parcels, a diverse ownership pattern and inadequate infrastructure are all factors that inhibit the development of properties within the Study Area as envisioned in City planning documents. The gasoline pipeline limits design options in the development of a major portion of the Study Area. Therefore, Criterion #9 is met.

*Criterion #10: Substantially Impairs or Arrests the Sound Growth of a Municipality*. The Study Area exists within and adjacent to the corporate limits of the City of Twin Falls and abuts dense urban development on the north, and east sides. Annexation of those parcels located in unincorporated Twin Falls County is being initiated. The lack of adequate infrastructure within the Study Area inhibits the development envisioned in the City's Comprehensive Plan. Therefore Criterion #10 is met.

**Findings: Southwest Urban Renewal District:** Conditions exist within the Study Area to allow the Board of Commissioners of the Urban Renewal Agency of the City of Twin Falls and the Twin Falls City Council to determine that the area is eligible for urban renewal activities as prescribed in State Law.

| | **Criteria** | **Met** | **Not Met** |
|---|---|---|---|
| 1 | The Presence of a Substantial Number of Deteriorated or Deteriorating Structures; and Deterioration of Site | | X |
| 2 | Age or Obsolescence | X | |
| 3 | Predominance of Defective or Inadequate Street Layout | X | |

| | Criteria | Met | Not Met |
|---|---|---|---|
| 4 | Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness | X | |
| 5 | Insanitary or Unsafe Conditions | X | |
| 6 | Diversity of Ownership | X | |
| 7 | Tax or Special Assessment Delinquency | | X |
| 8 | Defective or unusual condition of title | | X |
| 9 | Results in Economic Underdevelopment of the Area | X | |
| 10 | Substantially Impairs or Arrests the Sound Growth of a Municipality | X | |

**Analysis: Open Land Conditions:** In addition to the eligibility conditions identified above, the geographic area under review is also required to satisfy the "open land" conditions. Idaho Code Section 50-2903(8)(c) states: "[a]ny area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas."

Many of the eligibility criteria set forth in Idaho Code Section 50-2903(8)(c) for predominantly open land areas mirror or are the same as those criteria set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b). "Diversity of ownership" is the same, while "obsolete platting" appears to be equivalent to "faulty lot layout in relation to size, adequacy, accessibility, or usefulness." "Deterioration of structures or improvements" is the same or similar to "a substantial number of deteriorated or deteriorating structures" and "deterioration of site or other improvements." There is also an additional qualification that the provisions of Idaho Code Section 50-2008(d) shall apply to open areas.

Idaho Code Section 50-2008(d)(4) primarily addresses the urban renewal plan approval process and sets forth certain conditions and findings for agency acquisition of open land as follows:

> (4) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and

> sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

In summary, there is one set of findings if the area of open land is to be acquired and developed for residential uses and a separate set of findings if the land is to be acquired and developed for nonresidential uses.

Basically, open land areas may be acquired by an urban renewal agency and developed for nonresidential uses if such acquisition is necessary to solve various problems, associated with the land or the infrastructure, that have delayed the area's development. These problems include defective or usual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout. All of the stated conditions are included in one form or another in the definition of a deteriorated area and/or a deteriorating area set forth in Idaho Code Sections 50-2903(8)(b) and 50-2018(9). The conditions listed only in Section 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography, and "the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area."

The conclusion of this discussion concerning open land areas is that the area qualifies if any of the eligibility conditions set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b) apply. Alternatively, the area under consideration qualifies if any of the conditions listed only in Idaho Code Section 50-2008(d)(4)(2) apply. The parcel size, the lack of water and sewer facilities; a nonexistent access and internal street system; an inadequate storm drain system; and lack of fire protection, are all conditions which delay development of the Study Area.

Based on the above analysis, obsolete platting/faulty lot layout, diversity of ownership, and economic underdevelopment are conditions found in the Study Area, and therefore, the open land condition is satisfied.

**CONCLUSION:**

Based upon our review of the data and the conditions that exist within the Study Area as noted above, the Twin Falls City Council may, at its discretion, determine that the Study Area, as proposed, is eligible for the establishment of an urban renewal district.

**Other Relevant Issues**

**Agricultural Land Owners Concurrence:** A substantial part of the area within the Study Area is valued as agricultural land. The statutory provisions concerning the creation of an urban renewal district prohibit inclusion of any land used for agricultural purposes without the express written consent of the property owner. Such consent has not yet been requested. Final consideration of any urban renewal plan created through this process could not proceed without the required consents being in-hand.

**10% Analysis:** In addition to the findings reported above, we also sought to verify that the assessed value of the proposed Study Area is within the statutory limits. As noted above, State Law limits the percentage of assessed value that can be included in urban renewal/revenue allocation districts to 10% of the current assessed valuation of all taxable property within the City. According to Twin Falls County Assessor records, the most recent certified value for the City of Twin Falls is $6,406,571,903. The taxable value of the Study Area is $15,465,802 representing 0.241% of the total City assessed value. The Base Assessed Value of the Twin Falls RAA 4-3 is $1,096,508; Twin Falls RAA 4-4 is $4,090,577; Orchard Drive East RAA is $483,336; and Old Towne-2 RAA is $233,672,752. The assessed value of the Study Area is $15,465,802. The existing Washington Street South RAA is planned to be closed. The Table below shows the result compared to the statutory requirement.

| Statutory 10% Limitation Analysis | | |
|---|---|---|
| **Area** | **Base Assessed Value** | **Percentage** |
| **Total City** | **$6,406,571,903** | **100%** |
| • RAA 4-3 (Chobani) | $1,069,508 | 0.017% |
| • RAA 4-4 (Clif Bar) | $4,090,577 | 0.064% |
| • Washington Street South RAA (To be Closed TY2024) | $0 | 0. % |
| • Orchard Drive East RAA | $483,336 | 0.008% |
| • Old Towne-2 RAA | $233,6723752 | 3.65 |
| • Proposed Southwest RAA | $15,465,802 | 0.24% |
| **Total UR Base Assessed Value Percentage** | **$239,316,173** | **3.98%** |

We also explored the effect of creating this district on the capacity of the Urban Renewal Agency to consider future districts should they choose to do so. The table below shows that even if a new district similar to the Study Area were to be established, approximately 6.02% of the citywide assessed value would remain uncommitted.

| Remaining Urban Renewal Capacity | | |
|---|---|---|
| • Maximum 10% Limitation | $640,657,190 | 10% |
| | | |
| • RAA 4-3 (Chobani) | $1,069,508 | 0.017% |
| • RAA 4-4 (Clif Bar) | $4,090,577 | 0.064% |
| • Orchard Drive East RAA | $483,336 | 0.008% |
| • Old Towne-2 RAA | $233,672,752 | 3.647 |
| • Proposed Southwest RAA | $15,465,802 | 0.241 |
| • Total AV in Revenue Allocation Areas | $239,316,173 | 3.977% |
| • **Available AV under limitation** | **$401,341,017** | **6.02%** |

*v.20240815:12:02*

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

**Date:** Monday, August 19, 2024

**To:** Urban Renewal Agency of the City of Twin Falls

**From:** Shawn Barigar, Executive Director

**ACTION ITEM**

**Request:**

Request to approve an Agreement with Garcia Land Surveying in the amount not to exceed $12,000 to create and provide the Agency with a legal description and map for the Southwest Revenue Allocation Area (proposed).

**Background:**

The planning process for the proposed Southwest Revenue Allocation Area requires a metes and bounds description and map to be submitted to the State Tax Commission as part of the Plan. A licensed surveyor is required to complete this requirement.

Garcia Land Surveying provided the legal description and map for the Washington Street South Revenue Allocation Area, which is being terminated. A portion the proposed new area encompasses the Washington Street South RAA. Garcia Land Surveying has submitted a proposal to prepare the new legal description and map as part of the development of the proposed Southwest Revenue Allocation Area for an amount not to exceed $12,000. They indicate they can prepare these items to align with the review and adoption process for the Southwest Revenue Allocation Area. Urban Renewal staff will work closely with Garcia Land Surveying to identify the included parcels and adjacent rights-of-way, where appropriate, to clearly identify the new area.

**Approval Process:**

A simple majority will approve this request.

**Budget Impact:**

The costs associated with this agreement are considered in the upcoming budget under General Fund expenses.

**Regulatory Impact:**

N/A

**Conclusion:**

Staff recommends acceptance of the proposal from Garcia Land Surveying for the amount not to exceed $12,000 for the creation of a legal description and map of the proposed Southwest Revenue Allocation Area.

**Attachments:**

1. Survey Scope Agreement

# The Urban Renewal Agency
# Of the City of Twin Falls

**August 2024**

**PROJECT BRIEF:** The project will comply with Title 55, Chapter 16 Section 1613 of Idaho Code when establishing location of monuments and accessories along project corridor. The project will also comply with the Idaho Department of Transportation (ITD), Twin Falls Highway District, and the City of Twin Falls standards.

The project will include parcels within portions of Diamond Avenue, Washington Street South, Park Avenue, Kenyon, Orchard Drive West, Grandview Drive South and South Park Avenue West. Within this portion it's important to define and identify the roadway centerline. The centerline determination will determine the Right of Way and parcel boundary lines. (see attached map)

**Project Reconnaissance**

The Professional Land Surveyor and Survey Crew will determine the basis of control, access, identification of general survey practices within the project right of way. Review public records and obtain copies of maps, subdivision plats, records of survey maps, corner perpetuations.

Identify in the field all existing monuments and accessories. Perpetuate monuments, which have not been perpetuated and record a new Corner Perpetuation & Filing form. Highway plans will be transmitted by the City of Twin Falls/Twin Fall Highway District to Garcia Land Surveying, LLC for their use.

**Field Survey**

All surveying for the project will be completed in English units on the State Plane Coordinate System and in accordance with State of Idaho Code pertaining to surveying and monuments. The survey data will be collected in NAD 83 and NAVD 88 datum.
The survey will include the location of any existing monuments within the various roads Right of Way which are based on existing plats.

Restitution of disputed property lines and property comers is not required and is not included in this scope of work.

**Quality Assurance**

The Professional Land Surveyor in charge will provide daily instruction and assignments to the Survey Crew. The Professional Land Surveyor will periodically review the work done by the Survey Crew to monitor data collection and information to ensure efficient and accurate data.

**Project Close Out Review**

Agent or personnel of the Urban Renewal Agency of the City of Twin Falls will perform a project close out review to assure Garcia Land Surveying has collected all needed information.

**Minimum Deliverables:**

- Preliminary map will show existing parcel boundaries and existing Right of Way. (To the extent possible, the boundary should extend to the far side of all Right of Way)
- Recorded Record of Survey (Per ISTC)
- Metes and Bounds description of the Southwest RAA (Per ISTC)

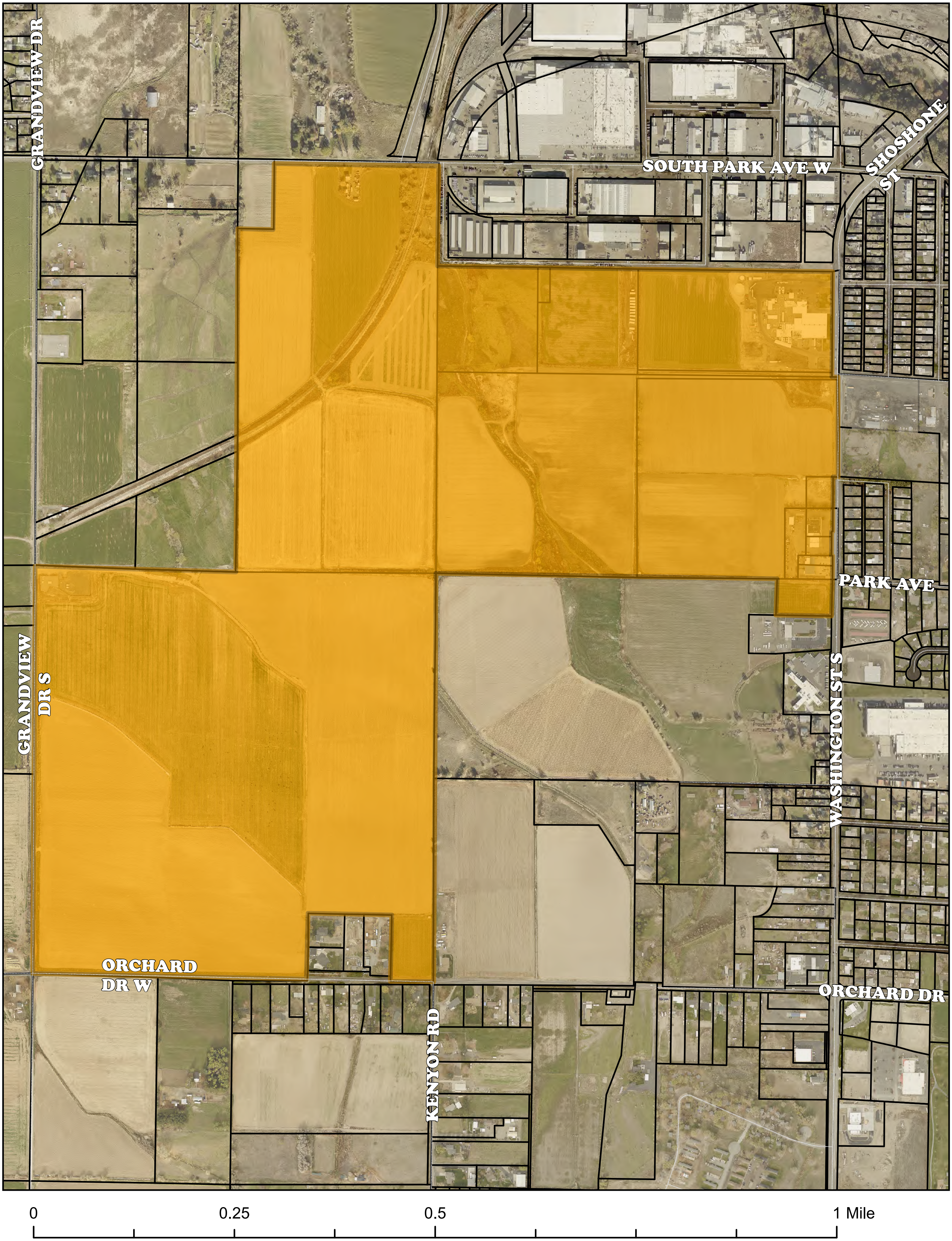
**ESTIMATED BUDGET FOR THE PROPOSED PROJECT (Not to Exceed) $ 12,000.00**

ACCEPTED SURVEY SCOPE & FEE ESTIMATE

Shawn Barigar
Urban Renewal Agency of the City of Twin Falls
203 Main Ave. East
Twin Falls, Idaho 83301

_____________________________________Date_______________

Title: Executive Director


GRANDVIEW DR
SOUTH PARK AVE W
SHOSHONE ST
PARK AVE
GRANDVIEW DR S
WASHINGTON ST S
ORCHARD DR W
ORCHARD DR
KENYON RD
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0.25
0.5
1 Mile