



Urban Renewal Agency Agenda

Monday, July 20, 2026, 12:00 PM

City Hall - Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Commissioners: JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin, Andy Hohwieler, Austin Hatch, Ryan Jund

Council Liaison: Ruth Pierce

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve the 1) June 15, 2026, Minutes, 2) June 2026 Financial Reports, and 3) July 2026 Accounts Payable.
By: Lorrie Wilson, Administrative Assistant
- 4) Reports/Updates
 - a) **INFORMATIONAL:** Executive Director's Report
- 5) Items of Consideration
 - a) **ACTION ITEM:** Election of Officers (Chair, Vice Chair, and Secretary) for July 2026 - June 2027.
By: Shawn Barigar, Executive Director
 - b) **ACTION ITEM:** Adopt the preliminary FY2027 budget with expenditures of \$6,820,191, and schedule a public hearing during the August 17, 2026, meeting.
By: Parker Scherer, Assistant Finance Director
 - c) **ACTION ITEM:** Consideration of a change to the Development Assistance Participation Program related to impact fees.
By: Shawn Barigar, Executive Director
- 6) Public Input and Announcements
- 7) Upcoming Meeting(s)
 - a) Monday, August 17, 2026, @ 12:00 pm.
- 8) Adjournment

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



Urban Renewal Agency Minutes

Monday, June 15, 2026, 12:00 PM

City Hall - Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Commissioners: Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin, Andy Hohwieler

1) Confirmation of Quorum/Call Meeting to Order

Present: Dan Brizee, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin, Andy Hohwieler

Absent: Jan Rogers

Staff Present: Executive Director Shawn Barigar, Administrative Assistant Lorrie Wilson, Assistant Finance Director Parker Scherer, and City Council Liaison Ruth Pierce

Chair McAlindin 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 the 1) May 18, 2026, Minutes, 2) May 2026 Financial Reports, and 3) June 2026 Accounts Payable.

MOTION: JJ McBride moved to approve the consent calendar including the request to approve the May 18, 2026, Minutes, May 2026 Financial Reports and June 2026 Accounts Payable. Jennifer Colvin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

4) Reports/Updates

- a) Executive Director's Report

Executive Director Barigar delivered his report, which was included in the agenda packet.

Opportunity Zone 2.0 Application: A federal program to encourage long-term private investment in economically distressed communities through favorable capital gains tax treatment. Following an evaluation of four eligible Census Tracts within the City of Twin Falls, staff intends to submit an application to Idaho Commerce requesting that the Governor nominate Downtown Twin Falls Census Tract 16083001100 for re-designation as an Opportunity Zone. This tract aligns with the Twin Falls Comprehensive Plan, Downtown Master Plan, Old Towne-2 Urban Renewal Plan, and the City's economic development priorities. A significant portion of the downtown Opportunity Zone is overlapped with the active Old Towne-2 Urban Renewal Area. This allows Opportunity Zone investment to be paired with urban renewal tools, infrastructure improvements, and public-private partnerships. Prior investments in streetscapes, utilities, alleys, and other public infrastructure have reduced development risk and improved project feasibility.

Request for Proposals for Railroad Properties: The RFP for potential lease of property in the Railroad Subdivision was published and responses are due June 23. One response has been received as of this date.

Downtown Redevelopment RFPs: The 2nd and Hansen and Old Towne South Requests for Proposals have been posted. Media releases have been sent out. Direct communication of the RFPs has been distributed to developers and other entities who may have an interest in proposing projects. Marketing is underway and will continue through the summer. Final proposals are due August 28.

Interviews with applicants for the upcoming vacant seats on the Urban Renewal Agency Board are scheduled for this afternoon. The interview panel will forward a recommendation to Mayor Brown for his consideration for appointment.

The budget committee met earlier today and will continue to work on a draft budget to present at the July meeting.

5) Items of Consideration

- a) Consideration of the acceptance of the conveyance/transfer of property located on 4th Ave. S. from the City of Twin Falls to the Agency, and authorize the Chair to execute the deeds to complete the transfer. Executive Director Barigar presented the request as detailed in the agenda packet. The Agency requested a conveyance of these parcels from the City back to the Agency for them to be included in the Old Towne South formal Request for Proposals for redevelopment process. City Council adopted Resolution 2026-002 on May 11, 2026, declaring its intent to dispose of this property; then held a public hearing on June 1, 2026. Per Idaho Code §50-1403(4), City Council adopted Ordinance No. O-2026-005 authorizing the transfer of the real property to the Agency on June 1, 2026.
MOTION: Jennifer Colvin moved to accept the conveyance/transfer of property located at 4th Ave. S. from the City of Twin Falls to the Agency, and authorize the Chair to execute the deeds to complete the transfer. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

6) Public Input and Announcements

- a) Recognition of Service to Jan Rogers for six years on the Urban Renewal Agency Board of Commissioners. Executive Director Barigar recognized Jan for her service to the Agency for the past six years. Due to her absence, her Certificate of Appreciation will be mailed to her.
- b) Recognition of Service to Dan Brizee for six years on the Urban Renewal Agency Board of Commissioners. Executive Director Barigar recognized Dan for his service to the Agency for the past six years. He was presented a Certificate of Appreciation. Barigar also shared that Dan has spent approximately 20 years on this board. Dan shared his passion for downtown Twin Falls and things he'd like the Agency to consider in the future.

7) Upcoming Meeting(s)

- a) Monday, July 20, 2026, @ 12:00 pm.

8) Adjournment

MOTION: Andy Hohwieler moved to adjourn. Dan Brizee seconded the motion. All members present voted in favor of the motion. The meeting adjourned at 12:25 PM.

Lorrie Wilson, Administrative Assistant

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
June 2026

	<u>Jun 26</u>
Ordinary Income/Expense	
Income	
Investment Income	11,520.90
Property Taxes	522,816.63
Rental Income	3,883.33
	<u>538,220.86</u>
Total Income	538,220.86
Gross Profit	538,220.86
Expense	
Legal Expense	1,389.21
Meeting Expense	157.68
Prof. Dev.\Training	81.37
Professional Fees	1,975.00
	<u>3,603.26</u>
Total Expense	3,603.26
Net Ordinary Income	534,617.60
Net Income	<u><u>534,617.60</u></u>

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
October 2025 through June 2026

	Oct '25 - Jun 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Contributions	51,373.24	233,287.00	-181,913.76	22.0%
Investment Income	167,750.24	474,814.00	-307,063.76	35.3%
Other Income	0.00	150,000.00	-150,000.00	0.0%
Property Taxes	5,705,140.38	5,079,349.00	625,791.38	112.3%
Rental Income	34,949.97	52,300.00	-17,350.03	66.8%
Total Income	5,959,213.83	5,989,750.00	-30,536.17	99.5%
Gross Profit	5,959,213.83	5,989,750.00	-30,536.17	99.5%
Expense				
Bond Trustee Fees	3,000.00	5,000.00	-2,000.00	60.0%
Community Relations & Web...	1,950.00	10,000.00	-8,050.00	19.5%
Debt Payments - Interest	223,850.00	437,938.00	-214,088.00	51.1%
Debt Payments - Principal	355,000.00	782,533.00	-427,533.00	45.4%
Dues and Subscriptions	4,600.00	4,600.00	0.00	100.0%
General Development Projects	56,517.75	731,055.00	-674,537.25	7.7%
Insurance Expense	0.00	10,485.00	-10,485.00	0.0%
Legal Expense	22,068.68	24,000.00	-1,931.32	92.0%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	1,740.49	4,000.00	-2,259.51	43.5%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	101.22	500.00	-398.78	20.2%
Prof. Dev.\Training	81.37	7,500.00	-7,418.63	1.1%
Professional Fees	17,278.00	10,000.00	7,278.00	172.8%
Property Maintenance	0.00	10,000.00	-10,000.00	0.0%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	1,136,019.75	1,193,355.00	-57,335.25	95.2%
Debt Pay. (Chobani) Princi...	3,631,000.00	2,838,887.00	792,113.00	127.9%
Total RAA 4-3 (Chobani)	4,767,019.75	4,032,242.00	734,777.75	118.2%
RAA Orchard Dr East	0.00	0.00	0.00	0.0%
Real Estate Purchase	0.00	0.00	0.00	0.0%
Total Expense	5,661,207.26	6,278,353.00	-617,145.74	90.2%
Net Ordinary Income	298,006.57	-288,603.00	586,609.57	-103.3%
Other Income/Expense				
Other Income				
Transfers In	0.00	-4,087,293.00	4,087,293.00	0.0%
Transfers Out	0.00	4,087,293.00	-4,087,293.00	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	298,006.57	-288,603.00	586,609.57	-103.3%

July 2026 Accounts Payable

<u>Check #</u>	<u>Date</u>	<u>Name</u>	<u>Amount</u>	<u>Account</u>	<u>Memo</u>	<u>Class/Fund</u>
4937	7/6/2026	Zions Bank	514,880.99	Cash:Zions #8617	Clif Bar/Mondelez TIF	RAA 4-4 ClifBar
4938	7/16/2026	Bridge Tower Media	5,100.00	Gen Dev Projects	Publication of RFPs for Downtown Development / #1007841017	RAA Old Towne-2
4938	7/16/2026	Bridge Tower Media	1,079.00	Gen Dev Projects	Publication of RFPs for Downtown Development / #1007841096	RAA Old Towne-2
4939	7/16/2026	Clearwater Financial LLC	2,325.00	Professional Fees	Media for RFPs for Downtown Development / #3522	RAA Old Towne-2
4940	7/16/2026	Elam & Burke	302.50	Legal Expense	Professional Fees for June 835-2 / #222928	General
4940	7/16/2026	Elam & Burke	3,300.00	Legal Expense	Professional Fees for June 835-5 / #222929 (Chobani)	General
4940	7/16/2026	Elam & Burke	110.00	Legal Expense	Professional Fees for June 835-7 / #222930	RAA Old Towne-2
4941	7/16/2026	JUB Engineers	34,590.00	Professional Fees	Water & Sewer Analysis for Expansion (Chobani) / #197319	General
4942	7/16/2026	Mason's Trophy	15.80	Office Expense	Nameplates for new Commissioners / #110794	General
4943	7/16/2026	Rinard Media	600.00	CR & Website	URA Website Development for RFPs / #16139	RAA Old Towne-2
4944	7/16/2026	Scooters	170.87	Meeting Expense	Lunch for 20260615 Meeting / #71	General
4945	7/16/2026	Times-News / Lee Advertising	404.32	Gen Dev Projects	20260616 Publication of Old Towne-2 RFPs / #58955	RAA Old Towne-2
4946	7/16/2026	Urban Land Institute	1,000.00	Gen Dev Projects	June Digital Publication of RFPs / #6667210	RAA Old Towne-2
4947	7/16/2026	Ward Lawn	685.00	Property Maintenance	Secured buildings at 222 4th Ave S / #170	RAA Old Towne-2
4948	7/16/2026	Zions Bank	2,000.00	Bond Trustee Fee	Annual Bond Fee for Series 2016A (RAA 4-4 Clif) / #8568617	General
4949	7/16/2026	Parker Scherer	63.80	Office Expense	Reimb: Costco - URA Check Order / #21-33735250	General
4950	7/16/2026	Comm. Real Estate Dev Assoc.	1,750.00	Gen Dev Projects	Digital Publication of RFPs / #470010-W1W3R4	RAA Old Towne-2



Date: Monday, July 20, 2026

To: Urban Renewal Agency of the City of Twin Falls

From: Shawn Barigar, Executive Director

Executive Director's Report

1. Welcome, New Commissioners: We're pleased to have two new members join the Board today, Ryan Jund and Austin Hatch.

2. Downtown Redevelopment RFPs Update: Staff, in partnership with the Agency's marketing consultant, Clearwater Financial, continues to actively implement the marketing and developer outreach strategy for the Downtown Redevelopment Requests for Proposals covering the 2nd & Hansen and Old Towne South catalyst sites. Efforts remain focused on generating awareness among qualified development firms, encouraging competitive proposals, and positioning Twin Falls as an attractive investment opportunity ahead of the August 28, 2026 proposal deadline.

As part of those efforts, staff hosted two scheduled site visit sessions on July 7 and July 8. Representatives from two development teams participated in person, touring both redevelopment sites and discussing the Agency's redevelopment objectives, available public participation tools, and the overall development vision for downtown. Staff also conducted the virtual pre-proposal meeting on July 8, with participation from approximately six additional development groups from both within and outside the region. The meeting provided an overview of the RFP process and redevelopment opportunities while reinforcing that official interpretations and responses would be issued only through written addenda.

The coordinated marketing campaign has produced encouraging early results. Through Clearwater Financial's targeted outreach and staff's direct engagement with developers and industry partners, the campaign has generated strong visibility within the commercial real estate and development community. We've also executed several paid marketing strategies.

Current marketing analytics include:

Idaho Business Review targeted email campaign:

- 19,315 emails delivered
- 36.4% open rate (approximately 7,000 opens)
- 1.3% click-through rate
- 248 visits to the RFP website

CREDA commercial real estate e-newsletter:

- 6,403 impressions
- 26 click-throughs to the Agency's RFP webpage

Urban Land Institute (ULI) Marketplace listing:

- 319 listing views
- 14 direct inquiries to view the opportunity

These results compare favorably to typical commercial email marketing benchmarks. While average business-to-business email campaigns often achieve open rates in the 20–25% range, the Idaho Business

Review campaign generated a 36.4% open rate, indicating a high level of interest among the targeted audience. Likewise, the click-through activity demonstrates that recipients are moving beyond simply viewing the announcement and are actively exploring the redevelopment opportunities.

In addition to the paid marketing campaign, the Agency has benefited from significant earned media through coverage by local and regional news outlets, social media engagement, and community partners sharing information about the redevelopment opportunities. This additional exposure has expanded awareness beyond the paid advertising campaign and reinforces the visibility of the RFPs within both the development industry and the broader community.

Staff continues to respond to proposer inquiries through the formal addenda process and will maintain direct outreach to interested developers throughout the solicitation period. Additional marketing analytics, developer engagement updates, and proposal activity will be reported to the Board as the August 28 submission deadline approaches.

I encourage you to continue to share information about the RFPs through your own social media channels and direct interested parties to www.twinfallsidaho.org/RFPs.

Finally, once proposals are received following the August 28, 2026, deadline, the Agency will need to establish a proposal review committee to evaluate and rank the submissions. The amount of time required will largely depend on the number and complexity of proposals received.

Based on their experience managing similar redevelopment solicitations, our consulting partners at Clearwater Financial recommend utilizing a relatively small review committee—approximately five members—as the most effective and manageable approach. They also recommend including two members of their team to provide technical expertise and help ensure a consistent evaluation process. I would further recommend including the City's Planning and Zoning Director to provide technical input regarding land use, zoning, and development considerations.

Following that approach, the review committee would consist of Clearwater Financial representatives, City staff, and up to two Urban Renewal Agency Board members. This structure allows for a focused and efficient evaluation while ensuring the Board remains fully engaged in the overall decision-making process. All Board members would receive access to the proposals, and the review committee's role would be to complete the detailed scoring and develop a ranked recommendation for consideration by the full Board. The Board would ultimately retain responsibility for reviewing the recommendations, discussing the proposals, and determining how it wishes to proceed.

I would appreciate the Board's thoughts on this proposed review process, so staff can begin planning for proposal evaluations.

3. Railroad/Maxwell Property Lease RFP: Staff continues to work with the sole proposer, Viral Nrg, LLC, regarding its proposal to lease the Agency-owned Railroad Avenue and Maxwell Avenue parcels. Following discussions with the City's Building Safety and Planning & Zoning Departments, several building code, zoning, and permitting questions remain regarding the proposed use and any improvements that may be required for compliance. Staff is coordinating with the proposer and City departments to resolve these issues and determine whether the proposal remains feasible. Once that process is complete, staff will bring any recommended lease agreement or other action item forward for the Board's consideration at a future meeting.

Attachments: None



Date: Monday, July 20, 2026

To: Urban Renewal Agency of the City of Twin Falls

From: Shawn Barigar, Executive Director

ACTION ITEM

Request:

Election of Officers (Chair, Vice Chair, and Secretary) for July 2026 - June 2027.

Background:

The Statute organizing the Urban Renewal District requires an election of officers once a year.

July is the month in which new terms begin and the Agency elects officers.

There is no particular process or limitation on current officer's continuance other than their own interest and other member's willingness to appoint them.

Let it be known if you are interested in a position.

Nominations can be done for each position individually, or with one statement.

(For example – I move to nominate *(name)* as Chair, *(name)* as Vice Chair, and *(name)* as Secretary.)

Approval Process:

Budget Impact:

Regulatory Impact:

Conclusion:

Attachments:

None



Date: Monday, July 20, 2026

To: Urban Renewal Agency of the City of Twin Falls

From: Parker Scherer, Assistant Finance Director

ACTION ITEM

Request:

Adopt the preliminary FY2027 budget with expenditures of \$6,820,191, and schedule a public hearing during the August 17, 2026, meeting.

Background:

The Budget Committee, which consisted of Commissioners Jennifer Colvin, Andy Hohwieler, and Eric Smallwood, met with staff on June 15 and July 13, 2026, to discuss next year's budget. Below are the highlights from the discussions:

- General Fund: \$450,000 has been dedicated as a contingency amount for any unforeseen projects, planning, and development. \$50,000 has been allotted to professional services, in addition to the \$10,000 preliminarily budgeted, for potential future project planning. The management fee to the City will stay the same as last year at \$208,000. The management fee will be dispersed among various funds based off management usage.
- Orchard Dr. East: 85% of property tax revenues are expected to be paid back for reimbursable expenses as part of the agreement.
- RAA 4-3: No development activity is being budgeted. The annual bond payment is planned to be paid as scheduled. Property taxes above the required bond payment are expected to be collected. Assuming all bond covenants are being met, any excess property taxes will be sent to Chobani to apply to the existing open note.
- RAA 4-4: No development activity is being budgeted. The annual bond payment is planned to be paid as scheduled. It is expected that there will not be enough property taxes collected for the Area to cover the required debt service payments. An estimated \$266,055 contribution is being budgeted from Clif Bar to cover that shortfall.
- Old Towne-2: \$180,133 has been dedicated as a contingency amount for any unforeseen projects, planning, and development. \$50,000 has been allotted to professional services for potential future project planning.

Approval Process:

Staff will publish the proposed budget after making any additional modifications requested by the Board and let the public know when they can provide input, prior to the adoption of the final budget. The Agency will hold a public hearing during the scheduled August meeting and consider a request to adopt the budget after that hearing.

Budget Impact:

Adoption of the preliminary budget and the scheduling of a public hearing begins the process of implementing a final budget for the agency's next fiscal year.

Regulatory Impact:

N/A

Conclusion:

Staff asks the board to adopt the preliminary budget amount of \$6,820,191 and direct staff to schedule a public hearing on the budget before adopting the final budget at the scheduled August 17, 2026, meeting.

Attachments:

1. Budget Worksheet 2026-2027 V3



Date: Monday, July 20, 2026

To: Urban Renewal Agency of the City of Twin Falls

From: Shawn Barigar, Executive Director

ACTION ITEM

Request:

Consideration of a change to the Development Assistance Participation Program related to impact fees.

Background:

The Urban Renewal Agency adopted the Development Assistance Participation Program in May 2025 to encourage redevelopment and private investment within the Old Towne-2 Urban Renewal Area. The program establishes a framework for public-private partnerships by reimbursing eligible public improvement costs that support redevelopment, increase property valuation, generate new tax increment revenues, and further the objectives of the Old Towne-2 Urban Renewal Plan.

The current program identifies numerous eligible public improvement expenses, including sidewalks, utilities, streets, landscaping, public plazas, and public parking, while specifically identifying impact fees as an ineligible expense.

In Twin Falls, impact fees are one-time charges assessed on new development to ensure growth pays its proportionate share of the capital cost of expanding public infrastructure needed to serve that development. Under Idaho law and City ordinance, impact fee revenues are restricted to the construction or expansion of capital facilities required by growth, including transportation, parks, police, and fire infrastructure. Impact fees may not be used for the operation, maintenance, or repair of existing public facilities.

While the Development Assistance Participation Program currently excludes impact fees, the Agency has previously approved reimbursement of impact fees through individually negotiated development participation agreements. Those approvals recognized that impact fees directly fund public infrastructure improvements that benefit both the redevelopment project and the broader community. However, the Agency has not previously established objective policy guidance for when and to what extent impact fee reimbursement should be considered.

As redevelopment activity continues within the downtown urban renewal area, staff believes it is appropriate to establish clear and consistent eligibility criteria that recognize the public purpose served by impact fees while maintaining appropriate limits on Agency participation.

Unlike many development costs that are solely private in nature, impact fees finance public capital improvements necessary to accommodate new growth. Because those improvements become public assets and contribute to the infrastructure capacity needed to support redevelopment, staff believes impact fees are consistent with the Agency's longstanding objective of participating in public infrastructure investments that stimulate private redevelopment.

At the same time, staff recognizes the need to ensure Agency participation remains proportional to the public benefit generated by each project and that limited tax increment resources are allocated consistently among redevelopment opportunities.

To accomplish these objectives, staff recommends establishing the following policy framework:

- Revise the Development Assistance Participation Program to identify impact fees as an eligible reimbursement expense.
- Estimate the post-construction increased assessed value of a redevelopment project at 50 percent of the declared construction value submitted with the building permit.
- Limit the maximum impact fee reimbursement available for consideration to 10 percent of the estimated increased assessed value.
- Continue requiring all reimbursements to receive Board approval, remain subject to available funding, and be documented through a Development Assistance Participation Agreement.
- Clarify that reimbursement of impact fees is discretionary and evaluated individually based upon the merits of each redevelopment project.

Using this methodology, for example:

<u>Declared Construction Value</u>	<u>Est. Increase Assessed Value (50%)</u>	<u>Maximum Impact Fee Reimbursement (10%)</u>
\$35,000	\$17,500	\$1,750
\$100,000	\$50,000	\$5,000
\$300,000	\$150,000	\$15,000
\$500,000	\$250,000	\$25,000

This approach establishes a predictable and objective framework while continuing to preserve the Board's discretion to determine whether reimbursement is appropriate based upon the overall public benefit of each redevelopment project.

Approval Process:

Majority vote of a quorum of the Agency Commissioners present at the meeting.

Budget Impact:

The proposed amendment does not appropriate additional Agency funding or establish an entitlement to reimbursement. Any approval of reimbursement of impact fees would remain subject to available budget appropriations.

Regulatory Impact:

N/A

Conclusion:

Staff recommends the Board adopt the amended Development Assistance Participation Program, as presented, establishing impact fees as an eligible reimbursement expense subject to the eligibility criteria and limitations contained therein.

Attachments:

1. DRAFT URA Development Assistance Participation Program 20260720



Development Assistance Participation Program

Overview & Goals

The Development Assistance Participation Program of the Urban Renewal Agency is designed to support public-private partnership in the Old Towne-2 Urban Renewal Area in Downtown Twin Falls. Through a variety of assistance activities, the Agency strives to encourage private investment in the area, increase valuation of properties, and support employment opportunities within the community.

The primary goal of the Program is to optimize the use of the Agency's financial resources to drive economic development, create suitable public infrastructure, and enhance placemaking within the core of the community.

All activities of the Urban Renewal Agency are governed by Idaho Code in two specific sections:

- 1) Idaho Code Title 50 Chapter 20, Urban Renewal Law; and
- 2) Idaho Code Title 50 Chapter 29, Economic Development Act.

Any activities associated with the Development Assistance Participation Program shall comply with Idaho Code.

Additionally, projects within the Old Towne-2 revenue allocation area are subject to the Urban Renewal Plan for the Old Towne-2 Urban Renewal Project and shall meet with objectives of the Plan to contribute to enhancing and revitalizing the Old Towne-2 District.

All assistance eligibility is at the sole discretion of the Urban Renewal Agency of the City of Twin Falls and its Board of Commissioners. Any funding assistance will require execution of a participation agreement and contract which has been approved by the Board of Commissioners in a public meeting.

General One Time Assistance Opportunities

The Development Assistance Participation Program allows the Agency to assist private development by reimbursing eligible costs to build and improve public infrastructure. The program is tailored for projects that activate or redevelop deteriorating or underutilized properties, often triggered by a tenant improvement.

In limited circumstances, the Agency may also consider reimbursement of eligible impact fees where such participation advances redevelopment objectives and meets the eligibility criteria established within this Program.

Available reimbursement funding correlates with the actual investment made by the developer for both private and public improvements. The impact of those investments must increase the property valuation (as determined by the Twin Falls County Assessor) and generate new property tax revenue from that new valuation to the Agency.

Available funding for consideration is dependent upon the annual budget of the Agency.

Generally, the program is intended to be a cost-share between the private developer and the Agency. The private developer must be able to demonstrate their own expenditures toward public and/or private improvements related to the project of at least an equal amount to what is being requested from the program.

EXAMPLE	PRIVATE IMPROVEMENTS	PUBLIC IMPROVEMENTS	TOTAL BUDGET	AGENCY REIMBURSEMENT
New Construction	\$500,000	\$100,000	\$600,000	\$100,000
Remodel	\$30,000	\$70,000	\$100,000	\$50,000
Public Improvements Only	\$0	\$25,000	\$25,000	\$12,500
No Public Improvements	\$50,000	\$0	\$50,000	\$0

Eligible Expenses

The Development Assistance Participation Program may assist private and public development projects with improvements that benefit the public or are in a public right of way or easement.

The Agency may also consider reimbursement of certain public infrastructure-related fees as provided below.

These Eligible Expenses generally include:

- Sidewalks, ADA pedestrian facilities, streetlights, sidewalk furnishings
- Streets, curb, and gutter
- Bicycle facilities (public bike paths, lanes, parking facilities)
- Landscaping and streetscaping in the public right of way (street trees, irrigation, planting beds, planters, pavers)
- Utility main lines and distribution facilities (water, wastewater, pressurized irrigation, electricity, natural gas, telecommunications)
- Twin Falls Canal Company irrigation infrastructure
- Public plazas or parks
- Public parking
- Development Impact Fees assessed by the City of Twin Falls, subject to the following limitations:

- The estimated post-construction increase in assessed value shall be calculated as fifty percent (50%) of the declared construction value submitted with the building permit
- The maximum eligible reimbursement shall not exceed ten percent (10%) of the estimated increase in assessed value.

Ineligible Expenses

Expenses that encompass costs which are outside of the public improvements are ineligible. These Ineligible Expenses generally include design and engineering, permitting, **impact fees**, mobilization, land costs, façade improvements and developer's profit/overhead.

Process

Developers or property owners interested in eligibility for the Development Assistance Participation Program should contact the Urban Renewal Agency staff as early in the development process as possible and ideally before design has been finalized. Applications must be submitted prior to the issuance of building permits.

1. Contact Urban Renewal Staff to discuss the project. Staff will guide the developer on which participation program type best fits the project and funding availability as well as connection to City staff and other jurisdictions as may be needed to understand permitting and entitlement (e.g., Historic Preservation Commission, Planning and Zoning, Building, and Engineering departments).
2. Developer submits application to Agency.
3. Staff presents the project to the Board for designation as eligible for participation. The Board may provide feedback or revisions to the request.
4. Staff informs the developer of eligibility and any conditions requested by the Board.
5. Staff and developer draft formal participation agreement and contract.
6. Agreement is presented to the Board for consideration for approval.
7. Developer completes project and associated public improvements.
8. Developer notifies Agency of completion of project, submits cost documentation and sign-off of appropriate jurisdictions (building occupancy, acceptance of public improvements by City/Idaho Power/others) as outlined in the agreement and contract.
9. Staff verifies cost documentation for eligible expenses and issues confirmation letter.
10. Agency reimburses for eligible expenses according to the timeline in agreement and contract.

Contact

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