THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

# Urban Renewal Agency
# Agenda

Monday, May 14, 2018, 12:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

**Members:** Chairman Dan Brizee, Vice Chairman Dexter Ball, Secretary Neil Christensen, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrener, Cindy Bond

1) Confirmation of Quorum/Call Meeting to Order

2) Consideration of Amendment(s) to the Agenda

3) Consent Calendar

   a) Request to approve 1) Minutes for April 9, 2018 meeting; 2) Minutes for April 20, 2018 special meeting; 3) April 2018 Financial Report; 4) May 2018 Accounts Payable.

      Purpose: **ACTION ITEM** By: Lorrie Bauer

4) Reports/Updates

   a) Executive Director's Report

      Purpose: **Informational** By: Nathan Murray, Executive Director

   b) Downtown Arts Subcommittee Update

      Purpose: **Informational** By: Leon Smith

5) Items of Consideration
   None

6) General Input/Announcements - Public/Staff

   a) Downtown Historic District in relation to the old Idaho Department Store building.

      Purpose: **Informational** By: Paul Smith, Preservation Twin Falls

   b) Appoint a Budget Committee to review the 2018-2019 Budget

      Purpose: **ACTION ITEM** By: Dan Brizee, Chairman

7) Upcoming Meeting(s)

   a) Monday, June 11, 2018 @ 12:00 p.m.

8) 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, llame Leila Sanchez (208) 735-7287.

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

# Urban Renewal Agency
# Minutes

Monday, April 9, 2018, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

**Members:** Chairman Dan Brizee, Vice Chairman Dexter Ball, Secretary Neil Christensen, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrener, Cindy Bond

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

*Present:* Dan Brizee, Dexter Ball, Neil Christensen, Perri Gardner, Rudy Ashenbrener, Suzzane Cawthra, and Cindy Bond.

*Staff Present:* Nathan Murray, Economic Development Director; Jesse Schuerman, Engineer; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Recording Secretary; Fritz Wonderlich, City Attorney; Renée Carraway Johnson, Zoning & Development Manager; Mitch Humble, Deputy City Manager; Nikki Boyd, City Council Liaison; Don Hall, County Commissioner.

Chairman Brizee called the meeting to order at 12:01 PM. A quorum was present.

**2) Consideration of Amendment(s) to the Agenda**

None.

**3) Consent Calendar**

a) Request to approve 1) Minutes for March 12, 2018 meeting; 2) March 2018 Financial Report; 3) April 2018 Accounts Payable.
**MOTION:** Neil Christensen moved to approve the Consent Calendar. Perri Gardner seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

**4) Reports/Updates**

a) Executive Director's Report by Nathan Murray

1) Rogerson Mall Sign: The existing sign on the corner of Hansen St. & 2nd Ave. E can be turned into a reader board at a later date. Currently, due to the plaza construction, a trench that contains some utilities is open. To add conduits (power and communication) for a future options for the sign, it is estimated to cost approximately $2,700 if we add them now. Board agrees now is the time to add the conduits.

2) Outdoor Dining: With the new sidewalks on Main Avenue, businesses want to put out tables and chairs. It is encouraged to help add activity to the street, however ADA access must be maintained. Staff is in the process of creating an ordinance to set the rules and to help satisfy businesses needs as well as maintain ADA access. Board will be advised.

3) 3) Fillmore Parking Lot: Staff recently sent a counter offer to the Manaus Group in the amount of $18,000 to rebuild the lot. Waiting for their response.

**5) Items of Consideration**

a) Consideration of a request to pave a portion of trail located on Urban Renewal property in Rock Creek

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Canyon in conjunction with a Twin Falls city utility project.
Nathan introduced the agenda item. Due to an active city project with equipment on site, $54,400 is estimated to pave a portion of the trail on Agency property. It is hoped the trail will be extended in the future. Paving would be done in the next few weeks. Discussion ensued.
**MOTION:** Dexter Ball motioned that the Agency allocate the funds for paving the portion of the trail that is under Urban Renewal property ownership. Cindy Bond seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

b) Consideration of a request to approve a response to the Twin Falls Urban Renewal Agency Request for Proposal issued for 160 Main Avenue South.
Nathan shared two submissions were received that met the criteria for review: 1) a consortium of partners (Summit Creek Capital, Redstone Development, Pivot North Architecture and HC Company) and 2) Paramount Property Development. Nathan summarized the two proposals that were included in the packet.

Kyle Miller, Paramount, addressed the board. He shared there is a lot of unknowns with the building, but their plan is to keep the existing building and create 10 higher-end apartments with skylights for natural light and space for offices, commercial and/or restaurant. He added they want to explore the possibility of having a few basement parking spaces. Their idea is to keep the original facade and make it a historical restoration.

Tyler Davis Jeffers, from Summit Creek Capital, addressed the board. He shared that their engineering analysis concluded they couldn't reuse the existing structure effectively so they want to tear down the building and build from a clean site. The building would contain apartment space as well as retail and office spaces. They currently have an anchor tenant with 50 employees who requests dedicated parking. They believe the current parking behind the building would not be adequate for the additional traffic created with the new building so the addition of a parking structure would be required. Further discussion with the URA and the City are necessary due to the City owning the current parking lot property.

Public input was heard and discussion ensued. Chairman Brizee thanked the companies for their submitted proposals. Roll call vote showed the majority of the board preferred Summit Creek's proposal. Communication will begin with the necessary parties to see if an agreement can be reached.

**6) General Input/Announcements - Public/Staff**
None.

**7) Upcoming Meeting(s)**
May 14, 2018 @ 12:00 p.m.

**8) Adjournment**
The meeting adjourned at 01:38: PM

Lorrie Bauer, Recording Secretary

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THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

# Urban Renewal Agency
# Minutes

Friday, April 20, 2018, 9:00 AM

Overflow Room
203 Main Avenue East- Twin Falls, Idaho

**- SPECIAL MEETING -**

**NOTICE**: The Urban Renewal Agency will meet on Friday, April 20, 2018 at 9:00 a.m. The meeting will be held in the Overflow Room at City Hall.

**Members:** Chairman Dan Brizee, Vice Chairman Dexter Ball, Secretary Neil Christensen, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrener, Cindy Bond

**1) Call Meeting to Order**

Chairman Brizee called the meeting to order at 9:03 a.m. A quorum was present.

*Present:* Dan Brizee, Dexter Ball, Neil Christensen, Perri Gardner and Cindy Bond.

*Absent*: Rudy Ashenbrener and Suzzane Cawthra.

*Staff Present:* Nathan Murray, Economic Development Director; Lorrie Bauer, Recording Secretary; Fritz Wonderlich, City Attorney; Mitch Humble, Deputy City Manager.

**2) Adjourn to Executive Session**

a) Adjourn to Executive Session 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency.

Meeting will not return to open session.
**MOTION:** Neil Christensen moved to adjourn to executive session. Cindy Bond seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

The meeting adjourned at 9:05 a.m.

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Lorrie Bauer, Recording Secretary

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# Urban Renewal Agency of the City of Twin Falls, ID
## P&L Over (Under) Budget - YTD
### October 2017 through April 2018

| | Oct '17 - Apr 18 | Budget | $ Over Budget | % of Budget |
|---|---|---|---|---|
| **Ordinary Income/Expense** | | | | |
| **Income** | | | | |
| **Line of Credit Adv. - Clif Bar** | 195,746.58 | | | |
| **Bank Bond Proceeds** | 0.00 | 2,800,000.00 | -2,800,000.00 | 0.0% |
| **Contributions** | 119,021.65 | | | |
| **Investment Income** | 61,769.60 | 15,000.00 | 46,769.60 | 411.8% |
| **Other Income** | 60.00 | | | |
| **Property Taxes** | 5,403,071.27 | 10,218,350.00 | -4,815,278.73 | 52.9% |
| **Rental Income** | 65,260.46 | 440,487.00 | -375,226.54 | 14.8% |
| **Sale of Assets** | 2,044,350.00 | | | |
| **Total Income** | 7,889,279.56 | 13,473,837.00 | -5,584,557.44 | 58.6% |
| **Gross Profit** | 7,889,279.56 | 13,473,837.00 | -5,584,557.44 | 58.6% |
| **Expense** | | | | |
| **RAA 4-1** | | | | |
| **Shoshone St/2nd Ave N** | 43,485.60 | | | |
| **Main Ave.** | 3,018,408.01 | | | |
| **Payment on City's $6,000,000** | 1,000,000.00 | | | |
| **RAA 4-1 - Other** | 40,000.00 | 5,794,948.00 | -5,754,948.00 | 0.7% |
| **Total RAA 4-1** | 4,101,893.61 | 5,794,948.00 | -1,693,054.39 | 70.8% |
| **RAA 4-3 (Chobani)** | | | | |
| **Debt Pay. (Chobani) Interest** | 1,320,297.15 | 1,263,666.00 | 56,631.15 | 104.5% |
| **Debt Pay. (Chobani) Principal** | 1,300,000.00 | 5,361,334.00 | -4,061,334.00 | 24.2% |
| **Total RAA 4-3 (Chobani)** | 2,620,297.15 | 6,625,000.00 | -4,004,702.85 | 39.6% |
| **RAA 4-4 (Clif Bar)** | 20,000.00 | | | |
| **Bond Trustee Fees** | 3,000.00 | 3,000.00 | 0.00 | 100.0% |
| **Bonding Costs** | 0.00 | 2,000.00 | -2,000.00 | 0.0% |
| **Community Relations & Website** | 0.00 | 500.00 | -500.00 | 0.0% |
| **Debt Payments - Interest** | 459,567.50 | 925,877.00 | -466,309.50 | 49.6% |
| **Debt Payments - Principal** | 200,000.00 | 1,470,000.00 | -1,270,000.00 | 13.6% |
| **Dues and Subscriptions** | 4,250.00 | 2,300.00 | 1,950.00 | 184.8% |
| **Insurance Expense** | 0.00 | 6,650.00 | -6,650.00 | 0.0% |
| **Legal Expense** | 1,087.03 | 30,000.00 | -28,912.97 | 3.6% |
| **Management Fee** | 208,000.00 | 208,000.00 | 0.00 | 100.0% |
| **Meeting Expense** | 506.85 | 3,500.00 | -2,993.15 | 14.5% |
| **Miscellaneous** | 0.00 | 500.00 | -500.00 | 0.0% |
| **Office Expense** | 175.00 | 500.00 | -325.00 | 35.0% |
| **Prof. Dev.\Training** | 0.00 | 2,500.00 | -2,500.00 | 0.0% |
| **Professional Fees** | 0.00 | 10,000.00 | -10,000.00 | 0.0% |
| **Property Tax Expense** | 109,504.56 | 125,600.00 | -16,095.44 | 87.2% |
| **Real Estate Exp. - Call Center** | 50,327.21 | 153,400.00 | -103,072.79 | 32.8% |
| **Real Estate Expense** | 10,781.27 | 12,000.00 | -1,218.73 | 89.8% |
| **Real Estate Lease** | 0.00 | 124,000.00 | -124,000.00 | 0.0% |
| **Real Estate Purchase** | 465,395.00 | | | |
| **Total Expense** | 8,254,785.18 | 15,500,275.00 | -7,245,489.82 | 53.3% |
| **Net Ordinary Income** | -365,505.62 | -2,026,438.00 | 1,660,932.38 | 18.0% |
| **Other Income/Expense** | | | | |
| **Other Income** | | | | |
| **Transfers In** | 0.00 | 482,450.00 | -482,450.00 | 0.0% |
| **Transfers Out** | 0.00 | -482,450.00 | 482,450.00 | 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** | **-365,505.62** | **-2,026,438.00** | **1,660,932.38** | **18.0%** |

# Urban Renewal Agency of the City of Twin Falls, ID
## Profit & Loss
### April 2018

| | Apr 18 | |
|---|---|---|
| **Ordinary Income/Expense** | | |
| **Income** | | |
| **Investment Income** | | 12,680.22 |
| **Property Taxes** | | 9,308.92 |
| **Rental Income** | | 1,333.33 |
| **Total Income** | | 23,322.47 |
| **Gross Profit** | | 23,322.47 |
| **Expense** | | |
| **RAA 4-1** | | |
| **Shoshone St/2nd Ave N** | 392.50 | |
| **Main Ave.** | 325,283.26 | |
| **Total RAA 4-1** | | 325,675.76 |
| **RAA 4-3 (Chobani)** | | |
| **Debt Pay. (Chobani) Interest** | 1,320,297.15 | |
| **Debt Pay. (Chobani) Principal** | 1,300,000.00 | |
| **Total RAA 4-3 (Chobani)** | | 2,620,297.15 |
| **Legal Expense** | | 310.62 |
| **Meeting Expense** | | 108.50 |
| **Real Estate Expense** | | 1,357.70 |
| **Total Expense** | | 2,947,749.73 |
| **Net Ordinary Income** | | -2,924,427.26 |
| **Net Income** | | **-2,924,427.26** |

**Twin Falls Urban Renewal May 2018 Accounts Payable**

| Check # | Date | Paid Amount | Name | Account | Fund | Memo |
|---|---|---|---|---|---|---|
| 3691 | 04/12/2018 | 22,591.00 | Idaho Power | Main Ave. | Rev Alloc 4-1 | Work Order #27490764 - Power at Commons |
| 3692 | 05/03/2018 | 5,000.00 | Title Fact, Inc. | Deposits | Rev Alloc 4-1 | Earnest Money - 139 3rd Ave. S |
| 3693 | 05/08/2018 | 1,119.55 | CED | Main Ave. | Rev Alloc 4-1 | Fiber Installation - Downtown Commons / #591582 |
| 3694 | 05/08/2018 | 2,103.82 | City of Twin Falls | Real Estate Expense | Rev Alloc 4-1 | 2017 Landscape Maintenance for D. Bowyer Park |
| 3695 | 05/08/2018 | 285.00 | EHM Engineers, Inc. | Shoshone St/2nd Ave N | Rev Alloc 4-1 | Street & Sign Improvements / #3141778243 |
| 3696 | 05/08/2018 | 253.65 | Idaho Power | 160 Main Ave S. (Youth Ranch) | Rev Alloc 4-1 | Power - 160 Main Av S / #2223719168 |
| 3696 | 05/08/2018 | 10.77 | Idaho Power | Real Estate Expense | Rev Alloc 4-1 | Power - 122 4th Av S / #2220512228 |
| 3697 | 05/08/2018 | 9.79 | Intermountain Gas Company | 160 Main Ave S. (Youth Ranch) | Rev Alloc 4-1 | Gas - 160 Main Av S / #06397230001 |
| 3698 | 05/08/2018 | 350.63 | Living Earth | Real Estate Expense | Rev Alloc 4-1 | Mowing - 122 4th Av S / #24867 |
| 3698 | 05/08/2018 | 75.00 | Living Earth | Real Estate Expense | Rev Alloc 4-1 | Snow Removal (Feb) - 122 4th Av S / #24711 |
| 3699 | 05/08/2018 | 2,300.00 | Pacific Technologies, Inc. | 160 Main Ave S. (Youth Ranch) | Rev Alloc 4-1 | Asbestos Report - 160 Main Av S / #20180430 |
| 3700 | 05/08/2018 | 471,110.25 | City of Twin Falls | Main Ave. | Rev Alloc 4-1 | Account 101-00-00-136-00 Commons Reimbursements |

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

**Date:** Monday, May 14, 2018

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

**From:** Nathan Murray, Executive Director

**Informational**

Executive Director's Report

1.) URA and City Staff met with the developers at 160 Main to begin negotiating a development agreement. There is still a lot to work through and we are working on identifying accurate costs for demolition, site work and a potential parking structure. In the meantime, staff has competed an asbestos materials report for the building.

2.) The Historic Ballroom Project at 219 Shoshone is nearing completion. The owners had planned to be a bit further along by now but there were some delays with removing large quantities of rock in the basement area. We continue to track the $350,000 the URA put toward public infrastructure related to the project. So far we've spent about 55% of the total, but curb-gutter-sidewalk work still remain which will take much of the remaining amount.

3.) A letter was mailed to the Manaus Group in response to their request for repair of the parking lot previously leased to the agency (see attached). The letter was mailed April 6th. To date, no response has be received.

4.) A committee has been meeting to plan the events for the opening of the Downtown Commons on July 6th. We plan to have a short ceremony at 4 pm before the First Friday festivities. At the ceremony, we will be recognizing the hard work of the URA Board Members (both past and present) as well as efforts made by certain members of the public to aid in construction of the plaza and provide for art. Please plan to attend the ceremony.

**Attachments:**

1. C3 Overflow Parking Lot Letter

P.O. Box 1907 Twin Falls, Idaho 83303-1907 Fax: (208) 736-2296

*OFFICE OF ECONOMIC DEVELOPMENT* *nmurray@tfid.org* *208-735-7240*

April 6, 2018

Leroy Atwood
Western Development Corp.
PO Box 350
Fruitland, ID 83619

Re: 1851 Fillmore St

Dear Mr. Atwood,

In response to your previous letters requesting that the Twin Falls Urban Renewal Agency repair and resurface the parking lot previously leased by the agency from your client, we are prepared to offer a cash amount of $18,045.69 for you to perform the work. This amount is based off our staff engineer's estimate for the cost of repairing cracks, adding a fog seal and restriping the asphalt. The estimates are based on projects recently performed by the City of Twin Falls.

We feel that this satisfies the obligation of our previous lease agreement which stated that, "*Upon termination of this lease for any reason, including the expiration of the lease terms, the leased premises shall be surrendered and returned to the lessor in good condition and repair.*"

Enclosed with this letter is our engineers estimate. Please let me know if this is acceptable to your client. Thank you for your consideration in the matter.

Sincerely,

Nathan Murray
Executive Director-
Twin Falls Urban Renewal Agency
208-735-7240

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

**Date:** Monday, May 14, 2018

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

**From:** Paul Smith, Preservation Twin Falls

**Informational**

**Request:**

Downtown Historic District in relation to the old Idaho Department Store building.

**Time Estimate:**

N/A

**Background:**

On Friday, April 27, Fred Walters of the Idaho Historical Trust toured the URA owned property at 160 Main Avenue South to assess the architectural integrity of the structure. Fred provided a brief report of his findings. Paul Smith with Preservation Twin Falls will report to the URA Board on Mr. Walter's findings.

**Approval Process:**

N/A

**Budget Impact:**

N/A

**Regulatory Impact:**

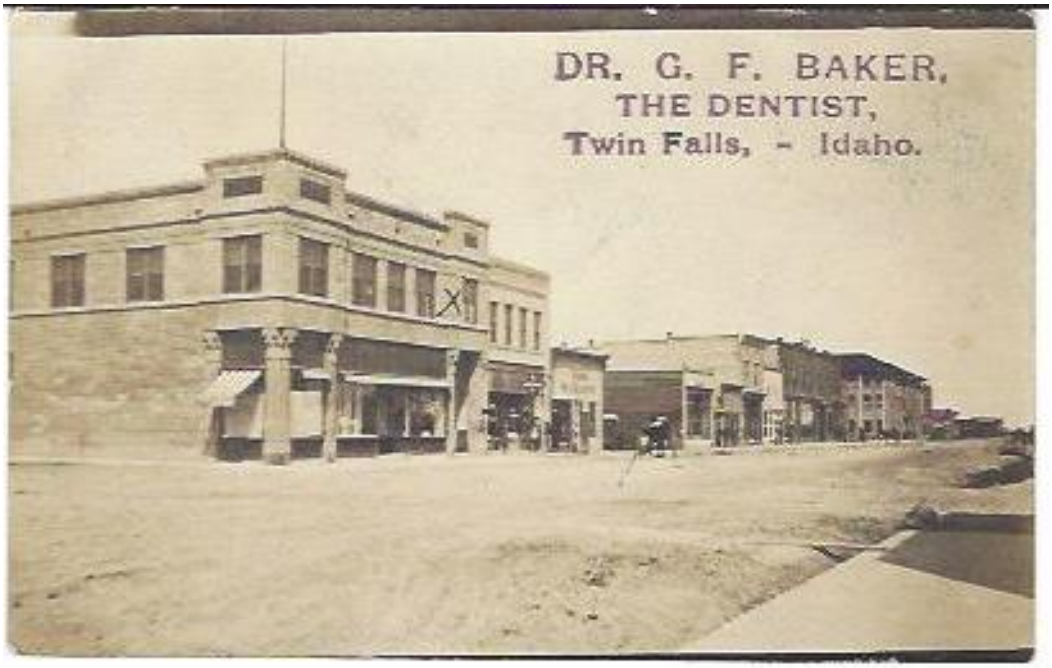
N/A

**Conclusion:**

N/A

**Attachments:**

1. PS-BAKER 0001
2. PS-BAKER IDAHO DEPT. STORE 0002
3. PS-IDAHO DEPT. STORE Bisbee137


DR. G. F. BAKER,
THE DENTIST,
Twin Falls, - Idaho.

POST CARD

OCT 10
1907

CORRESPONDENCE HERE

Dear Mother:

My office is over the stair entrance in the large corner building. It also has the county court house. Frank.

NAME AND ADDRESS HERE

Mrs S Baker
Eureka
(B)- Cal
3rd St.

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