



Urban Renewal Agency Agenda

Monday, June 11, 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 May 14, 2018 meeting; 2) May 2018 Financial Report; 3) June 2018 Accounts Payable.
Purpose: **ACTION ITEM** By: Lorrie Bauer, Recording Secretary
- 4) Reports/Updates
 - a) Executive Director's Report
Purpose: **Informational** By: Nathan Murray, Executive Director
 - b) Main Avenue Project Update
Purpose: **Informational** By: Perrin Robinson, Jacobs
- 5) Items of Consideration
 - a) Consideration of a request to adopt the preliminary budget amount of \$11,291,018 and schedule a public hearing to take place during the scheduled July 9th meeting to take public input.
Purpose: **ACTION ITEM** By: Brent Hyatt, Assistant Finance Officer
 - b) Consideration of a request to use contingency monies for plan changes to the Downtown Commons.
Purpose: **ACTION ITEM** By: Jesse Schuerman, Engineer
- 6) General Input/Announcements - Public/Staff
 - a) Discussion of revised boundaries for the Urban Renewal District.
Purpose: **Discussion** By: Nathan Murray, Executive Director
 - b) Discussion of a message board on property owned by the Twin Falls Urban Renewal Agency adjacent to the Downtown Commons.
Purpose: **Discussion** By: Nathan Murray, Executive Director

- 7) Upcoming Meeting(s)
Monday, July 9, 2018, at 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.



Urban Renewal Agency Minutes

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

Present: Dan Brizee, Dexter Ball, Perri Gardner, Rudy Ashenbrener and Cindy Bond.

Absent: Neil Christensen and Suzzane Cawthra.

Staff Present: Nathan Murray, Economic Development Director; Jesse Schuerman, Engineer; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Recording Secretary; Fritz Wonderlich, City Attorney; Jonathan Spendlove, Zoning & Development Manager.

Chairman Brizee called the meeting to order at 12:04 PM. A quorum was present.

2) Consideration of Amendment(s) to the Agenda

None.

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.

MOTION: Perri Gardner moved to approve the consent calendar. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

4) Reports/Updates

- a) Executive Director's Report

Nathan verbalized his report that was included in the agenda packet. He added that the asbestos report for 160 Main Ave shows a few places where asbestos must be professionally removed.

- b) Downtown Arts Subcommittee Update

Leon Smith expressed appreciation to the board for their interest in downtown art. He explained the subcommittee consists of eight members in which five of them took part in a selection committee. He shared that art for the Downtown Commons mural area (6) and electrical boxes (5) have been selected from submissions to the Call for Artists. The artists have been notified and a press release has been drafted for board approval. Perri Gardner presented the selections. All board members present were in favor of the art selections. Leon shared they are currently in the process of getting prices from Lytle Signs for the production and

installation; early estimate is \$14,000. The total amount due to the artists is \$7,750. These costs will come out of the previously designated budget amount for downtown art. The life expectancy of the murals is 5-10 years. The goal is to have the art installed by July 6th for the ribbon cutting.

The members of the Downtown Arts Subcommittee have received suggestions for additional art projects and will gather more information before communicating.

5) Items of Consideration

None.

6) General Input/Announcements - Public/Staff

- a) Downtown Historic District in relation to the old Idaho Department Store building.
Nathan Murray explained that after this board made a decision last meeting to choose a developer for 160 Main, people from the historic preservation community reached out about the building and its significance to the community. Architect Fred Walters of the Idaho Heritage Trust reached out and offered to do a walk through. His verbal opinion was that there was nothing significant worth saving from a historical standpoint inside the building. The only thing that might be worth saving is the exterior, but until the facade is removed, which could cause damage, it is unknown. He shared the foundation could be saved for a half million dollars, or more. Nathan shared that there is currently talk and negotiating with the selected developer, but nothing concrete at this time.

Paul Smith shared that he objects to the decision to destroy the Idaho Department Store building. He explained his reason. He asked the URA to spend the money to remove the metal from the outside and communicate with the historic committees to make a joint decision of its condition. Nathan summarized the findings from Mr. Walters' letter that Mr. Smith supplied. Chairman Brizee thanked Mr. Smith for his contribution.

Other comments:

Ron Yates asked what the intent was for the purchase of the building and Nathan Murray replied. Mr. Yates explained his opposition and felt it was not a wise use of resource.

Ken Fitzgerald explained his interest in the revitalization of historic downtown and asked that the metal be removed from the building and inspected prior to committing to demolition.

- b) Appoint a Budget Committee to review the 2018-2019 Budget
Chairman Brizee appointed Cindy Bond, Dexter Ball and Rudy Ashenbrener. Brent Hyatt will schedule a meeting at a later date.

7) Upcoming Meeting(s)

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

8) Adjournment

The meeting adjourned at 01:16 PM.

Lorrie Bauer, Recording Secretary

DRAFT

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

	May 18
Ordinary Income/Expense	
Income	
Investment Income	4,600.50
Property Taxes	4,865.31
Rental Income	1,333.33
Total Income	10,799.14
Gross Profit	10,799.14
Expense	
RAA 4-1	
160 Main Ave S. (Youth Ranch)	2,563.44
Shoshone St/2nd Ave N	285.00
Main Ave.	474,852.80
Total RAA 4-1	477,701.24
Meeting Expense	125.86
Office Expense	0.00
Real Estate Expense	2,540.22
Total Expense	480,367.32
Net Ordinary Income	-469,568.18
Net Income	-469,568.18

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

October 2017 through May 2018

	Oct '17 - May 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	66,370.10	15,000.00	51,370.10	442.5%
Other Income	60.00			
Property Taxes	5,407,936.58	10,218,350.00	-4,810,413.42	52.9%
Rental Income	66,593.79	440,487.00	-373,893.21	15.1%
Sale of Assets	2,044,350.00			
Total Income	7,900,078.70	13,473,837.00	-5,573,758.30	58.6%
Gross Profit	7,900,078.70	13,473,837.00	-5,573,758.30	58.6%
Expense				
RAA 4-1				
160 Main Ave S. (Youth Ranch)	468,814.90			
Shoshone St/2nd Ave N	43,770.60			
Main Ave.	3,493,260.81			
Payment on City's \$6,000,000	1,000,000.00			
RAA 4-1 - Other	44,000.00	5,794,948.00	-5,750,948.00	0.8%
Total RAA 4-1	5,049,846.31	5,794,948.00	-745,101.69	87.1%
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	632.71	3,500.00	-2,867.29	18.1%
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	8,465.03	12,000.00	-3,534.97	70.5%
Real Estate Lease	0.00	124,000.00	-124,000.00	0.0%
Total Expense	8,735,152.50	15,500,275.00	-6,765,122.50	56.4%
Net Ordinary Income	-835,073.80	-2,026,438.00	1,191,364.20	41.2%
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	-835,073.80	-2,026,438.00	1,191,364.20	41.2%

Twin Falls Urban Renewal June 2018 Accounts Payable

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Fund</u>	<u>Memo</u>
3701	05/15/2018	125.86	Lorrie Bauer	Meeting Expense	General	Meeting Lunch on 5/14/19
3702	05/21/2018	-	Void			
3703	05/21/2018	2,623.00	Idaho Power Company	Main Ave.	Rev Alloc 4-1	Change Order - 27490764. Downtown Plaza, 85" of additional 3" conduit
3704	06/05/2018	3,000.00	Cavalli	Main Ave.	Rev Alloc 4-1	Change order installing hooks
3705	06/06/2018	237.50	EHM Engineers, Inc.	Shoshone St/2nd Ave N	Rev Alloc 4-1	Street & Sign Improvements / #20180523
3706	06/06/2018	10.51	Idaho Power	Real Estate Expense	Rev Alloc 4-1	Power - 122 4th Av S / #2228 20180509
3706	06/06/2018	305.39	Idaho Power	Real Estate Expense	Rev Alloc 4-1	Power - 160 Main Av S / #9168 20180509
3707	06/06/2018	9.89	Intermountain Gas Company	Real Estate Expense	Rev Alloc 4-1	Gas - 160 Main Av S / #30001 20180517
3708	06/06/2018	720.00	Living Earth	Real Estate Expense	Rev Alloc 4-1	Spring Cleanup - 122 4th Av S / #25085
3708	06/06/2018	350.63	Living Earth	Real Estate Expense	Rev Alloc 4-1	122 4th Av S - May mowing / #25038
3709	06/06/2018	24.36	Lorrie Bauer	Office Expense	General	Certificate frames / #15937540
3710	06/06/2018	3,421.50	Lytle Signs, Inc.	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Banners for Spring/Summer / #91298
3710	06/06/2018	1,283.50	Lytle Signs, Inc.	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Bronze Plaques for Statue (deposit) / #34170-1
3710	06/06/2018	816.00	Lytle Signs, Inc.	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Bronze Plaques for DT Commons (deposit) / #DP21006
3711	06/06/2018	1,750.00	Laurel Mcdonald	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3712	06/06/2018	750.00	Valarie A Everton	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3713	06/06/2018	750.00	Leslie R Redhead	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3714	06/06/2018	750.00	Leon Smith	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3715	06/06/2018	1,000.00	Erik L Winther	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3716	06/06/2018	750.00	Carolyn J McCoy	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3717	06/06/2018	500.00	Corinne Slusser	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3718	06/06/2018	500.00	Marjorie McBride Writing + Photography	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3719	06/06/2018	250.00	Richard D Kuhn	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3720	06/06/2018	250.00	Sarah L Crawford	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3721	06/06/2018	250.00	Kathleen M Eddington	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3722	06/06/2018	31.00	Vanessa Hunt	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3723	06/06/2018	31.00	Jett Garrison	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3724	06/06/2018	31.00	Ryan Ennis	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3725	06/06/2018	31.00	Leslie Gomez	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3726	06/06/2018	31.00	Symantha Rando	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3727	06/06/2018	31.00	Rachael Jensen	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3728	06/06/2018	31.00	Toria E Stringham	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project
3729	06/06/2018	31.00	Bailey Taylor	Rev Alloc 4-1 - Other	Rev Alloc 4-1	Art Selection for DT Commons/Elec Box Project



Date: Monday, June 11, 2018

To: Urban Renewal Agency of the City of Twin Falls

From: Nathan Murray, Executive Director

Executive Director's Report

* Update on the Development Agreement negotiations for the 160 Main Ave South Project.

* Discussion of the agenda for the Ribbon Cutting for the Downtown Commons and activities for the weekend of July 6-7th.

* Recognition of the service of Board members Dan Brizee and Neil Christensen, and leadership of the Board going forward.

Attachments:

None

Project Progress Update

Main Avenue Redevelopment Project

Prepared for URA Board Meeting on June 11, 2018

Summary of Progress

January 4, 2018 to June 6, 2018

Construction Services by CM/GC – Guho Corp.

1. Substantial Completion certificate issued December 21, 2018.
2. Provided supplier information, O&M manuals, and as-built drawings.
3. Working to address punchlist items generated from substantial completion walk-through initially conducted on December 12, 2018
4. Installed bollards and bike racks in April.
5. Working with Parks Department on the spring startup of the irrigation system.
6. Installed flower baskets.
7. Working to correct deficiencies in the irrigation system and replace landscaping and flower baskets as needed.

Project Schedule

8. Completion of final punchlist corrective items will continue through July 2018.

Testing and Inspection

9. Follow-on completion status walk-through with City and CH2M conducted on May 11th.
10. Streets Department provided punchlist of items requiring corrective action on May 25, 2018 regarding items that were to be revisited in the spring.
11. Parks Department provided punchlist of items requiring corrective action on June 5, 2018.
12. Guho developing detailed workplan to address remaining punchlist items and will distribute.

Financial

13. No new progress payments for construction have been submitted by Guho since the December 2017 partial retainage release of \$272,102.66.
14. Deductive change order of \$390,000 issued to reduce the overall contract amount to account for the savings realized on the project and to release the unused contingency amount included in the construction contract GMP No. 2.
15. Current total contract value following deductive change order is \$6,056,114.99.
16. CH2M is projected to have approximately \$200,000 of unused budget for Owner's Representative Services that can be utilized for other URA uses.

Other Topics

17. None



Date: Monday, June 11, 2018
To: Urban Renewal Agency of the City of Twin Falls
From: Brent Hyatt, Assistant Finance Officer

ACTION ITEM

Request:

Consideration of a request to adopt the preliminary budget amount of \$11,291,018 and schedule a public hearing to take place during the scheduled July 9th meeting to take public input.

Time Estimate:

N/A

Background:

Chairman Dan Brizee appointed a budget committee consisting of Dexter Ball, Rudy Ashenbrener, and Cindy Bond. Brent Hyatt developed a draft budget for the committee to review, which it did. Below are the highlights from the proposed budget:

- Management Fee: The management fee to the City is \$208,000;
- RAA 4-1: \$4,192,196 (including Rents);
- RAA 4-3: \$2,224,984;
- RAA 4-4: \$ 31,013;
- General Fund: The General Fund does not generate money. Overhead expenditures not directly attributable to any of the revenue allocation areas such as the management fee, dues, insurance, etc., are funded with transfers from other funds. For the third year, a transfer of \$30,000 is being budgeted to create a reserve in the General Fund.

Approval Process:

Today's discussion is a review of the proposed budget. If the board requests further changes, staff will make those changes and publish the proposed budget, notifying the public and informing them when they can give input to the board before adoption of the final budget. TFURA will hold a public hearing during the July 9th meeting and consider a request to adopt the budget after that public hearing.

Budget Impact:

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

Regulatory Impact:

N/A

Conclusion:

We ask the board to adopt the preliminary budget amount of \$11,291,018 and have staff schedule a public hearing on the budget prior to adopting the final budget by September 1, 2018.

Attachments:

1. Budget Worksheet 2018-19 v1.1

Urban Renewal Agency of the City of Twin Falls, Idaho																				
Budget Estimates																				
Fiscal Year October 1, 2018 through September 30, 2019																				
				2017-2018 Budget								Actual	2018-2019 Budget							
	Three Years of Actual					Revenue Allocation			Zions Bank		Budget				Revenue Allocation			Zions Bank		Budget
	2014-2015	2015-2016	2016-2017	General	Rental Fund	4-1	4-3 (Chobani)	4-4 (Clif)	Chobani	Cliff	Total	10-1-17 to 5-31-18	General	Rental Fund	4-1	4-3 (Chobani)	4-4 (Clif)	Chobani	Cliff	Total
Revenue																				
Investment Income	12,247.00	20,809	58,195	12,000			3,000				15,000	61,770	42,000			8,000			2,000	52,000
Other Income			151,757								0	60								0
Grant Income/Contributions			120,000								0	119,022								0
Property Taxes	8,286,900	8,730,491	9,808,535			2,300,000	4,208,334		2,566,666	1,143,350	10,218,350	5,407,937			2,600,000	2,366,984	31,013	3,060,212	1,464,813	9,523,022
Administrative Fee																				
Rental Income	435,162	442,258	452,148		440,487						440,487	65,260	15,996							15,996
Clif Bar Line of Credit	9,564,411	7,263,667	868,944								0	195,747								0
Loan Proceeds (Net of Costs)	4,750,139	13,670,000	5,099,861			2,800,000					2,800,000									0
Sale of Assets											0	2,044,350								0
Total Revenue	23,048,859	30,127,225	16,559,440	12,000	440,487	5,100,000	4,211,334	0	2,566,666	1,143,350	13,473,837		57,996	0	2,600,000	2,374,984	31,013	3,060,212	1,466,813	9,591,018
Transfer - Operating				282,450	(332,450)	200,000	(150,000)				0		257,804		(107,804)	(150,000)				0
Forecasted Cash Carryover				0	600,000	1,761,475	0				2,361,475		0		1,700,000	0				1,700,000
Total Revenue and Cash Carryover				294,450	708,037	7,061,475	4,061,334	0	2,566,666	1,143,350	15,835,312	7,894,146	315,800	0	4,192,196	2,224,984	31,013	3,060,212	1,466,813	11,291,018
Expenditures																				
RAA 4-1	689,692	2,223,634	4,943,195			5,794,948					5,794,948	4,049,846			1,919,320					1,919,320
RAA 4-3 (Chobani)	3,476,019	632,612									0									0
RAA 4-4 (Clif Bar)	10,267,117	7,693,211	629,380								0	20,000								0
Bond Trustee Fees		3,000	5,000						3,000	2,000	5,000	3,000						3,000	2,000	5,000
Bonding Costs	97,538	39,500									0									0
Community Relations & Website	150	150	2,156	500							500		500							500
Debt Payments - Interest	285,458	1,255,394	63,148			179,527					179,527	83,643			150,876					150,876
Debt Payments - Principal	5,689,090	12,967,759	1,040,000			1,075,000					1,075,000				1,110,000					1,110,000
Debt Pay Interest - Chobani	1,488,983	1,372,570	1,319,446						1,263,666		1,263,666	1,320,297						1,691,212		1,691,212
Debt Pay Principal - Chobani	1,123,000	7,848,876	5,307,403						1,300,000		1,300,000	1,300,000						1,366,000		1,366,000
Debt Pay Interest - Clif Bar Bond			877,158							746,350	746,350	375,925							719,813	719,813
Debt Pay Principal - Clif Bar Bond										395,000	395,000	200,000							745,000	745,000
Debt Pay Principal - City												1,000,000			1,000,000					1,000,000
Payment on LOC/TIFF Balance						4,061,334					4,061,334					2,224,984	31,013			2,255,997
Dues and Subscriptions	750	1,150	850	2,300							2,300	4,250	4,500							4,500
Insurance Expense - ICRMP	5,617	2,877	12,392	6,650							6,650		6,700							6,700
Legal Expense (Notices)	621	7,382	36,546	30,000							30,000	1,087	15,000							15,000
Management Fee	229,000	114,500	349,452	208,000							208,000	208,000	208,000							208,000
Meeting Expense	3,295	2,213	1,856	3,500							3,500	633	2,500							2,500
Miscellaneous	10,048	10,023	32	500							500	175	500							500
Office Expense	323	432	50	500							500		500							500
Prof. Dev.\Training	967	-	500	2,500							2,500		2,500							2,500
Professional Fees		97,518	9,774	10,000							10,000		10,000							10,000
Property Tax Expense	36,148	36,631	28,606		125,600						125,600	109,505								0
Real Estate Exp. - Call Center	74,310	45,780	67,521		153,400						153,400	50,327	18,100							18,100
Real Estate Exp. - Other	14,169	5,831	25,658			12,000					12,000	8,465	17,000		12,000					29,000
Real Estate Lease	72,000	72,000	72,000		124,000						124,000									0
Real Estate Purchase				0							0		0							0
Increase in Reserve				30,000							30,000		30,000							30,000
Total Expense	23,564,295	34,433,043	14,792,123	294,450	403,000	7,061,475	4,061,334	0	2,566,666	1,143,350	15,530,275	8,735,153	315,800	0	4,192,196	2,224,984	31,013	3,060,212	1,466,813	11,291,018
	(515,436)	(4,305,818)	1,767,317	0	305,037	0	0	0	0	0	305,037	-841,007	0	0	0	0	0	0	0	0



Date: Monday, June 11, 2018
To: Urban Renewal Agency of the City of Twin Falls
From: Jesse Schuerman, Engineer

ACTION ITEM

Request:

Consideration of a request to use contingency monies for plan changes to the Downtown Commons.

Time Estimate:

N/A

Background:

When Starr Corp. bid the GMP, the design left out specification and quantity of the up-light fixtures for the landscape areas resulting in no scope for buying and installing up-lights. Starr has recently provided the costs of the 16 up-lights, which came to \$28,424.84. URA staff realized this cost would use up nearly all the contingency costs.

Another issue concerning the project came up that competes with those contingency costs above. Attached is a picture showing the Hansen St. sidewalk. When Starr demolished the asphalt we realized that the existing sidewalk/curb and gutter was not continuous and in bad condition at the project limits. Staff asked Starr to provide the cost of building approximately 87 feet of curb and gutter and sidewalk to make the sidewalk improvements uniform on both sides of Hansen. The cost of that came to \$8,390.00.

Staff believes there are three options:

Option 1) Build the sidewalk and all of the lights and Change Order the extra costs into Starr's contract for a total budget impact of \$36,814.84;

Option 2) Build the sidewalk and four of the up-lights (around the John Hayes statue) for a total budget impact to the contingency of \$15,496.21;

Option 3) Build all of the up-lights and no additional sidewalk for a total budget impact to the contingency of \$28,424.84.

Approval Process:

Approval by a majority of the Board.

Budget Impact:

No budget impact if Option 2 or 3 are authorized.

Regulatory Impact:

N/A

Conclusion:

Staff recommends the Urban Renewal Agency authorize Option 2.

Attachments:

1. Hansen Sidewalk
2. Est_2327_from_Magic_Valley_Electric_LLC_23128



Imagery ©2018 Google, Map data ©2018 Google 20 ft

Magic Valley Electric LLC
395 Railway St
Jerome, Idaho 83338

Cell: 208.420.2830
Office: 208.944.2107 Fax: 208.944.2109
Burley Office: 208.677.2107

Estimate

Date	Estimate #
3/20/2018	2327

Name / Address
Starr Corp PO Box 46 Twin Falls, ID 83303-0046

"The Power to Do It Right"

State License: ELE-C-33843 RCE- 35670 Public Works License: 015652-AA-4 Workers Compensation: 638951	PROJECT
	TFCP Up Lights
Description	Total
Electrical Proposal - Quality Installation of Electrical System Scope of Work Includes: -Install 16 up lights located in landscape area at City of Twin Falls Plaza. Conduit and wire already figured into bid. Supply and install: -(13) IG1 up lights -(3) IG2 up lights Labor Charges: \$1,560.00 Fixture Charges: \$26,864.84 EXCLUDES: -Any rock removal -Any concrete cost if needed	28,424.84
PROPOSAL IS GOOD FOR 60 DAYS UNLESS STATED OTHERWISE A SIGNATURE IS REQUIRED BEFORE WORK STARTS	
Total \$28,424.84	

All work will be completed in a professional, and quality of craftsmanship manner. Any changes or deviations from the above specifications will become an extra charge over and above this proposal.
The above prices, specifications and conditions are agreeable and are hereby accepted.

Authorized Signature: _____

Date: _____

We appreciate your Business!



Date: Monday, June 11, 2018
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

Discussion

Request:

Discussion of revised boundaries for the Urban Renewal District.

Time Estimate:

N/A

Background:

The current boundaries of the Urban Renewal District (see attached) contain certain sections of the City that have been redeveloped and are no longer a focus for the TFURA. Subsequently, there are other development opportunities just outside the URA Boundary that could be included. This is not a discussion of a new Revenue Allocation Area, but a general discussion of the boundaries of the district and to see what kind of interest there is for revising the URA Boundary and aligning it with current priorities.

Various plan options will be presented during the discussion.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

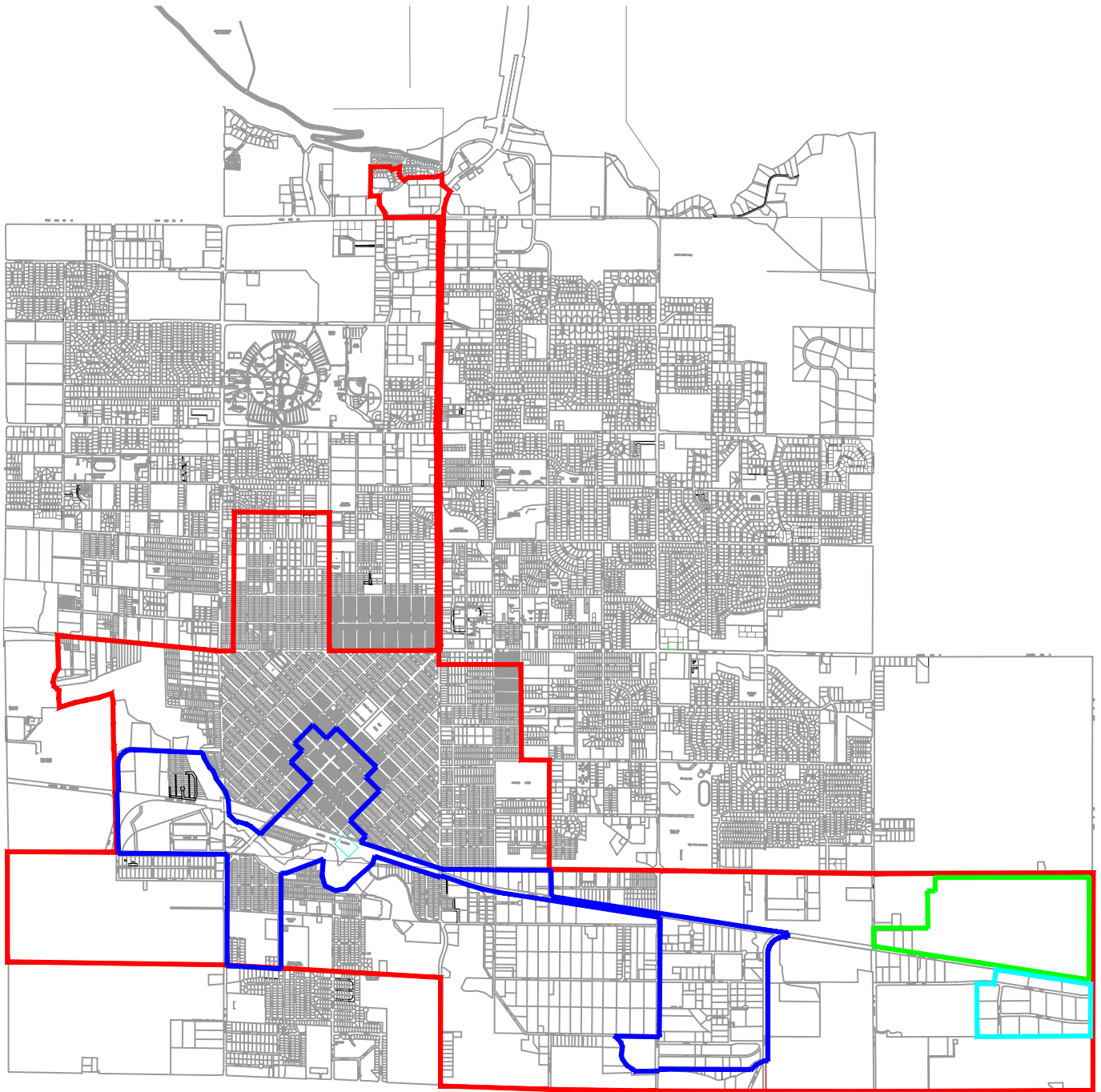
N/A

Conclusion:

There is no formal staff determination at this time.

Attachments:

1. RAA map 2015



*URBAN RENEWAL AGENCY OF THE
CITY OF TWIN FALLS, IDAHO*



<i>LEGEND</i>	
	URBAN RENEWAL AREA #4
	REVENUE ALLOCATION AREA #4-1
	REVENUE ALLOCATION AREA #4-3
	NEW REVENUE ALLOCATION AREA #4-4



Date: Monday, June 11, 2018
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

Discussion

Request:

Discussion of a message board on property owned by the Twin Falls Urban Renewal Agency adjacent to the Downtown Commons.

Time Estimate:

N/A

Background:

The existing sign for the Rogerson Mall remains on the property north of the Downtown Commons. There has been some discussion as to the use of the sign and it's potential to become a message reader for Downtown Twin Falls (see attached).

Conduit has been provided to the sign to enhance it's capabilities, but there is a cost to improve the sign as well as operate and maintain the message reader. One estimate places the cost at \$25,145.00 (see attached).

Staff is not looking for a decision as this time, but direction from the Board as to whether or not this is considered important to downtown messaging.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

Conclusion:

Staff has made no determination at this time.

Attachments:

1. 6B-1 attachment
2. 6B-2 attachment



REFACE A D/F ILLUMINATED CABINET

NEW WHITE POLYCARBONATE HEADER FACE
BLACK TRANSLUCENT VINYL COPY AND GRAPHICS REVERSED OUT WHITE

WITH AN INTERMEDIATE DIVIDER PAINTED WHITE

INSTALL A D/F 16mm FULL COLOR EMC WITH A 90x126 MATRIX
METAL FILL AS NEEDED PAINTED BLACK

OPTION - A S/F EMC ON EAST FACE

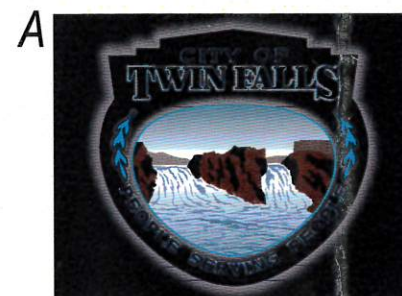
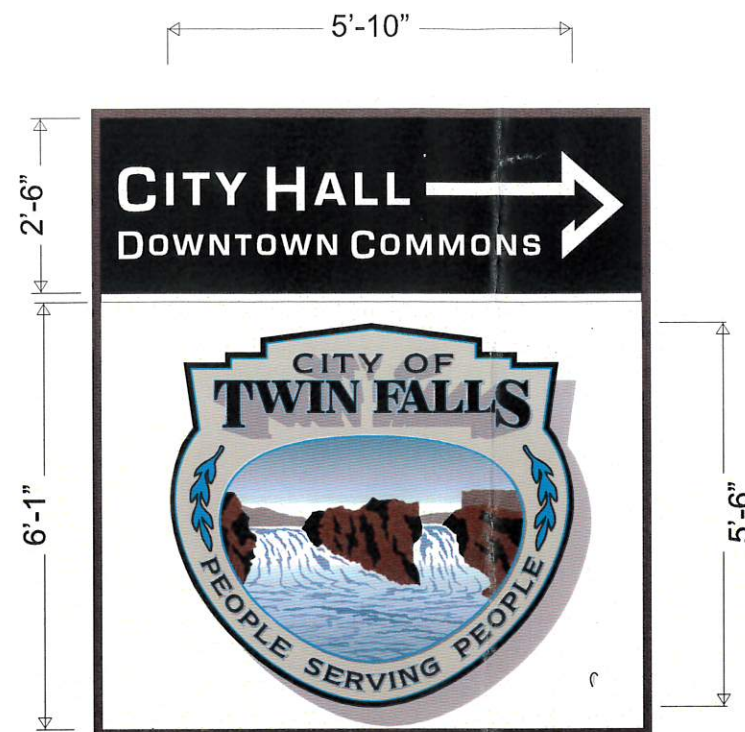
WEST FACE - A METAL FACE PAINTED WHITE

WITH FRONT AND HALO ILLUMINATED SHEILD MOUNTED ON STANDOFFS

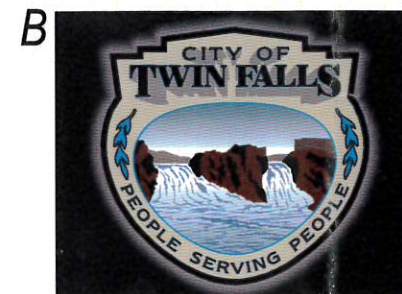
A - AN ALUMINUM CABINET PAINTED BLACK WITH A ROUTED OUT FACE PAINTED GREY
1/4" CLEAR PUSH-THRU ACRYLIC OF INDIVIDUAL LETTERS AND GRAPHICS
WITH DIFFUSER APPLIED SECOND SURFACE
BLACK, BLUE AND DIGITALLY PRINTED COPY AND GRAPHICS APPLIED 1ST SURFACE

B - AN ALUMINUM CABINET PAINTED BLACK
1/4" CLEAR ACRYLIC FACE WITH DIFFUSER APPLIED SECOND SURFACE
DIGITALLY PRINTED COPY AND GRAPHICS APPLIED

WHITE L.E.D. ILLUMINATION



ARTIST'S SIMULATION OF NIGHT TIME VIEW OF SIGN
Scale: 1/4"=1'



approx.
37'-0"



ARTIST SIMULATION OF PROPOSED SIGNAGE

Approved By: _____
Date: _____

Unauthorized use, reproduction and or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504)
THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT:
Twin Falls urban Renewal Agency

ADDRESS:
Twin Falls, Idaho

DATE:
08March2018

SCALE:
3/8"=1'

ACCOUNT EXECUTIVE:
C2

DRAWN BY:
rba

FILENAME:
...Twin Falls urban Renewal Agency\33791 ReFace Pole Sign...

QUOTE #:
33791

REVISIONS:

PAGE 1 OF 1
LYTLE SIGNS © 2018
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AN EMPLOYEE OWNED COMPANY

Twin Falls Office
P.O. BOX 305
1925 KIMBERLY RD.
TWIN FALLS, IDAHO 83303
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1.800.621.6836
fax 208.736.8653

Boise/Meridian Office
2070 E. COMMERCIAL ST.
MERIDIAN, IDAHO 83642
208.388.1739
fax 208.388.3966
www.lytlesigns.com
sales @lytlesigns.com





Lytle Signs Inc.

Twin Falls Office

P.O. Box 305 1925 Kimberly Rd.
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2070 Commercial St.
MERIDIAN, IDAHO 83642
208.388.1739 fax 208.388.3966
Web Site: www.lytlesigns.com
E-mail: sales@lytlesigns.com

PROPOSAL

Proposal #: 20854

Proposal Date: 05/14/18
Customer #: 4013
Page: 1 of 3
Salesperson: CL

SOLD TO:	JOB LOCATION:
TWIN FALLS URBAN RENEWAL AGENCY P.O. BOX 1907 TWIN FALLS ID 83303	Twin Falls Urban Renewal Agency P.O. Box 1907 Twin Falls ID 83303 REQUESTED BY: Dan Brizee

AS PER SKETCH (IF PROVIDED BY LYTLE SIGNS, INC)

1	QUOTE #34745-1 Re-face Pylon Sign Option B Remove and dispose of existing faces. Add intermediate divider to cabinet. (2) 2'6" x 5'10" white polycarbonate faces with translucent vinyl applied. East Face - Furnish 16mm color single face message center, 90 x 126 matrix, 4G Wireless with Life-of-sign Cellular Data Plan communication, time & temp unit, 5'5" x 7'3" overall size. Customer to furnish computer to program message center and sufficient power to operate message center (120 VOLT 10 amps Single Phase Service) Lytle Signs to provide training to program message center. Manufacture framework and fill as needed. West Face - 6'1" x 8' aluminum face painted, cloud style cabinet with 3" return, clear acrylic trim-capped face with digitally printed logo applied second surface, white LED illumination to light face and halo out back.	\$25,415.00	\$25,415.00
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ACQUISITION OF PERMITS AND PERMIT COSTS WILL BE BILLED IN ADDITION (IF APPLICABLE)
ELECTRICAL REPAIRS WILL BE BILLED IN ADDITION AT TIME AND MATERIAL RATES (IF APPLICABLE)
**THIS PROPOSAL MAY BE WITHDRAWN, AND PRICING MAY CHANGE IF NOT ACCEPTED WITHIN 7 DAYS

TOTAL PROPOSAL AMOUNT: \$25,415.00

TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION
(INTEREST OF 1.5% PER MONTH WILL BE ADDED TO PAST DUE ACCOUNTS)

TERMS AND CONDITIONS

1. THIS PRICE DOES NOT INCLUDE ELECTRICAL HOOKUP, PERMITS, OR STAMPED ENGINEERED DRAWINGS UNLESS SPECIFICALLY STATED.
2. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED. ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE PURCHASER.
3. UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, LYTLE SIGNS MAY, AT ITS OPTION, DECLARE THE ENTIRE BALANCE PRICE FULLY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER; AND WHEN DECLARED, CUSTOMER AGREES TO PAY INTEREST ON SAID BALANCE WHEN DECLARED DUE AT THE RATE OF 1.5% PER MONTH. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY THE COMPANY, INCLUDING ATTORNEY'S FEES.
4. CUSTOMER AGREES TO PROVIDE ELECTRICAL SERVICE FEED WIRE OF APPROVED AND SUITABLE CAPACITY TO LOCATION OF DISPLAY IN ADVANCE OF INSTALLATION.
5. AN ADDITIONAL CHARGE WILL BE MADE IF DURING EXCAVATION UNFORESEEN CIRCUMSTANCES ARISE OR IF RESTORATION OF EXISTING LANDSCAPING IS REQUIRED.
6. ALL AGREEMENTS ARE CONTINGENT UPON THE ABSENCE OF STRIKES, DELAYS, OR INCIDENTS BEYOND LYTLE SIGNS, INC. CONTROL.
7. QUOTED PRICE DOES NOT INCLUDE ELECTRICAL SERVICE TO OPERATE PROPOSED SIGN OR LIGHTING. ADDITIONAL CHARGES MAY APPLY TO BRING CURRENT ELECTRIC SERVICE AND SIGNAGE TO CODE. ELECTRICAL COMPONENTS WILL COMPLY WITH 120V SERVICE UNLESS OTHERWISE SPECIFIED.
8. INITIAL DESIGN IS INCLUDED IN QUOTE PRICE. CHANGES REQUIRING ADDITIONAL SKETCH TIME WILL BE DONE AT AN HOURLY RATE. REQUEST FOR LOGOS ON CD OR MEMORY STICKS WILL RESULT IN ADDITIONAL CHARGES.
9. THE TIME INTERVAL FOR PROJECT COMPLETION WILL BEGIN WHEN ALL PERTINENT INFORMATION AND PERMITS ARE RECEIVED BY ENGINEERING.

THIS PROPOSAL DOES NOT BECOME EFFECTIVE UNTIL SIGNED AND DATED BY AN AUTHORIZED LYTLE SIGN'S REPRESENTATIVE.

Lytle Signs, Inc. is Licensed in: Idaho, Utah, Oregon, Wyoming, Montana & Nevada (0029311 - \$750,000)

COMPANY INITIALS _____

CUSTOMER INITIALS _____