



Urban Renewal Agency Agenda

Monday, August 13, 2018, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Dexter Ball, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrener, Cindy Bond, Andy Hohwieler, Doug Vollmer

- 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 July 9, 2018 meeting; 2) July 2018 Financial Report; 3) August 2018 Accounts Payable.
Purpose: **ACTION ITEM** By: Lorrie Bauer, Secretary
- 4) Reports/Updates
 - a) Responsibility, Limitations and Code of Ethics of the Urban Renewal Agency of the City of Twin Falls.
Purpose: **Discussion** By: Nathan Murray, Executive Director
 - b) Executive Director's Report
Purpose: **Informational** By: Nathan Murray, Executive Director
- 5) Items of Consideration
 - a) Review proposal to amend the URA Boundary.
Purpose: **Discussion** By: Nathan Murray, Executive Director
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) Monday, September 10, 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, July 9, 2018, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Dexter Ball, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrener, Cindy Bond, Andy Hohwieler, Doug Vollmer

1) Confirmation of Quorum/Call Meeting to Order

Dexter Ball called the meeting to order at 12:03 PM. A quorum was present.

Present: Dexter Ball, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrener, Cindy Bond, Doug Vollmer, and Andy Hohwieler

Absent: None

Staff Present: Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Lorrie Bauer, Recording Secretary; Fritz Wonderlich, City Attorney; Ruth Pierce, City Council

2) Consideration of Amendment(s) to the Agenda

None.

3) Consent Calendar

- a) Request to approve 1) Minutes for June 11, 2018 meeting; 2) June 2018 Financial Report; 3) July 2018 Accounts Payable.

MOTION: Cindy Bond 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
- New board members, Andy Hohwieler and Doug Vollmer, were welcomed.
 - Development Agreement negotiations for 160 Main Ave. S: Discussions still ongoing. Nathan suggested having a task force that meets monthly. Rudy, Perri and Cindy volunteered. Future meetings will be scheduled.
 - Review of events over this past weekend: A lot of good feedback has been received and they were well attended. Safety and security measures for the commons were questioned and information will be communicated to the public as it is created.
 - City Achievement Award: The Association of Idaho Cities presented an award to the City of Twin Falls, in which the URA was a part of, for the joint effort of the Downtown Renaissance which includes Main Avenue, Downtown Commons, City Hall, Public Safety Complex, and utility improvements.

5) Items of Consideration

- a) Annual Election of Officers (Chair, Vice Chair, and Secretary).
Rudy Ashenbrener nominated Dexter Ball for Chair, Perri Gardner for Vice Chair and Lorrie Bauer as Secretary. Discussion ensued regarding a member of the board tasked with the Secretary position as noted in the Bylaws. City staff is currently fulfilling the secretary role therefore there is no obligation for the board to fill this position. It was suggested to review the current Bylaws at a later date and update if necessary.
MOTION: Doug Vollmer moved to approve the nominations of Dexter Ball for Chair, Perri Gardner for Vice Chair, and Lorrie Bauer for Secretary. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted in favor of the motion.
- b) Public Hearing for the FY 2018-19 Budget and Consideration of a request to adopt the preliminary budget amount of \$11,291,018.
The public hearing was opened. Hearing no questions or comments the public hearing was closed.

MOTION: Cindy Bond moved to accept the 2018-19 budget. Perri Gardner seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- c) Consideration of a request to spend \$37,500 to upgrade an existing waterline within Block 71 of the Twin Falls Town Site.

Nathan explained the agenda item as it was introduced at the June meeting. He shared that after the 2013 water utility assessment was complete, projects were prioritized. Block 71 of the Old Town plat was given a high priority rating. The current ballroom improvement project in that block will cause future flow issues due to the expansion and upgrades of the building. Nathan proposed to take advantage of the current construction and upgrade the water line and share the cost. The URA portion would be \$37,500. If we wait to upgrade at a later date the amount will be significantly higher. This upgrade is necessary for the ballroom project to meet fire flow standards as well as any future developments of properties along 2nd Avenue.

MOTION: Perri Gardner moved to approve the request to spend \$37,500 to participate in the upgrade of the waterline. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) General Input/Announcements - Public/Staff

Perri Gardner asked about the cost savings from the Main Avenue project. As the final invoices come in during the next month, Nathan is hoping to get a clear understanding of what is left in Area 4-1 and will share at a later date. Jesse Schuerman shared the left over amount from the Main Avenue project has not yet been allocated.

7) Upcoming Meeting(s)

- a) Monday, August 13, 2018 at 12:00 p.m.

8) Adjournment

- 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: Perri Gardner moved to adjourn per Idaho State Code to executive meeting. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

The meeting adjourned at 12:31 PM.

Lorrie Bauer, Recording Secretary

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

	Jul 18
Ordinary Income/Expense	
Income	
Investment Income	4,851.59
Property Taxes	4,430,173.45
Rental Income	1,333.33
Total Income	4,436,358.37
Gross Profit	4,436,358.37
Expense	
RAA 4-1	
Shoshone St/2nd Ave N	35,219.00
Main Ave.	707,898.21
Total RAA 4-1	743,117.21
Debt Payments - Interest	83,642.50
Debt Payments - Principal	1,075,000.00
Meeting Expense	54.06
Real Estate Expense	640.85
Total Expense	1,902,454.62
Net Ordinary Income	2,533,903.75
Net Income	2,533,903.75

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

	Oct '17 - Jul 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%
ICDBG - Grant Income	255,444.22			
Contributions	119,021.65			
Investment Income	86,697.04	15,000.00	71,697.04	578.0%
Other Income	60.00			
Property Taxes	9,846,497.76	10,218,350.00	-371,852.24	96.4%
Rental Income	69,260.45	440,487.00	-371,226.55	15.7%
Sale of Assets	2,044,350.00			
Total Income	12,617,077.70	13,473,837.00	-856,759.30	93.6%
Gross Profit	12,617,077.70	13,473,837.00	-856,759.30	93.6%
Expense				
RAA 4-1				
160 Main Ave S. (Youth Ranch)	468,814.90			
Shoshone St/2nd Ave N	79,227.10			
Main Ave.	4,224,183.43			
Payment on City's \$6,000,000	1,000,000.00			
RAA 4-1 - Other	91,174.84	5,794,948.00	-5,703,773.16	1.6%
Total RAA 4-1	5,863,400.27	5,794,948.00	68,452.27	101.2%
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	791,464.09	925,877.00	-134,412.91	85.5%
Debt Payments - Principal	1,275,000.00	1,470,000.00	-195,000.00	86.7%
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	754.27	3,500.00	-2,745.73	21.6%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	449.36	500.00	-50.64	89.9%
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	10,502.30	12,000.00	-1,497.70	87.5%
Real Estate Lease	0.00	124,000.00	-124,000.00	0.0%
Total Expense	10,958,036.24	15,500,275.00	-4,542,238.76	70.7%
Net Ordinary Income	1,659,041.46	-2,026,438.00	3,685,479.46	-81.9%
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	1,659,041.46	-2,026,438.00	3,685,479.46	-81.9%

Twin Falls Urban Renewal August 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>
3746	07/09/2018	657,314.03	City of Twin Falls	Main Ave.	Rev Alloc 4-1	To reimburse expenses for the Commons paid by the City
3747	07/12/2018	26,500.00	Cavalli Corp.	Main Ave.	Rev Alloc 4-1	Bal. of cast planters / #1907
3748	07/30/2018	198,000.00	Washington Federal	Debt Payments - Principal	Rev Alloc 4-1	Acct #4603726
3748	07/30/2018	12,967.50	Washington Federal	Debt Payments - Interest	Rev Alloc 4-1	Acct #4603726
3748	07/30/2018	70,675.00	Washington Federal	Debt Payments - Interest	Rev Alloc 4-1	Acct #4647541
3748	07/30/2018	877,000.00	Washington Federal	Debt Payments - Principal	Rev Alloc 4-1	Acct #4647541
3749	07/31/2018	2,975,590.04	Zions First National Bank	Zions #8616 - Excess Funds	Rev Alloc 4-3	To record remittance of Chobani Property Taxes
3749	07/31/2018	261,852.35	Zions First National Bank	Zions #8617 - Excess Funds	Rev Alloc 4-4	To record remittance of Clif Bar Property Taxes
3750			- Void			
3751			- Void			
3752	08/08/2018	75.84	CED	Main Ave.	Rev Alloc 4-1	Install 240 volt plug - DT Commons / #595232
3752	08/08/2018	169.06	CED	Main Ave.	Rev Alloc 4-1	Install 240 volt plug - DT Commons / #595161
3753	08/08/2018	3,692.71	CH2M	Main Ave.	Rev Alloc 4-1	Owners Representative Services / #381151211
3754	08/08/2018	44.84	City of Twin Falls	Real Estate Expense	Rev Alloc 4-1	160 Main Av - water usage / #130529-Jun
3754	08/08/2018	938.70	City of Twin Falls	Prof. Dev.\Training	Rev Alloc 4-1	AIC Annual Conference / 101.18.10.449.00
3754	08/08/2018	274.00	City of Twin Falls	Main Ave.	Rev Alloc 4-1	Ladder for maint. of lightpole drip lines / #20180702 HD
3754	08/08/2018	422,421.57	City of Twin Falls	Main Ave.	Rev Alloc 4-1	Commons Reimbursements - Acct. 101.00.00.136.00
3755	08/08/2018	2,159.50	EHM Engineers, Inc.	Shoshone St/2nd Ave N	Rev Alloc 4-1	Street & Waterline Improvements / #78885
3756	08/08/2018	50,770.00	Extreme Excavation	Real Estate Expense	Rev Alloc 4-1	Pavement for Rock Creek Trail / #6015082-201807
3757	08/08/2018	137.85	Great Harvest Bread Company	Meeting Expense	General	Lunch for 20180711 Meeting / #106
3758	08/08/2018	66,526.50	HC Company, Inc.	Shoshone St/2nd Ave N	Rev Alloc 4-1	Street & Waterline Improvements / #HC18161
3758	08/08/2018	3,717.18	HC Company, Inc.	Shoshone St/2nd Ave N	Rev Alloc 4-1	219 Shoshone Demolition / #HC18182
3759	08/08/2018	9.35	Idaho Power	Real Estate Expense	Rev Alloc 4-1	Power - 122 4th Av S / #2228-201807
3759	08/08/2018	281.91	Idaho Power	Real Estate Expense	Rev Alloc 4-1	Power - 160 Main Av S / #9168-201807
3760	08/08/2018	9.69	Intermountain Gas Company	Real Estate Expense	Rev Alloc 4-1	Gas - 160 Main Av S / #06397230001
3761	08/08/2018	15,657.78	JUB Engineers, Inc.	Main Ave.	Rev Alloc 4-1	2015 Main Ave Utilities / #118581
3762	08/08/2018	350.63	Living Earth	Real Estate Expense	Rev Alloc 4-1	Mowing - 122 4th Av S / #25482
3763	08/08/2018	14.80	Lorrie Bauer	Main Ave.	Rev Alloc 4-1	Water & Ice for Ribbon Cutting event
3764	08/08/2018	615.00	Lytle Signs, Inc.	Main Ave.	Rev Alloc 4-1	Bronze Plaque 6-3/4x19-1/2 (Q=34947) / #92259
3764	08/08/2018	1,283.50	Lytle Signs, Inc.	Main Ave.	Rev Alloc 4-1	Bronze Plaques (4) for Statue (Q=34170=2/2) / #92189
3764	08/08/2018	11,314.00	Lytle Signs, Inc.	Main Ave.	Rev Alloc 4-1	Art banners & framing systems (6) / #92250
3764	08/08/2018	2,927.50	Lytle Signs, Inc.	Main Ave.	Rev Alloc 4-1	Electrical Box Wraps (5) / #92126
3765	08/08/2018	850.00	Music Monkey Productions	Main Ave.	Rev Alloc 4-1	Sound System for Commons ribbon cutting / #92259
3766	08/08/2018	8,980.00	Rocky Mountain Transport and Excavat	Shoshone St/2nd Ave N	Rev Alloc 4-1	Demo & Removal of 219 building / #7049
3767	08/08/2018	250.00	Sawtooth Spraying Service	Real Estate Expense	Rev Alloc 4-1	Weed kill / #48937
3768	08/08/2018	32.99	Standard Plumbing Supply	Real Estate Expense	Rev Alloc 4-1	Bowyer Park - fountain repair / #HMZ297
3769	08/08/2018	428.04	Times News	Legal Expense	General	Notice of Public Hearing - Budget / #69395
3770	08/08/2018	2,000.00	Zions First National Bank	Bond Trustee Fees	zz-Bond Fund - Zions	Annual Trustee Fee - 2016A Bond / #8568617
3771	08/08/2018	80.00	ASL Interpreting Services	Main Ave.	Rev Alloc 4-1	Interpreter for Commons event / #2554



Date: Monday, August 13, 2018
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

Discussion

Request:

Responsibility, Limitations and Code of Ethics of the Urban Renewal Agency of the City of Twin Falls.

Time Estimate:

N/A

Background:

Given that there are three new Board members this year, staff would like to set aside time at an upcoming TFURA Board Meeting, or special retreat, to review URA laws in Idaho, board member responsibilities, and goals for the TFURA.

We could possibly pair this meeting with a review from legal counsel regarding board ethics as well as a review of our strategic plan which was last updated in 2012 (see attached).

Lorrie Bauer will send out an email requesting times that would be best to meet for the Board. Please respond so we can get this on your calendars for the sometime in Sept/Oct.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

Conclusion:

N/A

Attachments:

1. 03 - URA Strategic Plan Implementation 9-2012

URBAN RENEWAL AGENCY
STRATEGIC PLAN IMPLEMENTATION
June 2010 - July 2015
2nd Year Review September 2012

Based on the strategy approved by the URA board in January 2010 this plan implementation focuses on business opportunities (business retention/expansion & business attraction) and downtown revitalization.

This plan will focus on what we could accomplish by July 2015 – given that the vision may have a 20-year horizon (especially downtown development) – what can we accomplish within five years that will get us to our vision in twenty.

Business Opportunities

Target: Assist businesses with improved and expanded infrastructure which leads to new job creation and increased property values.

- Develop return on investment (ROI) model to guide the Agency in providing resources to business retention/expansion and attraction. Possible criteria for an ROI are: number of jobs, sustainable wages/benefits, increased property tax base, multiplier effect. *Cindy developed one for Chobani that used labor and commodities multipliers. This could be a model for others – trick will be to find a multiplier that fits our region and the industry.*
- Assess infrastructure (including shovel-ready sites, water/wastewater capacity, roads, etc.), along the southwest, south and southeast side of the Agency's district. Identify specific strengths as well as improvements which could be made to improve business success and job creation in that part of Twin Falls. If needed, develop multi-year strategy to make improvements. *This may become part of an Economic Development strategy the City is developing.*
- After the City has completed its target market analysis, survey the market and determine what the Agency's next steps may be in order to keep Twin Falls competitive for business expansion and relocation. *No market analysis yet. This may become part of an Economic Development strategy the City is developing.*

Objectives

Year 1 –

1. Increase water capacity for Jayco Business Park in order to improve its building and marketing capacity. *Yr 1 Accomplishment – Waterline under construction and is expected to be completed by Nov 2011. Yr 2 – Waterline completed March 2012.*
2. Agency refines the ROI model to base investment decisions on. *Yr 1 Accomplishment – Cindy Bond developed an ROI model that included jobs created, payroll, and cost coverage for the C3Connect project.*
3. Identify geographic area for infrastructure assessment and review for infrastructure needs. *Yr 1 -This will be continued into future years. Yr 2 – This may become part of an Economic Development Strategy the City is developing.*
4. Agency acts on opportunities that arise. *Yr 1 Accomplishment – URA recruited C3Connect which had hired 800 employees by Nov. 2010.*

September 6, 2012

Year 2 –

1. Build on area infrastructure solution recommendations.
2. Agency creates new UR district or RAA to assist with infrastructure (if needed) *Yr 2 – Accomplishment – created RAA 4-3 to support new infrastructure for Chobani.*
3. Agency acts on opportunities that arise. *Y2 Accomplishment – SE Twin waterline used to help attract Chobani.*

Year 3 –

1. Agency reviews site/building inventory & infrastructure to determine what, if any, help it needs to provide to continue implementing its strategy.
2. Agency creates new UR district or RAA to assist with infrastructure (if needed).
3. Agency acts on opportunities that arise.

Year 4 –

1. Agency continues to review site & infrastructure needs for future projects.
2. Agency creates new UR district or RAA to assist with infrastructure (if needed).
3. Agency acts on opportunities that arise.

Downtown Revitalization

Target: Continue downtown revitalization through developing URA-owned sites, continue monitoring the need for new parking spaces, and identify critical infrastructure improvements that assist private property redevelopment.

- Treat downtown and Old Town as contiguous. Improvements/changes to both are needed for revitalizing both.
- Revise current downtown assistance program to target smaller projects as our current program is based on property owner spending a minimum of ~\$150,000 (so as to raise assessed property value). No one has used this program in the past five years.
- Identify and improve public infrastructure that assists commercial property owners to renovate/improve their sites. Infrastructure could include sidewalks, landscaping, lighting, streetscapes, irrigation lines, streets (crowning), water/sewer lines. Funding possibilities are public or foundation grant funds, property owner involvement, and URA funds. *Have talked with engineers on a process to identify public improvements.*

Objectives

Year 1 – *Accomplished – Recruited St. Luke's PFS to Old Town; with city, constructed Block 133 public improvements; hired Mark Rivers, Brix & Co. for old town/downtown redevelopment.*

Year 2 – Build on 2007 development Old Town vision by identifying:

1. Inadequate or failing infrastructure (streets, water/sewer lines, sidewalks, landscaping, lighting, parking, etc.). With the City begin a downtown public discussion with merchants and property owners to get their input. *Part of Target #3.*
2. Potential development projects – Mark Rivers continues to contact local service providers to determine their near-term office needs, has toured downtown with out-of-area retailers/restaurant owners, is evaluating a downtown property for use as an arts center, and has

September 6, 2012

created new vibrancy and energy through new website, farmers market, downtown advocacy group, and recommended improvements for the kiosks.

3. Identify new investment opportunities such as new building uses, public space, parking, etc. *Mark Rivers is bringing investors to look at properties, have asked him for FY 13 development plan.*
4. Agency acts on opportunities that arise. *Partnered with Uptown Developers & Glanbia Foods to construct a 45,000 sf HQ & Cheese Innovation Center (\$15 million investment)*

Year 3 –

1. Develop market strategy for our vision.
2. Implement market strategy.
3. Agency acts on opportunities that arise.

Objectives for Years 4 – 5 are dependent on the outcomes from Years 2 and 3.

Proactive Communication

Target: help community understand the URA mission, its accomplishments, its operations, and its strategic plan.

Objectives

Year 1 –

1. Proactive activities including news releases, media events, reader comments, website material, project signs, and community presentations. *Accomplished! Hired MSVM/Tracy to write up news releases, staff/board make community presentations, nearing completion of website, board/staff meet with local media editorial staff* Continue with this activity into FY 2012. *Update: City hired Josh Palmer as PIO; he works for URA 10 hours/week.*
2. Provide annual audit and annual report to local taxing agencies and Idaho State Tax Commission. *Accomplished. This is annual.*
3. Develop and provide annual report to the community (printed and available in electronic media). *Accomplished. See activity #2. Completed 2011 annual report.*

Objectives for Years 2-5 – continue with Year 1 activities while reviewing effectiveness and make any needed changes.



Date: Monday, August 13, 2018

To: Urban Renewal Agency of the City of Twin Falls

From: Nathan Murray, Executive Director

Executive Director's Report

- * Review of Twin Falls Urban Renewal Agency legal counsel for 2018-19.
- * Update on 160 Main Ave. S. Development Agreement.
- * Review of Main Ave. Oversight Subcommittee structure and cost approvals.
- * Update on C3 Parking lot maintenance schedule.

Attachments:

None



Date: Monday, August 13, 2018
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

Discussion

Request:

Review proposal to amend the URA Boundary.

Time Estimate:

N/A

Background:

In June, the TFURA discussed the need to remove a portion of the area boundary that includes the C3 Building and Concept 91 project development near the area of Pole Line Road and Blue Lakes. This area was included within the area boundary in December, 2001, by way of amendment to the Agency's original plan. As this is no longer a project area for the TFURA, and there are other areas within the City of Twin Falls that have need of redevelopment, the Board discussed making a comprehensive review of the area boundary and making necessary changes to eliminate some areas while adding others.

Should the TFURA Board desire to amend the plan, they must make a 'Finding of Necessity' per Idaho Code Section 50-2005, and recommend to the Municipal Council that; (1) one or more deteriorated or deteriorating areas as defined in this act exist in the identified area; (2) the rehabilitation, conservation, redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of such municipality; and (3) there is need for an urban renewal agency to function within the area.

Attached to this report is the existing TFURA Area Map, along with a proposed map of revisions prepared by staff based off input from the Twin Falls Planning Department and members of the Development Community. The proposed map is for discussion purposes today and no action is being asked for at this time.

Approval Process:

A majority vote of the TFURA Board to adopt a 'Finding of Necessity' would forward a recommendation to the Twin Falls Municipal Council to adopt a resolution to amend the Twin Falls Urban Renewal Area Boundary.

Budget Impact:

There is no direct impact to the budget with a change in Urban Renewal Area Boundary, but it does affect where we can establish Revenue Allocation Areas which impacts future budgets.

Regulatory Impact:

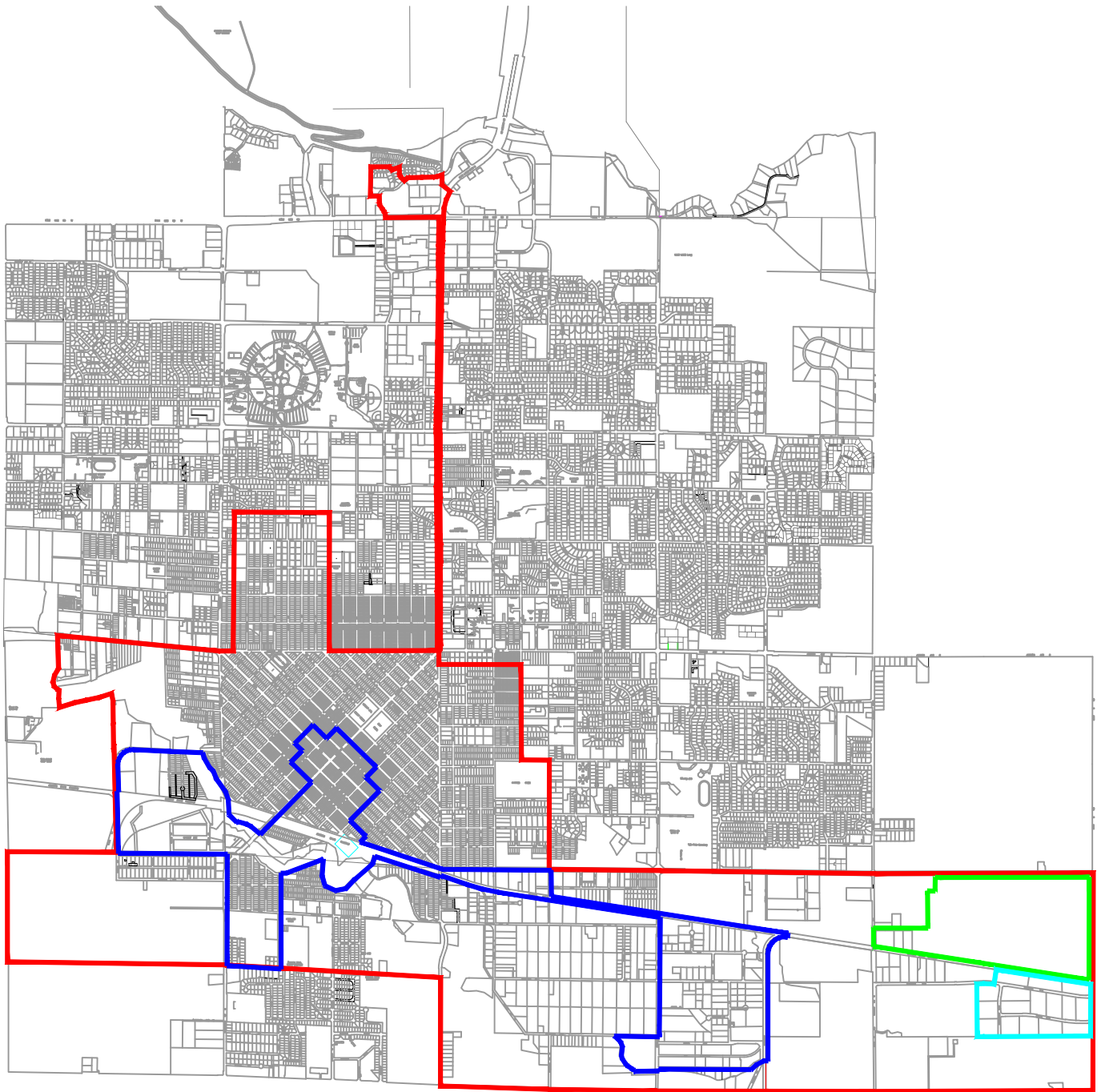
N/A

Conclusion:

Twin Falls Urban Renewal staff is not making a formal recommendation at this time, and has not identified specific areas for redevelopment. It is proposed that a more formal proposal be brought before the Board at the September meeting, based on the recommendations of the current Board meeting, in order to make a 'Finding of Necessity'.

Attachments:

1. Current URA Map
2. Proposed URA Area Map Amendments



*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

