



AGENDA
Regular Meeting of the City of Twin Falls
Urban Renewal Agency Board
305 3rd Avenue East, Twin Falls, Idaho
City Council Chambers
Monday, December 14, 2015 at 12:00 pm.

URBAN RENEWAL AGENCY BOARD MEMBERS:

Dan Brizee	Dexter Ball	Neil Christensen	Perri Gardner	Bob Richards	Gary Garnand	Brad Wills
Chairman	Vice-Chairman	Secretary				

1. Call meeting to order.
 2. Consent Agenda:
 - a. Review and approval of minutes from the November 9, 2015 regular meeting and the November 30, 2015 special meeting.
 - b. Review and approval of the December 2015 financial report.
 3. Main Avenue Project update – Mandi Roberts
 4. Consideration of a request to approve TFURA's Schedule of Regular Meetings for 2016 – Melinda Anderson
 5. Public input and/or items from the Urban Renewal Agency Board or staff.
 6. Adjourn. Next regular meeting: **Monday, January 11, 2015 @ 12:00 pm**
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****Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lorrie Bauer at (208) 735-7313 at least two days before the meeting. Si desea esta información en español, llame Leila Sanchez al (208)735-7287.***



MEETING MINUTES

November 9, 2015

The Urban Renewal Agency held its regular monthly meeting at 12:00 p.m. this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls.

Present:

Dan Brizee	URA Chairman
Dexter Ball	URA Vice Chairman
Neil Christensen	URA Secretary
Perri Gardner	URA Member
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

Absent: None

Also present:

Melinda Anderson	Urban Renewal Executive Director
Jesse Schuerman	Urban Renewal Engineer
Mitch Humble	Deputy City Manager
Brent Hyatt	City Assistant Finance Officer
Greg Lanting	City Council Liaison to URA
Leon Mills	Twin Falls County Commissioner Liaison
Renee Carraway Johnson	City Zoning & Development Manager
Fritz Wonderlich	City Attorney
Travis Rothweiler	City Manager
Lorrie Bauer	City Administrative Assistant

Agenda Item 1 – Call meeting to order.

Chairman Brizee called the meeting to order at 12:01 p.m.

Agenda Item 2 – Consent Agenda: a) Review and approval of minutes from the October 12, 2015 regular meeting and b) Review and approval of November 2015 financial report.

Gary Garnand moved to accept the consent agenda as submitted and Bob Richards seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 3 – Main Avenue Project update – Mandi Roberts.

Mandi Roberts of Otak summarized the results of their outreach activity from Oct. 19-23rd which included the public meeting on the 21st and visits to 95% of the business owners/tenants in the 5 block project area. Communication included driveway access, what improvements were going to

look like in front of their building, and the construction schedule. Another outreach visit will be in February or March to keep people informed of the schedule and what they can expect. She shared a design change for the Shoshone to Hansen St. block which provides a bulb-out area next to GR and Twin Beans due to adding space to the sidewalk for outdoor café seating. To compensate for the loss of parking in this area, parking was added to the festival street zone so no parking was lost. Mandi stated they are on schedule to present the 60% engineering design plans for Phase 1A on Nov. 16th. After staff review of the plans, comments will be incorporated. The schedule is on track to bid Phase 1A in February 2016 with anticipated construction beginning in April 2016. Illustrations will be updated to show what the improvements will look like, tree positions, lighting, drainage – the horizontal geometry and some vertical points as well as unit paver areas vs. concrete areas.

Mandi shared the main discussion of that morning's PAC meeting - communication regarding the timing of construction. Incentives, penalties, days of the week for construction, as well as time of day were discussed. There will be more discussion on these topics to get a detailed contract finalized. She also shared that Melinda talked about the art committee and the potential of temporary art and performances during construction and the PAC seemed excited. Examples of art was shown as well as other design details such as color and furnishing types. The Herringbone-A pavement pattern was favored by both the PAC and the public and the unit paver style may be used in the furnishing zone, intersection crossings, and bulb out areas. The Perrine Bridge-inspired design elements are preferred. Bike racks, bollards, tree guards, benches and other furnishings are beginning to be discussed as well as their color.

Mandi added they are also working on the details of the downtown commons area including layout options, electrical capacity, paving curvatures and colors, as well as possible wall treatments. Lighting, lighting locations, festival street bollard lighting, trees, shrubs, and grasses will be discussed with the community at a later date.

Gary Haderlie of JUB Engineers reminded the board about the public utilities situation. Using a picture of the project area, he showed where the sewer could possibly be fixed by using a trenchless method and other areas that will need to be fixed by open trench and physically replace the sewer line. He explained that trenchless means that they will not physically dig up a sewer line using a backhoe, however, thread pipe through the manholes to reline and rehabilitate the existing sewer pipe. After videotaping the entire sewer line of the project area and evaluating the footage, the downtown area has sewer lines in very bad shape. To replace the sewer line, a specific class of water pipe that meets separation requirements is needed so that the water line can be fixed and meet DEQ regulations. He then explained that where the sewer line is replaced using open trench (Hansen to Idaho), the storm sewer will also need to be replaced because it sits on top of the sewer line. The remaining storm sewer line (Gooding to Idaho) is anticipated to be relined with water class pipe. The storm sewer was put in with 1970's projects mostly from Gooding to Idaho (3 blocks and alleyways). From Hansen to Idaho, it is anticipated that open trench will be used for the sewer and storm sewer as well as a couple other areas on the Orpheum block where the storm sewer will need to be physically replaced as well. He shared the water line was estimated to be put in during the 1950's and had an estimated life of 75 years, depending on the soil conditions. As was previously discussed, the replacement of all the utilities included

water services from the main line to the buildings, but not inside the buildings. The utilities in the alleyways range in depth from 6" to 9'. Gary showed a diagram of what the trench would look like. It would house the sewer, storm sewer, water, natural gas and power lines as well as the space separation requirements.

Agenda Item 4 – Consideration of a request to approve a purchase/sale agreement with GemStone LLC for URA property located at 135 5th Avenue South (see staff report) – Melinda Anderson.

Melinda introduced this item by projecting a map of the property location on the corner of 5th Avenue South and Shoshone Street and recapping the April 13th board meeting which approved GemStone's response to the RFP. Since then, GemStone has nearly completed their design and are working on financing. Melinda shared that they have already received the approval from the Historic Preservation Commission since it is located in the Old Town zoning district. Today, Gemstone, LLC is asking for approval of the prepared purchase/sale agreement for the property. The actual transfer of the property will not occur today if the agreement is approved due to three separate contingencies. She explained that in order to move forward on GemStone financing and the City's special use permit process needs to have a signed purchase/sale agreement.

Don Campbell of GemStone, LLC made a presentation to the board and stated the financing is in place and the design is nearly complete. In order to finish the financial package, SBA financing needs to be secured. Sunwest bank is the financing entity for this project. He showed a schematic diagram of the project that was presented to the board last April as well as approved by the Historic Preservation Commission and described the features. He shared that the facility would have a flat floor so the entire gym would be ADA accessible – the first ADA compliant indoor rock climbing facility in the country. He showed an overview of the interior floor plan.

Melinda read the contingencies that must be completed prior to the transfer of the property:

- A. This Agreement is subject to and contingent upon the Developer securing adequate financing to develop the Development as approved by URA, which approval shall not be unreasonably withheld. Property won't be transferred until URA obtains documentation showing the financing is committed.
- B. This Agreement is subject to and contingent upon the completion of a Phase 1 environmental assessment satisfactory to Developer in its sole discretion, to be obtained and paid for by Developer.
- C. This Agreement is subject to and contingent upon the approval of a Special Use Permit, which will allow the Developer to use the subject property for the use as set forth in the Response to Request for Proposal.

Once transferred, the construction must be completed within 18 months. She stated the URA, per agreement, will pave the alley adjacent to the site, create sidewalks adjacent to the site both on 5th and on Shoshone, and restripe parking along 5th Ave. South between Shoshone and Hansen to create 42 new parking spaces at an estimated cost under \$40,000.

Gary Garnand moved to accept the purchase/sale agreement and Perri Gardner seconded the motion. Roll call vote showed that all board members voted in favor of the motion.

Agenda Item 5 - Consideration of a request to approve an agreement between TFURA and the City of Twin Falls to allow the City to manage the URA Rogerson/Hansen/Fountain Demolition Project through the statutory CM/GC process, in association with the Banner Partial Demolition Project, with TFURA to pay costs related to the URA Demolition Project (see staff report) – Melinda Anderson.

Melinda explained that this MOU would let the City manage the demolition process of the three projects to make it more cost effective and efficient for all parties involved. Melinda assured the board that approval of this MOU did not commit the board to working with the City but provides the option if the board approves it later. Gary Garnand moved to accept the agreement as written. Bob Richards seconded the motion. Roll call vote showed that all board members voted in favor of the motion.

Agenda Item 6 - Public input and/or items from the Urban Renewal Agency Board or staff.

Brad Wills asked staff to clarify the revenue section of this month's financial report. Mr. Wills was concerned that it appeared we were already over budget. Brent Hyatt clarified the financial statement structure and explained the Agency was not over budget; in fact, just the opposite is true. We've budgeted for certain revenues to come in over the budget year but a month into the new budget year, this report shows how much revenue has come in and how much remains to come in.

Agenda Item 7 - Adjournment:

- a. Executive Session 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency;
- b. Executive Session 74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations;
- c. Executive Session 74-206(1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

Chairman Brizee announced the board would not be coming back into session.

Neil Christensen made motion to adjourn to executive session. Gary Garnand seconded the motion. Roll call vote showed that all board members voted in favor of the motion.

Agenda Item 8 – Adjourn.

The meeting adjourned at 1:03 p.m.

Next regular scheduled Urban Renewal meeting is Monday, December 14, 2015 @ 12:00 p.m.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant



SPECIAL MEETING MINUTES

November 30, 2015

The Urban Renewal Agency held a special meeting at 12:00 p.m. this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls.

Present:

Dan Brizee	URA Chairman
Dexter Ball	URA Vice Chairman
Neil Christensen (by phone)	URA Secretary
Perri Gardner	URA Member
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

Also present:

Melinda Anderson	Urban Renewal Executive Director
Jesse Schuerman	Urban Renewal Engineer
Mitch Humble	Deputy City Manager
Brent Hyatt	City Assistant Finance Officer
Greg Lanting	City Council Liaison to URA
Renee Carraway Johnson	City Zoning & Development Manager
Fritz Wonderlich	City Attorney
Travis Rothweiler	City Manager
Lorrie Bauer	City Administrative Assistant
Jackie Fields	City Engineer
Mandi Roberts (by phone)	Otak, Inc.
Clint Sievers (by phone)	Hummel Architects

Agenda Item 1 – Call meeting to order.

Chairman Brizee called the meeting to order at 12:02 p.m.

Agenda Item 2 – Consideration of a request to approve an amended contract with Otak for \$43,700 to supply demolition engineering services for Rogerson building, Hansen Street, and the fountain area – Jesse Schuerman.

Jesse introduced the agenda item by stating on November 9, 2015, the TFURA approved an agreement with the City of Twin Falls to allow the City to manage the URA Rogerson/Hansen St./fountain demolition project through the Construction Management General Contractor (CMGC) process. By combining the three demolition projects, the overall costs of demolition

would be lower as well as having the least impact to the public. He stated a General Contractor will be contracted to bid out and oversee different components of the demolition package which will be designed by Otak.

He shared that after discussing the demolition project with the CMGC (Starr Corp.), Legal, and other City Staff the best option would be to amend Otak's Streetscape Contract to include engineering for demolition activities. To accomplish the amendment, several scope of work changes would be added to the contract as stated in the "Proposal for Professional Services" by Otak that was attached to the board packet.

A summary of the additional work includes:

1. Otak will provide management and coordination as the Prime Consultant, for Hummel, JUB, City of Twin Falls, and the CMGC to provide a refined demolition package to serve the project best.
2. Hummel will complete Rogerson Demolition Package in the AIA (American Institute of Architects) Contract format to conform to how the City's demolition package will be completed.
3. JUB will provide assistance to Otak and Hummel for disconnection, abandonment, preservation, and/or reconnection of existing utilities at the Rogerson Building site and in the Hansen Street right-of-way.
4. Design of construction temporary access road, pedestrian access ways, and construction fencing, to serve the Work being managed by the CMGC.
5. Accounting for Hummel to attend and represent their work in future Urban Renewal Meetings and Project Advisory Committee meetings.

Jesse confirmed that prior work completed by EHM has value to the current project, but due to the results of recent drilling in the shared wall of the Rogerson building, their recommendations may need to be modified which could add additional engineering costs to the project, but unsure of the amount at this time.

Chair Brizee explained that at this time the process is to get the correct paperwork in order so Starr Corp. can bid the Rogerson demolition at the same time as the City's demolition as well as put Otak's plan in place for the demolition process.

Bob Richards moved to approve the request to amend the Otak contract for \$43,700 to supply demolition engineering services for the Rogerson Building, Hansen Street, and the fountain area. Gary Garnand seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 3 – Adjournment to 1) Executive Session 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency; and 2) Executive Session 74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

Gary Garnand made a motion to adjourn to executive session. Bob Richards seconded the motion. Roll call vote showed that six board members voted in favor of the motion. Neil Christensen who attended the meeting via phone, did not respond.

Agenda Item 4 – Adjourn.

The meeting adjourned at 12:29 p.m.

Next regular scheduled Urban Renewal meeting is Monday, December 14, 2015 @ 12:00 p.m.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant

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

October through November 2015

	Oct - Nov 15	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Wash. Fed. LOC	0.00	2,500,000.00	-2,500,000.00	0.0%
Line of Credit Adv. - Clif Bar	4,938,326.85	15,000,000.00	-10,061,673.15	32.9%
Investment Income	2,514.75	8,780.00	-6,265.25	28.6%
Property Taxes	2,695.76	7,471,290.00	-7,468,594.24	0.0%
Rental Income	72,240.44	433,726.00	-361,485.56	16.7%
Total Income	5,015,777.80	25,413,796.00	-20,398,018.20	19.7%
Gross Profit	5,015,777.80	25,413,796.00	-20,398,018.20	19.7%
Expense				
RAA 4-1				
Main Ave.	31.98			
Rogerson Building	216.91			
Downtown Development	7,845.82			
RAA 4-1 - Other	0.00	6,964,993.00	-6,964,993.00	0.0%
Total RAA 4-1	8,094.71	6,964,993.00	-6,956,898.29	0.1%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	0.00	1,372,570.00	-1,372,570.00	0.0%
Debt Pay. (Chobani) Principal	0.00	1,180,000.00	-1,180,000.00	0.0%
RAA 4-3 (Chobani) - Other	0.00	9,076,000.00	-9,076,000.00	0.0%
Total RAA 4-3 (Chobani)	0.00	11,628,570.00	-11,628,570.00	0.0%
RAA 4-4 (Clif Bar)	622,180.85	15,056,477.00	-14,434,296.15	4.1%
Bond Trustee Fees	0.00	3,000.00	-3,000.00	0.0%
Community Relations & Website	0.00	1,700.00	-1,700.00	0.0%
Debt Payments - Interest	0.00	118,880.00	-118,880.00	0.0%
Debt Payments - Principal	0.00	1,005,000.00	-1,005,000.00	0.0%
Dues and Subscriptions	750.00	2,650.00	-1,900.00	28.3%
Insurance Expense	0.00	5,800.00	-5,800.00	0.0%
Legal Expense	0.00	1,000.00	-1,000.00	0.0%
Management Fee	0.00	229,000.00	-229,000.00	0.0%
Meeting Expense	378.92	4,000.00	-3,621.08	9.5%
Miscellaneous	10,000.00	10,500.00	-500.00	95.2%
Office Expense	308.00	500.00	-192.00	61.6%
Prof. Dev.\Training	0.00	2,800.00	-2,800.00	0.0%
Property Tax Expense	0.00	37,000.00	-37,000.00	0.0%
Real Estate Exp. - Call Center	-5,029.68	133,400.00	-138,429.68	-3.8%
Real Estate Exp. - Other	10.59	7,200.00	-7,189.41	0.1%
Real Estate Lease	0.00	72,000.00	-72,000.00	0.0%
Total Expense	636,693.39	35,284,470.00	-34,647,776.61	1.8%
Net Ordinary Income	4,379,084.41	-9,870,674.00	14,249,758.41	-44.4%
Other Income/Expense				
Other Income				
Cash Carryover	0.00	10,123,000.00	-10,123,000.00	0.0%
Transfers In	0.00	305,927.00	-305,927.00	0.0%
Transfers Out	0.00	-305,927.00	305,927.00	0.0%
Total Other Income	0.00	10,123,000.00	-10,123,000.00	0.0%
Net Other Income	0.00	10,123,000.00	-10,123,000.00	0.0%
Net Income	4,379,084.41	252,326.00	4,126,758.41	1,735.5%

Twin Falls Urban Renewal December, 2015 List of Checks						
Check #	Date	Paid Amount	Name	Account	Fund	Memo
3134	11/06/2015	13,007.19	JUB Engineers, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #114 Hankins Water Tank / #96799
3135	11/12/2015	194,389.00	City of Twin Falls	RAA 4-4 (Clif Bar)	Rev Alloc 4-3	Reimbursement of costs - Excess #2
3136	11/12/2015	108.75	The Gyros Shop	Meeting Expense	General	Meeting lunch 11-09-15
3137	11/13/2015	36,187.32	Titan Technologies	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #117 Eldridge Sewer Imp/CAP #4
3138	Void					
3139	Void					
3140	11/13/2015	11,400.85	Keller Associates	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #115 Wastewater Facility / Inv. #14
3141	11/20/2015	1,006,095.64	Contractors Northwest, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #116 Wastewater Facility Const./CAP #6
3142	11/20/2015	470,140.56	Knife River	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #118 Hankins Rd Const / CAP #3
3143	11/20/2015	1,014,061.01	Stock Construction Services, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #119 Construction Mgmt. / Invoice #2850-06
3144	11/20/2015	14,000.00	TBY, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #120 300 E Railroad Crossing / Invoice #4
3145	11/20/2015	870,122.01	Stock Construction Services, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #121 Const Mgmt / Invoice #2850-07
3146	11/30/2015	0.00	Redevelopment Associates of Idaho	Dues and Subscriptions	General	RAI legislative Fund and dues (Reissue for #3132)
3147	Void			Miscellaneous	General	
3148	12/04/2015	645,287.98	Contractors Northwest, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #123 Wastewater Facility Construction / CAP #7
3149	12/04/2015	1,410.00	Skinner Fawcett	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #124 Bond Counsel / Inv. #36280
3150	12/04/2015	2,995.43	JUB Engineers, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #125 Hankins Water Storage Tank / Inv. #97493
3151	12/08/2015	35,936.31	Knife River	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #122 3300 E Railroad Crossing/CAP #4
3152	12/10/2015	1,241.50	ACCO Engineered Systems	Real Estate Exp. - Call Center	Rental Fund	HVAC - RTU#9 Repair
3153	12/10/2015	76.19	City of Twin Falls	Rogerson Building	Rev Alloc 4-1	Water, Sewer Sanitation Oct & Final bill
3154	12/10/2015	71.65	City of Twin Falls	Real Estate Exp. - Call Center	Rental Fund	C3 landscape water - October
3155	12/10/2015	350.00	Commercial Property Maintenance	Real Estate Exp. - Call Center	Rental Fund	Landscape maintenance-November
3156	12/10/2015	58.60	Idaho Pizza Company	Meeting Expense	General	Meeting lunch 11/30/15
3157	12/10/2015	162.64	Idaho Power	Rogerson Building	Rev Alloc 4-1	Power - 149 Main Ave E
3157	12/10/2015	27.56	Idaho Power	Rogerson Building	Rev Alloc 4-1	Power - 153 Main Ave E
3157	12/10/2015	36.00	Idaho Power	Rogerson Building	Rev Alloc 4-1	Power - 155 Main Ave E
3157	12/10/2015	27.56	Idaho Power	Rogerson Building	Rev Alloc 4-1	Power - 157 Main Ave E
3157	12/10/2015	61.33	Idaho Power	Rogerson Building	Rev Alloc 4-1	Power - 159 Main Ave E
3157	12/10/2015	22.26	Idaho Power	Rogerson Building	Rev Alloc 4-1	Power - 161 Main Ave E
3157	12/10/2015	10.69	Idaho Power	Real Estate Exp. - Other	Rev Alloc 4-1	Power - 122 4th Ave S (Park)
3157	12/10/2015	244.40	Idaho Power	Real Estate Exp. - Call Center	Rental Fund	Power - 851 Poleline
3158	12/10/2015	352.00	J & L Sweeping Service, Inc.	Real Estate Exp. - Call Center	Rental Fund	Property maintenance - Nov
3159	12/10/2015	34,203.52	J U B Engineers	Main Ave.	Rev Alloc 4-1	2015 Main Av Utility Project / #97359
3160	12/10/2015	450.00	K & G Property Management	Real Estate Exp. - Call Center	Rental Fund	Property maintenance - Nov / #3554
3161	12/10/2015	315.00	Kimberly Nurseries	Real Estate Exp. - Other	Rev Alloc 4-1	Snow removal - Idaho St & 3rd
3161	12/10/2015	1,083.75	Kimberly Nurseries	Real Estate Exp. - Call Center	Rental Fund	Snow removal - C3
3162	12/10/2015	450.00	Landscaping Your Way	Real Estate Exp. - Other	Rev Alloc 4-1	D. Bowyer Park Maintenance - Sept
3163	12/10/2015	7,960.00	Magic Valley Electric	Real Estate Exp. - Call Center	Rental Fund	C3 light pole replacement / #759
3164	12/10/2015	4,992.00	Otak	Main Ave.	Rev Alloc 4-1	Main Av Prelim Design Addt. Serv / #91500408
3164	12/10/2015	114,498.76	Otak	Main Ave.	Rev Alloc 4-1	Main Av Streetscape & DT commons - Nov / #111500352
3164	12/10/2015	75,397.23	Otak	Main Ave.	Rev Alloc 4-1	Main Av Streetscape & DT Commons - Oct / #101500428
3165	12/10/2015	310.18	Times News	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	Notice of Jud. Conf. of Bond
3166	12/10/2015	10,272.08	Twin Falls County Treasurer	Property Tax Expense	Rental Fund	C3 - 1st half 2015 property tax
3167	Void					

Urban Renewal Agency of the City of Twin Falls, ID

Profit & Loss Detail

November 2015

Type	Date	Num	Name	Memo	Amount	Balance
Ordinary Income/Expense						
Income						
Line of Credit Adv. - Clif Bar						
Deposit	11/06/2015		Clif Bar & Co.	Advance on LOC	48,053.32	48,053.32
Deposit	11/13/2015		Clif Bar & Co.	Advance against LOC	47,588.17	95,641.49
Deposit	11/20/2015		Clif Bar & Co.	Advance against LOC	3,374,419.22	3,470,060.71
Total Line of Credit Adv. - Clif Bar					3,470,060.71	3,470,060.71
Investment Income						
Deposit	11/01/2015			Interest	82.72	82.72
Deposit	11/02/2015			Interest	62.71	145.43
Deposit	11/02/2015			Interest	0.10	145.53
Deposit	11/02/2015			Interest	45.29	190.82
Deposit	11/03/2015			Interest	1,049.23	1,240.05
Total Investment Income					1,240.05	1,240.05
Property Taxes						
Deposit	11/23/2015	16-0240...	Twin Falls County ...	Property Taxes Nov, 2015 URA 1-0001	2,321.43	2,321.43
Total Property Taxes					2,321.43	2,321.43
Rental Income						
Deposit	11/04/2015		US Treasury	VA Rent	1,329.02	1,329.02
Deposit	11/30/2015	19690	C3	Nov, 2015 Rent	35,455.71	36,784.73
Total Rental Income					36,784.73	36,784.73
Total Income					3,510,406.92	3,510,406.92
Gross Profit					3,510,406.92	3,510,406.92
Expense						
RAA 4-1						
Main Ave.						
Check	11/03/2015	3128	City of Twin Falls	Reimburse Costco invoice/Refreshments for Commu...	31.98	31.98
Check	11/03/2015	3130	JUB Engineers, Inc.	2015 Main Ave Utility Proj/#96832	128,625.94	128,657.92
Total Main Ave.					128,657.92	128,657.92
Rogerson Building						
Check	11/03/2015	3126	City of Twin Falls	Water, Sewer, & Sanitation - Rogerson	46.15	46.15
Check	11/03/2015	3129	Idaho Power	Power - 149 Main Ave. East	72.40	118.55
Check	11/03/2015	3129	Idaho Power	Power - 153 Main Ave. East	17.29	135.84
Check	11/03/2015	3129	Idaho Power	Power - 155 Main Ave. East	21.55	157.39
Check	11/03/2015	3129	Idaho Power	Power - 157 Main Ave. East	17.29	174.68
Check	11/03/2015	3129	Idaho Power	Power - 159 Main Ave. East	29.95	204.63
Check	11/03/2015	3129	Idaho Power	Power - 161 Main Ave. East	12.28	216.91
Total Rogerson Building					216.91	216.91
Total RAA 4-1					128,874.83	128,874.83
RAA 4-3 (Chobani)						
Check	11/12/2015	3135	City of Twin Falls	Reimbursement of costs - From Excess Property Tax...	194,389.00	194,389.00
Total RAA 4-3 (Chobani)					194,389.00	194,389.00
RAA 4-4 (Clif Bar)						
Check	11/06/2015	3134	JUB Engineers, Inc.	AC #114 Hankins Water Storage Tank - Invoice #967...	13,007.19	13,007.19
Deposit	11/09/2015		Idaho Power	Refund on project	-333,174.61	-320,167.42
Check	11/13/2015	3137	Titan Technologies	AC #117 Eldridge Sewer Imp/CAP #4	36,187.32	-283,980.10
Check	11/13/2015	3140	Keller Associates	AC #117 Wastewater Facility / Inv. #14	11,400.85	-272,579.25
Check	11/20/2015	3141	Contractors Northw...	AC #116 Wastewater Facility Const./CAP #6	1,006,095.64	733,516.39
Check	11/20/2015	3142	Knife River	AC #118 Hankins Rd Const / CAP #3	470,140.56	1,203,656.95
Check	11/20/2015	3143	Stock Construction...	AC #119 Construction Mgnt. / Invoice #2850-06	1,014,061.01	2,217,717.96
Check	11/20/2015	3144	TBY, Inc.	AC #120 300 E Railroad Crossing / Invoice #4	14,000.00	2,231,717.96
Check	11/20/2015	3145	Stock Construction...	AC #121 Const Mgnt / Invoice #2850-07	870,122.01	3,101,839.97
Total RAA 4-4 (Clif Bar)					3,101,839.97	3,101,839.97
Dues and Subscriptions						
Check	11/03/2015	3132	Redevelopment As...	RAI annual dues	0.00	0.00
Check	11/30/2015	3146	Redevelopment As...	RAI annual dues (Reissue for #3132)	750.00	750.00
Total Dues and Subscriptions					750.00	750.00

Urban Renewal Agency of the City of Twin Falls, ID

Profit & Loss Detail

November 2015

Type	Date	Num	Name	Memo	Amount	Balance
Meeting Expense						
Check	11/03/2015	3131	Melinda Anderson	Legislative Hearning 10/19/2015	140.97	140.97
Check	11/12/2015	3136	The Gyros Shop	Meeting lunch 11-09-15	108.75	249.72
Total Meeting Expense					249.72	249.72
Miscellaneous						
Check	11/03/2015	3132	Redevelopment As...	RAI legislative Fund	0.00	0.00
Check	11/30/2015	3146	Redevelopment As...	RAI legislative Fund (Reissue for #3132)	10,000.00	10,000.00
Total Miscellaneous					10,000.00	10,000.00
Office Expense						
Check	11/09/2015	BC	Wells Fargo	Bank Charges - Check Images for Audit	248.00	248.00
Check	11/09/2015			Service Charge	15.00	263.00
Check	11/10/2015	BC	Wells Fargo	Wire Fee	15.00	278.00
Total Office Expense					278.00	278.00
Real Estate Exp. - Call Center						
Check	11/03/2015	3123	K & G Property Ma...	Property Maint. Fee for Oct.	450.00	450.00
Check	11/03/2015	3124	ACCO Engineered ...	HVAC Preventative Maint. - Oct	748.00	1,198.00
Check	11/03/2015	3125	J & L Sweeping Se...	Property Maint. - Oct.	352.00	1,550.00
Check	11/03/2015	3126	City of Twin Falls	C3 Landscape Water	338.57	1,888.57
Check	11/03/2015	3127	Commercial Proper...	Landscape Maint. - Oct.	815.00	2,703.57
Check	11/03/2015	3129	Idaho Power	Power - 851 Poleline	226.75	2,930.32
Total Real Estate Exp. - Call Center					2,930.32	2,930.32
Real Estate Exp. - Other						
Check	11/03/2015	3129	Idaho Power	Power - 122 4th Ave. South (Park)	10.59	10.59
Check	11/03/2015	3133	Sawtooth Spraying...	Weed Killer - URA Properties	150.00	160.59
Total Real Estate Exp. - Other					160.59	160.59
Total Expense					3,439,472.43	3,439,472.43
Net Ordinary Income					70,934.49	70,934.49
Net Income					70,934.49	70,934.49

Urban Renewal Agency of the City of Twin Falls, ID

Balance Sheet

As of November 30, 2015

	Nov 30, 15
ASSETS	
Current Assets	
Checking/Savings	
Cash	
WF General Checking #6350	519,610.53
WF Savings #8992	6,358,371.62
Zions #8616 - Excess Funds	3,543,085.96
Zions #8616B - Payment Acct.	0.71
Zions #8616C - Bond Reserve	2,705,499.79
Wash. Fed. #342-4	398,136.83
Wash. Fed. Bond Reserve	430,161.44
State Investment Pool	455,725.56
Total Cash	14,410,592.44
Total Checking/Savings	14,410,592.44
Other Current Assets	
Due from Other Governments	5,310.00
Property Taxes Receivable	130,569.00
Total Other Current Assets	135,879.00
Total Current Assets	14,546,471.44
Fixed Assets	
Land	1,350,000.00
Building	3,834,412.16
Equipment	475,000.00
Accumulated Depreciation	-732,624.14
Total Fixed Assets	4,926,788.02
TOTAL ASSETS	19,473,259.46
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Deferred Rev.-Property Tax	130,569.00
Security Deposit	68,157.84
Total Long Term Liabilities	198,726.84
Total Liabilities	198,726.84
Equity	
Fund Balance	
Fund Balance-General Fund	2,018.58
Fund Balance-Revenue Alloc.	7,504,869.49
Fund Balance-Bond Fund	3,574,156.00
Fund Balance-Rental Fund	5,589,569.19
Total Fund Balance	16,670,613.26
Unrestricted Net Assets	-1,775,165.05
Net Income	4,379,084.41
Total Equity	19,274,532.62
TOTAL LIABILITIES & EQUITY	19,473,259.46

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of November 30, 2015

Type	Date	Num	Name	Memo	Amount	Balance
ASSETS						19,402,324.97
Current Assets						14,475,536.95
Checking/Savings						14,339,657.95
Cash						14,339,657.95
WF General Checking #6350						105,527.09
Check	11/03/2015	3123	K & G Property Managem...	Property Maint. Fee for Oct.	-450.00	105,077.09
Check	11/03/2015	3124	ACCO Engineered Systems	HVAC Preventative Maint. - Oct	-748.00	104,329.09
Check	11/03/2015	3125	J & L Sweeping Service, I...	Property Maint. - Oct.	-352.00	103,977.09
Check	11/03/2015	3126	City of Twin Falls	Water, Sewer, & Sanitation	-384.72	103,592.37
Check	11/03/2015	3127	Commercial Property Main...	Landscape Maint. - Oct.	-815.00	102,777.37
Check	11/03/2015	3128	City of Twin Falls	Reimburse Costco invoice/Refreshme...	-31.98	102,745.39
Check	11/03/2015	3129	Idaho Power	Electricity	-408.10	102,337.29
Check	11/03/2015	3130	JUB Engineers, Inc.	2015 Main Ave Utility Proj/#96832	-128,625.94	-26,288.65
Check	11/03/2015	3131	Melinda Anderson	Legislative Hearing 10/19/2015	-140.97	-26,429.62
Check	11/03/2015	3132	Redevelopment Associate...	VOID: RAI annual dues & legislative F...	0.00	-26,429.62
Check	11/03/2015	3133	Sawtooth Spraying Service	Weed Killer - URA Properties	-150.00	-26,579.62
Deposit	11/04/2015			Deposit	1,329.02	-25,250.60
Transfer	11/06/2015			Funds Transfer	150,000.00	124,749.40
Deposit	11/06/2015			Deposit	48,053.32	172,802.72
Check	11/06/2015	3134	JUB Engineers, Inc.	AC #114 Hankins Water Tank/#96799	-13,007.19	159,795.53
Deposit	11/09/2015			Deposit	333,174.61	492,970.14
Check	11/09/2015	BC	Wells Fargo	Bank Charges - Check Images for Audit	-248.00	492,722.14
Check	11/09/2015			Service Charge	-15.00	492,707.14
Transfer	11/10/2015			Funds Transfer	194,389.00	687,096.14
Check	11/10/2015	BC	Wells Fargo	Wire Fee	-15.00	687,081.14
Check	11/12/2015	3135	City of Twin Falls	Reimbursement of costs - Excess #2	-194,389.00	492,692.14
Check	11/12/2015	3136	The Gyros Shop	Meeting lunch 11-09-15	-108.75	492,583.39
Check	11/13/2015	3137	Titan Technologies	AC #117 Eldridge Sewer Imp/CAP #4	-36,187.32	456,396.07
Check	11/13/2015	3140	Keller Associates	AC #117 Wastewater Facility / Inv. #14	-11,400.85	444,995.22
Deposit	11/13/2015			Deposit	47,588.17	492,583.39
Check	11/20/2015	3141	Contractors Northwest, Inc.	AC #116 Wastewater Facility Const./C...	-1,006,095.64	-513,512.25
Check	11/20/2015	3142	Knife River	AC #118 Hankins Rd Const / CAP #3	-470,140.56	-983,652.81
Check	11/20/2015	3143	Stock Construction Servic...	AC #119 Construction Mgnt. / Invoice ...	-1,014,061.01	-1,997,713.82
Check	11/20/2015	3144	TBY, Inc.	AC #120 300 E Railroad Crossing / In...	-14,000.00	-2,011,713.82
Check	11/20/2015	3145	Stock Construction Servic...	AC #121 Const Mgnt / Invoice #2850-07	-870,122.01	-2,881,835.83
Deposit	11/20/2015			Deposit	3,374,419.22	492,583.39
Deposit	11/23/2015			Deposit	2,321.43	494,904.82
Deposit	11/30/2015			Deposit	35,455.71	530,360.53
Check	11/30/2015	3146	Redevelopment Associate...	RAI annual dues & legislative Fund	-10,750.00	519,610.53
Total WF General Checking #6350					414,083.44	519,610.53
WF Bond Escrow #6400						0.00
Total WF Bond Escrow #6400						0.00
WF Revenue Alloc. #5601						0.00
Total WF Revenue Alloc. #5601						0.00
WF Bond Reserve #5602						0.00
Total WF Bond Reserve #5602						0.00
WF Bond Fund #5600						0.00
Total WF Bond Fund #5600						0.00
WF Savings #8992						6,507,322.39
Deposit	11/03/2015			Interest	1,049.23	6,508,371.62
Transfer	11/06/2015			Funds Transfer	-150,000.00	6,358,371.62
Total WF Savings #8992					-148,950.77	6,358,371.62
Zions #8616 - Excess Funds						3,737,412.15
Deposit	11/02/2015			Interest	62.71	3,737,474.86
Transfer	11/05/2015			Funds Transfer	0.10	3,737,474.96
Transfer	11/10/2015			Funds Transfer	-194,389.00	3,543,085.96
Total Zions #8616 - Excess Funds					-194,326.19	3,543,085.96
Zions #8616A - Bond Proceeds						0.00
Deposit	11/02/2015			Interest	0.10	0.10
Transfer	11/05/2015			Funds Transfer	-0.10	0.00
Total Zions #8616A - Bond Proceeds					0.00	0.00
Zions #8616B - Payment Acct.						0.71
Total Zions #8616B - Payment Acct.						0.71
Zions #8616C - Bond Reserve						2,705,454.50
Deposit	11/02/2015			Interest	45.29	2,705,499.79
Total Zions #8616C - Bond Reserve					45.29	2,705,499.79

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of November 30, 2015

Type	Date	Num	Name	Memo	Amount	Balance
Wash. Fed. #342-4						398,136.83
Total Wash. Fed. #342-4						398,136.83
Wash. Fed. Bond Reserve						430,161.44
Total Wash. Fed. Bond Reserve						430,161.44
State Investment Pool						455,642.84
Deposit	11/01/2015		Interest		82.72	455,725.56
Total State Investment Pool					82.72	455,725.56
Parking Lot Sinking Cash #3425						0.00
Total Parking Lot Sinking Cash #3425						0.00
Wells Fargo Securities #1251						0.00
Total Wells Fargo Securities #1251						0.00
Zions Warrant #6362						0.00
Total Zions Warrant #6362						0.00
Cash - Other						0.00
Total Cash - Other						0.00
Total Cash					70,934.49	14,410,592.44
Total Checking/Savings					70,934.49	14,410,592.44
Accounts Receivable						0.00
Accounts Receivable						0.00
Total Accounts Receivable						0.00
Total Accounts Receivable						0.00
Other Current Assets						135,879.00
Accounts Receivable Clif Bar						0.00
Total Accounts Receivable Clif Bar						0.00
Account Receivable - Chobani						0.00
Total Account Receivable - Chobani						0.00
Deposits						0.00
Total Deposits						0.00
Due from Other Governments						5,310.00
Total Due from Other Governments						5,310.00
Interest Receivable						0.00
Int. Rec.-Zions Bond						0.00
Total Int. Rec.-Zions Bond						0.00
Int. Rec.-Bond Fund						0.00
Total Int. Rec.-Bond Fund						0.00
Int. Rec.-Revenue Allocation						0.00
Total Int. Rec.-Revenue Allocation						0.00
Interest Receivable - Other						0.00
Total Interest Receivable - Other						0.00
Total Interest Receivable						0.00
Inventory Asset						0.00
Total Inventory Asset						0.00
Prepaid Insurance						0.00
Total Prepaid Insurance						0.00
Property Taxes Receivable						130,569.00
Total Property Taxes Receivable						130,569.00
Total Other Current Assets						135,879.00
Total Current Assets					70,934.49	14,546,471.44
Fixed Assets						4,926,788.02
Land						1,350,000.00
Total Land						1,350,000.00
Building						3,834,412.16
Total Building						3,834,412.16
Equipment						475,000.00
Total Equipment						475,000.00

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of November 30, 2015

Type	Date	Num	Name	Memo	Amount	Balance
Accumulated Depreciation						-732,624.14
Total Accumulated Depreciation						-732,624.14
Total Fixed Assets						4,926,788.02
Other Assets						0.00
Due from General (4-2)						0.00
Total Due from General (4-2)						0.00
Lease Receivable-Jayco						0.00
Total Lease Receivable-Jayco						0.00
Note Receivable - Agro Farma						0.00
Total Note Receivable - Agro Farma						0.00
Property Tax Clearing Account						0.00
Total Property Tax Clearing Account						0.00
Total Other Assets						0.00
TOTAL ASSETS					70,934.49	19,473,259.46
LIABILITIES & EQUITY						19,402,324.97
Liabilities						198,726.84
Current Liabilities						0.00
Accounts Payable						0.00
Accounts Payable						0.00
Total Accounts Payable						0.00
Total Accounts Payable						0.00
Credit Cards						0.00
Total Credit Cards						0.00
Other Current Liabilities						0.00
Accts Pay - Rev. Alloc. 4-4						0.00
Total Accts Pay - Rev. Alloc. 4-4						0.00
Due to Other Governments						0.00
Total Due to Other Governments						0.00
Accts Pay - Bond Fund						0.00
Total Accts Pay - Bond Fund						0.00
Accts Pay - General						0.00
Total Accts Pay - General						0.00
Accts Pay - Rental Fund						0.00
Total Accts Pay - Rental Fund						0.00
Accts Pay - Rev. Alloc. 4-1						0.00
Total Accts Pay - Rev. Alloc. 4-1						0.00
Accts Pay - Rev. Alloc. 4-3						0.00
Total Accts Pay - Rev. Alloc. 4-3						0.00
Payroll Liabilities						0.00
Total Payroll Liabilities						0.00
Prepaid Rent						0.00
Total Prepaid Rent						0.00
Total Other Current Liabilities						0.00
Total Current Liabilities						0.00
Long Term Liabilities						198,726.84
BID Grant Oversight						0.00
Total BID Grant Oversight						0.00
Deferred Rev.-Lease						0.00
Total Deferred Rev.-Lease						0.00
Deferred Rev.-Lease Principal						0.00
Total Deferred Rev.-Lease Principal						0.00
Deferred Rev.-Property Tax						130,569.00
Total Deferred Rev.-Property Tax						130,569.00
Due to Rev. Alloc. (4-1)						0.00
Total Due to Rev. Alloc. (4-1)						0.00

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of November 30, 2015

Type	Date	Num	Name	Memo	Amount	Balance
Notes and Bonds Payable						0.00
Bond Payable - Rev. Alloc.						0.00
Total Bond Payable - Rev. Alloc.						0.00
Note - D.L. Evans Bank						0.00
Total Note - D.L. Evans Bank						0.00
Note - Dell Building						0.00
Total Note - Dell Building						0.00
Note - McElliott						0.00
Total Note - McElliott						0.00
Notes and Bonds Payable - Other						0.00
Total Notes and Bonds Payable - Other						0.00
Total Notes and Bonds Payable						0.00
Security Deposit						68,157.84
Total Security Deposit						68,157.84
Total Long Term Liabilities						198,726.84
Total Liabilities						198,726.84
Equity						19,203,598.13
Fund Balance						16,670,613.26
Fund Balance-General Fund						2,018.58
Total Fund Balance-General Fund						2,018.58
Fund Balance-Revenue Alloc.						7,504,869.49
Total Fund Balance-Revenue Alloc.						7,504,869.49
Fund Balance-Bond Fund						3,574,156.00
Total Fund Balance-Bond Fund						3,574,156.00
Fund Balance-Rental Fund						5,589,569.19
Total Fund Balance-Rental Fund						5,589,569.19
Fund Balance-Sinking Fund						0.00
Total Fund Balance-Sinking Fund						0.00
Fund Balance - Other						0.00
Total Fund Balance - Other						0.00
Total Fund Balance						16,670,613.26
Opening Balance Equity						0.00
Total Opening Balance Equity						0.00
Unrestricted Net Assets						-1,775,165.05
Total Unrestricted Net Assets						-1,775,165.05
Net Income						4,308,149.92
Total Net Income					70,934.49	4,379,084.41
Total Equity					70,934.49	19,274,532.62
TOTAL LIABILITIES & EQUITY					70,934.49	19,473,259.46

CITY OF TWIN FALLS, IDAHO
URBAN RENEWAL AGENCY

SCHEDULE OF REGULAR MEETINGS for 2016

The meetings are generally held on the second Monday of every month starting at **12:00 P.M.**, unless posted otherwise.

All meetings are held in the ***City Council Chambers, 305 Third Avenue East.***

Monday, January 11

Monday, February 8

Monday, March 14

Monday, April 11

Monday, May 9

Monday, June 13

Monday, July 11

Monday, August 8

Monday, September 12

Monday, October 10

Monday, November 14

Monday, December 12