



## Urban Renewal Agency Agenda

Monday, December 10, 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) **ACTION ITEM:** Request to approve: 1) Minutes for November 14, 2018 meeting; 2) November 2018 Financial Report; 3) December 2018 Accounts Payable.  
By: Lorrie Bauer, Secretary
- 4) Reports/Updates
  - a) Executive Director's Report
    - Downtown and Commons Area Maintenance
    - Downtown Arts and Projects
    - Disposition of Vacant Parcels
    - Pre-site Preparation for Future Developments
- 5) Items of Consideration
  - a) **ACTION ITEM:** Consideration of a request to approve the Schedule of Regular Meetings for 2019.  
By: Lorrie Bauer, Secretary
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)

Monday, January 14, 2019 at 12:00 pm.
- 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

Wednesday, November 14, 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

**Present:** Dexter Ball, Suzzane Cawthra, Rudy Ashenbrener, Cindy Bond, Andy Hohwieler, and Perri Gardner (*arrived at 12:13*)

**Absent:** Doug Vollmer

**Staff Present:** Mitch Humble, Deputy City Manager; Jesse Schuerman, Engineer; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Secretary; Jonathan Spendlove, Planning and Zoning Director; Nikki Boyd, City Council Liaison

Chairman Ball called the meeting to order at 12:00 PM. A quorum was present.

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

Mitch Humble asked the board to amend the agenda by adding Item 5B - Board Training.

**MOTION:** Cindy Bond moved to add the training. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

### 3) Consent Calendar

- a) Request to approve 1) Minutes for October 8, 2018 meeting; 2) October 2018 Financial Report; 3) November 2018 Accounts Payable.

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

### 4) Reports/Updates

- a) 160 Main Avenue South Update

Mitch Humble introduced himself and explained why he was taking Nathan's position for the meeting. He then verbalized the update that was provided in the agenda packet. Mitch told the Board that he needed a clear direction today, following discussion, on how to proceed. He shared that if this project is approved as proposed, all funds in RAA 4-1 will be obligated to the end which means there will be no funds available for any other project unless they can generate their own increment.

Fran Florence, proposed developer's real estate agent, explained there are two proposed structures: 1) a 4 story building, and 2) a parking garage (140 stalls) in back of the building. He shared EHM was engaged by the City to produce a cost estimate for the parking structure, without input from the proposed developer, and he felt the total of \$2,091,000 seemed high. He summarized the Estimate of Costs and explained areas where he thought costs could be lower. He shared a spreadsheet he created showing EHM's numbers with his comments

explaining why he thought the amount could be reduced and demonstrated the cost difference under "Reductions" as shown below:

|                                                            |                     |                                                                                                                        |
|------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Parking Structure</b>                                   |                     |                                                                                                                        |
| <b>EHM Estimate of costs</b>                               |                     |                                                                                                                        |
| Engineered Precast and Erection                            | \$ 966,000          |                                                                                                                        |
| 4 inch concrete topping                                    | \$ 80,000           |                                                                                                                        |
| Excavation, foundation grade beam, compacted fill          | \$ 320,000          | Reduced by 150k if we don't use a piling method                                                                        |
| Steel stairs                                               | \$ 20,000           |                                                                                                                        |
| Ground level parking lot                                   | \$ 250,000          | Reduced by 100k if typical construction                                                                                |
| Utilities relocation                                       | \$ 150,000          | This number is counted twice (once for the building at 160 main and now for this project)                              |
| Design, engineering, soils analysis, surveying and testing | \$ 125,000          | Reduce by 65k (typical budget for design and engineering would be 6% of the cost of that which needs to be engineered) |
| Misc.                                                      | \$ 50,000           |                                                                                                                        |
| Traffic control                                            | \$ 10,000           |                                                                                                                        |
| Contingency                                                | \$ 120,000          |                                                                                                                        |
|                                                            |                     |                                                                                                                        |
| <b>Total</b>                                               | <b>\$ 2,091,000</b> |                                                                                                                        |
| <b>Reductions</b>                                          |                     |                                                                                                                        |
| Excavation, foundation grade beam, compacted fill          | \$ (150,000)        |                                                                                                                        |
| Ground level parking lot                                   | \$ (100,000)        |                                                                                                                        |
| Utilities relocation                                       | \$ (150,000)        |                                                                                                                        |
| Design and engineering                                     | \$ (65,000)         |                                                                                                                        |
|                                                            |                     |                                                                                                                        |
|                                                            |                     |                                                                                                                        |
| <b>Adjusted Total</b>                                      | <b>\$ 1,626,000</b> |                                                                                                                        |
| (including misc, and contingency)                          |                     |                                                                                                                        |

Discussion ensued about the parking structure. Tyler Davis-Jeffers of Summit Creek Capital, proposed developer, participated in the discussion.

Direction received from the Board was in support of the project with a maximum dollar limit to the Agency and to present the final agreement at the December meeting.

## 5) Items of Consideration

- a) Consideration of a request to approve an agreement between the Urban Renewal Agency of the City of Twin Falls, Idaho and AWOL Adventure Sports to provide rental services in the Downtown Commons Plaza.

Mitch Humble explained the agreement as presented in the staff report included in the agenda packet and answered questions.

**MOTION:** Andy Hohwieler moved to approve the AWOL contract to provide rental services to the Downtown Commons plaza. Perri Gardner seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

- b) Board Training

Ryan Armbruster, an attorney with the law firm Elam & Burke who has been practicing urban renewal law in the State of Idaho for many years, introduced himself and the training handbook he supplied called "Urban Renewal 101: Authority, Oversight, and Implementation."

He used the handbook to explain the topics so the board had a better understanding of urban renewal laws and practices.

**6) General Input/Announcements - Public/Staff**

Rudy Ashenbrener shared an email he received from a group of downtown business and building owners directed to the UR board. The email stated they would like to see some holiday decor for the five main blocks that received the Urban Renewal facelift. They noted the decor during the summer months and said the holiday season decor was very bland. They would like to add some festive decor to make Main Street look dressed up for the holidays and more inviting and suggested detailed decor. There was a discussion about what decorations have been supplied by the City in the past. It was suggested this topic be revisited in the future.

Chairman Dexter Ball shared the Agency received an award from the Idaho Smart Growth organization for the Main Avenue Project. There were a total of 10 awards throughout Idaho and this was the first time Twin Falls received an award from this organization.

**7) Upcoming Meeting(s)**

- a) Monday, December 10, 2018 @ 12:00 p.m.

**8) Adjournment**

The meeting adjourned at 01:37 PM.

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Lorrie Bauer, Recording Secretary

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

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|                               | Nov 18            |
|-------------------------------|-------------------|
| Ordinary Income/Expense       |                   |
| Income                        |                   |
| Investment Income             | 9,156.65          |
| Property Taxes                | 4,456.36          |
| Rental Income                 | 1,333.34          |
| Total Income                  | 14,946.35         |
| Gross Profit                  | 14,946.35         |
| Expense                       |                   |
| RAA 4-1                       |                   |
| City Property Exp.            | 1,558.94          |
| 160 Main Ave S. (Youth Ranch) | 6,164.81          |
| Main Ave.                     |                   |
| DT Art                        | 816.00            |
| Main Ave. - Other             | 26,262.33         |
| Total Main Ave.               | 27,078.33         |
| Total RAA 4-1                 | 34,802.08         |
| Dues and Subscriptions        | 3,250.00          |
| Legal Expense                 | 220.00            |
| Meeting Expense               | 259.61            |
| Office Expense                | 0.00              |
| Prof. Dev.\Training           | -1,065.39         |
| Real Estate Expense           | 663.99            |
| Total Expense                 | 38,130.29         |
| Net Ordinary Income           | -23,183.94        |
| Net Income                    | <b>-23,183.94</b> |

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

|                                | Oct - Nov 18      | Budget               | \$ Over Budget        | % of Budget |
|--------------------------------|-------------------|----------------------|-----------------------|-------------|
| <b>Ordinary Income/Expense</b> |                   |                      |                       |             |
| Income                         |                   |                      |                       |             |
| Bank Bond Proceeds             | 0.00              | 0.00                 | 0.00                  | 0.0%        |
| Investment Income              | 17,698.31         | 52,000.00            | -34,301.69            | 34.0%       |
| Property Taxes                 | 4,456.36          | 9,523,022.00         | -9,518,565.64         | 0.0%        |
| Rental Income                  | 2,666.67          | 15,996.00            | -13,329.33            | 16.7%       |
| <b>Total Income</b>            | <b>24,821.34</b>  | <b>9,591,018.00</b>  | <b>-9,566,196.66</b>  | <b>0.3%</b> |
| <b>Gross Profit</b>            | <b>24,821.34</b>  | <b>9,591,018.00</b>  | <b>-9,566,196.66</b>  | <b>0.3%</b> |
| <b>Expense</b>                 |                   |                      |                       |             |
| RAA 4-1                        |                   |                      |                       |             |
| City Property Exp.             | 25,776.50         |                      |                       |             |
| 160 Main Ave S. (Youth Ranch)  | 164.81            |                      |                       |             |
| Shoshone St/2nd Ave N          | -2,438.50         |                      |                       |             |
| Main Ave.                      |                   |                      |                       |             |
| DT Art                         | 0.00              |                      |                       |             |
| Main Ave. - Other              | 45,061.18         |                      |                       |             |
| <b>Total Main Ave.</b>         | <b>45,061.18</b>  |                      |                       |             |
| RAA 4-1 - Other                | 0.00              | 1,919,320.00         | -1,919,320.00         | 0.0%        |
| <b>Total RAA 4-1</b>           | <b>68,563.99</b>  | <b>1,919,320.00</b>  | <b>-1,850,756.01</b>  | <b>3.6%</b> |
| RAA 4-3 (Chobani)              |                   |                      |                       |             |
| Debt Pay. (Chobani) Interest   | 0.00              | 1,691,212.00         | -1,691,212.00         | 0.0%        |
| Debt Pay. (Chobani) Principal  | 0.00              | 3,590,984.00         | -3,590,984.00         | 0.0%        |
| <b>Total RAA 4-3 (Chobani)</b> | <b>0.00</b>       | <b>5,282,196.00</b>  | <b>-5,282,196.00</b>  | <b>0.0%</b> |
| Bond Trustee Fees              | 0.00              | 5,000.00             | -5,000.00             | 0.0%        |
| Bonding Costs                  | 0.00              | 0.00                 | 0.00                  | 0.0%        |
| Community Relations & Website  | 0.00              | 500.00               | -500.00               | 0.0%        |
| Debt Payments - Interest       | 0.00              | 901,702.00           | -901,702.00           | 0.0%        |
| Debt Payments - Principal      | 0.00              | 2,855,000.00         | -2,855,000.00         | 0.0%        |
| Dues and Subscriptions         | 3,250.00          | 4,500.00             | -1,250.00             | 72.2%       |
| Insurance Expense              | 0.00              | 6,700.00             | -6,700.00             | 0.0%        |
| Legal Expense                  | 220.00            | 15,000.00            | -14,780.00            | 1.5%        |
| Management Fee                 | 0.00              | 208,000.00           | -208,000.00           | 0.0%        |
| Meeting Expense                | 259.61            | 2,500.00             | -2,240.39             | 10.4%       |
| Miscellaneous                  | 0.00              | 500.00               | -500.00               | 0.0%        |
| Office Expense                 | 0.00              | 500.00               | -500.00               | 0.0%        |
| Prof. Dev.\Training            | -1,065.39         | 2,500.00             | -3,565.39             | -42.6%      |
| Professional Fees              | 0.00              | 10,000.00            | -10,000.00            | 0.0%        |
| Property Tax Expense           | 0.00              | 0.00                 | 0.00                  | 0.0%        |
| Real Estate Exp. - Call Center | 0.00              | 18,100.00            | -18,100.00            | 0.0%        |
| Real Estate Expense            | 404.09            | 29,000.00            | -28,595.91            | 1.4%        |
| Real Estate Lease              | 0.00              | 0.00                 | 0.00                  | 0.0%        |
| <b>Total Expense</b>           | <b>71,632.30</b>  | <b>11,261,018.00</b> | <b>-11,189,385.70</b> | <b>0.6%</b> |
| <b>Net Ordinary Income</b>     | <b>-46,810.96</b> | <b>-1,670,000.00</b> | <b>1,623,189.04</b>   | <b>2.8%</b> |
| <b>Other Income/Expense</b>    |                   |                      |                       |             |
| Other Income                   |                   |                      |                       |             |
| Transfers In                   | 0.00              | 257,804.00           | -257,804.00           | 0.0%        |
| Transfers Out                  | 0.00              | -257,804.00          | 257,804.00            | 0.0%        |
| <b>Total Other Income</b>      | <b>0.00</b>       | <b>0.00</b>          | <b>0.00</b>           | <b>0.0%</b> |
| <b>Net Other Income</b>        | <b>0.00</b>       | <b>0.00</b>          | <b>0.00</b>           | <b>0.0%</b> |
| <b>Net Income</b>              | <b>-46,810.96</b> | <b>-1,670,000.00</b> | <b>1,623,189.04</b>   | <b>2.8%</b> |

**Twin Falls URA Accounts Payable, December 2018**

| <u>Check #</u> | <u>Date</u> | <u>Paid Amount</u> | <u>Name</u>                 | <u>Fund</u>   | <u>Account</u>      | <u>Memo</u>                                            |
|----------------|-------------|--------------------|-----------------------------|---------------|---------------------|--------------------------------------------------------|
| 3840           | 11/13/2018  | 1,050.00           | EHM Engineers, Inc.         | Rev Alloc 4-1 | Main Ave.           | Commons-bldg structural investigation / #79519         |
| 3841           | 11/19/2018  | 3,000.00           | Cavalli Corp.               | Rev Alloc 4-1 | Main Ave.           | Hooks to move planters                                 |
| 3842           | 11/19/2018  | 1,200.00           | KwikRink Synthetic Ice      | Rev Alloc 4-1 | City Property Exp.  | Additioinal skates                                     |
| 3843           | 12/04/2018  | 120.75             | Chick-fil-A                 | General       | Meeting Expense     | Lunch for 20181114 Meeting / #1921831                  |
| 3844           | 12/04/2018  | 45.50              | City of Twin Falls          | Rev Alloc 4-1 | 160 Main Ave S.     | 160 Main Ave - Water & Sewer / #130529-201811          |
| 3844           | 12/04/2018  | 166.90             | City of Twin Falls          | Rev Alloc 4-1 | City Property Exp.  | Reimb. to 101-00-00-136-00                             |
| 3845           | 12/04/2018  | 640.00             | EHM Engineers, Inc.         | Rev Alloc 4-1 | 160 Main Ave S.     | Demolition-Shared Wall Recommendation / #79743         |
| 3846           | 12/04/2018  | 6,929.00           | Electric 1 West, Inc.       | Rev Alloc 4-1 | City Property Exp.  | Ice Rink - 400 amp service feeders / #1808014          |
| 3847           | 12/04/2018  | 1.21               | Idaho Power                 | Rev Alloc 4-1 | Real Estate Expense | 122 4th Ave S - Power / #2228-201811                   |
| 3847           | 12/04/2018  | 411.06             | Idaho Power                 | Rev Alloc 4-1 | City Property Exp.  | 129 Hansen St E - Power / #7494-201811                 |
| 3847           | 12/04/2018  | 168.53             | Idaho Power                 | Rev Alloc 4-1 | 160 Main Ave S.     | 160 Main Ave S - Power / #9168-201811                  |
| 3848           | 12/04/2018  | 9.89               | Intermountain Gas Company   | Rev Alloc 4-1 | 160 Main Ave S.     | 160 Main Ave S - Gas / #6397230001-201811              |
| 3849           | 12/04/2018  | 14,245.58          | JUB Engineers, Inc.         | Rev Alloc 4-1 | Main Ave.           | 2015 Main Ave Utilities / #0121329                     |
| 3850           | 12/04/2018  | 3.58               | Krengels                    | Rev Alloc 4-1 | City Property Exp.  | Keys (2) for Restroom Building / #A97654               |
| 3851           | 12/04/2018  | 9.00               | Lorrie Bauer                | General       | Meeting Expense     | ID Smart Growth Award Banquet Parking / 20181105-PRKG  |
| 3851           | 12/04/2018  | 350.00             | Lorrie Bauer                | General       | Office Expense      | Gift Certificates / #20181204-JKRS                     |
| 3852           | 12/04/2018  | 493.00             | Lytle Signs, Inc.           | Rev Alloc 4-1 | DT Art              | Remove/Replace 38 Street Banners / #SC18237            |
| 3853           | 12/04/2018  | 2,776.00           | Magic Valley Electric       | Rev Alloc 4-1 | Main Ave.           | Conduits for power to existing sign / #14451           |
| 3854           | 12/04/2018  | 456.90             | Party Center                | Rev Alloc 4-1 | City Property Exp.  | Tent & Chairs for tree lighting event / #17758         |
| 3855           | 12/04/2018  | 97.95              | PMT                         | Rev Alloc 4-1 | City Property Exp.  | Broadband services / #8584030002-2018112               |
| 3856           | 12/04/2018  | 111.18             | Pro Rentals and Sales       | Rev Alloc 4-1 | City Property Exp.  | Scissorlift rental to remove flower baskets / #1250P&R |
| 3857           | 12/06/2018  | 18.44              | Twin Falls County Treasurer | Rev Alloc 4-1 | Real Estate Expense | 274 Victory Ave - 2018 Property Tax / #11459           |



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## **SCHEDULE OF REGULAR MEETINGS for 2019**

The meetings are held on the second Monday of every month starting at 12:00 P.M., unless posted otherwise. All meetings are held in the Council Chambers, 203 Main Avenue East.

|                     |                   |                             |
|---------------------|-------------------|-----------------------------|
| Monday, January 14  | Monday, May 13    | Monday, September 9         |
| Monday, February 11 | Monday, June 10   | Monday, October 14          |
| Monday, March 11    | Monday, July 8    | <i>Tuesday, November 12</i> |
| Monday, April 8     | Monday, August 12 | Monday, December 9          |