THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Agenda

Monday, January 14, 2019, 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 December 10, 2018 meeting; 2) December 2018 Financial Report; 3) January 2019 Accounts Payable.

   By: Lorrie Bauer, Secretary

4) Reports/Updates

   a) Executive Director's Report
      - URA Boundary Amendment
      - 160 Main Avenue
      - RFP for Vacant Parcel on Victory Avenue
      - Downtown Traffic Study

5) Items of Consideration

   None.

6) General Input/Announcements - Public/Staff

7) Upcoming Meeting(s)

   a) Monday, February 11, 2019 @ 12:00 pm.

8) Adjournment

   a) **ACTION ITEM:** Adjourn to Executive Session 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency.
   The meeting will not return to open session.

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, December 10, 2018, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

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

1) Confirmation of Quorum/Call Meeting to Order

Present:	Rudy Ashenbrener, Dexter Ball, Andy Hohwieler, Perri Gardner, Cindy Bond, Suzzane Cawthra
Absent:	Doug Vollmer
Staff Present:	Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Secretary; Shane Nope, City Attorney; 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
None.

3) Consent Calendar

a) Request to approve: 1) Minutes for November 14, 2018 meeting; 2) November 2018 Financial Report; 3) December 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 6 to 0.

4) Reports/Updates

a) Executive Director's Report:

160 Main Avenue: Tyler Davis-Jeffers of Summit Creek Capital shared that they are currently working with HC Company exploring costs for a parking structure. They are also looking to engage funding for the project.

Downtown and Commons Area Maintenance: To help with budgeting Nathan Murray shared that a new fund, City Property Expense, was created to help keep track of maintenance costs, some which are provided by the City's parks department, of URA property that the City will take over at the end of the allocation area.

Downtown Arts and Projects: Last October, a request was received by the committee for the URA's help to finish a park located next to the Historic Grain Elevators. The committee felt the request should be presented to the URA Board because most members felt it was more of a redevelopment rather than an art project. It was confirmed that the funds for art was a one-time commitment and needs to be spent by December 31, 2022. Discussion ensued. The park has been in progress for approximately 10 years, intermittently. There was interest to see the project completed as well as for the Arts committee to participate.

Disposition of Vacant Parcels: The URA has received a proposal from Electric One West, Inc. to purchase a piece of property the Agency owns on Victory Avenue, that abuts their property, for expansion. Discussion ensued. A request for proposal will be publicly advertised for the purpose of redevelopment or expansion of a commercial use later this month.

Pre-site Preparation for Future Developments: The URA owns parcels in the warehouse district where parking lots have been created. Due to contaminates in the soil, as stated in a 2009 soils report, development of some URA owned properties are very limited until the contaminates are removed. Nathan Murray queried the board for their interest in knowing what the clean-up costs would be. He will report the findings at a later date.

5) Items of Consideration

a) Consideration of a request to approve the Schedule of Regular Meetings for 2019.

Due to Federal holidays in October and November 2019 that fall on the second Monday, another date needed to be scheduled. Following discussion, the new dates will be Wednesday, October 16, 2019 and Wednesday, November 13, 2019. All other dates will stay as presented.

MOTION: Perri Gardner moved to approve the Schedule of Regular Meeting with dates changed in October and November. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

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

7) Upcoming Meeting(s)
Monday, January 14, 2019 at 12:00 pm.

8) Adjournment
The meeting adjourned at 12:24 PM.

Lorrie Bauer, Secretary

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

			Dec 18
Ordinary Income/Expense			
Income			
Investment Income			8,814.89
Property Taxes			33,811.45
Rental Income			1,333.34
Total Income			43,959.68
Gross Profit			43,959.68
Expense			
RAA 4-1			
City Property Exp.		16,537.78	
160 Main Ave S. (Youth Ranch)		863.92	
Main Ave.			
DT Art	493.00		
Main Ave. - Other	17,021.58		
Total Main Ave.		17,514.58	
Total RAA 4-1			34,916.28
Meeting Expense			129.75
Office Expense			350.00
Real Estate Exp. - Call Center			65,000.00
Real Estate Expense			46.90
Total Expense			100,442.93
Net Ordinary Income			-56,483.25
Net Income			**-56,483.25**

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

	Oct - Dec 18	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Bank Bond Proceeds	0.00	0.00	0.00	0.0%
Investment Income	26,513.20	52,000.00	-25,486.80	51.0%
Property Taxes	39,473.20	9,523,022.00	-9,483,548.80	0.4%
Rental Income	4,000.01	15,996.00	-11,995.99	25.0%
Total Income	69,986.41	9,591,018.00	-9,521,031.59	0.7%
Gross Profit	69,986.41	9,591,018.00	-9,521,031.59	0.7%
Expense				
RAA 4-1				
City Property Exp.	42,728.27			
160 Main Ave S. (Youth Ranch)	1,028.73			
Shoshone St/2nd Ave N	0.00			
Main Ave.				
DT Art	493.00			
Main Ave. - Other	63,132.76			
Total Main Ave.	63,625.76			
RAA 4-1 - Other	0.00	1,919,320.00	-1,919,320.00	0.0%
Total RAA 4-1	107,382.76	1,919,320.00	-1,811,937.24	5.6%
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%
Total RAA 4-3 (Chobani)	0.00	5,282,196.00	-5,282,196.00	0.0%
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	389.36	2,500.00	-2,110.64	15.6%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	350.00	500.00	-150.00	70.0%
Prof. Dev.\Training	140.00	2,500.00	-2,360.00	5.6%
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	37.00	29,000.00	-28,963.00	0.1%
Real Estate Lease	0.00	0.00	0.00	0.0%
Total Expense	111,769.12	11,261,018.00	-11,149,248.88	1.0%
Net Ordinary Income	-41,782.71	-1,670,000.00	1,628,217.29	2.5%
Other Income/Expense				
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%
Total Other Income	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	**-41,782.71**	**-1,670,000.00**	**1,628,217.29**	**2.5%**

Twin Falls Urban Renewal Januray 2018 Accounts Payable

Check #	Date	Paid Amount	Name	Account	Fund	Memo
3858	12/06/2018	17.62	Twin Falls County Treasurer	Real Estate Expense	Rev Alloc 4-1	Minidoka Av Pkg Lot - 2018 Property Tax / #11417
3858	12/06/2018	10.84	Twin Falls County Treasurer	Real Estate Expense	Rev Alloc 4-1	Land W of Maxwell Av - 2018 Propety Tax / #11560
3859	12/26/2018	65,000.00	Manaus LLC	Real Estate Exp.	Rental Fund	Fillmore Prkg Lot Repairs & Termination of Agreement
3860	12/31/2018	8,360.00	KwikRink Synthetic Ice	City Property Exp.	Rev Alloc 4-1	Skating Rink Balance/#612
3861	01/09/2019	360.00	American Construction Supply & Rental	City Property Exp.	Rev Alloc 4-1	Commons Ice Rink - Gator Guard 25' / #2443998
3862	01/09/2019	2,197.63	City of Twin Falls	City Property Exp.	Rev Alloc 4-1	Utilities & Expenses 101.00.00.136.00 / 2018-12
3862	01/09/2019	51.73	City of Twin Falls	160 Main Ave S.	Rev Alloc 4-1	160 Main Ave S - Water & Sewer / #130529-201812
3863	01/09/2019	2,960.00	EHM Engineers, Inc.	160 Main Ave S.	Rev Alloc 4-1	160 Main Av-Demo-Shared Wall Recommendation / #79933
3864	01/09/2019	3,157.80	Elam & Burke	Legal Expense	General	Professional fees for November / #176678
3865	01/09/2019	150.20	Gem State Paper & Supply Co.	City Property Exp.	Rev Alloc 4-1	Commons Ice Rink - Misc. tools / #1282456
3866	01/09/2019	96.00	Happy Housekeepers	City Property Exp.	Rev Alloc 4-1	Commons - Restroom Cleanup / #87977
3866	01/09/2019	72.00	Happy Housekeepers	City Property Exp.	Rev Alloc 4-1	Commons - Restroom Cleanup / #88045
3867	01/09/2019	10.09	Idaho Power	City Property Exp.	Rev Alloc 4-1	122 4th Ave S - Power / #2228-201812
3867	01/09/2019	253.66	Idaho Power	City Property Exp.	Rev Alloc 4-1	129 Hansen St E - Power / #0226-201812
3867	01/09/2019	25.87	Idaho Power	City Property Exp.	Rev Alloc 4-1	129 Hansen St E - Transfrmr Power / #1679-201812
3867	01/09/2019	122.36	Idaho Power	160 Main Ave S.	Rev Alloc 4-1	160 Main Ave S - Power / #9168-201812
3868	01/09/2019	9.79	Intermountain Gas Company	160 Main Ave S.	Rev Alloc 4-1	160 Main Ave S - Gas / #6397230001-201812
3869	01/09/2019	107.90	Lorrie Bauer	Meeting Expense	General	Lunch for 20181210 Meeting / #524990
3870	01/09/2019	450.00	Music Monkey Productions	City Property Exp.	Rev Alloc 4-1	Commons - Music for Tree Lighting Event / #20181212TL
3871	01/09/2019	97.95	PMT	City Property Exp.	Rev Alloc 4-1	Commons - Broadband Services / #858403-2-201901