THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Agenda

Monday, February 11, 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 January 14, 2019 meeting; 2) Minutes for January 25, 2019 special meeting; 3) January 2019 Financial Report; 4) February 2019 Accounts Payable.

      By: Lorrie Bauer, Secretary
4) Reports/Updates
   a) **INFORMATIONAL:** Executive Director's Report

      By: Nathan Murray, Executive Director
5) Items of Consideration
   a) **ACTION ITEM:** Consideration to adopt Resolution 2019-01 approving guidelines for public records per Idaho Code § 74-119.

      By: Nathan Murray, Executive Director
   b) **ACTION ITEM:** Consideration to accept a response to a previously issued Request for Proposal to purchase a vacant parcel of ground owned by the Urban Renewal Agency of the City of Twin Falls.

      By: Nathan Murray, Executive Director
6) General Input/Announcements - Public/Staff
7) Upcoming Meeting(s)
   a) Monday, March 11, 2019 @ 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.

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

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

Present:	Dexter Ball, Perri Gardner, Cindy Bond, Rudy Ashenbrener, Suzzane Cawthra, Doug Vollmer
Absent:	Andy Hohwieler
Staff Present:	Nathan Murray, Executive Director; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Secretary; Jonathan Spendlove, Planning and Zoning Director; Mitch Humble, Deputy City Manager; 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 December 10, 2018 meeting; 2) December 2018 Financial Report; 3) January 2019 Accounts Payable.
MOTION: Perri Gardner moved to approve the consent calendar. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

4) Reports/Updates

a) Executive Director's Report
URA boundary Amendment - Last October the Board approved to make a Finding of Necessity to extend the Urban Renewal Area boundary. It's been learned that In order to proceed, a more in-depth analysis is necessary as well as creating an area plan; therefore, legal counsel advised that until we have a project and plan for a specific site, it's best to wait to change the boundary. Meghan Conrad, legal counsel for the Agency, briefly explained the codes and statutory findings needed to establish a revenue allocation area. A specifically defined vision is required.

160 Main Avenue - Developer will know the status of their financing by the end of the month. This would dictate when demolition would happen as well as the construction timeline. We're still waiting for them to provide us with the costs for a possible parking garage.

RFP for Vacant Parcel on Victory - The deadline for submissions is tomorrow, 15th. One response has been received. Details, as well as a possible consideration request, will be on February's agenda.

DRAFT

Downtown Traffic Study - With regards to the 2nd Avenues and the one-way ring-road that loops around downtown, Nathan shared he discussed calming measures with Region 4 of the Idaho Department of Transportation (IDT) in Shoshone. Possible changes could include angled parking on one side and creating more crossways and bulb-outs. IDT would accept changes as long as it didn't change the level of service by more than one grade. In order to figure out what changes would help to make a pedestrian-friendly corridor and to be able to effectively communicate with IDT, a detailed traffic analysis was suggested. Discussion ensued. Further information will be discussed at a later date.

5) Items of Consideration

None.

6) General Input/Announcements - Public/Staff

Dan Brizee, Twin Falls, voiced his favorable opinion for a downtown traffic study due to parking complaints, speed and the different types of vehicles currently using the roadway. He feels traffic should be moved off the 2nds, especially the truck traffic.

7) Upcoming Meeting(s)

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

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.
The meeting will not return to open session.
MOTION: Perri Gardner moved to adjourn to Executive Session 74-206(1)(c). Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

The meeting adjourned at 12:18 PM.

Lorrie Bauer, Recording Secretary

DRAFT

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Friday, January 25, 2019, 1:30 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

- SPECIAL MEETING -

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, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrener, Andy Hohwieler
Absent:	Cindy Bond, Doug Vollmer
Staff Present:	Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Secretary

Chairman Ball called the meeting to order at 01:30 PM. A quorum was present.

2) Items of Consideration

a) Consideration of a request to approve a professional services agreement with Kushlan Associates to prepare an economic feasibility study and eligibility report in regards to the establishment of a potential revenue allocation area.
Nathan Murray summarized the request as explained in the staff report included in the agenda packet. Phil Kushlan introduced himself and shared his background as it relates to the request. Recognizing the process of creating a new district would be new to most of the board, he explained the process that generally takes approximately nine months. Once the study is complete and accepted by the Board, it needs to be presented to the City Council for approval to create a new district area. If the Council approves, a new urban renewal plan must be developed. The plan must be very specific and include everything that may have to be provided and constructed during the life of the 20-year plan. Then, a cash flow model is created that would show, on an annual basis, if the end number is positive (the plan is feasible) or negative. If the plan is feasible, it is presented for approval by the URA, City Council, and Planning & Zoning. After the plan has been approved other taxing entities have a 30 day period to comment and a formal public hearing follows thereafter. At that time, the City Council will adopt the plan and revenue allocation area which would be the start of the district. Discussion ensued.

MOTION: Perri Gardner moved to approve the contract with Kushlan Associates to perform a feasibility study at the cost of $10,000 and an eligibility report at the cost of $7,500. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

3) General Input/Announcements - Public/Staff

DRAFT

None.

4) Upcoming Meeting(s)

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

5) Adjournment

The meeting adjourned at 01:19 PM.

_____

Lorrie Bauer, Recording Secretary

DRAFT

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
January 2019

	Jan 19	
Ordinary Income/Expense		
Income		
Investment Income		9,432.25
Other Income		5,100.00
Property Taxes		3,987,987.44
Rental Income		1,333.34
Total Income		4,003,853.03
Gross Profit		4,003,853.03
Expense		
RAA 4-1		
City Property Exp.	3,713.40	
160 Main Ave S. (Youth Ranch)	3,143.88	
Total RAA 4-1		6,857.28
Legal Expense		3,157.80
Meeting Expense		107.90
Total Expense		10,122.98
Net Ordinary Income		3,993,730.05
Net Income		**3,993,730.05**

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
October 2018 through January 2019

	Oct '18 - Jan 19	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Bank Bond Proceeds	0.00	0.00	0.00	0.0%
Investment Income	35,945.45	52,000.00	-16,054.55	69.1%
Other Income	5,100.00			
Property Taxes	4,027,460.64	9,523,022.00	-5,495,561.36	42.3%
Rental Income	5,333.35	15,996.00	-10,662.65	33.3%
Total Income	4,073,839.44	9,591,018.00	-5,517,178.56	42.5%
Gross Profit	4,073,839.44	9,591,018.00	-5,517,178.56	42.5%
Expense				
RAA 4-1				
City Property Exp.	46,934.67			
160 Main Ave S. (Youth Ranch)	4,172.61			
Shoshone St/2nd Ave N	0.00			
Main Ave.				
DT Art	0.00			
Main Ave. - Other	63,132.76			
Total Main Ave.	63,132.76			
RAA 4-1 - Other	0.00	1,919,320.00	-1,919,320.00	0.0%
Total RAA 4-1	114,240.04	1,919,320.00	-1,805,079.96	6.0%
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	3,377.80	15,000.00	-11,622.20	22.5%
Management Fee	0.00	208,000.00	-208,000.00	0.0%
Meeting Expense	497.26	2,500.00	-2,002.74	19.9%
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	121,892.10	11,261,018.00	-11,139,125.90	1.1%
Net Ordinary Income	3,951,947.34	-1,670,000.00	5,621,947.34	-236.6%
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	**3,951,947.34**	**-1,670,000.00**	**5,621,947.34**	**-236.6%**

Twin Falls Urban Renewal February 2019 Accounts Payable

Check #	Date	Paid Amount	Name	Account	Fund	Memo
3872	02/04/2019	696,292.03	Zions First National Bank	Zions #8617 - Excess Funds	Rev Alloc 4-4	Clif Bar 1st Half Property Taxes
3873	02/04/2019	1,931,364.34	Zions First National Bank	Zions #8616 - Excess Funds	Rev Alloc 4-3	Chobani 1st Half Property Taxes
3874	02/07/2019	1,700.00	APA Idaho	Professional Fees	General	2019 Conference Sponsorship / #APA2019
3875	02/07/2019	592.18	City of Twin Falls	City Property Exp.	Rev Alloc 4-1	Utilities & Expenses 101.00.00.136.00 / 2019-01
3875	02/07/2019	51.75	City of Twin Falls	160 Main Ave S.	Rev Alloc 4-1	160 Main Ave S - Water & Sewer / #130529-2019-01
3876	02/07/2019	1,154.25	Elam & Burke	Legal Expense	General	Professional fees for December / #177165
3877	02/07/2019	72.00	Happy Housekeepers	City Property Exp.	Rev Alloc 4-1	Commons - Restroom Cleanup / #88104
3877	02/07/2019	72.00	Happy Housekeepers	City Property Exp.	Rev Alloc 4-1	Commons - Restroom Cleanup / #88176
3877	02/07/2019	72.00	Happy Housekeepers	City Property Exp.	Rev Alloc 4-1	Commons - Restroom Cleanup / #88241
3878	02/07/2019	11.15	Idaho Power	City Property Exp.	Rev Alloc 4-1	122 4th Ave S - Power / #2228-2019-01
3878	02/07/2019	258.13	Idaho Power	City Property Exp.	Rev Alloc 4-1	129 Hansen St E - Power / #0226-2019-01
3878	02/07/2019	109.08	Idaho Power	160 Main Ave S.	Rev Alloc 4-1	160 Main Ave S - Power / #9168-2019-01
3879	02/07/2019	9.79	Intermountain Gas Company	160 Main Ave S.	Rev Alloc 4-1	160 Main Ave S - Gas / #6397230001-2019-02
3880	02/07/2019	14,006.54	JUB Engineers, Inc.	Main Ave.	Rev Alloc 4-1	2015 Main Ave Utilities / #122709
3881	02/07/2019	108.55	Papa Kelsey's	Meeting Expense	General	Lunch for 20190114 Meeting / #1901140001
3882	02/07/2019	97.95	PMT	City Property Exp.	Rev Alloc 4-1	Commons - Broadband Services / #858403-2-2019-02
3883	02/07/2019	89.00	United Way of South Central Idaho	Prof. Dev.\Training	General	Leadercast Women 2019 / #LCW012919
3884	02/07/2019	3,000.00	Zions First National Bank	Bond Trustee Fees	zz-Bond Fund - Zions Bank-Chob.	Rev.Alloc. Bonds, Series 2013A & 2013B / #8568616-2019

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Date: Monday, February 11, 2019

To: Urban Renewal Agency of the City of Twin Falls

From: Nathan Murray, Executive Director

Executive Director's Report

160 Main Avenue

Downtown Traffic Study

Downtown Commons - Shade option

Attachments:

1. Est. 18693 from Recreation Today

RECREATION TODAY
OF IDAHO, LLC
Our Project Is Your PLAYGROUND

Recreation Today
2414 E Railroad Street
Nampa ID 83687
Office 208 442-9350
Toll 800 481-8705
Fax 208 442-9351
customerservice@rectoday.net

Quote

Date	Quote #
11/26/2018	18693

Customer Billing Information	Ship To Location
City of Twin Falls Parks & Rec 136 Maxwell Ave Twin Falls ID 83301	Receiving Parks & Rec 136 Maxwell Avenue Twin Falls, ID 83301 Attn: Rich Bay 208.420.4161

Project/Job	Payment Terms	Rep	State
	50% Deposit	KNH	ID

Qty	Description	Unit Price	Amount
1	Quotation Summary:		0.00
5	SRP - PRU1010 - 10' Portable Cantilever Umbrella Color:TBD	4,999.00	24,995.00
1	Freight Charges (Subject to Change) valid for 30 days for quote date	2,200.00	2,200.00

All Pricing Good for 30 Days.
Final payment on all equipment and freight due prior to delivery or installation.
Licenses: ID REC-31831 - OR 212128 - WA RECRETI84500

Subtotal	$27,195.00
Sales Tax (6.0%)	$0.00
Total	$27,195.00

~This "Quotation becomes a Sales Agreement and Contract only upon receipt by Merchant prior to expiration date of the signed copy by fax, mail, or hand delivery accompanied with a deposit in the amount shown above. Public entities may provide a Purchase Order in Lieu of a deposit.
~Payment of any amount invoiced is due upon delivery to the site, storage area or Merchants Storage yard: all payments are due at Merchant's address in Nampa Idaho as shown above. A finance charge of 1.5% per month will be charged on any unpaid balance which become past due with a minimum finance charge of $1.00.
~Sales/Use Tax will be charged unless buyer provides a State of Idaho Tax Exemption Certificate at the time the order is placed.
~Applicable Manufacture's warranties apply on all products delivered. No additional warranties, express or implied, by Merchant or otherwise shall be in effect.

~Merchant disclaims all warranties express or implied including, but not limited to the implied warranties of merchantability and fitness for a particular purpose.
~Merchant will not be responsible for delays or damages due to government actions, state of war, civil unrest, strikes, and delays in production, delays by carriers, acts of god, or other causes beyond the control of the Merchant.
~This Agreement shall be governed by the laws of the State of Idaho. Merchant may subcontract or delegate its duties of performance to any reasonably qualified party. Signatures hereafter constitute an agreement to the terms and conditions as noted above.

Accept this quotation, sign and return:_____ Date:_____

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Date: Monday, February 11, 2019

To: Urban Renewal Agency of the City of Twin Falls

From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration to adopt Resolution 2019-01 approving guidelines for public records per Idaho Code § 74-119.

Time Estimate:

N/A

Background:

During its 2018 session, the Idaho Legislature modified Idaho Code Section § 74-119 requiring every public entity to adopt guidelines concerning public records including where records are located, the primary custodian of the records, and an alternate custodian for "contingencies."

The current policy of the TFURA is to have the Executive Director be the primary person responsible for records and their proper storage. The board secretary is the alternate custodian in place for contingencies.

Approval Process:

A majority vote by the board would adopt the proposed resolution.

Budget Impact:

N/A

Regulatory Impact:

N/A

Conclusion:

Staff recommends adoption of the proposed resolution to have the Executive Director of the Agency be the primary custodian for records with the Board Secretary as the alternate.

Attachments:

1. Resolution 2019-01 - Gdlns for Public Records

RESOLUTION NO 2019-01

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO, APPROVING GUIDELINES THAT IDENTIFY THE GENERAL SUBJECT MATTER OF ALL PUBLIC RECORDS MAINTAINED BY THE AGENCY; IDENTIFYING THE PHYSICAL LOCATION OF ANY SUCH PUBLIC RECORDS; DESIGNATING A CUSTODIAN TO RECEIVE PUBLIC RECORDS REQUESTS AND AN ALTERNATE CUSTODIAN; AUTHORIZING EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Idaho Code § 74-119 requires the Urban Renewal Agency of the City of Twin Falls, Idaho, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), a duly created and functioning urban renewal agency for Twin Falls, Idaho (the "Agency"), to adopt guidelines that identify the general subject matter of all public records maintained by the Agency, including the physical location of such records;

WHEREAS, Idaho Code § 74-119 further requires the Agency to designate a custodian to receive public records requests and an alternate custodian to help members of the public who want to request public records;

WHEREAS, the Agency has not formally adopted any guidelines, but complies with the requirements set forth in Chapter 1, Title 74, Idaho Code (the "Public Records Act"), concerning custody, retention and disclosure of public records;

WHEREAS, the Agency staff has prepared formal guidelines (the "Guidelines") as required by Idaho Code § 74-119, and as set forth in full below; and

WHEREAS, the Agency Board finds it in the best interests of the Agency and the public to approve and adopt the Guidelines.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the Guidelines set forth below are hereby approved and adopted by the Agency:

GUIDELINES UNDER THE PUBLIC RECORDS ACT

1. The subject matter of the public records kept or maintained by the Agency is related to the implementation of urban renewal plans, projects undertaken under any urban renewal plans, documents concerning strategic planning for new project areas, and general records including but not limited to, agendas, minutes, agreements, financing documents, e-mail communications and other correspondence, audit, financial records and annual reports.

2. The physical location of the public records kept or maintained by the Agency at City Hall, 203 Main Avenue East, Twin Falls, Idaho.

3. That the Executive Director is designated as the primary records custodian to receive public records requests for the Agency;

4. That the Secretary is designated as the alternate records custodian to receive public records requests for the Agency;

Section 3. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of the City of Twin Falls, Idaho, on February 11, 2019. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners on February 11, 2019.

APPROVED:

By_____
Chair

ATTEST:

_____
Secretary

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Date: Monday, February 11, 2019

To: Urban Renewal Agency of the City of Twin Falls

From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration to accept a response to a previously issued Request for Proposal to purchase a vacant parcel of ground owned by the Urban Renewal Agency of the City of Twin Falls.

Time Estimate:

N/A

Background:

On December 19, 2018, the Urban Renewal Agency of the City of Twin Falls published an advertisement in the local paper, the Times-News, seeking proposals to acquire 0.532 acres of property located generally at 282 Victory Ave. The property is also identified as Twin Falls County Parcel #RPT00107171841.

The parcel is a narrow strip of land located between two improved parcels with industrial uses. The purpose of the disposition of property was to facilitate an expansion of adjacent industrial uses.

On Thursday, January 17, 2019, Sean Knutz, representing Electric One West, submitted the only response to purchase the site. Mr. Knutz's request is to acquire the site and build a 6,975 square foot office-warehouse addition in two phases to expand his operations at 268 Victory Ave (see attachment 1). The proposed improvements are valued at approximately $690k (see attachment 2). Mr. Knutz is offering $100 to purchase the site.

Approval Process:

Generally, the disposition of URA property is governed by Idaho Code § 50-2011, which describes the process for disposition to private developers, other public entities (see also § 50-2015(f)), and non-profit entities. An Agency may prescribe an alternative disposition process, but such process must meet the objectives of Idaho Code § 50-2011.

With past dispositions, as with this one, the TFURA had guiding policies such as those identified below:

1. Interest in Agency-owned property may be transferred to private developers who demonstrate an interest and capacity to utilize the property to implement the adopted urban renewal plan.
2. The developer must demonstrate how their use of the property is in accord with the urban renewal plan.
3. The developer must agree to not use the property for speculative purposes and not sell the property until the development for which the transfer is made has been completed and a Certificate of Completion has been issued by the Agency.
4. Transfer of Agency property to a private entity can only be accomplished through a competitive

process as prescribed by law.

Budget Impact:

At closing, $100 in revenue will be added to the TFURA budget from the sale of property.

Regulatory Impact:

N/A

Conclusion:

The proposal will take the property to a higher and better use than it is currently, and will allow Electric 1 West to reinvest and expand at their current location. Both of which are key implementation aspects of the Urban Renewal Plan.

Staff recommends accepting the proposal to acquire the property for $100 with the condition that the developer agree to a transfer of property after having obtained the necessary building permits from the City of Twin Falls and substantially completing phase one of the proposal.

Attachments:

1. Electric 1 RFP Response
2. Electric 1 proposed addition costs

electric one west
268 VICTORY AVE
TWIN FALLS, ID 83301
208.735.9578

To: City of Twin Falls Economic Development Director

ATTN: Nathan Murray, Executive Director

RE: Proposal for Property Located at 282 Victory Ave, Twin Falls, Idaho 83301

Nathan, this proposal is to acquire the property at 282 Victory Ave, also known as Parcel # RPT00107171841- Tax # 499 EXC Tax # 1812 S 1/2 NE, (17-10-17), (63-60ZA). 0.532 acre of vacant property.

Sean Knutz and Anna Knutz are owners of Rock Creek Rental Properties and Balanced Rock Electric Doing Business as Electric 1 West INC. The reason for our interest in the property described above is to be able to expand our business, and be able to increase employment. Our existing office and shop are located at 268 Victory Ave (the property to the east and adjacent to the property described above).

Balanced Rock Electric started business in March 1998 in Castleford Idaho. In September 2000 we purchased the 268 Victory property and built the original 5,000 sq. ft building, consisting of 1600 sq. ft offices and 3400 sq. ft of shop and warehouse space. In 2008, we added 2700 sq. ft for truck and equipment parking. As of 2018 we are running out of office space and equipment storage once again.

electric one west

268 VICTORY AVE
TWIN FALLS, ID 83301
208.735.9578

We have been working with architect Colby Ricks and Michael Arrington (Starr Corp) trying to design more office space to our existing facility. The best design would be to expand to the west. The only problem is we don't have enough property for what we need to build to meet our needs.

If we can acquire the property described above, we would utilize it by building a 4,800 sq. ft 2 story office building. The office building would be scheduled to be built during 2019 (Phase 1). We would also be able to add 5 more truck and equipment bays (2,250 sq. ft) scheduled for 2021 (Phase 2).

The property described above is a narrow and long piece of property. It is roughly 40 feet wide by 265 feet long, of usable ground. The office and truck bays would extend onto the property approximately 20 feet. (Please see attached drafts for building costs and floor plans)

Proposed Purchase Amount $100.00

Proposed Time Line

2019
January 18 – February 1 Acquire Property
February 1 – March 25 Design & Engineering
March 25 – June 1 Twin Falls City Plan Review
June 3 – November 3 Start of Construction to Substantial Completion

Thank You for Your Consideration,

Sean and Anna Knutz

Starr Corporation
P.O. Box 46
Twin Falls, ID 83303-0046
(208) 733-5695

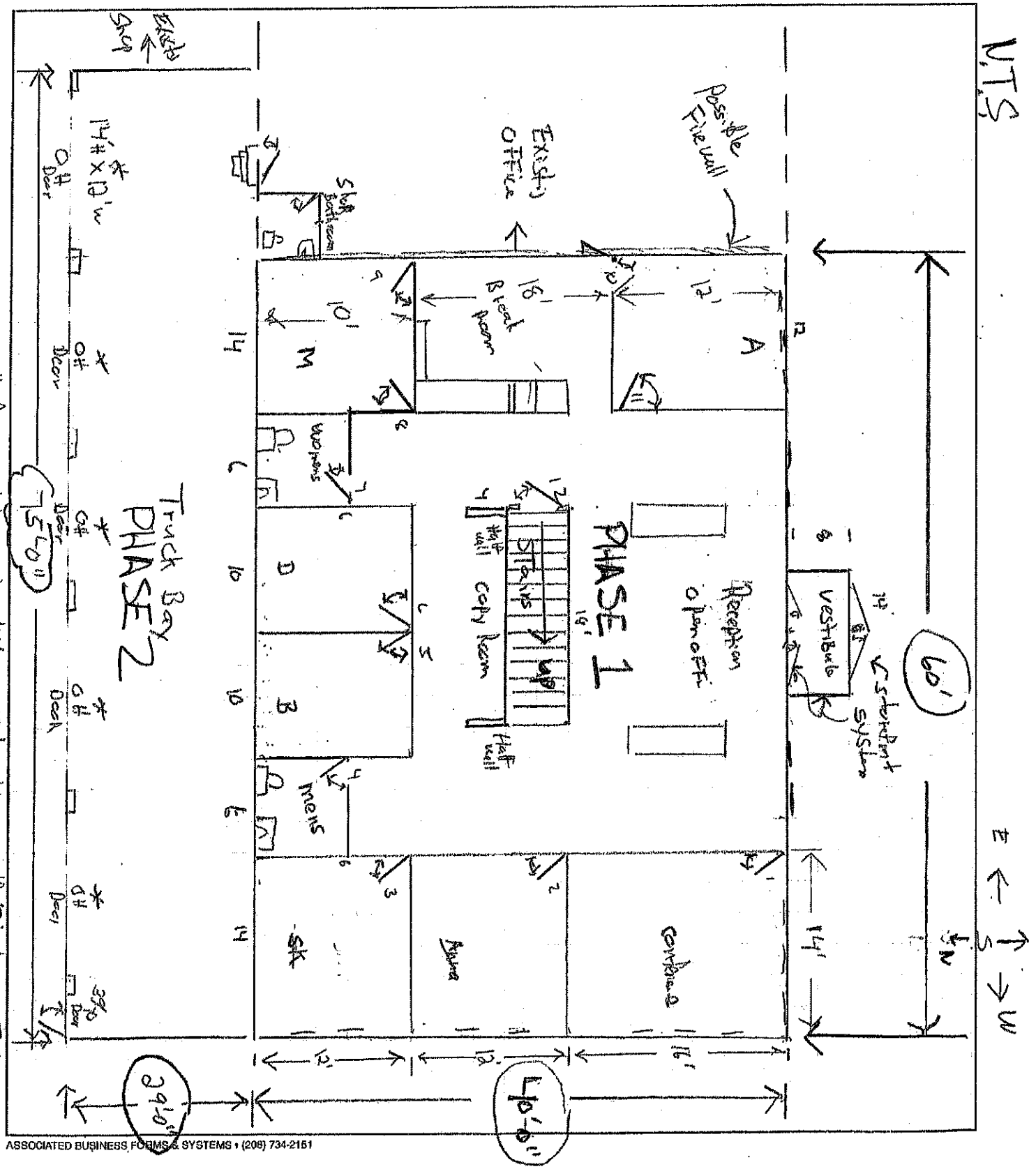
JOB ELECTRIC 1 EXPANSION

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____



Phase 1

E-1 Electric

Design Build Budget - Two Story Office
December 2018

Summary

01-General Conditions		$	38,210.00
03-Concrete		$	13,912.00
05-Metals		$	3,050.00
06-Woods and Plastics		$	108,242.00
07-Thermal and Moisture Protection		$	61,744.00
08-Doors and Windows		$	37,350.00
09-Finishes		$	80,169.00
10-Specialities		$	1,475.00
21-Fire Suppression		T.B.D.	
22-Plumbing			22,640.00
23-Heating, Ventilating & Air Conditioning			41,500.00
26-Electrical		By others	
32-Exterior Improvements		By others	
Project Contingency 10 % of the net cost		$	40,830.00
Over Head and Profit		$	36,747.00
Total		**$**	**485,869.00**
	4,800 SF	$	101.22

Exclusions:
Site work, excavation, backfill, selective demolition, saw cutting, landscaping, sewer connections, permit, impact fees, architectural & engineering by others

01-General Conditions

Description	Quantity	Unit		
Building Permit	1	LS	T.B.D.	
Impact Fees	1	LS	T.B.D.	
Project Manager	2	Mths	$	7,500.00
Project Superintendent	4	Mths	$	26,000.00
Architectural & MEP Engineering Fees	1	LS	T.B.D.	
On Site Office	2	Mths	$	840.00
Temp Toilets	4	Mths	$	420.00
Dumpster	1	LS	$	2,000.00
Special Inspections	1	LS	T.B.D.	
Truck & Equipment Fuel	1	LS	$	650.00
On going Clean up	1	LS	$	500.00
Private Under Ground Locates	1	LS	$	300.00

03-Concrete

Description	Quantity	Unit		
Excavation and Backfill, Including Fine Grading	1	LS	By others	
Cast In Place, Footings and Foundation Walls, Vestibule	36	CY	$	11,880.00
Cast In Place Reinforcement (Rebar)	1,074	SF	$	1,182.00
Misc. concrete accessories	1	LS	$	850.00

05-Metals

Description	Quantity	Unit		
Miscellaneous Trim Metals and Opening Wraps	1	LS	$	3,050.00

06-Woods and Plastics

Description	Quantity	Unit		
Wood framing, - 2-Story with crawl space, single sloped trusses	1	LS	$	88,803.00
Fire Wall Framing	1	LS	$	2,378.00
Wood window jamb wraps, wood wall cap, casing at windows, doors	1	LS	$	8,918.00
Stairway Handrails with brackets	1	LS	$	943.00
Cabinets, millwork package - Breakroom	32	LF	$	7,200.00

PHASE 2

E-1 Electric

Design Build Budget - Truck Shop
December 2018

Summary

01-General Conditions		$	21,460.00
03-Concrete		$	29,050.00
05-Metals		$	5,250.00
06-Woods and Plastics		$	42,188.00
07-Thermal and Moisture Protection		$	24,904.00
08-Doors and Windows		$	22,280.00
09-Finishes		$	3,104.00
10-Specialities		$	255.00
21-Fire Suppression		T.B.D.	
22-Plumbing			16,890.00
23-Heating, Ventilating & Air Conditioning			-
26-Electrical		By others	
32-Exterior Improvements		By others	
Project Contingency 10% of the net cost		$	16,539.00
Over Head and Profit		$	21,831.00
Total		$	**203,751.00**
	2,175 SF	$	93.68

Exclusions:
Site work, excavation, backfill, selective demolition, saw cutting, landscaping, permit, impact fees, architectural & engineering by others

01-General Conditions

Description	Quantity	Unit		
Building Permit	1	LS	T.B.D.	
Impact Fees	1	LS	T.B.D.	
Project Manager	1	Mths	$	3,750.00
Project Superintendent	2	Mths	$	13,000.00
Architectural & MEP Engineering Fees	1	LS	T.B.D.	
On Site Office	2	Mths	$	840.00
Temp Toilets	4	Mths	$	420.00
Dumpster	1	LS	$	2,000.00
Special Inspections	1	LS	T.B.D.	
Truck & Equipment Fuel	1	LS	$	650.00
On going Clean up	1	LS	$	500.00
Private Under Ground Locates	1	LS	$	300.00

03-Concrete

Description	Quantity	Unit		
Excavation and Backfill, Including Fine Grading	1	LS	By other	
Shop: Cast In Place, Footings, Foundation walls, Slab, reinforcement	70	CY	$	29,050.00
Approach Pad at OH doors at Shop 7-6" x 75"	8	CY	Included	
Misc. concrete accessories	1	LS	Included	

05-Metals

Description	Quantity	Unit		
Pipe Bollards (match existing)	10	EA	$	3,750.00
Miscellaneous Trim Metals and Opening Wraps	1	LS	$	1,500.00

06-Woods and Plastics

Description	Quantity	Unit		
Wood framing, with BCI roof joist, ply top & bottom of joist, wall ply	1	LS	$	40,688.00
RTU wood framed platform	1	LS	$	1,500.00