



Urban Renewal Agency Agenda

Monday, July 8, 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 June 4, 2019 meeting; 2) June 2019 Financial Report; 3) July 2019 Accounts Payable.
By: Lorrie Bauer, Secretary
- 4) Reports/Updates
 - a) **INFORMATIONAL:** Executive Director's Report
- 5) Items of Consideration
 - a) **ACTION ITEM:** Consideration of a request to adopt the preliminary budget amount of \$9,358,412 and schedule a public hearing to take place during the scheduled August 12th meeting to take public input.
By: Brent Hyatt, Assistant Finance Officer
 - b) **ACTION ITEM:** Consideration of a request to authorize a payment of \$5,588 to Idaho Power to upsize the power loads in an alleyway behind 246 3rd Ave S between Hansen and Idaho Streets.
By: Nathan Murray, Executive Director
 - c) **ACTION ITEM:** Consideration of a request to authorize the URA Board Chair to sign an agreement with the City of Twin Falls to provide ongoing maintenance for Agency properties along Main Avenue, the Downtown Commons, Dennis Bowyer Park and adjacent parking lots.
By: Nathan Murray, Executive Director
 - d) **ACTION ITEM:** Consideration of a request to approve a Memorandum of Understanding between Claude Browns Home Furnishings (Owner) and the Urban Renewal Agency of the City of Twin Falls to display artwork on the Owner's building located at 202 Main Avenue S as presented by the URA Downtown Arts Subcommittee.
By: Nathan Murray, Executive Director

e) **ACTION ITEM:** Annual Election of Officers (Chair, Vice Chair, and Secretary)

By: Nathan Murray, Executive Director

6) General Input/Announcements - Public/Staff

7) Upcoming Meeting(s)

Monday, August 12, 2019, at 12:00 p.m.

8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lorrie Bauer (208) 735-7313 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.



Urban Renewal Agency Minutes

Tuesday, June 4, 2019, 3:30 PM

**** SPECIAL MEETING ****

City 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, Rudy Ashenbrener, Andy Hohwieler, Suzzane Cawthra, Cindy Bond, Doug Vollmer
(arrived 3:34 p.m.)
Absent: Perri Gardner
Staff Present: Nathan Murray, Executive Director; Brent Hyatt, Assistant Finance Officer; Jesse Schuerman, Engineer; Lorrie Bauer, Secretary; Jonathan Spendlove, Planning & Zoning Director; Nikki Boyd, City Council Liaison, and Wendy Davis, Parks & Recreation Director

Chairman Ball called the meeting to order at 03:32 PM. A quorum was present.

2) Consideration of Amendment(s) to the Agenda

None.

3) Consent Calendar

- a) Request to approve 1) Minutes for May 13, 2019 meeting; 2) June 2019 Accounts Payable.
MOTION: Cindy Bond moved to approve the consent calendar. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0. (Doug Vollmer arrived during the vote.)

4) Reports/Updates

- a) Discussion of Agency Cashflow
Nathan Murray introduced and explained the Cash Flow Projection for Area 4-1 that was included in the packet. Staff is confident the Agency has enough funds to contribute to potential projects. It will be up to the Board to allocate the funds to the best public benefit. Currently, housing is a priority and there is a project for that. There are potential utility projects that could be done. Discussion ensued. Helping to fund additional parking downtown was part of the discussion as well as incorporating the City in some dialog.
- b) Downtown Arts Subcommittee Update
Leon Smith shared \$52,297.50 of the \$100,000 allocated funds has been spent on downtown art to date. To replace the murals and wraps that were installed as part of the 2018 art project, the subcommittee suggested reserving \$15,000 as seed money to the City as a special allocation for them to replace deteriorated pieces. Utility Box Wraps - Four additional utility boxes have been identified to receive a wrap, estimated at \$1,100 each, to improve the artistic value of the downtown. A call-to-artists will be advertised soon with selections completed by September.

Standing art/Statues - Five downtown locations have been identified as a safe place for standing art. These

locations will have the infrastructure (approximately \$3,000 for each location) necessary to secure the art piece paid for by the URA Downtown Art fund. A call-to-artists for a specific type of art is currently being drafted as well as a rental agreement. Hoping for a September installation.

Wall Murals - Three potential sites (private walls) have been identified for mural art. Responsibilities would need to be defined in a contract between the URA and the property owner. Negotiations have begun for the Claude Brown's site. Lytle Signs estimates \$3,409 for a digital reproduction of the artwork and installation.

Carolyn White, a subcommittee member, was asked to describe the process to the Board. She explained that the Downtown Arts "subcommittee" designated a "sub-subcommittee" because they had to break away from the full group due to members who recused themselves (Leon Smith & Marjorie McBride) from participating because they wanted to submit art. Last February 2018, a call-to-artists was issued for the Downtown Commons artwork and electrical wrap project. Art was selected in May and installed by July 7, 2018, in time for the grand opening. A piece of artwork that was selected for a wall mural, painted by Leon Smith, was set aside for future use due to a decrease in the Commons wall space. The sub-subcommittee felt it would make a nice historical marker for this area. Claude Brown's has agreed to this picture as a mural on their building as long as it included a frame and a stretch canvas of the artwork.

Another project being discussed is having murals actually painted on walls. Further research will be completed and an update will be presented at a later date.

c) 2nd Avenue North Parking Lot Update

Jesse Schuerman reiterated what the Agency's responsibilities were for improvements to the 2nd Avenue North parking lot. The Special Use Permit included resurfacing the lot, storm water retention, and landscaping. \$60,000 has already been spent on the lot for the asphalt matt base material, milling, and double chip processes. The estimate to complete the lot, to City standards, is \$150,000 which includes pavement, curbing, landscaping, and storm water retention. After consulting with the Street Superintendent and Assistant City Engineer, he proposed to add chip-seal and fog rather than pavement for cost savings estimated around \$55,500.

He added that the Minidoka parking lot, another Agency-owned property in RAA 4-1, was in poor condition and needed an overlay process completed. In communicating with the Street Superintendent, it is preferred the Agency use the \$55,500 savings from the 2nd Avenue lot to put an overlay on the Minidoka lot.

If the Board approves the chip-seal and fog process for the 2nd Avenue lot, bids will be received for the curbing, landscaping, and storm water retention portion and the chip-seal/fog process can be piggy-backed from a City project. The received bids would be presented for approval this summer.

Jesse then explained the potential projects that were listed on the cash flow projection sheet with the most critical project being the Albion Sewer. Discussion ensued. The Board agrees with the proposed processes to complete both the 2nd Avenue parking lot as well as the Minidoka lot.

5) Items of Consideration

a) Consideration of a request to approve a maintenance agreement for Urban Renewal Agency property in Downtown Twin Falls.

In continuation of the discussion from the last meeting, Nathan reiterated the need for a maintenance person to take care of the Agency's properties. One option was to contract with Windsor's Nursery for a base cost of

\$74,000 and the other option was to pay for an additional parks attendant, a fully encumbered position with an hourly wage and benefits) for a minimum cost of \$59,000. The City Parks Department desires to staff the full-time position with a current temporary seasonal employee starting in the middle of the salary table (due to having a great deal of experience) for \$61,127. Staff recommends budgeting approximately \$62,000 to be paid to the City of Twin Falls Parks & Recreation Dept. to dedicate an employee to maintain the Agency's downtown properties. For the remainder of this fiscal year, the dedicated employee would keep track of their time working on the Agency's properties and bill the Agency on a regular basis.

Wendy Davis, Director of Parks & Recreation, explained a threshold would be set so the day-to-day operating expenses would be included (ex. hanging baskets, sprinkler couplers, cleaning supplies) with the \$62,000 budget. The Agency would reimburse 1/3 of the salary to the City for the remainder of this fiscal year to hire immediately. Discussion ensued.

MOTION: Rudy Ashenbrener moved to approve a maintenance agreement between the URA and the Twin Falls Parks & Recreation Department for approximately \$62,000 annually for a full-time employee. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

- b) Nominations for URA Chairperson for FY2019-20. (Election will be held at the July 8, 2019 meeting.) The Secretary role was clarified. Rudy Ashenbrener nominated Cindy Bond for Chair, Perri Gardner for Vice Chair, and Andy Hohweiler for Secretary. No other nominations were heard.
- c) Nominations for URA Vice-Chairperson for FY2019-20. (Election will be held at the July 8, 2019 meeting.) This nomination was included with the nomination for Chair (above).

6) General Input/Announcements - Public/Staff

Nathan Murray shared the Project Tom plan for a new area is only missing the legal description of the boundary and a map showing the area. As soon as this information is received, a special meeting may be called prior to the next scheduled meeting, to keep the project moving forward. The improvements to Highland Avenue will also benefit Glanbia's improvements still in the planning stage.

7) Upcoming Meeting(s)

- a) Monday, July 8, 2019 @ 12:00 p.m.

8) Adjournment

The meeting adjourned at 04:38 PM.

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

	Jun 19
Ordinary Income/Expense	
Income	
Investment Income	13,286.18
Property Taxes	187,702.15
Rental Income	1,333.34
Total Income	202,321.67
Gross Profit	202,321.67
Expense	
RAA 4-1	
Bowyer Park (122 4th Ave S)	711.40
Commons (129 Hansen) & Main	6,028.13
Youth Ranch (160 Main Ave S)	164.16
Main Ave. - Construction	8,239.50
Total RAA 4-1	15,143.19
Legal Expense	4,599.53
Meeting Expense	123.00
Prof. Dev.\Training	252.00
Total Expense	20,117.72
Net Ordinary Income	182,203.95
Net Income	182,203.95

Urban Renewal Agency of the City of Twin Falls, ID

P&L Over (Under) Budget - YTD

October 2018 through June 2019

	Oct '18 - Jun 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Bank Bond Proceeds	0.00	0.00	0.00	0.0%
Investment Income	104,615.03	52,000.00	52,615.03	201.2%
Other Income	9,069.50			
Property Taxes	5,608,252.80	9,523,022.00	-3,914,769.20	58.9%
Rental Income	12,000.05	15,996.00	-3,995.95	75.0%
Total Income	5,733,937.38	9,591,018.00	-3,857,080.62	59.8%
Gross Profit	5,733,937.38	9,591,018.00	-3,857,080.62	59.8%
Expense				
RAA 4-1				
Downtown Art	0.00			
Bowyer Park (122 4th Ave S)	3,474.65			
Commons (129 Hansen) & Main	70,844.65			
Youth Ranch (160 Main Ave S)	5,147.86			
Shoshone St/2nd Ave N	0.00			
Main Ave. - Construction	98,758.95			
Other Properties/Projects	3,560.14	29,000.00	-25,439.86	12.3%
RAA 4-1 - Other	0.00	1,919,320.00	-1,919,320.00	0.0%
Total RAA 4-1	181,786.25	1,948,320.00	-1,766,533.75	9.3%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	1,691,211.88	1,691,212.00	-0.12	100.0%
Debt Pay. (Chobani) Principal	1,366,000.00	3,590,984.00	-2,224,984.00	38.0%
Total RAA 4-3 (Chobani)	3,057,211.88	5,282,196.00	-2,224,984.12	57.9%
Bond Trustee Fees	3,000.00	5,000.00	-2,000.00	60.0%
Bonding Costs	0.00	0.00	0.00	0.0%
Community Relations & Website	0.00	500.00	-500.00	0.0%
Debt Payments - Interest	435,356.55	901,702.00	-466,345.45	48.3%
Debt Payments - Principal	375,000.00	2,855,000.00	-2,480,000.00	13.1%
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	25,280.70	15,000.00	10,280.70	168.5%
Management Fee	0.00	208,000.00	-208,000.00	0.0%
Meeting Expense	1,099.90	2,500.00	-1,400.10	44.0%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	350.00	500.00	-150.00	70.0%
Prof. Dev.\Training	481.00	2,500.00	-2,019.00	19.2%
Professional Fees	1,700.00	10,000.00	-8,300.00	17.0%
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 Lease	0.00	0.00	0.00	0.0%
Total Expense	4,084,516.28	11,261,018.00	-7,176,501.72	36.3%
Net Ordinary Income	1,649,421.10	-1,670,000.00	3,319,421.10	-98.8%
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	1,649,421.10	-1,670,000.00	3,319,421.10	-98.8%

Twin Falls Urban Renewal July 2019 Accounts Payable

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Fund</u>	<u>Memo</u>
3928	06/24/2019	442.32	Zions First National Bank	Zions #8616 - Excess Funds	Rev Alloc 4-3	Funds sent by the County for RAA 4-3 (Chobani)
3928	06/24/2019	18.87	Zions First National Bank	Zions #8617 - Excess Funds	Rev Alloc 4-4	Funds sent by the County for RAA 4-4 (Clif Bar)
3929	06/26/2019	5,043.50	The Shade Experts USA	Commons (129 Hansen) & Main	Rev Alloc 4-1	Balance of umbrellas invoice 91137
3930	06/26/2019	252.00	Lorrie Bauer	Prof. Dev.\Training	Rev Alloc 4-1	Meals and Transportation for NWCDI Training
3931	07/02/2019	45.00	City of Twin Falls	Youth Ranch (160 Main Ave S)	Rev Alloc 4-1	Water & Sewer / #130529-2019-06
3932	07/02/2019	41.11	City of Twin Falls	Commons (129 Hansen) & Main	Rev Alloc 4-1	Intermountain Gas-Gas (4/17-5/16 & 5/17-6/14)
3932	07/02/2019	(12.79)	City of Twin Falls	Commons (129 Hansen) & Main	Rev Alloc 4-1	Idaho Power - Late Fees Reimbursed
3932	07/02/2019	59.98	City of Twin Falls	Bowyer Park (122 4th Ave S)	Rev Alloc 4-1	Consolidated Electrical Dist.-GFCI Rcpt - Bubble Cover
3932	07/02/2019	350.63	City of Twin Falls	Bowyer Park (122 4th Ave S)	Rev Alloc 4-1	Living Earth, LLC-Maintenance for June 2019
3932	07/02/2019	538.00	City of Twin Falls	Bowyer Park (122 4th Ave S)	Rev Alloc 4-1	J & J Enterprises-Stihl Trimmer & Stihl Shredder-Vac
3932	07/02/2019	152,961.59	City of Twin Falls	Main Ave. - Construction	Rev Alloc 4-1	Starr Corp-Downtown Commons
3932	07/02/2019	4.00	City of Twin Falls	Commons (129 Hansen) & Main	Rev Alloc 4-1	Pipeco, Inc
3933	07/02/2019	13,735.55	Elam & Burke	Legal Expense	General	Professional Fees for May 2019 / #179605
3934	07/02/2019	96.00	Happy Housekeepers	Commons (129 Hansen) & Main	Rev Alloc 4-1	Restroom Cleanup / #9262193
3934	07/02/2019	120.00	Happy Housekeepers	Commons (129 Hansen) & Main	Rev Alloc 4-1	Restroom Cleanup / #9262279
3934	07/02/2019	208.00	Happy Housekeepers	Commons (129 Hansen) & Main	Rev Alloc 4-1	Restroom Cleanup / #9262362
3934	07/02/2019	184.00	Happy Housekeepers	Commons (129 Hansen) & Main	Rev Alloc 4-1	Restroom Cleanup / #9262450
3935	07/02/2019	9.91	Idaho Power	Bowyer Park (122 4th Ave S)	Rev Alloc 4-1	Power / #2228 2019-06
3935	07/02/2019	293.53	Idaho Power	Commons (129 Hansen) & Main	Rev Alloc 4-1	Power / #0226 2019-06
3935	07/02/2019	100.54	Idaho Power	Youth Ranch (160 Main Ave S)	Rev Alloc 4-1	Power / #9168 2019-06
3936	07/02/2019	9.79	Intermountain Gas Company	Youth Ranch (160 Main Ave S)	Rev Alloc 4-1	Gas / 30001 201906
3937	07/02/2019	97.95	PMT	Commons (129 Hansen) & Main	Rev Alloc 4-1	Broadband Services / #858403-2 2019-06
3938	07/02/2019	8,000.00	Valbridge Property Advisors	Youth Ranch (160 Main Ave S)	Rev Alloc 4-1	Re-Use Appraisal for OneSixty Project / #ID2-190077
3939	07/02/2019	12,115.85	Windsor's Nursery	Commons (129 Hansen) & Main	Rev Alloc 4-1	Fountain Prep and DT Hanging Baskets / #2992



Date: Monday, July 8, 2019
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

Executive Director's Report

- Washington Street South Urban Renewal Plan - The plan is in the final stages of review by Elam & Burke. We anticipate having it to the Board for review in a couple of weeks.
- 160 Main Ave S - The Development and Disposition Agreement for the building is in the final stages of editing and review between Elam & Burke and Summit Creek Capital. The item will mostly likely come before the Board in a couple of weeks. Discussions regarding a parking structure are ongoing.
- Shade Structures for the Downtown Commons - Structures are being delivered and will be set up as soon as they arrive.
- Downtown Transportation Study Results - Jesse Schuerman has ordered the study and provided initial data to H.W. Lochner Engineering.

Attachments:

None



Date: Monday, July 8, 2019
To: Urban Renewal Agency of the City of Twin Falls
From: Brent Hyatt, Assistant Finance Officer

ACTION ITEM

Request:

Consideration of a request to adopt the preliminary budget amount of \$9,358,412 and schedule a public hearing to take place during the scheduled August 12th meeting to take public input.

Time Estimate:

N/A

Background:

Chairman Dexter Ball appointed a budget committee consisting of Rudy Ashenbrenner, Andy Hohwieler and Cindy Bond. Brent Hyatt developed a draft budget for the committee to review, which they did on June 12, 2019. Below are the highlights from the proposed budget:

- Management Fee: The management fee to the City stays the same as last year at \$208,000.
- RAA 4-1: Potential development of \$1,638,715 is being budgeted for the Area. \$1,150,000 of that total is coming from the General Fund.
- RAA 4-3: No development activity is being budgeted. The annual bond payment is being paid as scheduled. Anticipated excess property taxes above the bond payment are being sent to Chobani to refund the 2017 property taxes they overpaid.
- RAA 4-4: No development activity is being budgeted. The annual bond payment is being paid as scheduled.
- General Fund: The General Fund does not generate money. However, the fund has a significant balance as a result of the sale of the C3 building. \$1,150,000 of that balance is being budgeted toward improvements in RAA 4-1. The fund is also covering overhead expenditures not directly attributable to any of the revenue allocation areas such as the management fee, dues, insurance, etc. Chobani contributes \$150,000 annually toward the operation of the Urban Renewal Agency.

Approval Process:

Today's discussion is a review of the proposed budget. If the board requests further changes, staff will make those changes and publish the proposed budget, notifying the public and informing them when they can give input to the board before adoption of the final budget. TFURA will hold a public hearing during the August 12th meeting and consider a request to adopt the budget after that public hearing.

Budget Impact:

Adoption of the preliminary budget and the scheduling of a public meeting begins the process of

implementing a final budget for the agency's next fiscal year.

Regulatory Impact:

N/A

Conclusion:

We ask the board to adopt the preliminary budget amount of \$9,358,412 and have staff schedule a public hearing on the budget prior to adopting the final budget by September 1, 2019.

Attachments:

1. Budget Worksheet 2019-20 v1.1

Urban Renewal Agency of the City of Twin Falls, Idaho																		
Budget Estimates																		
Fiscal Year October 1, 2019 through September 30, 2020																		
				2018-2019 Budget							Actual	2019-2020 Budget						
	Three Years of Actual				Revenue Allocation			Zions Bank		Budget	10-1-17 to		Revenue Allocation			Zions Bank		Budget
	2015-2016	2016-2017	2017-2018	General	4-1	4-3 (Chobani)	4-4 (Clif)	Chobani	Cliff	Total	5-31-19	General	4-1	4-3 (Chobani)	4-4 (Clif)	Chobani	Cliff	Total
Revenue																		
Investment Income	20,809	66,818	111,706	42,000		8,000				50,000	85,189	30,000		10,000		25,000	100	65,100
Other Income		151,757	150,060							0	9,070							0
Grant Income/Contributions		120,000	374,466							0								0
Property Taxes	8,730,491	9,808,535	9,840,049		2,600,000	2,366,984		2,566,666	1,143,350	8,677,000	5,420,551		2,760,000	824,863	0	3,016,911	1,425,738	8,027,512
Rental Income	442,258	452,148	71,189	15,996						15,996	10,667	15,996						15,996
Clif Bar Line of Credit	7,263,667	868,944	195,747							0								0
Loan Proceeds (Net of Costs)	13,670,000	5,099,861								0								0
Sale of Assets			(2,575,137)							0								0
Total Revenue	30,127,225	16,568,063	8,168,080	57,996	2,600,000	2,374,984	0	2,566,666	1,143,350	8,742,996	5,525,477	45,996	2,760,000	834,863	0	3,041,911	1,425,838	8,108,608
Transfer - Operating				257,804	(107,804)	(150,000)				0		234,804		(150,000)				84,804
Forecasted Cash Carryover				0	1,700,000	0				1,700,000		1,165,000	0	0				1,165,000
Total Revenue and Cash Carryover				315,800	4,192,196	2,224,984	0	2,566,666	1,143,350	10,442,996	5,525,477	1,445,800	2,760,000	684,863	0	3,041,911	1,425,838	9,358,412
Expenditures																		
RAA 4-1	2,229,465	4,968,853	5,781,985	17,000	1,919,320					1,936,320	166,643	1,150,000	488,715					1,638,715
RAA 4-3 (Chobani)	632,612									0								0
RAA 4-4 (Clif Bar)	7,693,211	629,380	20,000							0								0
Bond Trustee Fees	3,000	5,000	5,000					3,000	2,000	5,000	3,000					3,000	2,000	5,000
Bonding Costs	39,500									0								0
Community Relations & Website	150	2,156		500						500		500						500
Debt Payments - Interest	1,255,394	63,148	167,285		150,876					150,876	70,294		121,285					121,285
Debt Payments - Principal	12,967,759	1,040,000	1,075,000		1,110,000					1,110,000			1,150,000					1,150,000
Debt Pay Interest - Chobani	1,372,570	1,319,446	1,320,297					1,263,666		1,263,666	1,691,212					1,604,911		1,604,911
Debt Pay Principal - Chobani	7,848,876	5,307,403	4,151,182					1,300,000		1,300,000	1,366,000					1,434,000		1,434,000
Debt Pay Interest - Clif Bar Bond		877,158	746,600						746,350	746,350	365,063						678,838	678,838
Debt Pay Principal - Clif Bar Bond			643,004						395,000	395,000	375,000						745,000	745,000
Debt Pay Principal - City			1,000,000		1,000,000					1,000,000			1,000,000					1,000,000
Repayment of																		
Payment on LOC/TIFF - Principal						2,224,984				2,224,984				684,863	0			684,863
Dues and Subscriptions	1,150	850	4,250	4,500						4,500	3,250	4,500						4,500
Insurance Expense - ICRMP	2,877	12,392	6,664	6,700						6,700		6,800						6,800
Legal Expense (Notices)	7,382	36,546	1,731	15,000						15,000	20,681	30,000						30,000
Management Fee	114,500	349,452	358,000	208,000						208,000		208,000						208,000
Meeting Expense	2,213	1,856	1,139	2,500				2,500		2,500	977	2,500						2,500
Miscellaneous	10,023	32	45	500						500		500						500
Office Expense	432	50	494	500						500	350	500						500
Prof. Dev.\Training	-	500	1,066	2,500						2,500	229	2,500						2,500
Professional Fees	97,518	9,774		10,000						10,000	1,700	10,000						10,000
Property Tax Expense	36,631	28,606	109,505							0								0
Real Estate Exp. - Call Center	45,780	67,521	115,327	18,100						18,100								0
Real Estate Exp. - Other					12,000					12,000								0
Real Estate Lease	72,000	72,000								0								0
Real Estate Purchase				0						0								0
Increase in Reserve				30,000						30,000		30,000						30,000
Total Expense	34,433,043	14,792,123	15,508,574	315,800	4,192,196	2,224,984	0	2,566,666	1,143,350	10,442,996	4,064,399	1,445,800	2,760,000	684,863	0	3,041,911	1,425,838	9,358,412
	(4,305,818)	1,775,940	(7,340,494)	0	0	0	0	0	0	0	1,461,078	0	0	0	0	0	0	0



Date: Monday, July 8, 2019
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration of a request to authorize a payment of \$5,588 to Idaho Power to upsize the power loads in an alleyway behind 246 3rd Ave S between Hansen and Idaho Streets.

Time Estimate:

N/A

Background:

A new business plans to occupy 246 3rd Ave S, and is in the process of remodeling the interior and exterior of the building to accommodate their proposed use as an indoor recreation facility. To be able to update the mechanical systems in the building, it requires installation of new utility equipment in the public alleyway to provide adequate power.

Idaho Power has prepared a service request for the proposed work (see attached) which includes installation of a new pole riser, a service trench, and conduit to feed the new business. The total cost for engineering design, equipment, and labor is \$5,588.

The Urban Renewal Agency of the City of Twin Falls is not required perform these upgrades or pay the fee, although it is a qualifying public utility expense that the agency may choose cover.

Approval Process:

A majority vote by the Board.

Budget Impact:

Payment of \$5,588.00 from the agencies funds in RAA #4-1.

Regulatory Impact:

N/A

Conclusion:

It has been the practice of the Urban Renewal Agency of the City of Twin Falls to assist with public utility infrastructure to support growth and development in RAA #4-1. To assist expansion of a new business into downtown, staff recommends authorization of payment to Idaho Power to cover the cost of the equipment and service upgrades to provide additional power.

Attachments:

1. Idaho Power Service Request

Service Request Number: 00436896

TF URBAN RENEWAL-246 3RD AVE S/TF-TRENCH, CONDUIT, RISER

Work Order Number: 27533356

Request Type: CS

Rate Sch.: 07

Reply By:

Eng Hours: 00005

Eng Fee Amount(Att98): 375.00

Eng Fee Amount(Att16):

Eng Fee Service Agreement No:

Eng Fee Service Agreement Date:

Customer No: 2270637222

Feeder: ETGT13T

Service Location: 246 3RD AVE S TWIN FALLS, ID 83301

Required in Service Date: 7/18/2019

Planning Center/Team: TFSOUTH

Contact Detail:

CUST TWIN FALLS URBAN RENEWAL

%JACOB CAVALL, PO BOX 1907, TWIN FALLS ID 83303

208-280-0724

IPCO CHANCE ELAM

243 BLUE LAKES BLVD S, TWIN FALLS ID 83301

208-736-3242

RFND TWIN FALLS URBAN RENEWAL

%JACOB CAVALL, PO BOX 1907, TWIN FALLS ID 83303

208-280-0724

Attribute Information

RES/COM

Service Voltage 120/240

Number of Phases 3

KW Motor Load:

Largest Motor

1 Phase KW Demand

3 Phase KW Demand

Vested Int. Connected Load 50

Commercial Deposit Amount

SIC Number

No. Of Meters 1

Meter Location

Ct Loc

Primary OH/UG

Service OH/UG

Srv Owner

Panel Amp Size

Service Pole Riser

OVERHEAD

UNDERGROUND

IPCO

200

3"

Description

INSTALL 3" POLE RISER, SERVICE TRENCH AND CONDUIT TO FEED NEW BUSINESS

SERVICE WIRE TO BE WORKED ON WO# 27533356

Any changes to the project including but not limited to increases in load, timing of load schedule, location of service, and requested voltage may result in additional charges and/or delay of service. It is necessary to communicate changes as soon as possible.

Client Signature

Date

Idaho Power Representative Signature

Date

6/27/19



CUSTOMER COST QUOTE IDAHO

Customer or Project Name: TF URBAN RENEWAL-246 3RD AVE S/TF-TRENCH, CONDUIT, RISER

Construction Costs

Net Line Installation Cost	\$189
Unusual Conditions	
Unusual Conditions	\$2,863
Unusual Conditions Bank Letter of Credit (Only for over \$10,000)	\$0
Net Unusual Conditions	\$2,863
Net Terminal Facilities Cost	\$0
Total Construction Costs	\$3,052
Other Costs/Credits	
Prepaid Fees (Engineering, Permits & Rights of Way)	\$0
Other Charges (Engineering, Permits, Services, Relocation)	\$1,705
Salvage of facilities Relocation or Removal	\$0
Miscellaneous Charges/Adjustments	\$0
Total Other Costs/Credits	\$1,705
Vested Interest	
Vested Interest Charge	\$0
Total Customer Payment Due Prior to Construction Scheduling	\$4,757

Notes:

Notice: This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of sixty (60) days from the quoted date indicated below, subject to changes in information provided by Customer or changes in Idaho Power's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission ("IPUC") and the Public Utility Commission of Oregon ("OPUC"). Customer must make payment of the quoted amount not less than thirty (30) days prior to the start of the construction work set forth in this agreement ("Work"). However, Idaho Power does not represent or warrant that the Work will commence within 30 days of receipt of payment. The start of the Work is subject to Idaho Power's ability to obtain the necessary labor, materials and equipment.

Internal use			Page 1 of 3
Service Request Number:	Work Order Number:	Design Number:	Version:
00436896	27533356	0000136658	003

By Initialing below, Customer acknowledges and agrees to the following:

Customer Initials _____ Charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power facilities are not included in this Customer Cost Quote. It is the Customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886

N/A
Customer Initials _____ Charges for installation of underground electrical service are not included in this Customer Cost Quote and will be billed to the customer on the first month's power bill after service installation has been completed.

N/A
Customer Initials _____ The Customer has received the Underground Residential Conduit Installation brochure/packet or will access the packet available online at:
<https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/UGResConduitInstall.pdf>

N/A
Customer Initials _____ **Final Grade:** Customer understands that as of _____ the above-named project will be ready for facilities to be installed by Idaho Power. All roadways and cable routes must have all grading and sub grading completed by this date. The project must be properly referenced and have grade stakes installed at all Idaho Power device locations and as might be necessary to establish proper elevations and burial depths for Idaho Power facilities. The Customer will be responsible for the total cost of damage to Idaho Power facilities resulting from any subsequent changes in property, any needed relocation, repair, or lines, lot lines, elevations, grades, excavations, or profiles causing property any needed relocation, repair, or lines, lot lines, elevations, grades, excavations, or profiles causing improper locations or burial depths of above-ground equipment, below-ground equipment, cable, or conduit.

Customer Initials _____ **Unusual Conditions:** As defined in Idaho Power's line installation tariff, Rule H, Unusual Conditions are construction conditions not normally encountered, but which Idaho Power may encounter during construction which impose additional, project-specific costs. These conditions include, but are not limited to: frost, landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging/trenching, boring, nonstandard facilities or construction practices, and other than available voltage requirements. The total cost for all Unusual Conditions, in connection with the work as set forth on this Customer Cost Quote will be based on the actual costs incurred by Idaho Power related to the conditions encountered during performance of the Work. Upon completion of all Work, Idaho Power will refund to Customer any Unusual Conditions amount set forth on this Customer Cost Quote sheet but, not incurred by Idaho Power.

Prior to commencement of the work, Customer shall identify for Idaho Power the location of all underground pipes, lines, and other facilities (collectively, the "Underground Lines") that may be on Customer's property where Idaho Power is working. Customer agrees to be responsible for identification and location of all Underground Lines and shall indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives and agents for, from, and against any and all claims, liabilities, losses, damages, expenses, suits, actions, proceedings, judgement and costs of any kind (collectively, "Damages"), whether actual or merely alleged and whether directly incurred or from a third party, arising out of or relating to Customer's failure to properly or adequately identify and locate the Underground Lines, except to the extent finally determined by a court of law that such Damages resulted from the gross negligence or willful misconduct of Idaho Power, its agents, subcontractors, employees, officers or directors.

Internal use			Page 2 of 3
Service Request Number:	Work Order Number:	Design Number:	Version:
00436896	27533356	0000136658	003

The Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Right of Way) on file with the IPUC or OPUC: "The Customer shall, without cost to Idaho Power, grant Idaho Power a right-of-way for Idaho Power's lines and apparatus across and upon the property owned or controlled by the Customer, necessary or incidental to the supplying of Electric Service and shall permit access thereto by Idaho Power's employees at all reasonable hours." By signing this Customer Cost Quote, Customer grants to Idaho Power a perpetual right-of-way over the Customer's property for the installation, operation, replacement and maintenance of power facilities to provide electrical service to the Customer and any future owners of the Customer's property.

Construction Costs available for refund

(Vested Interest limited to 5 years or 4 additional applicants)

\$0

Total Customer Payment Due

\$4,757

Total Customer Payment Due Prior to Construction Scheduling

Please sign and return all relevant forms along with the amount stated on the Customer Cost Quote to:

IDAHO POWER COMPANY

243 Blue Lakes Blvd S

Twin Falls, ID 83301

Customer Signature _____ Date _____

Idaho Power Representative  _____ Quote Date 6/27/19

Internal use			Page 3 of 3
Service Request Number:	Work Order Number:	Design Number:	Version:
00436896	27533356	0000136658	003

Service Request Number: 00438324

TWIN FALLS URBAN RENEWAL-246 3RD AVE S/TF UG SERVICE

Work Order Number: **27533514** Eng Hours: **00001**
Request Type: **CS** Eng Fee Amount(Att98): **75.00**
Rate Sch.: **07** Eng Fee Amount(Att16):
Reply By: Eng Fee Service Agreement No:
Eng Fee Service Agreement Date:
Customer No: **2270641182**

Feeder: **ETGT13T**
Service Location: **246 S 3RD AVE TWIN FALLS, ID 83301**
Required in Service Date: **7/15/2019**
Planning Center/Team: **TFSOUTH**

Contact Detail:

CUST TWIN FALLS URBAN RENEWAL **208-280-0724**
%JACOB CAVALL, PO BOX 1907, TWIN FALLS ID 83303-1907

IPCO CHANCE ELAM **208-736-3242**
243 BLUE LAKES BLVD S, TWIN FALLS ID 83301

Attribute Information

RES/COM

Service Voltage	120/240	No. Of Meters	1
Number of Phases	3	Meter Location	
KW Motor Load:		Ct Loc	
Largest Motor		Primary OH/UG	OVERHEAD
1 Phase KW Demand		Service OH/UG	UNDERGROUND
3 Phase KW Demand		Srv Owner	IPCO
Vested Int. Connected Load	50	Panel Amp Size	200
Commercial Deposit Amount		Service Pole Riser	3"
SIC Number			

Description

INSTALL 4/0 QUAD TO SERVE NEW BUSINESS
TRENCH, CONDUIT, AND POLE RISER TO BE WORKED ON SEPARATE WORK ORDER

Any changes to the project including but not limited to increases in load, timing of load schedule, location of service, and requested voltage may result in additional charges and/or delay of service. It is necessary to communicate changes as soon as possible.

Client Signature

Date

Idaho Power Representative Signature

Date



6/27/19



CUSTOMER COST QUOTE IDAHO

Customer or Project Name: TWIN FALLS URBAN RENEWAL-246 3RD AVE S/TF UG SERVICE

Construction Costs

Net Line Installation Cost	\$38
Unusual Conditions	
Unusual Conditions	\$0
Unusual Conditions Bank Letter of Credit (Only for over \$10,000)	\$0
Net Unusual Conditions	\$0
Net Terminal Facilities Cost	\$0
Total Construction Costs	\$38
Other Costs/Credits	
Prepaid Fees (Engineering, Permits & Rights of Way)	\$0
Other Charges (Engineering, Permits, Services, Relocation)	\$793
Salvage of facilities Relocation or Removal	\$0
Miscellaneous Charges/Adjustments	\$0
Total Other Costs/Credits	\$793
Vested Interest	
Vested Interest Charge	\$0
Total Customer Payment Due Prior to Construction Scheduling	\$831

Notes:

Notice: This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of sixty (60) days from the quoted date indicated below, subject to changes in information provided by Customer or changes in Idaho Power's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission ("IPUC") and the Public Utility Commission of Oregon ("OPUC"). Customer must make payment of the quoted amount not less than thirty (30) days prior to the start of the construction work set forth in this agreement ("Work"). However, Idaho Power does not represent or warrant that the Work will commence within 30 days of receipt of payment. The start of the Work is subject to Idaho Power's ability to obtain the necessary labor, materials and equipment.

Internal use			Page 1 of 3
Service Request Number:	Work Order Number:	Design Number:	Version:
00438324	27533514	0000136735	001

By Initialing below, Customer acknowledges and agrees to the following:

Customer initials _____ Charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power facilities are not included in this Customer Cost Quote. It is the Customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886

N/A
Customer initials _____ Charges for installation of underground electrical service are not included in this Customer Cost Quote and will be billed to the customer on the first month's power bill after service installation has been completed.

N/A
Customer initials _____ The Customer has received the Underground Residential Conduit Installation brochure/packet or will access the packet available online at:
<https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/UGResConduitInstall.pdf>

Customer initials _____ **Final Grade:** Customer understands that as of _____ the above-named project will be ready for facilities to be installed by Idaho Power. All roadways and cable routes must have all grading and sub grading completed by this date. The project must be properly referenced and have grade stakes installed at all Idaho Power device locations and as might be necessary to establish proper elevations and burial depths for Idaho Power facilities. The Customer will be responsible for the total cost of damage to Idaho Power facilities resulting from any subsequent changes in property, any needed relocation, repair, or lines, lot lines, elevations, grades, excavations, or profiles causing property any needed relocation, repair, or lines, lot lines, elevations, grades, excavations, or profiles causing improper locations or burial depths of above-ground equipment, below-ground equipment, cable, or conduit.

Customer initials _____ **Unusual Conditions:** As defined in Idaho Power's line installation tariff, Rule H, Unusual Conditions are construction conditions not normally encountered, but which Idaho Power may encounter during construction which impose additional, project-specific costs. These conditions include, but are not limited to: frost, landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging/trenching, boring, nonstandard facilities or construction practices, and other than available voltage requirements. The total cost for all Unusual Conditions, in connection with the work as set forth on this Customer Cost Quote will be based on the actual costs incurred by Idaho Power related to the conditions encountered during performance of the Work. Upon completion of all Work, Idaho Power will refund to Customer any Unusual Conditions amount set forth on this Customer Cost Quote sheet but, not incurred by Idaho Power.

Prior to commencement of the work, Customer shall identify for Idaho Power the location of all underground pipes, lines, and other facilities (collectively, the "Underground Lines") that may be on Customer's property where Idaho Power is working. Customer agrees to be responsible for identification and location of all Underground Lines and shall indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives and agents for, from, and against any and all claims, liabilities, losses, damages, expenses, suits, actions, proceedings, judgement and costs of any kind (collectively, "Damages"), whether actual or merely alleged and whether directly incurred or from a third party, arising out of or relating to Customer's failure to properly or adequately identify and locate the Underground Lines, except to the extent finally determined by a court of law that such Damages resulted from the gross negligence or willful misconduct of Idaho Power, its agents, subcontractors, employees, officers or directors.

Internal use			Page 2 of 3
Service Request Number:	Work Order Number:	Design Number:	Version:
00438324	27533514	0000136735	001

The Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Right of Way) on file with the IPUC or OPUC: "The Customer shall, without cost to Idaho Power, grant Idaho Power a right-of-way for Idaho Power's lines and apparatus across and upon the property owned or controlled by the Customer, necessary or incidental to the supplying of Electric Service and shall permit access thereto by Idaho Power's employees at all reasonable hours." By signing this Customer Cost Quote, Customer grants to Idaho Power a perpetual right-of-way over the Customer's property for the installation, operation, replacement and maintenance of power facilities to provide electrical service to the Customer and any future owners of the Customer's property.

Construction Costs available for refund

(Vested Interest limited to 5 years or 4 additional applicants)

\$0

Total Customer Payment Due

\$831

Total Customer Payment Due Prior to Construction Scheduling

Please sign and return all relevant forms along with the amount stated on the Customer Cost Quote to:

IDAHO POWER COMPANY

243 Blue Lakes Blvd S

Twin Falls, ID 83301

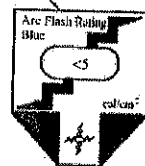
Customer Signature _____ Date _____

Idaho Power Representative  Quote Date 6/27/19

Internal use			Page 3 of 3
Service Request Number:	Work Order Number:	Design Number:	Version:
00438324	27533514	0000136735	001

CUSTOMER: TF URBAN RENEWAL- NATHAN 280-0724
 DESIGNER: CHANCE ELAM- 736-3242

No Avian Protection Restriction



PT. 1 INSTALL 1 QUAD IN 3" CONDUIT. TRENCHING, CONDUIT, RISER AND OTHER MATERIAL WILL BE CHARGED TO WO# 27533356.

2ND AVE S

Lot: 42.553244
 Lon: -114.469253
 GISO# 951248

JOINT USE ATTENTION REQUIRED!

This work involves Joint Use facilities which may include transfers, new attachments and removals. When work is completed on your portion of the project, please provide name and work order number to one of the following:

Email: JointUseDept@idahopower.com
 Phone: 208-388-2886

Company Contact Information

IPCO on Century Link(Idaho)
 Joint Use Department
 208-388-2886

IDAHO ST S

WORK IN CONJUNCTION WITH WO# 27533356

3RD AVE S

Job Title:		Customer:		Date:	
TWIN FALLS URBAN RENEWAL-246 3RD AVE S/TF UG SERVICE					
Additional Description: INSTALL 4/0 QUAD UNDERGROUND SERVICE TO FEED NEW BUSINESS					
Additional Description: RISER, CONDUIT AND TRENCH CHARGED TO WO# 27533356					
Feeder Map File Name: ETGT1301		Surveyed or GPS: NONE		SWPP: -----	
Joint Use Attachment: YES		FDR By: -----		Designer: CEE0234	
Pro-Built Date: -----		Date: -----		Design No: 0000136735	
Built as Designed: -----		ArcFM By: -----		Work Order No: 27533514	
Construction Date: -----		Date: -----			
Operating Voltage: 120/240 V					



IDAHO POWER Co. WORK ORDER MAP

SCALE: 1" = 50

Sheet 1 of 1



Date: Monday, July 8, 2019
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration of a request to authorize the URA Board Chair to sign an agreement with the City of Twin Falls to provide ongoing maintenance for Agency properties along Main Avenue, the Downtown Commons, Dennis Bowyer Park and adjacent parking lots.

Time Estimate:

N/A

Background:

In May, the URA Board reviewed multiple proposals for how to handle maintenance of its downtown properties. In June, the Board moved to accept a proposal by the Twin Falls Parks and Recreation Department to dedicate an employee to help maintain the property.

Attached is a maintenance agreement between the City and the URA which we are asking authorization by the Board for the Chair to sign. In general, the two parties agree to the following:

CITY agrees, at CITY's expense, to do the following for the properties identified above: To ensure that the landscaping in the areas are provided with adequate scheduled routine maintenance necessary to maintain a neat and attractive appearance including the planter boxes located in the Commons and the hanging baskets in the Main Avenue area. To furnish electricity for irrigation system controls, water, and fertilizer necessary to sustain healthy plant and lawn growth in perpetuity. To replace unhealthy or dead plantings when observed and plant replacement is required. To prune shrubs, tree plantings, and trees to control extraneous growth as needed. To maintain, repair, and operate the irrigation systems, including the fountain in the Commons. To control weeds at a level acceptable to the URA. To provide regularly scheduled custodial cleaning of the restrooms at the Commons including the procurement of needed consumables (toilet paper, soap, etc.). To set up, maintain, and take down the temporary ice rink at the Commons annually. To expeditiously repair, replace, or remove damaged property or system components that have become unsafe, unsightly, or inoperative. To maintain all sidewalks/bike paths within the properties. Maintenance includes, but is not limited to, concrete repair, replacement and to grind or patch vertical variations in elevation of sidewalks/bike paths for an acceptable walking and riding surface, and the removal of dirt, debris, graffiti, and snow in an expeditious manner. To keep the entire landscaped area policed and free of litter and deleterious material.

URA agrees to do the following: Pay CITY Twenty Thousand Dollars (\$20,000.00) for services through September 30, 2019. Pay CITY Sixty-Four Thousand Dollars (\$64,000.00) annually for services each fiscal year ending September 30th, 2023. Reimburse CITY any cost incurred for repair, replacement, or enhancement to properties exceeding Seven Hundred Fifty Dollars (\$750.00). Provide CITY with timely notice of unsatisfactory conditions that require correction by CITY.

Approval Process:

A majority vote by the board.

Budget Impact:

A cost of \$64,000.00 will be paid to the City from the budget of RAA #4-1.

Regulatory Impact:

N/A

Conclusion:

The proposed agreement would allow the City to take on many of the maintenance duties it will ultimately be responsible for when the properties are transferred to them when the district expires in 2022. Having a dedicated person for the URA to work with now will save time and allow staff to reduce multiple maintenance contracts to one.

Staff recommends approval of the maintenance agreement between the URA and Twin Falls City.

Attachments:

None



Date: Monday, July 8, 2019
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration of a request to approve a Memorandum of Understanding between Claude Browns Home Furnishings (Owner) and the Urban Renewal Agency of the City of Twin Falls to display artwork on the Owner's building located at 202 Main Avenue S as presented by the URA Downtown Arts Subcommittee.

Time Estimate:

N/A

Background:

The URA Downtown Arts Subcommittee would like to add another mural downtown. A subcommittee member spoke to Claude Brown's Furniture about the idea of putting a metal framed vinyl print of the old Idaho Department Store on the north wall of their building. They approved. A Memorandum of Understanding has been created for approval.

The art for this project was actually selected to be used in the 2018 art project, however, due to the redevelopment of the Downtown Commons wall this painting was reserved for a future project. The print will be 13.5'x18'.

Approval Process:

A majority vote by the board for acceptance of the MOU.

Budget Impact:

The cost is estimated to be \$3,259 which will be paid from the subcommittee's budget.

Regulatory Impact:

N/A

Conclusion:

The URA Downtown Arts Subcommittee will proceed with the project upon approval of the MOU.

Attachments:

1. MOU for Mural on Building 20190701
2. Brown's Artwork

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is entered into by and between Claude Brown's Home Furnishings ("Owner") and the Urban Renewal Agency of the City of Twin Falls, Idaho ("URA").

WHEREAS, The URA is planning to display artwork, preapproved by Owner, on the north wall of the Owner's building located at 202 Main Avenue S, Twin Falls, using a stretch frame and vinyl, and,

WHEREAS, The URA is planning to display the artwork for a minimum period of 10 years.

NOW, THEREFORE, In consideration of the mutual promises contained herein, the parties agree as follows:

1. URA agrees to pay all costs of installation, repair, and replacement.
2. URA agrees the installation of the stretch frame will be at a location acceptable to Owner.
3. URA agrees to install artwork pre-approved by the Owner.
4. URA will own the stretch frame with the right to remove it from the Owner's building.
5. URA will have the right to transfer all rights herein to the City of Twin Falls.
6. Owner will permit a mural on the building wall, as approved, for a period of 10 years or until URA replaces the mural.
 - a. Any replacement mural must be approved by the Owner.
 - b. Upon replacement, the term or extension must be approved by both parties in writing.

DATED this ____ day of July, 2019.

CLAUDE BROWN'S HOME FURNISHINGS

THE URBAN RENEWAL AGENCY OF
THE CITY OF TWIN FALLS

Owner

Chairman

