



Urban Renewal Agency Agenda

Wednesday, October 16, 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 August 12, 2019 meeting; 2) September Accounts Payable; 3) October 2019 Accounts Payable; and 4) September 2019 Financial Report.
- 4) Reports/Updates
 - a) Downtown Arts Subcommittee Update by Leon Smith
 - b) Executive Director's Report
- 5) Items of Consideration
 - a) **ACTION ITEM:** Consideration of a request for Staff to award contracts to complete the parking lot improvements at 229 2nd Avenue North in the amount of \$95,140.17.
By: Jesse Schuerman, Staff Engineer
 - b) **ACTION ITEM:** Consideration of a request to dispose of 0.189 acre of Agency owned property at 215 Shoshone St S.
By: Nathan Murray, Executive Director
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) **Wednesday,** November 13, 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.



Urban Renewal Agency Minutes

Monday, August 12, 2019, 12:00 PM

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: Rudy Ashenbrener, Cindy Bond, Andy Hohwieler, Dexter Ball, Doug Vollmer, Perri Gardner (arrived at 12:02)

Absent: Suzzane Cawthra

Staff Present: Nathan Murray, Executive Director; Jesse Schuerman, Engineer

Chair Bond 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 July 8, 2019 meeting; 2) July 2019 Financial Report; 3) August 2019 Accounts Payable.

MOTION: Andy Hohwieler moved to approve the consent calendar. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 4 to 0.

4) Reports/Updates

a) Executive Director's Report

Nathan Murray shared the Salvation Army building is now for sale, \$500,000, and he's been asked if the Agency has any interest in being a partner for possible development. He answers that the Agency does not have the capacity for that right now, however, if the Board felt differently a conversation could be scheduled.

5) Items of Consideration

a) Public Hearing for the FY2019-20 Budget and Consideration of a request to adopt the budget amount of \$9,358,412.

The public hearing was opened. Hearing no questions or comments, the public hearing was closed.

MOTION: Rudy Ashenbrener moved to adopt the budget in the amount of \$9,358,412. Perri Gardner seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

b) Consideration of a request to approve Resolution 2019-04 to adopt the Washington Street South Urban Renewal District Plan.

Showing a map for reference, Nathan Murray summarized the plan for a new revenue allocation area consisting of roughly 100 acres in the South Washington area, south of Glanbia Foods. Per Idaho Code, the area qualifies as an area in need of redevelopment. The plan will enhance the site with road improvements and water and sewer capacity. Glanbia may make some improvements to their site as well. In general, we anticipate a \$130M investment from Gem State Dairy in terms of real property and equipment and the revenues we expect to receive exceed the costs of these improvements. The developer, Gem State Dairy, would pay for the improvements up front and the Agency would repay the developer with the tax increments the Agency receives over the duration of the plan, similar to other models we've done in the past.

Megan Conrad, special counsel for the Agency, provided additional detail on the scope of the plan. The 20-year revenue allocation area plan would begin on January 1, 2019, and terminate no later than December 31, 2039. Revenues would flow to the agency, from the assessments made in 2039, in 2040. The plan is the basic framework to address how improvements and developments will occur within the project area, but not specifically a contract or obligation to reimburse the types of projects that are identified in the plan. Following the establishment of the project area, the agency would engage in owner participation agreements with developers, and the City, contemplating reimbursement for eligible public improvements. She explained adjustments that need to be made before presenting the final plan to the City Council for approval in September as well as the timeline to adopt the plan.

Ms. Conrad made it clear that by signing the Resolution today, it's authorizing the adoption of the plan, after pending changes have been made, including the legal description, as well as authorizing submittal of the plan to the City for its consideration.

MOTION: Rudy Ashenbrenner moved to approve Resolution 2019-04 to adopt the Washington Street South Urban Renewal District Plan. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Doug Vollmer abstained. Approved 5 to 0.

c) Consideration of a request to sign Resolution No. 2019-05 approving the Assignment and Assumption Agreement which transfers all rights and obligations under the Reimbursement Agreement and Construction Agreement from Chobani Idaho, LLC to Chobani, LLC.

Nathan Murray clarified agenda items c), d), and e) are connected and summarized the history. Due to Chobani's decreased assessment, revenues have changed. The agreements have been restructured to make sure that Chobani knew the Agency would only be able to reimburse them for additional projects if there were revenue allocation funds available after other debt obligations were met. Changes to the documents include who we actually had the agreement with, the types of improvements expected, and where the money would come from to reimburse them.

Meghan Conrad explained the reimbursement obligation and reviewed the addendums for each agreement.

- Assignment and Assumption Agreement: Chobani Idaho, LLC will be dissolving.

- Reimbursement Agreement: Addendum clarifies language in the original agreement for Phase 1 such as revenues, reimbursement amount, and defines the ending date for funding and reimbursements to be September 30, 2032, regardless if there is an outstanding balance.

- Construction Agreement: Addendum clarifies language in the original agreement such as the scope of work, reimbursable improvements going forward, and termination date. Following the completion of Phase 2, another addendum to the Reimbursement Agreement will need to be negotiated.

MOTION: Andy Hohwieler moved to approve Resolution #2019-05 approving the Assignment and Assumption Agreement which transfers all rights and obligations under the Reimbursement Agreement and Construction Agreement from Chobani Idaho, LLC to Chobani, LLC. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

d) Consideration of a request to sign Resolution No. 2019-06 approving the First Addendum to Project Improvements Reimbursement Agreement for improvements related to a Pretreatment Facility Expansion at 3450 Kimberly Road connected with the Chobani Facility. This item was explained with Item c) above.

MOTION: Rudy Ashenbrener moved to approve Resolution #2019-06. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

e) Consideration of a request to sign Resolution No. 2019-07 approving the First Addendum to Project Improvements Construction Agreement for improvements related to a Pretreatment Facility Expansion at 3450 Kimberly Road connected with the Chobani Facility. This item was explained with Item c) above.

MOTION: Doug Vollmer moved to approve Resolution #2019-07. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

f) Consideration of a request to sign Resolution No. 2019-08 approving a Development and Disposition Agreement between Summit Creek Capital and the Urban Renewal Agency of the City of Twin Falls to facilitate development of 160 Main Avenue South.

Showing the latest rendering of the development to be presented to the City Council the following Monday, Nathan Murray shared the agreement allows the developer early entry to begin preparing for demolition and the process of transferring the building to the developer. The Agency's commitment is a cap of \$300,000 to reimburse them for demolition, site prep costs, and shoring up the building next door. This Development and Disposition Agreement (DDA) does not address the parking.

Megan Conrad explained the agreement contemplates the Agency's transfer of its property owned at 160 Main Avenue South, which is located within a designated opportunity zone, to Summit Creek Capital for the development of a mixed-use office, retail, and residential building, with approximately 11,000 SF of office, 6,000 SF of retail, and approximately 24,000 SF of rental residential units. She shared an indication is included in the DDA, but is not a part of this project or reimbursement option, that the Agency has committed up to \$2M for improvements to public parking facilities within the plan area including the potential for construction of a parking facility.

Duncan Morten, with Summit Creek Capital, introduced their financial partner Bill Truax with the Galena Opportunity Fund. Mr. Truax shared past and current projects and his interest in the OneSixty project using an opportunity zone funding mechanism that allows outside capital into Twin Falls. The project would begin demolition this year.

Ms. Conrad added an attachment to the DDA was a Right of Entry and Reimbursement Agreement which would allow the development team on-site for purposes of doing certain demolition and site clearance work and be reimbursed of that amount up to \$300,000 upon acceptance by the Agency.

She explained the DDA contains 1) the actual conveyance of the real property, and 2) what is reimbursable in terms of the demo work. A change that would be contemplated is the section addressing the transfer relationship between OneSixty and Summit Capital and the assignment issue as currently drafted in the DDA. The resolution approves the DDA and the changes. Discussion ensued.

MOTION: Perri Gardner moved to approve Resolution 2019-08 with the changes discussed. Rudy Ashenbrener 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)

a) Monday, September 9, 2019 @ 12:00 p.m.

8) Adjournment

The meeting adjourned at 01:23 PM.

Lorrie Bauer, Recording Secretary

Twin Falls Urban Renewal September 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>
wire	08/09/2019	888,183.74	Chobani Idaho, LLC	Debt Pay. (Chobani) Principal	Rev Alloc 4-3	Excess Funds Available
wire	08/09/2019	(150,000.00)	Chobani Idaho, LLC	Other Income	Rev Alloc 4-3	Annual Management Fee
3953	09/05/2019	45.00	City of Twin Falls	Youth Ranch (160 Main Ave S)	Rev Alloc 4-1	Water & Sewer / #130529 2019-08
3954	09/05/2019	208,000.00	City of Twin Falls	Management Fee	General	Management Fee for FY 2019-20
3955	09/05/2019	8,600.15	Elam & Burke	Legal Expense	General	Professional Fees for July 2019 / #180532
3956	09/05/2019	31.90	Haffner's Lock & Key	Commons (129 Hansen) & Main	Rev Alloc 4-1	Keys (x3) for clock on Main/Gooding / #26379
3957	09/05/2019	144.00	Happy Housekeepers	Commons (129 Hansen) & Main	Rev Alloc 4-1	DT Commons - Restroom Cleanup / #9262927
3958	09/05/2019	10.33	Idaho Power	City Property Expense	Rev Alloc 4-1	Bowyer Park - Power / #2228 2019-08
3958	09/05/2019	403.83	Idaho Power	City Property Expense	Rev Alloc 4-1	DT Commons - Power / #0226 2019-08
3958	09/05/2019	96.65	Idaho Power	Youth Ranch (160 Main Ave S)	Rev Alloc 4-1	Power / #9168 2019-08
3959	09/05/2019	9.79	Intermountain Gas Company	Youth Ranch (160 Main Ave S)	Rev Alloc 4-1	Gas / 30001 2019-08
3960	09/05/2019		- Void			
3961	09/05/2019	107.18	Lorrie Bauer	Meeting Expense	Rev Alloc 4-1	Lunch for 20190812 Meeting / #348674829
3962	09/05/2019	97.95	PMT	Commons (129 Hansen) & Main	Rev Alloc 4-1	Broadband Services / #858403-2 2019-08
3963	09/05/2019	428.04	Times News	Legal Expense	General	Budget Public Hearing Publication / #89727
3964	09/05/2019	20,000.00	City of Twin Falls	City Property Expense	Rev Alloc 4-1	Payment for 7/1/2019 through 9/30/2019
3964	09/05/2019	(704.89)	City of Twin Falls	City Property Expense	Rev Alloc 4-1	Account 101.00.00.136.00
3964	09/05/2019	(648.00)	City of Twin Falls	City Property Expense	Rev Alloc 4-1	Reduction URA payments to Happy Housekeepers (services since 7/1/2019)
3965	09/05/2019	2,500.00	H.W. Lochner, Inc.	Professional Fees	Rev Alloc 4-1	Traffic Study - 2nd Aves / #16209-1

Twin Falls Urban Renewal October 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>
3966	09/30/2019	1,000,000.00	City of Twin Falls	Debt Payments - Principal	Rev Alloc 4-1	Repayment of Note for Pre-Treatment Plant
3967	10/08/2019	1,117.13	City of Twin Falls	City Property Expense	Rev Alloc 4-1	Account 101.00.00.136 Reconciliation
3967	10/08/2019	46.46	City of Twin Falls	Youth Ranch (160 Main Ave S)	Rev Alloc 4-1	Water & Sewer / #130529-2019-09
3968	10/08/2019	1,984.32	Elam & Burke	Legal Expense	General	General - August 2019 / #181584
3968	10/08/2019	5,008.75	Elam & Burke	Legal Expense	General	160 Main Av - August 2019 / #181585
3968	10/08/2019	3,954.50	Elam & Burke	Legal Expense	General	Washington St. S - August 2019 / #181586
3968	10/08/2019	3,207.50	Elam & Burke	Legal Expense	General	Chobani - August 2019 / #181587
3968	10/08/2019	98.34	Elam & Burke	Legal Expense	General	General - Sept 2019 / #182069
3968	10/08/2019	864.84	Elam & Burke	Legal Expense	General	160 Main Av - Sept 2019 / #182070
3968	10/08/2019	3,072.66	Elam & Burke	Legal Expense	General	Washington St. S - Sept 2019 / #182071
3969	10/08/2019	6,797.00	ICRMP	Insurance Expense	General	Annual Premium 2019-20 / #18018-1920 -1
3970	10/08/2019	9.88	Idaho Power	Bowyer Park (122 4th Ave S)	Rev Alloc 4-1	Power - 122 4th / #2228 2019-09
3970	10/08/2019	406.58	Idaho Power	Commons (129 Hansen) & Main	Rev Alloc 4-1	Power - 129 Hansen / #0226 2019-09
3970	10/08/2019	95.08	Idaho Power	Youth Ranch (160 Main Ave S)	Rev Alloc 4-1	Power - 160 Main Av / #9168 2019-09
3971	10/08/2019	9.79	Intermountain Gas Co	Youth Ranch (160 Main Ave S)	Rev Alloc 4-1	Gas / 30001 2019-09
3972	10/08/2019	97.95	PMT	Commons (129 Hansen) & Main	Rev Alloc 4-1	Broadband Services / #858403-2 2019-10
3973	10/08/2019	11.26	Lorrie Bauer	Meeting Expense	General	District 4 ICCTFOA Meeting on 8/22 / #1118

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

	Sep 19
Ordinary Income/Expense	
Income	
Investment Income	12,196.02
Property Taxes	2,162.43
Rental Income	2,666.68
Total Income	17,025.13
Gross Profit	17,025.13
Expense	
RAA 4-1	
City Property Expense	
Commons (129 Hansen) & Main	273.85
City Property Expense - Other	19,061.27
Total City Property Expense	19,335.12
Youth Ranch (160 Main Ave S)	151.44
Other Properties/Projects	-382.00
Total RAA 4-1	19,104.56
Debt Payments - Interest	354,750.00
Debt Payments - Principal	1,370,000.00
Legal Expense	8,802.83
Management Fee	208,000.00
Meeting Expense	107.18
Office Expense	0.00
Professional Fees	2,500.00
Total Expense	1,963,264.57
Net Ordinary Income	-1,946,239.44
Net Income	-1,946,239.44

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

	Oct '18 - Sep 19	Budget
Ordinary Income/Expense		
Income		
Bank Bond Proceeds	0.00	0.00
Investment Income	141,949.34	52,000.00
Other Income	159,069.50	
Property Taxes	7,881,507.87	9,523,022.00
Rental Income	16,000.07	15,996.00
Total Income	8,198,526.78	9,591,018.00
Gross Profit	8,198,526.78	9,591,018.00
Expense		
RAA 4-1		
City Property Expense		
Commons (129 Hansen) & Main	84,364.10	
Bowyer Park (122 4th Ave S)	4,433.17	
City Property Expense - Other	38,996.64	
Total City Property Expense	127,793.91	
Downtown Art	0.00	
Youth Ranch (160 Main Ave S)	13,608.56	
Shoshone St/2nd Ave N	0.00	
Main Ave. - Construction	262,222.54	
Other Properties/Projects	8,766.14	29,000.00
RAA 4-1 - Other	0.00	1,919,320.00
Total RAA 4-1	412,391.15	1,948,320.00
RAA 4-3 (Chobani)		
Debt Pay. (Chobani) Interest	1,691,211.88	1,691,212.00
Debt Pay. (Chobani) Principal	2,254,183.74	3,590,984.00
Total RAA 4-3 (Chobani)	3,945,395.62	5,282,196.00
Bond Trustee Fees	5,000.00	5,000.00
Bonding Costs	0.00	0.00
Community Relations & Website	0.00	500.00
Debt Payments - Interest	860,400.60	901,702.00
Debt Payments - Principal	2,855,000.00	2,855,000.00
Dues and Subscriptions	3,250.00	4,500.00
Insurance Expense	0.00	6,700.00
Legal Expense	55,397.98	15,000.00
Management Fee	208,000.00	208,000.00
Meeting Expense	1,292.93	2,500.00
Miscellaneous	0.00	500.00
Office Expense	395.00	500.00
Prof. Dev.\Training	1,247.52	2,500.00
Professional Fees	4,200.00	10,000.00
Property Tax Expense	0.00	0.00
Real Estate Exp. - Call Center	0.00	18,100.00
Real Estate Lease	0.00	0.00
Total Expense	8,351,970.80	11,261,018.00
Net Ordinary Income	-153,444.02	-1,670,000.00
Other Income/Expense		
Other Income		
Transfers In	0.00	257,804.00
Transfers Out	0.00	-257,804.00
Total Other Income	0.00	0.00
Net Other Income	0.00	0.00
Net Income	-153,444.02	-1,670,000.00

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

	\$ Over Budget	% of Budget
Ordinary Income/Expense		
Income		
Bank Bond Proceeds	0.00	0.0%
Investment Income	89,949.34	273.0%
Other Income		
Property Taxes	-1,641,514.13	82.8%
Rental Income	4.07	100.0%
Total Income	-1,392,491.22	85.5%
Gross Profit	-1,392,491.22	85.5%
Expense		
RAA 4-1		
City Property Expense		
Commons (129 Hansen) & Main		
Bowyer Park (122 4th Ave S)		
City Property Expense - Other		
Total City Property Expense		
Downtown Art		
Youth Ranch (160 Main Ave S)		
Shoshone St/2nd Ave N		
Main Ave. - Construction		
Other Properties/Projects	-20,233.86	30.2%
RAA 4-1 - Other	-1,919,320.00	0.0%
Total RAA 4-1	-1,535,928.85	21.2%
RAA 4-3 (Chobani)		
Debt Pay. (Chobani) Interest	-0.12	100.0%
Debt Pay. (Chobani) Principal	-1,336,800.26	62.8%
Total RAA 4-3 (Chobani)	-1,336,800.38	74.7%
Bond Trustee Fees	0.00	100.0%
Bonding Costs	0.00	0.0%
Community Relations & Website	-500.00	0.0%
Debt Payments - Interest	-41,301.40	95.4%
Debt Payments - Principal	0.00	100.0%
Dues and Subscriptions	-1,250.00	72.2%
Insurance Expense	-6,700.00	0.0%
Legal Expense	40,397.98	369.3%
Management Fee	0.00	100.0%
Meeting Expense	-1,207.07	51.7%
Miscellaneous	-500.00	0.0%
Office Expense	-105.00	79.0%
Prof. Dev.\Training	-1,252.48	49.9%
Professional Fees	-5,800.00	42.0%
Property Tax Expense	0.00	0.0%
Real Estate Exp. - Call Center	-18,100.00	0.0%
Real Estate Lease	0.00	0.0%
Total Expense	-2,909,047.20	74.2%
Net Ordinary Income	1,516,555.98	9.2%
Other Income/Expense		
Other Income		
Transfers In	-257,804.00	0.0%
Transfers Out	257,804.00	0.0%
Total Other Income	0.00	0.0%
Net Other Income	0.00	0.0%
Net Income	1,516,555.98	9.2%

2019 Art Selections for Utility Box Wraps

Artist: Gretchen Duersch (01)



Artist: Anna Jensen (51)



Artist: Cathy Wilson (55)

Title: Schick Barn



Artist: Monica D'Angelo (13)

Title: Idaho Hay Bales



Artist: Tiffany Piltz (67)

Title: Fall Approaches



Artist: Rosa Cruz (31)



Artist: Cathy Wilson (47)

Title: Balance Rock



Artist: Jan Mittleider (92)

Title: Chicken Salad



Artist: Jeremy Tonks (98)

Title: Spaceport City



Artist: Julee Willow Ahlm (126)

Title: Dailey Harper Finn & Kerry



Artist: Sandy Wapinski (131)

Title: Owsley Bridge



Artist: Fran Gruchy (138)

Title: Wild Pony 4A





Date: Wednesday, October 16, 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 District Plan
- Pretreatment Facility Expansion (Chobani)
- 160 Main Ave S (Galena Fund)

Attachments:

None



Date: Wednesday, October 16, 2019
To: Urban Renewal Agency of the City of Twin Falls
From: Jesse Schuerman, Staff Engineer

ACTION ITEM

Request:

Consideration of a request for Staff to award contracts to complete the parking lot improvements at 229 2nd Avenue North in the amount of \$95,140.17.

Time Estimate:

N/A

Background:

At the June URA meeting, Staff was authorized to seek bids to complete the work required by the Special Use Permitting Process from the Twin Falls Planning Department. Staff was also authorized to piggy back on existing City contracts to meet the obligations of the Special Use for the lot.

Attached are bids for the storm water retention, curbing, landscaping, striping, and surface treatment on the parking lot. Staff has also included a 15% contingency in authorized spending for potential change order work associated with the projects. The total cost of the improvements, including the 15% contingency, would be \$95,140.17.

The total cost is approximately 4% below the attached engineers estimate. Weather dependent, Staff hopes to have the work completed by December.

Approval Process:

Approval by a majority of the Board would authorize Staff to sign the Notice of Award (attached) and to pay for the combined parking lot improvements.

Budget Impact:

Costs include \$837.38 to the Street Department for Striping; \$11,252.93 to Emry Inc. for a chip seal and fog seal; \$70,749.50 to REG Contracting; and \$12,300.36 for the 15% contingency for a total of \$95,140.17.

Regulatory Impact:

N/A

Conclusion:

The Urban Renewal Agency will contract with REG Contracting, Emrey Inc., and the City Street Dept. to complete the parking lot improvements and authorize Staff to use up to \$95,140.17 to pay for the improvements and negotiate change orders associated with the improvements.

Attachments:

1. Street Dept. - bid
2. Emery Inc. - bid
3. REG Contracting - bid
4. Engineer's Estimate - 2nd Ave N Parking Lot
5. Notice of Award for 2nd Ave N

BILLING ORDER

ORIGINATING FROM: Street Department

DATE: September 31, 2019

BILL TO: NAME: URA

ADDRESS _____

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DESCRIPTION OF CHARGES

AMOUNT

Layout and placement of new pavement markings in Goold - URA parking lot.

LABOR

4 operator's x 8 hrs. at \$23.79/hr. **\$761.28**

EQUIPMENT

Utility truck - 8 hrs. at \$31.60/hr. \$252.80

Line Lazer - 8 hrs. at \$28.50/hr. \$228.00

TOTAL EQUIPMENT **\$480.80**

MATERIAL

White paint - 30 gals. at \$9.51/gal. \$ 285.30

~~Handicap symbols - 4 ea. at \$205.35 ea. \$ 821.40~~

~~Directional arrows 11 ea. at \$218.00 ea. \$ 2,398.00~~

TOTAL MATERIAL **\$285.30**

TOTAL PAYABLE: \$ 837.38

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SIGNED _____

Department Head

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EMERY INC.
21357 HWY 30
FILER, IDAHO 83328
208-733-3951
RCA #10509 PWC #11204-A 2
JULY 2, 2019

Jschuerman@tfid.org

PARKING LOT 2nd AVE TWIN FALLS, IDAHO

28,000 SQ. FT. = 3,111 SQ. YDS.

5.29 TONS CRS-2R EMULSION @ \$ 514.10 PER TON \$ 2719.60

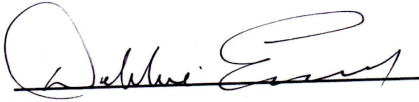
37 TON 1/2" MAX CHIPS @ \$ 16.22 PER TON \$ 600.14

3,111 SQ. YDS. CHIP SEAL IN PLACE @ \$ 1.29 SQ. YD \$ 4,013.19

28,000 SQ. FT. @ \$.14 CENTS SQ. FT. \$ 3,920.00

TOTAL

\$11,252.93



DATE 7-2-19

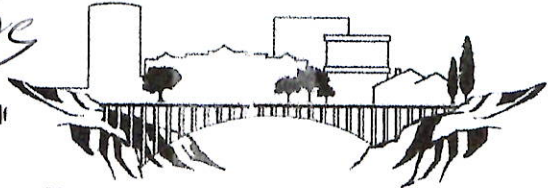
BID Sheet

Contractor:

REG Contracting

PROJECT: 2015 TWIN FALLS URBAN RENEWAL AGEN

2nd Avenue Lot 6/3/2019



THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

No.	Item Description	Qty.	Unit	Unit Price	Item Total
1	Excavation	307	CY	20. -	6140. -
2	Asphalt Removal	260	SY	32. -	8320. -
3	3/4" to 2" clean landscape rock	355	CY	35. -	12425. -
4	Mountable Curb and Gutter	933	LF	25. -	23325. -
5	Sidewalk Scupper	25	EA	80. -	4393. -
6	Geotextile Fabric(non woven 10oz/ysq.yd)	955	SY	2.30	2196.50
7	Tree Wells(4' D x 1' H) Manhole Section	11	EA	300. -	3300. -
8	Drought Tolerant Tree or Shrub	11	EA	400. -	4400. -
9	Traffic Control	1	LS	5000. -	5000. -
10	Rock Removal	5	CY	250	1250. -
11	Contingency 45%	77	EA		
Grand Total					\$ 70,749.50

Notes:

PROJECT: 2019 TWIN FALLS URBAN RENEWAL AGENCY

2nd Avenue Lot 6/3/2019



THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

ENGINEERS' ESTIMATE

No.	Item Description	Qty.	Unit	Unit Price	Item Total
1	Excavation	307	CY	\$20.57	\$ 6,314.99
2	Asphalt Removal	260	SY	\$36.19	\$ 9,408.13
3	Chip Seal	3111	SY	\$2.75	\$ 8,555.25
4	Fog Seal CRS -2r	5.3	TON	\$514.10	\$ 2,724.73
4	3/4" to 2" clean landscape rock	355	CY	\$35.00	\$ 12,425.00
5	Mountable Curb and Gutter	933	LF	\$25.00	\$ 23,325.00
6	Sidewalk Scupper	25	EA	\$90.00	\$ 2,250.00
7	Geotextile Fabric(non woven 10oz/ysq.yd)	955	SY	\$2.00	\$ 1,910.00
8					
9					
10					
11					
12					
13	Tree Wells(4' D x 1' H) Manhole Section	11	EA	\$200.00	\$ 2,200.00
14	Drought Tolerant Tree or Shrub	11	EA	\$500.00	\$ 5,500.00
15	Traffic Control	1	LS	\$7,887.57	\$ 7,887.57
16	Rock Removal	5	CY	\$187.96	\$ 939.80
17	Contingency 15 %	1	LS	\$15,000.00	\$ 15,000.00
Grand Total				\$	98,440.46

Notice of Award

Date: 10/16/2019

Project: 229 2nd Avenue North Parking Lot Improvements

Owner: City of Twin Falls Urban Renewal Agency

Owner's Contract No.: NA

Contract: 229 2nd Avenue North Parking Lot Improvements

Engineer's Project No.: NA

Bidder: REG Contracting

Bidder's Address: 341 Filer Avenue West, Twin Falls, ID 83301

You are notified that your Bid dated 9/24/19 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for 229 2nd Avenue North Parking Lot Improvements.

The Contract Price of your Contract is \$70,749 Dollars and 50 Cents (\$70,749.50).

1 copy of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

1 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must deliver the follow documentation within [15] days of the date you receive this Notice of Award.

Certificates of insurance.

Idaho State Form WH-5, for Public Works Projects over

Department of Treasury Form W-9, if not incorporated.

Performance and Payment Bonds

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

City of Twin Falls Urban Renewal Agency

Owner

By: _____

Authorized Signature

Nathan Murray

URA Executive Director

Copy to Engineer



Date: Wednesday, October 16, 2019
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration of a request to dispose of 0.189 acre of Agency owned property at 215 Shoshone St S.

Time Estimate:

N/A

Background:

The Agency owns approximately 0.189ac of property located generally at 215 Shoshone St S, identified as Lots 4-5 & 17 of Block 118 of the Twin Falls Townsite. The 8250 sq ft vacant parcel was the previous site of Red's Trading Post and has been controlled by the URA since 2008. (See Attachment 1.)

The property is currently unimproved. Staff has been approached by a downtown property owner asking to purchase the lot to improve it for parking for the tenants of their nearby building. (See Attachment 2.)

Disposition of real property owned by the Urban Renewal Agency is governed by Idaho Code § 50-2011, which describes the process for disposition to private developers. In general, property may be disposed of following a reasonable competitive bid process to parties who's interests align with the Urban Renewal Plan. In the past, the agency has issued a 'Request for Proposals' and reviewed qualifying applications on their merits of their proposals against the area plan, then entered into an exclusive right to negotiate for sale.

Staff recently conducted an audit of parking utilization within downtown, in an area that extended from Shoshone St to Jerome St, between 2nd Avenue East and 2nd Avenue South. The area contains 383 parking stalls, and over a three week period had an average daily use of 46% (see Attachment 3).

Approval Process:

A majority vote by the Board would authorize staff to initiate the disposition process and issue a Request for Proposal. Any qualifying offers received would come back to the Board for additional review and approval.

Budget Impact:

Staff would expend minor resources to notify the public of any Request for Proposal. Proceeds from any sale would come back to the Agency.

Regulatory Impact:

N/A

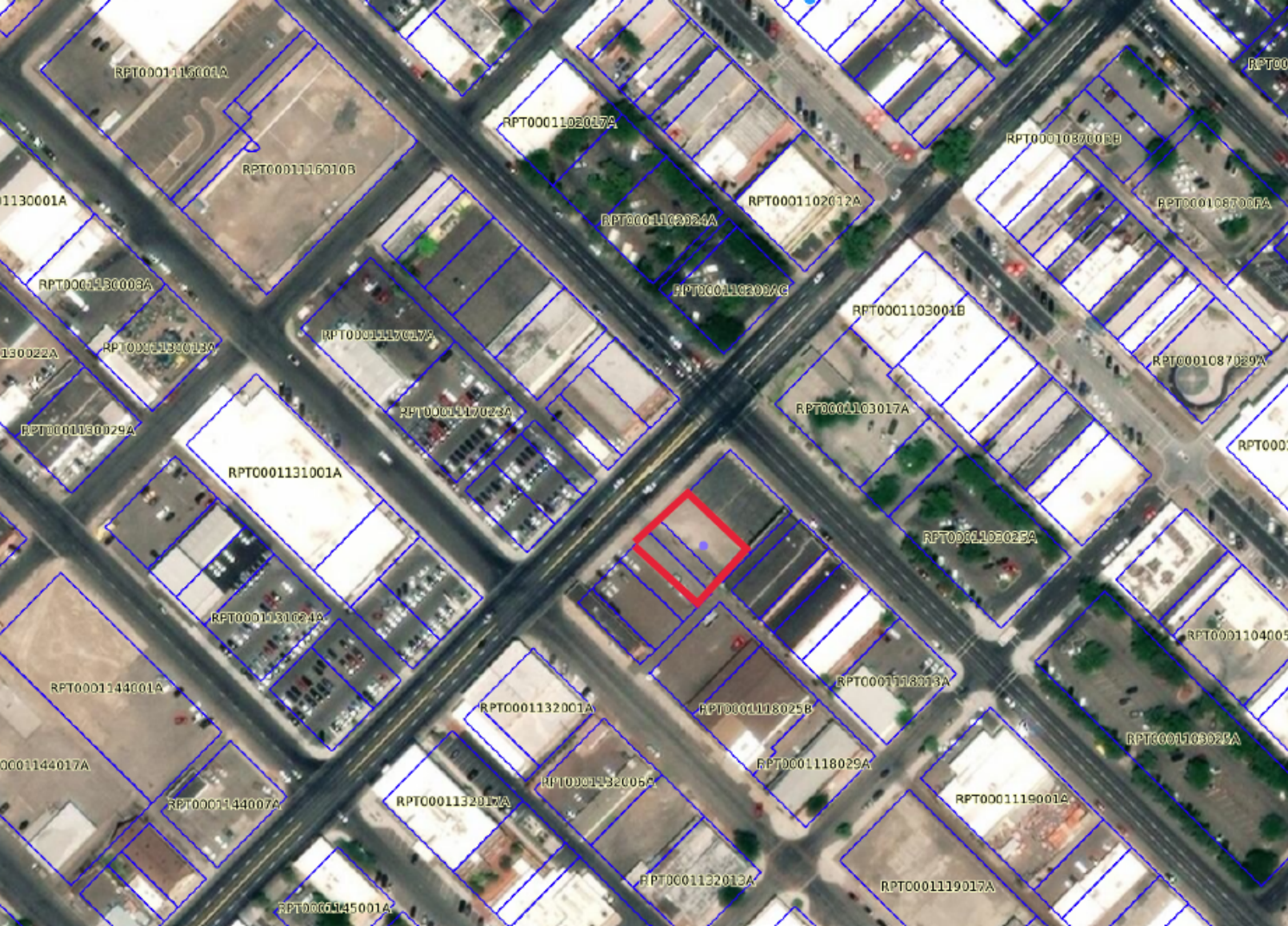
Conclusion:

The Agency can sell the property only after following a public bid process as outlined in Idaho Code 50-2011. If the Agency authorizes staff to do so, it will send out a request for proposal and return to a future board meeting for review of qualifying submissions.

Staff does not feel that a private parking lot is the highest and best use for this property as there are available public stalls in the vicinity, and parking utilization is low. Staff would welcome additional proposals that explore other potential land-uses or inclusion of the property into other developments.

Attachments:

1. Vicinity Map
2. Narrative Request
3. Parking Utilization Report



RPT0001115001A

RPT0001115001B

RPT0001102017A

RPT0001087000B

RPT0001116010B

1130001A

RPT0001102012A

RPT0001103024A

RPT0001087000FA

RPT0001130003A

RPT0001103024C

RPT0001103001B

130022A

RPT0001130013A

RPT0001117021A

RPT0001087029A

RPT0001103029A

RPT0001117023A

RPT0001103017A

RPT0001103017B

RPT0001131001A

RPT0001103025A

RPT0001131024A

RPT0001104005A

RPT0001144001A

RPT0001118013A

RPT0001103025A

0001144017A

RPT0001132001A

RPT0001118025B

RPT0001144007A

RPT0001118029A

RPT0001119001A

RPT0001132017A

RPT0001132006A

RPT0001132013A

RPT0001119017A

RPT0001145001A

Nathan Murray

From: Nathan Murray
Sent: Thursday, October 3, 2019 11:26 AM
To: Nathan Murray
Subject: URA

Nathan,

I think the highest and best use of your two small URA parcels in the downtown corridor are in fact for the use of parking. I know from recent inquiries with my new building, the former Wells Fargo Building, most employers want to know where their employees are going to be able to park. They are interested in the parking being within close proximity to the building entrance. I'm finding parking to be on the minds of most people looking at the continued expansion of downtown to be addressed. While there has been input that there is considerable public parking within this area, I'm not sure that me encouraging my tenants to fill up the adjoining public parking first thing every morning benefits me or any other businesses along Main Street.

The lots in question are lots 4, 5 and 17 in block 118. Lots 17 and 5 are separated by the alley.

I would like to use this letter as a formal request to open discussions of the possible acquisition of the 3 URA lots within block 118 Twin Falls Townsite. I also understand that this may require others to have the option to purchase and this is fine with me. The lots are too small to accommodate new construction and any new lots brought on line for parking will help out everyone.

Please notify me on the necessary steps to move this proposal forward and how I may be of assistance.

Thanks,
Todd



R. Todd Blass
President, TitleFact, Inc.
tblass@titlefact.com
208-733-3821

From: Todd Blass <tblass@titlefact.com>
Sent: Monday, May 13, 2019 9:06 AM
To: Nathan Murray <NMurray@tfid.org>
Subject: URA

Good Morning Nathan,

I would like to inquire about two lots owned by the URA that are located on Shoshone Street South between 2nd Ave. South and 3rd Ave South. As you know I purchased the Wells Fargo Bank, AKA Bank & Trust building late last year and have been doing an extensive amount of work on the property. I've recently pulled out all the drive up teller lanes in an effort to increase parking. This brought my parking spaces to 71. KickBack Points is in the process of a remodel that will put 85 employees in the building. With United Way, Stephan Kvanvig Stone and Trainor, and New York Life, this will put my tenants at just over 110 employees.

I have been in discussions with a company to locate in this building that would be placing 55 employees on site. They are happy with everything other than us assuring adequate employee parking. There is public parking adjacent to my parking area, but I believe that may not make my neighbors happy if I have 100 people a day taking all those spots. After conversations with this potential employer and the fact I would still have 15,000 to 20,000 square feet for lease after this new tenant, I have decided to try and secure additional parking.

My request is, I would like to purchase those two lots to be used as employee parking. This will help keep adequate parking for those businesses around me, while adding employees to the downtown corridor, which is what we are all wanting.

Please feel free to contact me with any questions.

Thanks,

Todd



R. Todd Blass
President, TitleFact, Inc.
tblass@titlefact.com
208-733-3821

Parking Utilization Report:
Shoshone to Jerome Between 2nd
Avenues

DATA SUMMARY: City of Twin Falls Staff has recorded parking space utilization from Shoshone to Jerome between the 2nd Avenues (see item #1 of the report). The data collected consist of different days and times.

8/26/2019, Monday at 9:30 AM

Twin Beans (45)	25 (56% Usage)
CB/St. Vincent (124)	47 (38% Usage)
City Hall (55)	32 (58% Usage)
Commons (59)	31 (53% Usage)
Main Ave (100)	35 (35% Usage)
Total (383)	170 (44% Usage)

8/28/2019, Wednesday at 2:00 PM

Twin Beans (45)	26 (58% Usage)
CB/St. Vincent (124)	47 (38% Usage)
City Hall (55)	41 (75% Usage)
Commons (59)	37 (63% Usage)
Main Ave (100)	60 (60% Usage)
Total (383)	211 (55% Usage)

8/30/2019, Friday at 12:00 PM

Twin Beans (45)	31 (69% Usage)
CB/St. Vincent (124)	38 (31% Usage)
City Hall (55)	27 (49% Usage)
Commons (59)	44 (75% Usage)
Main Ave (100)	46 (46% Usage)
Total (383)	186 (49% Usage)

9/03/2019, Tuesday at 3:00 PM

Twin Beans (45)	23 (51% Usage)
CB/St. Vincent (124)	46 (37% Usage)
City Hall (55)	36 (65% Usage)
Commons (59)	39 (66% Usage)
Main Ave (100)	42 (42% Usage)
Total (383)	186 (49% Usage)

9/05/2019, Thursday at 11:00 AM

Twin Beans (45)	27 (60% Usage)
CB/St. Vincent (124)	46 (37% Usage)
City Hall (55)	35 (64% Usage)
Commons (59)	32 (54% Usage)
Main Ave (100)	48 (48% Usage)
Total (383)	188 (49% Usage)

9/09/2019, Monday at 5:30 PM

Twin Beans (45)	7 (16% Usage)
CB/St. Vincent (124)	21 (17% Usage)
City Hall (55)	9 (16% Usage)
Commons (59)	23 (39% Usage)
Main Ave (100)	39 (39% Usage)
Total (383)	99 (26% Usage)

9/10/2019, Tuesday at 12:30 PM

Twin Beans (45)	23 (51% Usage)
CB/St. Vincent (124)	51 (41% Usage)
City Hall (55)	33 (60% Usage)
Commons (59)	42 (71% Usage)
Main Ave (100)	55 (55% Usage)
Total (383)	204 (53% Usage)

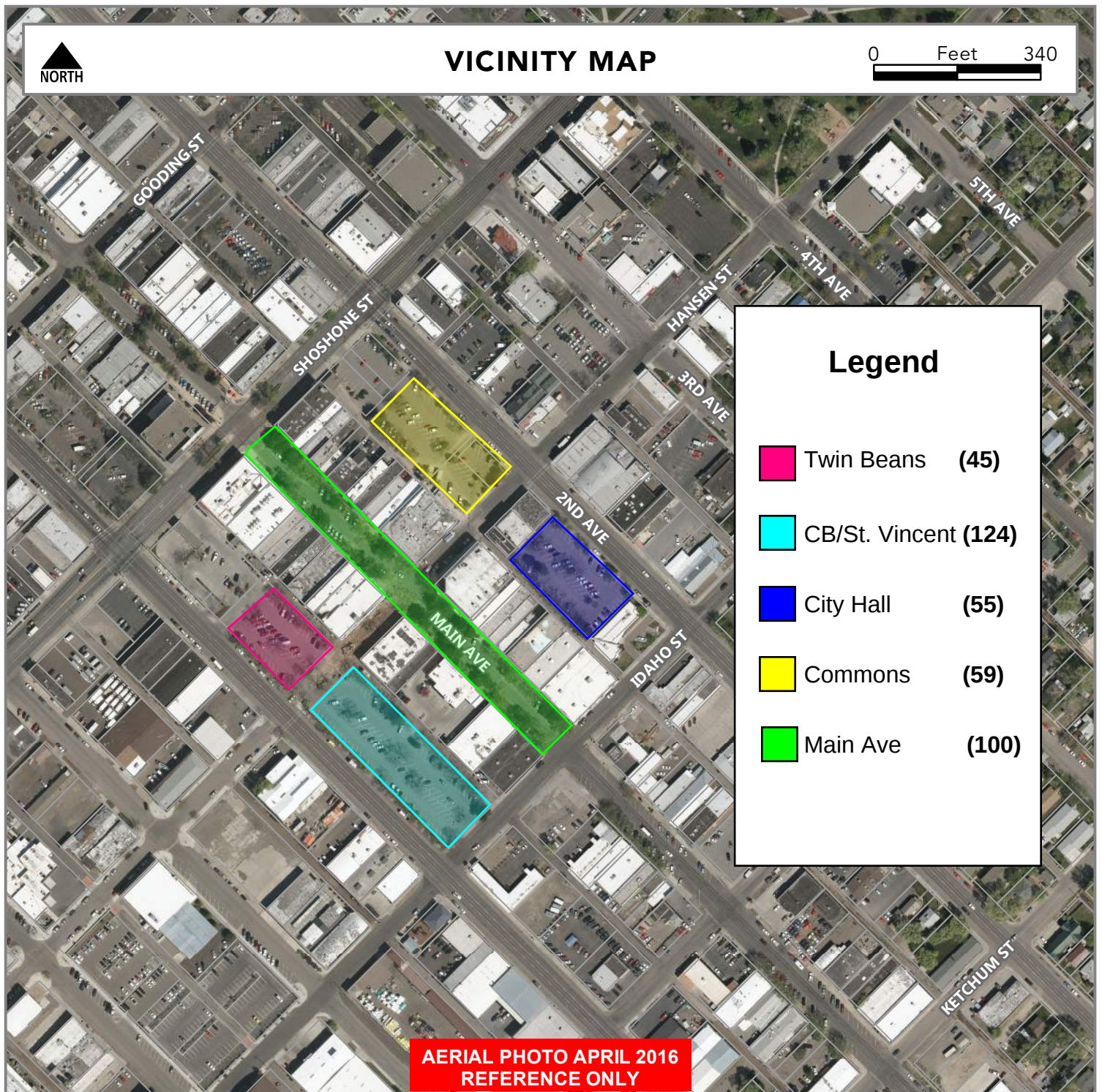
9/12/2019, Thursday at 2:00 PM

Twin Beans (45)	21 (47% Usage)
CB/St. Vincent (124)	43 (35% Usage)
City Hall (55)	32 (58% Usage)
Commons (59)	33 (56% Usage)
Main Ave (100)	40 (40% Usage)
Total (383)	169 (44% Usage)

Conclusion: Over the duration of eight (8) distinct times and days the parking availability from Shoshone to Jerome between the 2nd Avenues was highest at 55% and lowest at 26%. The total average usage was 46%.

REPORT AVERAGE USAGE

Twin Beans (45)	23 (51% Usage)
CB/St. Vincent (124)	42 (34% Usage)
City Hall (55)	31 (56% Usage)
Commons (59)	35 (59% Usage)
Main Ave (100)	46 (46% Usage)
Total (383)	177 (46% Usage)



ITEM #1