



Urban Renewal Agency Agenda

Thursday, October 29, 2020, 10:00 AM

-- SPECIAL MEETING --

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Rudy Ashenbrener, Cindy Bond, Andy Hohwieler, Doug Vollmer, Dan Brizee, Jan Rogers, Alexandra Caval

- 1) Public Comment Instructions
 - a) To provide public comment for items on this agenda, please email lbauer@tfid.org and put "**Public Comment**" in the subject line. Comments must be received prior to 10:00 AM on the date of this meeting. The comments will be read into the record.
- 2) Confirmation of Quorum/Call Meeting to Order
- 3) Items of Consideration
 - a) **ACTION ITEM:** Consideration of a request to spend \$9,227.00 for a new power pole and transmitter to be located in the alleyway midway between Hansen & Shoshone St. and 2nd Ave & 3rd Ave S.
 - b) **DISCUSSION:** Discussion regarding the disposition of Agency property.
By: Nathan Murray, Executive Director
 - c) **ACTION ITEM:** Consideration of a request to issue a Request for Proposals to develop Agency owned property on Block 133, Lots 10-16 in Twin Falls.
 - d) **DISCUSSION:** Discussion regarding the creation of a new revenue allocation area.
By: Nathan Murray, Executive Director
- 4) Upcoming Meeting(s)
 - a) Monday, November 9, 2020, at 12:00 p.m.
- 5) General Input/Announcements - Public/Staff
- 6) 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.



Date: Thursday, October 29, 2020
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration of a request to spend \$9,227.00 for a new power pole and transmitter to be located in the alleyway midway between Hansen & Shoshone St. and 2nd Ave & 3rd Ave S.

Background:

Idaho Power is requiring Float Magic to install a new power pole and transmitter to supply power to their building. The existing pole is not sufficient structurally for the advanced electrical wiring which needs to be replaced.

The developer is asking the Agency to help pay for this infrastructure improvement, which is located in a public right-of-way, to off-set an expense that helps support the investment and redevelopment within the Historic Warehouse District. The improvement would also positively support the future growth of other existing properties on the block, and allow them to pull additional power to their properties as needed.

The owner of the site, Shawnee Kyle, will be presenting about their plans for the building and the work they have completed so far. Attached is a Quote from Idaho Power for the new pole along with a location map of the work to be performed.

Approval Process:

A majority vote by the Board would authorize the motion that is put forth.

Budget Impact:

Money for this project will come from the downtown maintenance and improvement funds within RAA #4-1.

Regulatory Impact:

N/A

Conclusion:

The request is a qualifying infrastructure improvement expense that aids and supports growth within the City's Historic Warehouse District. Staff recommends approval for installation of the new power pole and supporting electrical equipment.

Attachments:

1. 27564058 CUSTOMER COST QUOTE
2. 27564058 WOMAP



CUSTOMER COST QUOTE IDAHO

Customer or Project Name: MAC DADDY LLC - 152 2ND AVE S/TF NEW SPA

Construction Costs

Line Installation Costs		
1. Line Installation/Upgrade Charge		\$3,074
2. Customer Credits (Betterment, Metering, Salvage)		\$(183)
3. Customer Performed Construction Work Credit		\$0
4. Net Line Installation Cost		\$2,891
Unusual Conditions		
5. Unusual Conditions		\$2,169
6. Unusual Conditions Bank Letter of Credit (Only for over \$10,000)		\$0
7. Net Unusual Conditions		\$2,169
Terminal Facilities Costs		
8. Terminal Facilities		\$2,952
9. Terminal Facilities Allowances		\$0
10. Terminal Facilities Salvage		\$0
11. Net Terminal Facilities Cost		\$2,952
12. Underground Service and Attachment Charges		\$0
13. Engineering Charge		\$532
14. Permits		\$0
15. Relocation or Removal		\$683
16. Miscellaneous Charges/Adjustments		\$0
17. Net Construction Costs (Line Items 4, 7, 11, 12, 13, 14, 15, 16)		\$9,227
18. Prepaid Charges (Engineering, Permits & Right-of-Way)	\$0	
19. Vested Interest Charge		\$0
20. Customer Payment Due Prior to Construction Scheduling		\$9,227

This cost may not include all construction costs, see page 3 if additional service charges apply.

Notes:

Notice: This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of 60 days from the quoted date indicated below, subject to changes in information provided by the 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 (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:
00460491	27564058	0000145564	001

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

N/A

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

The Customer has received the Underground Residential Conduit Installation brochure/packet or will access the information 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 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 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:
00460491	27564058	0000145564	001

The Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Right of Way) on file with the IPUC and 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

Customer Payment Due Prior to Scheduling Construction

\$9,227

N/A

Underground Service Attachment Charges to be billed separately

Customer
initials

The Customer understands that Underground Service Attachment Charges will be billed separately on the first month's power bill after service installation has been completed. In addition, the Customer has reviewed and acknowledges their responsibility for these costs. Idaho and Oregon cost information are available online at:

ID: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/IdahoCostInfo.pdf>

OR: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/OregonCostInfo.pdf>

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 Allen Beattie Quote Date 10/7/2020

Internal use			Page 3 of 3
Service Request Number:	Work Order Number:	Design Number:	Version:
00460491	27564058	0000145564	001

CONTACTS

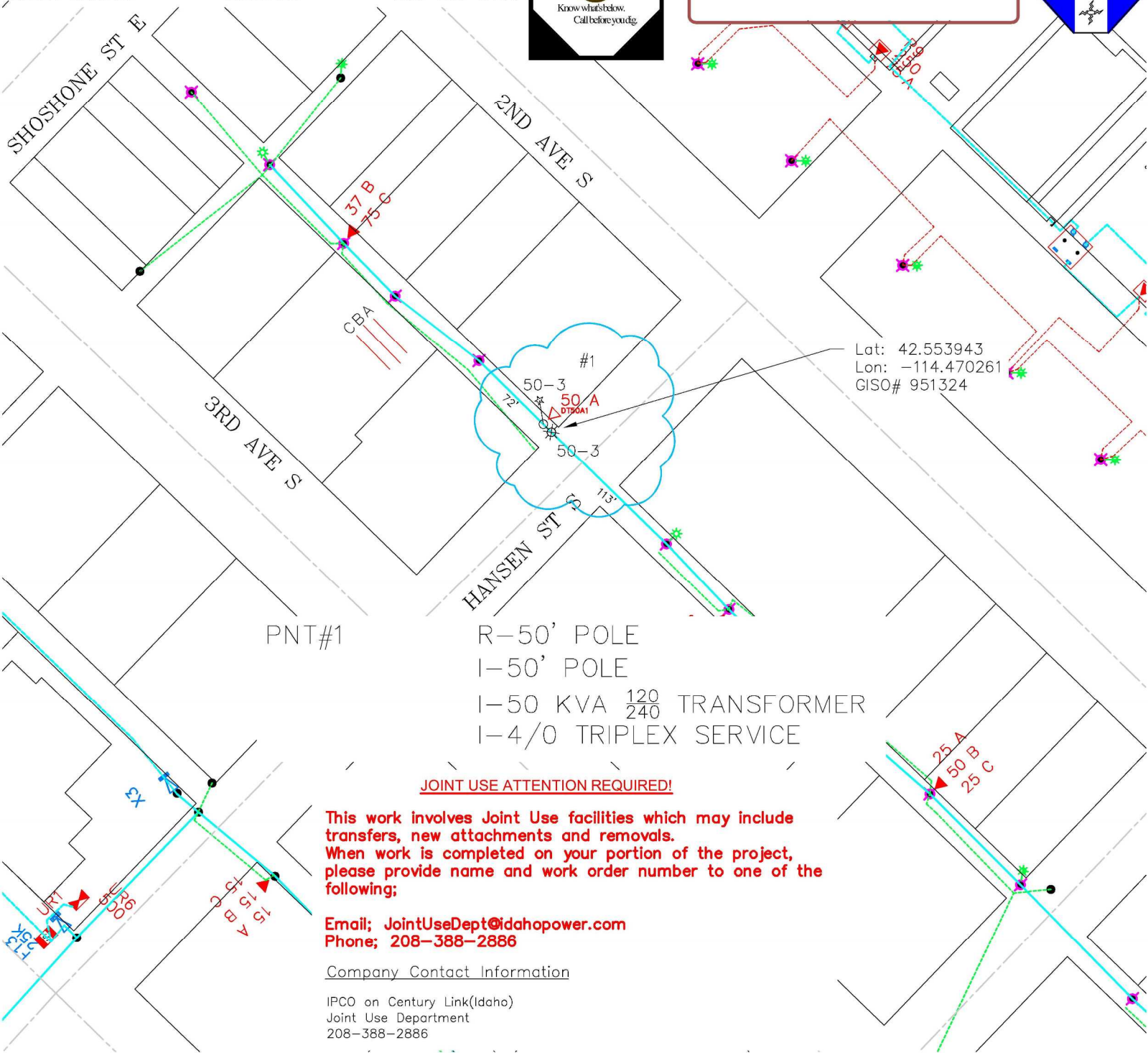
GIETZEN ELECTRIC
MAC DADDY LLC
ALLEN BEATTIE

ELECTRICIAN
CUSTOMER
DESIGNER

208-308-3575
208-420-7570
208-736-3466



No Avian Protection Restriction



Lat: 42.553943
Lon: -114.470261
GIS0# 951324

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

TIMES SCALE 0 1 2 3 4 Customer: _____ Date: _____

Job Title: **MAC DADDY LLC - 152 2ND AVE S/TF NEW SPA**

Additional Description: **R-FOREIGN OWNED PL I-50'CL3 PL AND 50KVA TRANSFORMER**

Additional Description: **FLAGGING-----ROW-----TWIN FALLS PERMIT**

SWPP: -----

Feeder Map File Name: ETGT1301					Surveyed or GPS: NONE		FDR By: -----		Designer: EAB1332	
					Joint Use Attachment: YES		Date: -----		Design No: 0000145564	
Qua 4	Twn 10S	Rng 17E	Sec 16	Mer BM	Pre-Built Date: -----		ArcFM By: -----		Work Order No: 27564058	
State ID					County Twin Falls		Construction Date: -----			
					Operating Voltage: 12.5kV		Date: -----			



Date: Thursday, October 29, 2020
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

DISCUSSION

Request:

Discussion regarding the disposition of Agency property.

Background:

With Revenue Allocation Area #4-1 set to expire December 31, 2022, the Agency needs to create a plan for the disposition of the properties it owns within the area. Currently, there are 34 parcels, totaling just under 40 acres, owned by the Agency that are not part of any strategy to sell or develop. Most of these properties exist as parking lots or are located along the Rock Creek Area of the City of Twin Falls.

The Agency has hired McKinlay-Kludt Appraisers to provide an estimated value for the sites. Currently, these valuations are not complete but are expected soon.

This is the Board's opportunity to discuss the highest and best use for these sites and determine the appropriate mechanism for disposal or future use of the property.

Approval Process:

There are no approvals needed at this time. Eventual sale or transfer of the properties will have to follow the process outlined in Idaho Code 50-2011.

Budget Impact:

N/A

Regulatory Impact:

n/a

Conclusion:

The Board needs to identify the highest and best use for each site and determine if it is best to surplus the property, transfer it to the public, or develop it through an RFP process.

Attachments:

1. URA Owned Properties 20201027

Twin Falls Urban Renewal owned properties

<u>Property Address</u>	<u>Parcel ID</u>	<u>Acreage</u>	<u>Est Land Value</u>	<u>Current Use</u>
149 Main Ave E	RPT0001087029A	0.29		Downtown Commons
2nd Ave E (159 Main Ave E)	RPT000108700CA	0.18		Downtown Commons
SW Corner of 2nd Ave E and Hansen St	RPT000108700BA	0.1		Parking Lot
SW Corner of 3rd Ave S and Idaho St	RPT0001133010B	0.5		Parking Lot
341 Hansen St S	RPT0001133017A	0.43		Parking Lot
4th Ave S	RPT0001133023A	0.14		Parking Lot
4th Ave S	RPT0001133025A	0.29		Parking Lot
249 4th Ave S	RPT0001133029A	0.29		Parking Lot
135 5th Ave S	RPT0001145011A	0.65		Parking Lot
229 2nd Ave N	RPT0001085008A	0.5		Parking Lot
241 2nd Ave N	RPT0001085006A	0.14		Parking Lot
5th Ave S	RPT0001155000A	0.49		Parking Lot
South of Minidoka Ave and Hansen St	RPT00107166005	1.49		Parking Lot
244 Railroad Ave S	RPT4401001018A	0.19		Vacant Lot
Maxwell Ave	RPT4401001035A	0.12		Vacant Lot
260 Maxwell Ave	RPT00107166613	0.14		Rock Creek Area
247 Bell St	RPT00107166620	2.77		Rock Creek Area
SE Corner of 5th Ave W and Gooding St	RPT0001153001D	0.43		Parking Lot - Sr. Ctr
SW Corner of 5th Ave W and Shoshone St	RPT0001153007A	0.29		Parking Lot - Sr. Ctr
151 Maxwell Ave	RPT4401001028A	0.23		Vacant Lot
Maxwell Ave	RPT4401001026A	0.23		Vacant Lot
151 Maxwell Ave	RPT4401001030A	0.12		Vacant Lot
274 Victory Ave	RPT00107171241	1.78		Rock Creek Area
270 Victory Ave	RPT 00107171261	0.21		Rock Creek Area
282 Victory Ave	RPT00107171841	0.53		Rock Creek Area
Maxwell Ave	RPT00107210600	18.37		Rock Creek Area
260 Maxwell Ave	RPT00107166612	1.86		Rock Creek Area
Maxwell Ave	RPT00107166145	3.53		Rock Creek Area
Maxwell Ave	RPT00107212550	0.81		Rock Creek Area
260 2nd Ave E	RPT0001088013B	0.29		VA Clinic
215 Shoshone St S	RPT0001118004A	0.19		1 parcel
250 Railroad	RPT00107166631	1.05		Rock Creek Area
260 Maxwell Ave	RPT00107166600	0.59		Rock Creek Area
Maxwell Ave	RPT5061009000A	0.2		Rock Creek Area
		39.42		



Date: Thursday, October 29, 2020
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration of a request to issue a Request for Proposals to develop Agency owned property on Block 133, Lots 10-16 in Twin Falls.

Background:

The Agency desires to commence the process of preparing a Request for Proposal (“RFP”) for redevelopment of the site by issuing an RFP seeking a qualified developer to redevelop the site for a higher and better use than the existing parking lot.

The Agency intends to solicit the RFP by formal publication notice as required by Idaho Code § 50-2011, as well as other distribution methods to reach those developers who may have previously expressed interest, developers known to the Agency who may be interested, and any additional efforts to broaden the scope of interested developers.

Approval Process:

A majority vote by the Board would carry forward the motion that is put forth.

Budget Impact:

N/A

Regulatory Impact:

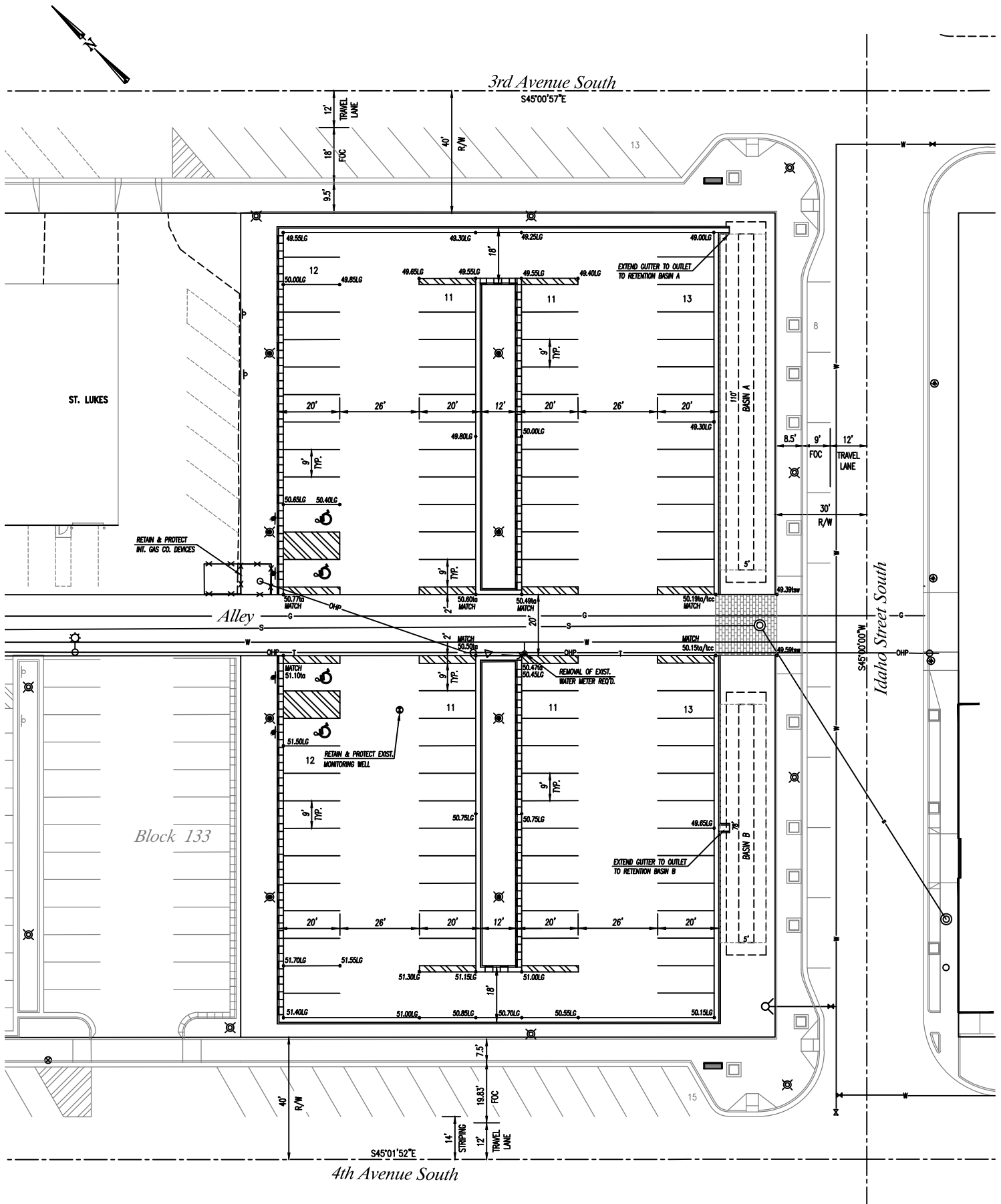
N/A

Conclusion:

Staff recommends that the Board authorize staff to put forth the RFP.

Attachments:

1. Existing Lot Use and Layout





Date: Thursday, October 29, 2020
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

DISCUSSION

Request:

Discussion regarding the creation of a new revenue allocation area.

Background:

With the eventual expiration of RAA #4-1 which encompasses the majority of Downtown Twin Falls, and the Old Town Area, there has been some interest in creating a new area, once the current one expires, that continues to support parts of Downtown that still need investment, and were not a focus of the redevelopment activities of the past decade.

The creation of new allocation areas follows a very specific process outlined in Idaho Code Title 50, Chapters 20 & 29. Currently, the Urban Renewal Agency of the City of Twin Falls does not have any plans for the creation of a new revenue allocation area. Now is a good opportunity to begin a discussion as to where a new area might exist and what goals the Agency would like to accomplish.

Attached is a map that shows the current URA boundaries and areas along with a more specific map for Area #4-1.

Approval Process:

No vote or approval is needed at this time as this is a discussion item only,

Budget Impact:

n/a

Regulatory Impact:

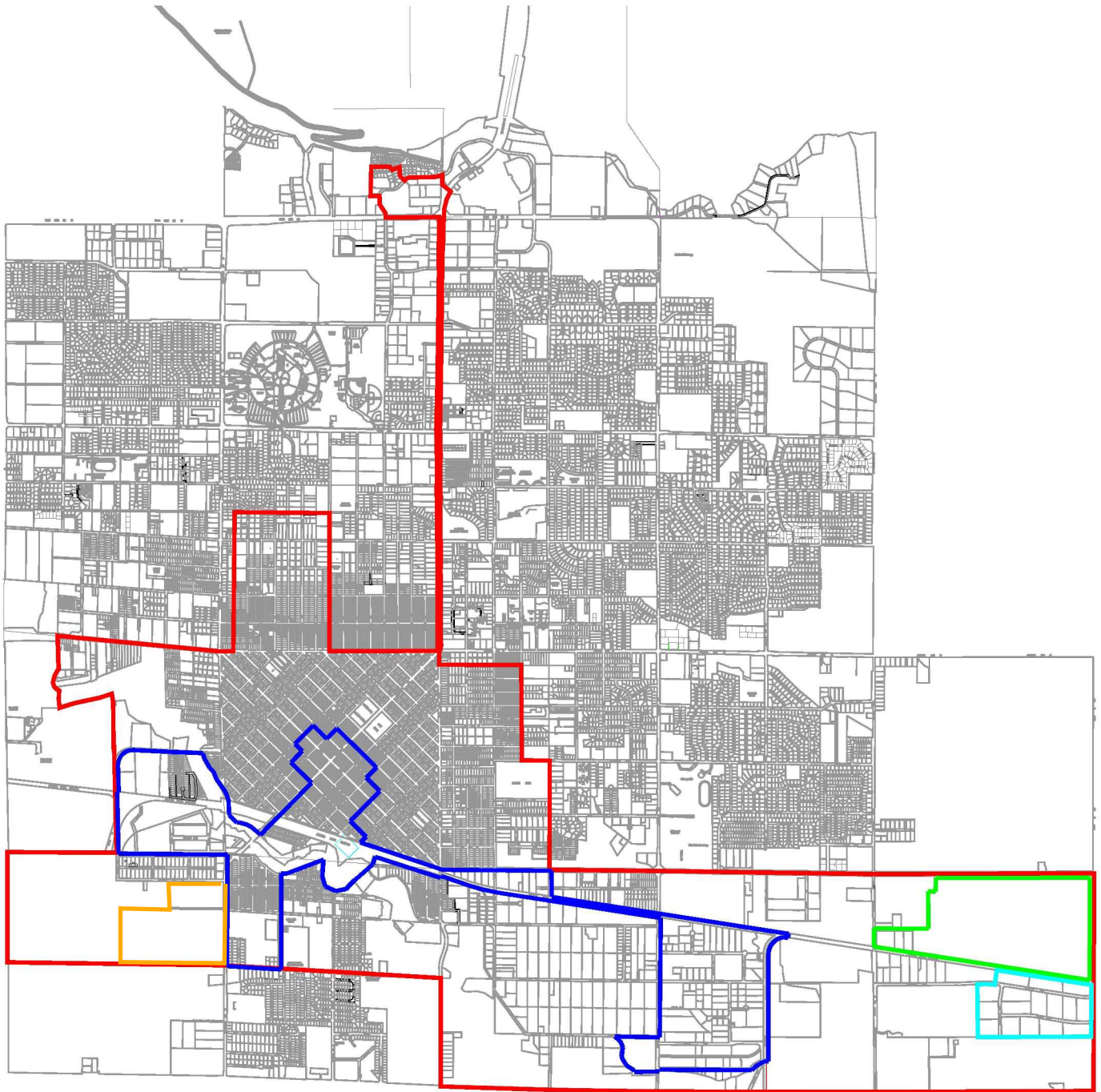
n/a

Conclusion:

It would benefit the Agency as they move forward to identify key goals they'd like to accomplish as they look to establish any future revenue allocation areas.

Attachments:

1. Current URA Map
2. URA Map RAA4-1



*URBAN RENEWAL AGENCY OF THE
CITY OF TWIN FALLS, IDAHO*



<i>LEGEND</i>	
	<i>URBAN RENEWAL AREA #4</i>
	<i>REVENUE ALLOCATION AREA #4-1</i>
	<i>REVENUE ALLOCATION AREA #4-3</i>
	<i>REVENUE ALLOCATION AREA #4-4</i>
	<i>Revenue Allocation Area #4-5</i>

Twin Falls City - URA Map

Reference Only



Revenue Allocation
Area (RAA) 4-1

Revenue Allocation
Area (RAA) 4-1

