



Urban Renewal Agency Agenda

Monday, February 8, 2021, 12:00 PM

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) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Request to approve 1) Minutes for January 11, 2021 meeting; 2) January 2021 Financial Report; 3) February 2021 Accounts Payable.
By: Lorrie Bauer, Administrative Assistant
- 3) Reports/Updates
 - a) **INFORMATIONAL:** Executive Director's Report
By: Nathan Murray, Executive Director
- 4) Items of Consideration
 - a) **ACTION ITEM:** Consideration of a request to spend \$14,678 to install a new power pole, 3 phase transformer bank, and service to upgrade a building located at 157 2nd Ave W for White Pine Distillery.
By: Nathan Murray, Executive Director
 - b) **ACTION ITEM:** Consideration of a request to authorize the Chair to sign Resolution No. 2021-03 approving an Agreement to Negotiate Exclusively with Children's Museum of the Magic Valley to develop Agency owned property located on Block 133, Lots 10-16, Twin Falls Townsite.
 - c) **ACTION ITEM:** Review of the 2020 Annual Report and Selection of a Meeting Date to take Public Comment and Approve the Annual Report for filing.
By: Nathan Murray, Executive Director
 - d) **DISCUSSION:** Discussion regarding the disposition of agency owned property.
- 5) General Input/Announcements - Public/Staff
- 6) Upcoming Meeting(s)
March 8, 2021 @ 12:00 PM
- 7) 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, January 11, 2021, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

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

1) Confirmation of Quorum/Call Meeting to Order

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

Absent: None

Staff Present: Nathan Murray, Executive Director; Brent Hyatt, Assistant Finance Director; Jesse Schuerman, Engineer; Lorrie Bauer, Recording Secretary; Ruth Pierce, City Council Liaison, Don Hall, County Commissioner, and Meghan Conrad, Special Counsel

Chair Ashenbrener called the meeting to order at 12:04 PM. A quorum was present.

2) Conflict of Interest Declaration

None

3) Consent Calendar

- a) Request to approve 1) Minutes for December 14, 2020 meeting; 2) December 2020 Financial Report; 3) January 2021 Accounts Payable.

MOTION: Cindy Bond moved to approve the consent calendar. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

4) Reports/Updates

- a) Executive Director's Report

Nathan Murray shared live feed has been set up to watch the construction progress of the OneSixty Main project. The link has been shared on social media sites for economic development as well as the City of Twin Falls.

Dan Olmstead, with Idaho Power, introduced Design Leader Peggy Rutt, who shared information about their process and costs regarding power infrastructure and how it affects existing buildings. The purpose of this presentation is due to the additional power costs the new developments downtown have incurred lately. Voltages have changed over the years; therefore the customer is responsible for the costs to upgrade the system to what the customer needs. Discussion ensued.

5) Items of Consideration

- a) Consideration of a request to sign Resolution No. 2020-17 to enter into an Exclusive Right to Negotiate with Galena Opportunity Fund for development of a mixed-use building and parking structure on property owned by the City of Twin Falls generally located at 153 2nd Ave S.

Nathan Murray shared this is in response to the May 2020 RFP regarding the development of the parking lot behind 160 Main Ave. that is owned by the City of Twin Falls. We're treating these as two separate projects even though they are somewhat connected. The response was a mixed-use project with residential above

parking. Special Counsel, Meghan Conrad, reviewed the process of the negotiation period (255 days) of the disposition and development agreement. She noted that if there is no agreement on the design within the specified 165-day period, the agreement can be terminated, and the Agency can entertain other opportunities. Also, if the parties are unable to reach an agreement and signature on the Disposition and Development Agreement at the end of the negotiation period, it is an opportunity for termination.

MOTION: Jan Rogers moved to approve the request to sign Resolution No. 2020-17. Cindy Bond seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- b) Consideration of a request to sign Resolution No. 2021-01 approving the 7th Amendment to the Disposition & Development Agreement relating to the 160 Main Avenue South development to address reimbursement of eligible demolition and site preparation expenses, and dates for closing and seeking reimbursement.

Nathan Murray explained the new process that the Agency will use to reimburse the previously agreed to costs. Meghan Conrad added an explanation of two other items included in this resolution.

MOTION: Andy Hohwieler moved to sign Resolution No. 2021-01. Alexandra Caval seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- c) Consideration of a request to authorize the Chair to sign Resolution No. 2021-02 approving the acceptance of a proposal to develop Agency owned property located on Block 133, Lots 10-16, Twin Falls Townsite.

Nathan Murray introduced the agenda item as accepting the response to the RFP for Agency owned property located on the corner of Idaho & 3rd Avenue S, currently a parking lot. The only response received was from the Children's Museum of the Magic Valley to build a 15,000 SF museum. Once the proposal is accepted, negotiations can begin.

Bethany Bell, Board President of the Children's Museum of the Magic Valley, shared their purpose and vision relating to their proposal that was submitted. The museum will be a 2-story building containing learn/play exhibits for children. The planning and design phase would begin in March 2021 followed by permitting, construction, etc. Completion and opening is estimated for 2024, which is after the Area expires.

Nathan added the proposal asks for a clean site (remove asphalt, etc.). By accepting the proposal today, the Agency can move forward with the discussions and preparation of an agreement to negotiate exclusively. Discussion ensued.

MOTION: Cindy Bond moved to authorize the Chair to sign Resolution No. 2021-02. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- d) Discussion regarding the disposition of property and new area boundaries.
Nathan Murray included spreadsheets in the packet noting 1) specific Agency parcels the City of Twin Falls is interested in due to utility purposes, parking lots, and Rock Creek area; 2) identified parcels that could be disposed of for development; and 3) developable properties that could be exchanged with the City of Twin Falls.

An RFP will be prepared and presented at the February meeting for the parking lot on 5th Ave S. This parking lot is 28,000 sf between GemStone Climbing and the GemState office building.

An existing business in Twin Falls has an interest in expanding in an industrial area in which the Maxwell Ave. sites may be an option.

A future meeting regarding the values of properties will be scheduled with the City Manager.

e) Discussion regarding a new allocation area.

Nathan explained a new project is necessary to create an area. He'll keep researching for ideas and possible projects.

6) General Input/Announcements - Public/Staff

Chair Ashenbrener congratulated the 2nd Ave. Market merchants as it's now open and Float Magic should open towards the end of the month. Excited about all the new developments downtown as well as the progress of the demolition of 160. Congratulated the Children's Museum.

7) Upcoming Meeting(s)

February 8, 2021

8) Adjournment

The meeting adjourned at 1:20 PM.

Lorrie Bauer, Recording Secretary

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
January 2021

	Jan 21
Ordinary Income/Expense	
Income	
Investment Income	579.58
Property Taxes	5,418,874.00
Rental Income	2,333.33
Total Income	5,421,786.91
Gross Profit	5,421,786.91
Expense	
RAA 4-1	
City Property Expense	
Commons (129 Hansen) & Main	986.19
Bowyer Park (122 4th Ave S)	11.69
Total City Property Expense	997.88
Youth Ranch (160 Main Ave S)	387,283.07
Downtown Development	3,124.12
Total RAA 4-1	391,405.07
Debt Payments - Interest	42,225.95
Legal Expense	5,562.45
Management Fee	208,000.00
Repairs and Maintenance	66,880.00
Total Expense	714,073.47
Net Ordinary Income	4,707,713.44
Net Income	4,707,713.44

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
October 2020 through January 2021

	Oct '20 - Jan 21	Budget
Ordinary Income/Expense		
Income		
Investment Income	3,351.44	105,200.00
Other Income	0.00	150,000.00
Property Taxes	5,452,381.77	7,718,000.00
Rental Income	7,333.32	15,996.00
Total Income	5,463,066.53	7,989,196.00
Gross Profit	5,463,066.53	7,989,196.00
Expense		
General Development Projects	0.00	1,928,616.00
RAA 4-1		
City Property Expense		
Commons (129 Hansen) & Main	3,369.86	
Bowyer Park (122 4th Ave S)	33.69	
Total City Property Expense	3,403.55	
Youth Ranch (160 Main Ave S)	387,739.42	
Downtown Development	53,934.55	
RAA 4-1 - Other	0.00	699,367.00
Total RAA 4-1	445,077.52	699,367.00
RAA 4-3 (Chobani)		
Debt Pay. (Chobani) Interest	0.00	1,514,313.00
Debt Pay. (Chobani) Principal	0.00	2,240,687.00
Total RAA 4-3 (Chobani)	0.00	3,755,000.00
Bond Trustee Fees	0.00	5,000.00
Community Relations & Website	0.00	500.00
Debt Payments - Interest	42,225.95	743,833.00
Debt Payments - Principal	0.00	2,925,000.00
Dues and Subscriptions	4,600.00	5,000.00
Insurance Expense	0.00	7,000.00
Legal Expense	12,824.38	30,000.00
Management Fee	208,000.00	208,000.00
Meeting Expense	150.98	1,500.00
Miscellaneous	0.00	500.00
Office Expense	0.00	500.00
Prof. Dev.\Training	0.00	2,500.00
Professional Fees	0.00	10,000.00
Property Tax Expense	60.84	
Repairs and Maintenance	66,880.00	66,880.00
Total Expense	779,819.67	10,389,196.00
Net Ordinary Income	4,683,246.86	-2,400,000.00
Other Income/Expense		
Other Income		
Transfers In	0.00	4,346,113.00
Transfers Out	0.00	-4,346,113.00
Total Other Income	0.00	0.00
Net Other Income	0.00	0.00
Net Income	4,683,246.86	-2,400,000.00

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
October 2020 through January 2021

	\$ Over Budget	% of Budget
Ordinary Income/Expense		
Income		
Investment Income	-101,848.56	3.2%
Other Income	-150,000.00	0.0%
Property Taxes	-2,265,618.23	70.6%
Rental Income	-8,662.68	45.8%
Total Income	-2,526,129.47	68.4%
Gross Profit	-2,526,129.47	68.4%
Expense		
General Development Projects	-1,928,616.00	0.0%
RAA 4-1		
City Property Expense		
Commons (129 Hansen) & Main		
Bowyer Park (122 4th Ave S)		
Total City Property Expense		
Youth Ranch (160 Main Ave S)		
Downtown Development		
RAA 4-1 - Other	-699,367.00	0.0%
Total RAA 4-1	-254,289.48	63.6%
RAA 4-3 (Chobani)		
Debt Pay. (Chobani) Interest	-1,514,313.00	0.0%
Debt Pay. (Chobani) Principal	-2,240,687.00	0.0%
Total RAA 4-3 (Chobani)	-3,755,000.00	0.0%
Bond Trustee Fees	-5,000.00	0.0%
Community Relations & Website	-500.00	0.0%
Debt Payments - Interest	-701,607.05	5.7%
Debt Payments - Principal	-2,925,000.00	0.0%
Dues and Subscriptions	-400.00	92.0%
Insurance Expense	-7,000.00	0.0%
Legal Expense	-17,175.62	42.7%
Management Fee	0.00	100.0%
Meeting Expense	-1,349.02	10.1%
Miscellaneous	-500.00	0.0%
Office Expense	-500.00	0.0%
Prof. Dev.\Training	-2,500.00	0.0%
Professional Fees	-10,000.00	0.0%
Property Tax Expense		
Repairs and Maintenance	0.00	100.0%
Total Expense	-9,609,376.33	7.5%
Net Ordinary Income	7,083,246.86	-195.1%
Other Income/Expense		
Other Income		
Transfers In	-4,346,113.00	0.0%
Transfers Out	4,346,113.00	0.0%
Total Other Income	0.00	0.0%
Net Other Income	0.00	0.0%
Net Income	7,083,246.86	-195.1%

Twin Falls Urban Renewal February 2021 Accounts Payable

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Fund</u>	<u>Memo</u>
Cashier's Chk	1/19/2021	13,618.75	Title One	Youth Ranch (160 Main Ave S)	RAA 4-1(Original)	Reimbursement to Galena - Pd to Axiom
Cashier's Chk	1/19/2021	687.50	Title One	Youth Ranch (160 Main Ave S)	RAA 4-1(Original)	Reimbursement to Galena - Pd to Axiom
Cashier's Chk	1/19/2021	45,225.00	Title One	Youth Ranch (160 Main Ave S)	RAA 4-1(Original)	Payment to Rocky Mountain Transport & Evacuation
Cashier's Chk	1/19/2021	215,340.00	Title One	Youth Ranch (160 Main Ave S)	RAA 4-1(Original)	Payment to Starr Corporation
Cashier's Chk	1/19/2021	10.00	Title One	Youth Ranch (160 Main Ave S)	RAA 4-1(Original)	Bank Fee
Cashier's Chk	1/19/2021	7,520.00	Title One	Youth Ranch (160 Main Ave S)	RAA 4-1(Original)	Reimbursement to Galena - Pd to Axiom
Cashier's Chk	1/19/2021	11,280.00	Title One	Youth Ranch (160 Main Ave S)	RAA 4-1(Original)	Reimbursement to Galena - Pd to Axiom
Wire Trans.	1/22/2021	1,615.43	Fidelity National Title Co.	Youth Ranch (160 Main Ave S)	RAA 4-1(Original)	Closing Costs and Title Insurance on Transfer/Sale
Wire Trans.	1/22/2021	30.00	Fidelity National Title Co.	Youth Ranch (160 Main Ave S)	RAA 4-1(Original)	Wire Fee
4141	1/28/2021	35,684.45	Washington Federal	Debt Payments - Interest	RAA 4-1(Original)	Payment on Account #4647541
4141	1/28/2021	6,541.50	Washington Federal	Debt Payments - Interest	RAA 4-1(Original)	Payment on Account #4603726
4142	2/1/2021	3,531,435.05	Zions First National Bank	Zions #8616 - Excess Funds	RAA 4-3(Chobani)	Property taxes for Chobani
4142	2/1/2021	575,147.67	Zions First National Bank	Zions #8617 - Excess Funds	RAA 4-4(Clif)	Property taxes for Clif Bar
4143	2/1/2021	0.00	Void			
4144	2/1/2021	1,847.25	Elam & Burke	Legal Expense	General	Professional Fees for 00835-02 / #188903
4144	2/1/2021	8,342.50	Elam & Burke	Legal Expense	RAA 4-1(Original)	Professional Fees for 00835-03 / #188904
4144	2/1/2021	45.00	Elam & Burke	Legal Expense	RAA 4-3(Chobani)	Professional Fees for 00835-05 / #188905
4145	2/1/2021	12.52	Idaho Power	Bowyer Park (122 4th Ave S)	RAA 4-1(Original)	Power for #2220512228 for 20210108
4145	2/1/2021	251.12	Idaho Power	Commons (129 Hansen) & Main	RAA 4-1(Original)	Power for #2224040226 for 20210108
4146	2/1/2021	194.00	Intermountain Gas Company	Commons (129 Hansen) & Main	RAA 4-1(Original)	Gas for #73747812375 for 20210119
4147	2/1/2021	152.89	Lorrie Bauer	Meeting Expense	General	Reimbursement for 20210108 Lunch Expense
4148	2/1/2021	97.95	PMT	Commons (129 Hansen) & Main	RAA 4-1(Original)	Broadband Services for 858403-2 for (20210201)
4149	2/1/2021	0.00	Void			
4150	2/2/2021	971.50	JUB Engineers, Inc.	Downtown Expense	RAA 4-1(Original)	3rd Ave Alley Grading / #139401



Date: Monday, February 8, 2021
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration of a request to spend \$14,678 to install a new power pole, 3 phase transformer bank, and service to upgrade a building located at 157 2nd Ave W for White Pine Distillery.

Background:

White Pine Distillery is a new business in Twin Falls, making improvements to the existing building located at 157 2nd Ave W. Idaho Power is requiring White Pine Distillery 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 and equipment which needs to be replaced to handle newly anticipated loads.

The developer is asking the Agency to 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 Downtown Area.

The operators of the business, Jon Mancari and Chris Packer, will be presenting 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 Downtown and Revenue Allocation Area. Staff recommends approval for the installation of the new power pole and supporting electrical equipment.

Attachments:

1. White Pine - CUSTOMER COST QUOTE
2. White Pine - SERVICE REQUEST
3. White Pine - WOMAP

CUSTOMER COST QUOTE IDAHO

Customer or Project Name: CHRIS PACKER - 157 2ND AVE W/TF UGRADES TO BUILDING

Construction Costs

Line Installation Costs		
1. Line Installation/Upgrade Charge		\$4,662
2. Customer Credits (Betterment, Metering, Salvage)		\$(464)
3. Customer Performed Construction Work Credit		\$0
4. Net Line Installation Cost		\$4,198
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		\$7,544
9. Terminal Facilities Allowances		\$0
10. Terminal Facilities Salvage		\$0
11. Net Terminal Facilities Cost		\$7,544
12. Underground Service and Attachment Charges		\$0
13. Engineering Charge		\$760
14. Permits		\$0
15. Relocation or Removal		\$7
16. Miscellaneous Charges/Adjustments		\$0
17. Net Construction Costs (Line Items 4, 7, 11, 12, 13, 14, 15, 16)		\$14,678
18. Prepaid Charges (Engineering, Permits & Right-of-Way)	\$0	
19. Vested Interest Charge		\$0
20. Customer Payment Due Prior to Construction Scheduling		\$14,678

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:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00462317	2270757038	27569115	0000147003	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 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:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00462317	2270757038	27569115	0000147003	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)

\$5,527

Customer Payment Due Prior to Scheduling Construction

\$14,678

N/A

Customer
initials

Underground Service Attachment Charges to be billed separately

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 1/4/2021

Internal use				Page 3 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00462317	2270757038	27569115	0000147003	001



Idaho Power Company
Service Request

Page: 1
Date: 1/4/2021

Service Request Number: 00462317

WHITE PINE DISTILLERY - 157 2ND AVE W/TF UGRADES TO BUILDING

Work Order Number:	27569115	Eng Hours:	00010
Request Type:	CS	Eng Fee Amount(Att98):	760.00
Rate Sch.:	07	Eng Fee Amount(Att16):	
Reply By:		Eng Fee Service Agreement No:	
		Eng Fee Service Agreement Date:	
		Customer No:	2270757038
Feeder:	RSET11T		
Service Location:	157 2ND AVE W TWIN FALLS, ID 83301		
Required in Service Date:	10/21/2020		
Planning Center/Team:	TFSOUTH		

Contact Detail:

CUST	CHRIS PACKER	208-293-4947
	157 2nd Ave W., TWIN FALLS ID 83301	
IPCO	BEATTIE, ALLEN	(208) 736-3466
	243 Blue Lakes Blvd S, TWIN FALLS ID 83301	
RFND	WHITE PINE DISTILLERY	208-293-4947
	157 2nd Ave W., TWIN FALLS	

Attribute Information

RES/COM

Service Voltage	277/480 3PH	No. Of Meters	1
Number of Phases	3	Meter Location	
KW Motor Load:	1	Ct Loc	
Largest Motor	1	Primary OH/UG	OH
1 Phase KW Demand		Service OH/UG	OH
3 Phase KW Demand	121KW	Srv Owner	IPCO
Vested Int. Connected Load		Panel Amp Size	400
Commercial Deposit Amount		Service Pole Riser	
SIC Number			

Description

INSTALL NEW POLE, THREE PHASE TRANSFORMER BANK 277/480 AND SERVICE FOR
DISTILLERY

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.

X

X

Allen Beattie

1/4/2021

Client Signature

Date

Idaho Power Representative Signature

Date

CONTACTS

CHRIS PACKER
ALLEN BEATTIE

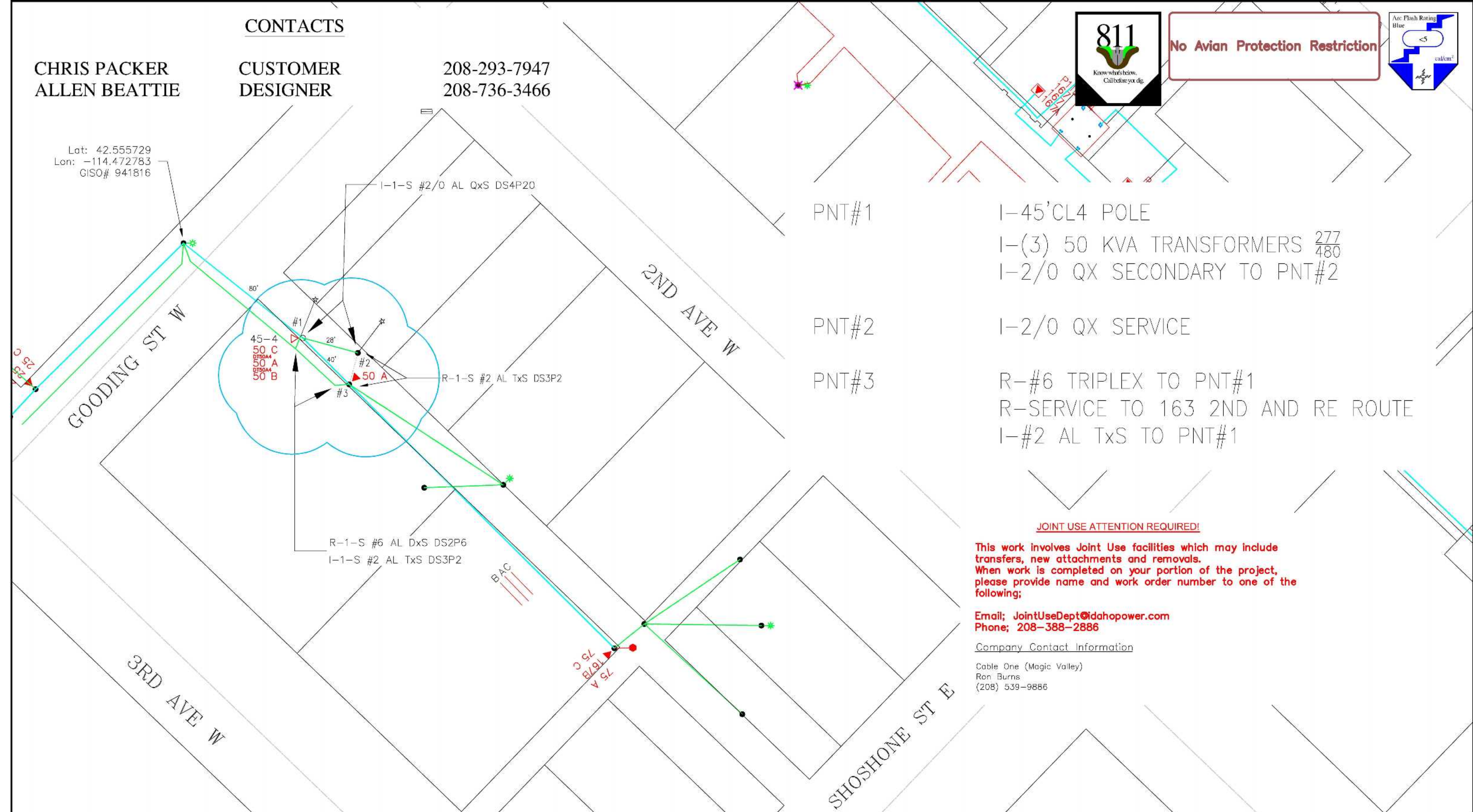
CUSTOMER
DESIGNER

208-293-7947
208-736-3466

Lat: 42.555729
Lon: -114.472783
GISO# 941816



No Avian Protection Restriction



SWPP:-----

TIMES SCALE

Customer: X Date: X

Job Title:
WHITE PINE DISTILLERY - 157 2ND AVE W/TF UGRADES TO BUILDING

Additional Description:
UPGRADE-INSTALL POLE, THREE PHASE BANK AND SERVICE

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

Feeder Map File Name: RSET1101

Qua 4 Twn 10S Rng 17E Sec 16 BM

State ID County Twin Falls

Surveyed or GPS: NONE
Joint Use Attachment: YES

Pre-Built Date: -----
Built as Designed: -----
Construction Date: -----
Operating Voltage: 12.5kV



FDR By: -----
Date: -----
ArcFM By: -----
Date: -----

Designer: EAB1332
Design No: 0000147003
Work Order No: 27569115

IDAHO POWER Co. WORK ORDER MAP

SCALE: 1" = 50

Sheet 1 of 1



Date: Monday, February 8, 2021
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 Chair to sign Resolution No. 2021-03 approving an Agreement to Negotiate Exclusively with Children's Museum of the Magic Valley to develop Agency owned property located on Block 133, Lots 10-16, Twin Falls Townsite.

Background:

In December 2020, the Agency, issued a Request for Proposal (RFP) for the development of multiple contiguous underdeveloped lots, owned by the Agency, generally located at 3rd Ave S and Idaho St, otherwise described as Lots 10-16 of Block 133, Twin Falls Townsite. The noticed of RFP was published in the Times-News and broadly shared within the community.

On January 11, 2021, at an open public meeting, the Agency determined that a proposal submitted by the Children's Museum of the Magic Valley was in compliance with the RFP and accepted the development proposal. Accordingly, the Agency and Developer desire to negotiate and enter into a Disposition and Development Agreement (DDA) to redevelop the site based on the RFP and the Developer's proposal. To facilitate the negotiation and execution of the DDA, the Agency and Developer desire to enter into an agreement to analyze and assess the site, and to determine and agree on definitive terms for the DDA.

In general, the Agency and Developer agree to negotiate in good faith, the Developer agrees to submit a deposit of \$10,000.00, and both parties have 180 days to identify a detailed design concept for the site that satisfies the requirements of the previous RFP response. Both parties will regularly meet to discuss terms related to design, project schedule, entitlements, purchase price, financing, etc. The plan is for the Developer to build the structure at their cost, and the Agency will provide a developable site sold at an amount to be determined by a fair-use appraisal. The developer has 365 days to secure funding and submit a proforma for construction. Please see the attached 'Agreement to Negotiate Exclusively' for specific details.

Approval Process:

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

Budget Impact:

Money paid to the Agency for the property would be added to the budget for RAA #4-1.

Regulatory Impact:

N/A

Conclusion:

Staff is in favor of the Board approving the agreement to begin more formal discussions to develop a plan to improve the site per the submitted RFP.

Attachments:

1. Resolution 2021-03 ANE for Childrens Museum
2. Resolution 2021-03 Exh A (ANE incl Exh A,D,E)
3. Resolution 2021-03 Exh A (ANE - Exh B)
4. Resolution 2021-03 Exh A (ANE - Exh C)

RESOLUTION NO. 2021-03

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, APPROVING AN AGREEMENT TO NEGOTIATE EXCLUSIVELY BETWEEN THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS AND CHILDREN'S MUSEUM OF THE MAGIC VALLEY, INC.; AND AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY, RESPECTIVELY, TO EXECUTE AND ATTEST SAID AGREEMENT SUBJECT TO CERTAIN CONDITIONS; AUTHORIZING THE CHAIR AND VICE-CHAIR TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO IMPLEMENT THE AGREEMENT AND TO MAKE ANY NECESSARY TECHNICAL CHANGES TO THE AGREEMENT SUBJECT TO CERTAIN CONDITIONS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by The Urban Renewal Agency of the City of Twin Falls, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), a duly created and functioning urban renewal agency for Twin Falls, Idaho, hereinafter referred to as the "Agency."

WHEREAS, on June 30, 1997, the City Council of the City of Twin Falls, Idaho (the "City"), by Resolution No. 1603, determined certain property to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an urban renewal project to be known as Urban Renewal Area #4 (the "Area #4 Plan"). The Area #4 Plan has been amended several times;

WHEREAS, on May 4, 1998, the City Council, by Ordinance No. 2579 adopted the Urban Renewal Plan for Urban Renewal Area #4 and Creating Revenue Allocation Area #4-1 (the "RAA #4-1 Plan") establishing a revenue allocation area for Urban Renewal Area #4, to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, on August 26, 2013, the City Council, by Ordinance No. 3056 adopted the Amended Urban Renewal Plan for Revenue Allocation Area #4-1 Expansion (the "Amended RAA #4-1 Plan") seeking to add geographic area to RAA #4-1 Plan, pursuant to Idaho Code § 50-2033, to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act. Collectively, the RAA #4-1 Plan as amended by the Amended RAA #4-1 Plan is referred to as the "Plan," and the revenue allocation area established by the Plan, is referred to as the "Project Area;"

WHEREAS, pursuant to Idaho Code §§ 50-2007(f) and 50-2015, City and Agency are authorized and empowered to enter into contracts as may be necessary to carry out the purposes of the Law and the Act, including the acquisition of real property for the revitalization of areas within the Project Area;

WHEREAS, the Agency owns seven underdeveloped contiguous lots within the Project Area, generally located along 3rd Avenue South and Idaho Street South, described as Lots 10 through 16, Block 33, Twin Falls Townsite, Twin Falls, Idaho (“Site”). The Site is currently used as a parking lot.

WHEREAS, Agency seeks to initiate a redevelopment project on the Site to revitalize the Project Area in compliance with the Plan and which could also serve as a catalyst for redevelopment of other properties in the Project Area;

WHEREAS, Agency issued a Request for Proposals (“RFP”) for redevelopment of the Site. The accepted proposal for development of the Site (“Developer Proposal”) was submitted by Children’s Museum of the Magic Valley, Inc. (“Developer”);

WHEREAS, at a public meeting on January 11, 2021, the Agency reviewed the information presented in the response to the RFP, determined the Developer Proposal was in compliance with the RFP, and accepted the Developer Proposal as set forth in Agency Resolution No. 2021-02;

WHEREAS, accordingly, Agency and Developer desire to negotiate and enter into a Disposition and Development Agreement (“DDA”) to transfer and redevelop the Site into a redevelopment project based on the RFP and the Developer Proposal (“Project”), and to comply with the required notice provisions concerning the disposition of the Site by Agency as set forth in the Law;

WHEREAS, to facilitate the negotiation and execution of the DDA, Agency and Developer desire to enter into an agreement for a commitment to analyze and assess the Site to determine and agree upon the definitive terms and conditions of the development of the Project and the DDA;

WHEREAS, Agency staff and legal counsel have negotiated an Agreement to Negotiate Exclusively (the “Agreement”), between Agency and Developer, a copy of which is attached hereto as **Exhibit A** and incorporated herein as if set out in full;

WHEREAS, Agency staff has reviewed the Agreement and recommends approval of the Agreement;

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the Agreement and to authorize the Chair or Vice-Chair to execute and the Secretary to attest the Agreement, subject to certain conditions, and to execute all necessary documents to implement the transaction, subject to the conditions set forth below.

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

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

Section 2: That the Agreement, attached hereto as **Exhibit A**, is hereby incorporated herein and made a part hereof by reference and is hereby approved and accepted recognizing technical changes or corrections which may be required prior to execution of the Agreement.

Section 3. That the Chair or Vice-Chair of the Agency are hereby authorized to sign and enter into the Agreement and, further, are hereby authorized to execute all necessary documents required to implement the actions contemplated by the Agreement subject to representations by the Executive Director and Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the February 8, 2021, Agency Board meeting, including any substantive changes discussed and approved at that meeting.

Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Twin Falls on February 8, 2021. Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 8th day of February 2021.

APPROVED:

Rudy Ashenbrener, Chair

ATTEST:

Dan Brizee, Secretary

Exhibit A

Agreement to Negotiate Exclusively

4847-1216-2522, v. 1

AGREEMENT TO NEGOTIATE EXCLUSIVELY
3RD Ave South and Idaho St South
Twin Falls, Idaho

THIS AGREEMENT TO NEGOTIATE EXCLUSIVELY ("Agreement") is entered into by and between the URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, an independent public body, corporate and politic ("Agency"), organized pursuant to the Idaho Urban Renewal Law of 1965, title 50, chapter 20, Idaho Code, as amended ("Law"), and undertaking projects under the authority of the Law and the Local Economic Development Act, title 50, chapter 29, Idaho Code, as amended ("Act") and CHILDREN'S MUSEUM OF THE MAGIC VALLEY, INC., an Idaho non-profit corporation ("Developer"). Collectively, the Agency and the Developer may be referred to as the "Parties" and each individually as "Party," on the terms and provisions set forth below. The "Effective Date" of this Agreement is the last date signed by all Parties below.

RECITALS

A. On May 4, 1998, the City Council of the City of Twin Falls, Idaho ("City"), by Ordinance No. 2579 adopted the Urban Renewal Plan for Urban Renewal Area #4 and Creating Revenue Allocation Area #4-1 (the "RAA #4-1 Plan") establishing a revenue allocation area for Urban Renewal Area #4, to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

B. On August 26, 2013, the City, by Ordinance No. 3056 adopted the Amended Urban Renewal Plan for Revenue Allocation Area #4-1 Expansion (the "Amended RAA #4-1 Plan") seeking to add geographic area to RAA #4-1 Plan, pursuant to Idaho Code § 50-2033, to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act. Collectively, the RAA #4-1 Plan as amended by the Amended RAA #4-1 Plan is referred to as the "Plan," and the revenue allocation area established by the Plan, is referred to as the "Project Area;"

C. Pursuant to Idaho Code §§ 50-2007(f) and 50-2015, City and Agency are authorized and empowered to enter into contracts as may be necessary to carry out the purposes of the Law and the Act, including the acquisition of real property for the revitalization of areas within the Project Area;

D. The Agency owns seven underdeveloped contiguous lots within the Project Area, generally located along 3rd Avenue South and Idaho Street South, described as Lots 10 through 16, Block 33, Twin Falls Townsite, Twin Falls, Idaho ("Site"), as more particularly shown and described on Exhibit A. The Site is currently used as a parking lot.

E. Agency seeks to initiate a redevelopment project on the Site to revitalize the Project Area in compliance with the Plan and which could also serve as a catalyst for redevelopment of other properties in the Project Area;

F. Agency issued a Request for Proposals for redevelopment of the Site, which is attached as Exhibit B ("RFP"). The accepted proposal for development of the Site was submitted by Developer, which is attached as Exhibit C ("Developer Proposal");

G. At a public meeting on January 11, 2021, the Agency reviewed the information presented in the response to the RFP, determined the Developer Proposal was in compliance with the RFP, and accepted the Developer Proposal as set forth in Agency Resolution No. 2021-02;

H. Accordingly, Agency and Developer desire to negotiate and enter into a Disposition and Development Agreement ("DDA") to transfer and redevelop the Site into a redevelopment project based on the RFP and the Developer Proposal ("Project"), and to comply with the required notice provisions concerning the disposition of the Site by Agency as set forth in the Law; and

I. To facilitate the negotiation and execution of the DDA, Agency and Developer desire to enter into an agreement for a commitment to analyze and assess the Site to determine and agree upon the definitive terms and conditions of the development of the project and the DDA, subject to the terms and conditions contained in this Agreement.

AGREEMENT

NOW, THEREFORE, for valuable consideration, the sufficiency of which is agreed and acknowledged, the Agency and Developer agree the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them as may be appropriate and a portion of the consideration for the agreements contained herein, and hereby further agree as follows:

1. PURPOSE. The purpose of this Agreement is for the Agency and the Developer to negotiate diligently and in good faith on final terms and conditions of the DDA based on the Developer Proposal accepted by the Agency and to fully execute the DDA. So long as Developer is not in default under this Agreement, Agency will not directly or indirectly negotiate with any person or entity other than Developer with respect to the disposition or development of the Site.

2. DEPOSIT. Within ten (10) days after the Effective Date, the Developer will submit to Agency a deposit in an amount of twenty thousand dollars (\$20,000.00) in the form of cash or cashier's check ("Deposit"). If the Parties enter into a DDA and the Site transfers to Developer, this Deposit will be applied to the purchase price under the DDA at closing. Upon termination of this Agreement, the Deposit will be retained or returned as otherwise described in this Agreement. Agency is under no obligation to pay or earn interest on the Deposit, but if interest will accrue or be payable thereon, the interest will become part of the Deposit.

3. DESIGN PHASE. Developer will consult with the Agency and prepare a detailed concept plan and design drawings (collectively "Design Development Plan") to be reviewed and approved by the Agency at Developer's expense ("Design Phase"). The proposed development of the Site, as contemplated in the approved Design Development Plan, will be referred to herein as the "Project." Developer will have **180 days after the Effective Date** to complete the Design Phase, including meeting the dates identified below.

3.1 Submittal Requirements. The Design Development Plan will include, at a minimum the following components: (i) site plan; (ii) elevations/sections listing exterior finishes; (iii) perspective renderings and massing plan; (iv) number of parking spaces; (v) a brief project summary and a critical path analysis identifying key milestones in the planning and construction stages for the Project; (vi) updated estimated project schedule; (vii) exhibit plans; and (viii) a clear chart for reference showing material changes from the Developer Proposal, all in sufficient enough detail to obtain initial construction cost estimates for the completion of the Project. Additionally, the Design Development Plan will address any specific additional design issues as identified by the Agency. The initial submission of the Design Development Plan, with submittal cover letter, to Agency is **120 days after the Effective Date**.

3.2 Process for Approval. Agency and Developer, including Developer's design team as identified in Developer's Proposal, will regularly meet (in a manner acceptable to both Agency and Developer) to address design-related issues identified by Agency until Developer's initial submission of the Design Development Plan. The parties will endeavor to meet not less than twice a month until Developer's initial submission. The meetings will address design update and design issues that Agency desires to resolve prior to the initial submittal of the Design Development Plan to Agency.

3.3 Submission Review. Within fifteen (15) days of the Agency's receipt of Developer's submittal of the Design Development Plan, Agency staff will either approve or disapprove the Design Development Plan in writing to Developer. Failure to approve in writing will be construed as a disapproval. In the event the Design Development Plan is initially disapproved by Agency staff, Agency staff will set forth the reasons for disapproval and options that address Agency's reasons for disapproval. Developer will have ten (10) days to resubmit information to address the reasons for disapproval (including without limitation a revised draft of the Design Development Plan, as appropriate). Within fifteen (15) days of Agency staff's receipt of the resubmittal, Agency staff will meet with Developer to discuss the resubmittal and will identify issues that have not been resolved to Agency staff's satisfaction, if any, and will provide an additional period of ten (10) days for Developer to resubmit information to address Agency staff's issues. Once agreed between the Developer and the Agency staff, the Design Development Plan will be presented to the Board for consideration.

3.4 Approval or Termination. If the Agency's Board fails to approve the Design Development Plan during the Design Phase Development Period, either Party may terminate this Agreement as provided in Section 9.1.

4. BUDGET AND FUNDING PHASE. Developer will prepare a Project budget and cash flow projection which includes all estimated anticipated construction and soft costs of the Project and revenues ("Proforma") and obtain sufficient funding for construction and opening of the Project ("Funding Plan") at Developer's cost ("Budget and Funding Phase"). Developer must complete the Budget and Financing Phase within **365 days after the Effective Date.**

4.1 Submittal Requirements – Proforma. The Proforma will address the construction costs expected to be incurred and revenues expected to be realized in the course of developing the Project according to the Design Development Plan, estimated Project schedule, assumptions regarding soft costs such as marketing and insurance, risks of Agency, risks of Developer, desired Developer participation in the funding of public facilities and amenities, estimated financing terms and costs, and estimated or actual Developer return including assumptions regarding overhead and administration, and land costs. Cost estimates for demolition and clearance, sitework, utility relocation and any environmental remediation, will be included in the Proforma as a development cost to be paid by Developer. Developer will base its Proforma on the best information available for the Design Development Plan and Project, including actual estimates from providers and vendors, including, but not limited to, a general contractor, utilities (Idaho Power, et. al), and an environmental consultant, and submit its backup documentation with the Proforma. Developer must submit its Proforma and backup documentation, with a submittal cover letter, to Agency no later than **240 days after the Effective Date.**

4.2 Initial Submittal Requirements – Funding. Developer will submit documentation showing it has an adequate and realistic Funding Plan in place for the Project based on the amount necessary to fund the Project as shown on the Proforma, including fundraising amounts raised to date and committed to the Project and assurances such amount (and future amounts) will not be reallocated, realistic projections on future fundraising based on past fundraising performance and unfunded written commitments to fund the Project, information from a lending institution showing the likelihood of commercially reasonable financing and terms of financing to complete any gaps between fundraising and the Proforma amount, if any, and a Funding timeline. Developer must submit its Funding Plan, with a submittal cover letter, to Agency no later than **300 days after the Effective Date.**

4.3 Submission Review. Within fifteen (15) days of the Agency's receipt of Developer's submittal of the Proforma or the Funding Plan, Agency staff will either approve or disapprove the submittal in writing to Developer. Failure to approve in writing will be construed as a disapproval. In the event a submittal is initially disapproved by Agency staff, Agency staff will set forth the reasons for disapproval and options that address Agency's reasons for disapproval. Developer will have ten (10) days to resubmit information to address the reasons for disapproval (including without limitation a revised draft of the submittal or additional information as appropriate). Within fifteen (15) days of Agency staff's receipt of the resubmittal, Agency staff will meet with Developer to discuss the resubmittal and will identify issues that have not been resolved to Agency staff's satisfaction, if any, and will provide an additional period of ten (10) days for Developer to resubmit information to address Agency staff's issues. Once agreed between the Developer and the Agency staff, the submittal will be presented to the Board for consideration.

4.4 Approval or Termination. If the Agency's Board fails to approve the Proforma or Funding during the Budget and Financing Phase, either Party may terminate this Agreement as provided in Section 9.1.

5. DEVELOPER NOTICE TO PROCEED. Developer has until no later than **365 days from the Effective Date** to obtain all Agency approvals required in this Agreement and remove its contingencies, including, but not limited to, funding, and elect to proceed with the drafting and execution of the DDA in writing.

6. REUSE APPRAISAL. Within fifteen (15) days after receipt of Developer's written election to proceed, the Agency, at its cost, will retain an appraiser to prepare a reuse appraisal ("Reuse Appraisal") for the Site based upon the Project information developed through the Design Development Plan and the Proforma. The Reuse Appraisal will establish the fair reuse value of the Site as required under the Law. The Developer will submit to Agency any additional data required by the appraiser ("Reuse Appraiser") who has been selected by Agency, which data (with the Proforma, collectively "Reuse Appraisal Data") is needed by the Reuse Appraiser to prepare the Reuse Appraisal for the Site. Developer may be required to supplement the Reuse Appraisal Data during the course of the Reuse Appraisal and will submit this supplementary data in a timely manner as required by the Reuse Appraiser and Agency. Developer acknowledges that Agency will be unable to commence the Reuse Appraisal process without Developer's submittal of the Reuse Appraisal Data, and Developer acknowledges that Agency will be unable to complete negotiation of the terms of the DDA without the results of the Reuse Appraisal. The Reuse Appraisal will be completed within **45 days after Developer submits its election to proceed with the Project.** Agency will use the Reuse Appraisal to determine the purchase

price and other terms for the DDA. The purchase price may not be less than the fair reuse value determined by the Reuse Appraisal. If the fair reuse price is more than assumed in the Proforma, Developer or Agency may terminate the Agreement under Section 9.1, notice of which must be exercised no later than ten (10) days after receipt of the Reuse Appraisal.

7. NEGOTIATION PHASE. The Agency and Developer will use the information developed during the previous phases to negotiate and sign a final DDA encompassing the agreed terms and conditions for the development of the Project and the transfer of the Property ("Negotiation Phase"). The DDA will include terms which are necessary or desirable to further the Plan and Project Area objectives and purposes, and compliance with their requirements, including, but are not limited to, the following subjects:

7.1 Design. Incorporation of the Design Development Plan and any related design provisions;

7.2 Purchase Price. The purchase price for the Site as informed by the value set in the Reuse Appraisal. Developer must pay the entire purchase price (less the Deposit) to Agency before the title is transferred to Developer;

7.3 Entitlements. Any entitlements required by the City for the Project. The Parties agree to cooperate in processing those applications. Developer acknowledges there is no guarantee of pre-approval by the City of Twin Falls for any entitlement related to the Project;

7.4 Project Schedule. Agreed financing, entitlement, and construction timeline for development, milestones, and substantial and final completion of the Project, along with appropriate consequences for missed milestones and dates;

7.5 Construction Drawings; Construction Costs; Project Budget. Submission and approval of detailed construction drawings, a detailed and itemized Project budget, a schedule of values showing all items of construction, development and construction costs, and a construction contract;

7.6 Project Funding. Present funding levels and approval of future funding level assumptions and firm commitments for Project financing necessary to meet the total cost of the Project, all of which must be secured prior to the transfer of the Property and may be required to be in escrow for construction;

7.7 Environmental Condition. Evaluation of the environmental condition of the Site considering the existing information provided to Developer by Agency as part of the RFP. Agency will not make any representations or warranties regarding the environmental condition of the Site;

7.8 Disposition Process. Addressing the disposition of the Site to Developer, whether transfer, lease or by other means, and all related conditions, including reclaiming of Site by Agency for Developer's failure to perform or construction the Project;

7.9 Agency Participation. The level and type of Agency participation in the Project, which may be limited to solely the inclusion of the Site for the Project;

7.10 City Participation. Agency and Developer will explore with the City of Twin Falls its potential involvement and contributions to the Project;

7.11 Assessments. An understanding with the Twin Falls County Assessor how the proposed Project may be assessed based on the development proposal, and how any parcels ultimately used or occupied by tax exempt entities will be treated for purposes of revenue generated to the Agency;

7.12 Use Covenants. Covenants to be recorded regarding the use of the Site during and after construction, which may include, but is not limited to, use of the Site only as a museum and/or additional public benefit;

7.13 Term. The term of covenants and compliance with the DDA by Developer during and after completion of the Project and Project Plan. Developer acknowledges and agrees that DDA obligations will extend for a period of time beyond the Project Plan expiration and will be incorporated in a recorded document;

7.14 Other Compliance. The DDA will include any necessary provisions to comply with all applicable laws, including all applicable federal and state labor standards, antidiscrimination standards, affirmative action standards, and nondiscrimination and nonsegregation standards, laws, and regulations in development, rental, sale, or lease of the Site.

Agency and Developer will have **60 days after receipt of the Reuse Appraisal** to complete the Negotiation Phase. The initial draft of the DDA will be prepared by the Agency. If a DDA is signed by both Developer and Agency, then this Agreement will be superseded by the DDA, and it will be null and void and of no further force or effect. If a DDA is not signed, the Agreement will terminate as specified in Section 9.2.

8. DEVELOPMENT TEAM, MEETINGS AND REPORTING. Developer's construction manager and key officers for the Project are listed on Exhibit D (collectively the "Development Team"). Developer may not change any members of the Development Team unless approved by the Agency, which will not be unreasonably withheld, conditioned or delayed. Agency and the applicable members of the Development Team will meet a minimum once per month through the term of this Agreement (and twice per month during the Design Phase). At each meeting, the Parties will be prepared to substantively discuss all matters on the agenda relating to the Project, provided that the Parties have been provided a copy of the agenda not less than five (5) business days prior to the meeting. Developer agrees that a Development Team Member with authority on behalf of Developer, including at a minimum Developer's construction manager, will attend the meetings. This attendance requirement may be satisfied by telephone or other virtual means.

9. TERMINATION OF AGREEMENT.

9.1 Early Phases. At any time before Developer submits its notice to proceed with the Project in Section 5, if either Party determines that it is not commercially feasible to proceed with the Project, it will notify the other Party in writing as to the reasons supporting its conclusion and its desire to terminate this Agreement. The other Party will have ten (10) days to respond to such notice in writing. If the other Party fails to respond, this Agreement will be deemed automatically terminated. If the Agency determines Developer has complied with its obligations under this Agreement in good faith, and the Developer is not otherwise in default hereunder, the Deposit will be refunded to Developer. If the Developer has failed to comply with its obligations in good faith, or the Developer has otherwise defaulted under any provision of this Agreement, the Agency will be entitled retain the Deposit.

9.2 Failure to Agree on DDA. If, upon expiration of the Negotiation Phase, no DDA is signed, this Agreement will automatically terminate, and the Agency will retain the Deposit as consideration for the lost opportunity of time it was not able to develop or use the Site due to this Agreement. Agency or Developer will have no other remedy. Developer acknowledges and consents that upon termination of the Agreement, the Agency has the right and authority to enter into an exclusive right to negotiation agreement concerning the Site with any other interested developer, or make any other agreements or use of the Site as desired.

9.3 Costs and Documents. Unless otherwise identified herein, upon termination, each Party is responsible for its own costs and expenses related to this Agreement. If the negotiations do not result in an executed DDA, Developer will deliver a copy of all third party reports, studies and other information relating to the Site to the Agency (such as environmental reports, surveys, etc.) within ten (10) days after request by the Agency.

10. DEFAULT. A default under this Agreement is any breach of the obligations under this Agreement, including, but not limited to, the failure to meet deadlines, and/or default under any other agreement with the Agency. The non-defaulting Party will notify the defaulting Party of the default and the defaulting Party will have ten (10) days after notice to cure the default. If the default is not cured, and the non-defaulting party is the Agency, it is entitled to terminate this Agreement and retain the Deposit. If the default is not cured, and the non-defaulting party is the Developer, the Developer is entitled to terminate this Agreement and obtain a refund of the Deposit. The remedies provided in this Section are each Party's sole remedy for default.

11. GENERAL PROVISIONS.

11.1 Schedule of Performance. Key deadlines identified in this Agreement are attached hereto as the Schedule of Performance in Exhibit D.

11.2 Execution of Agreement Not a Disposition of the Site. By its execution of this Agreement, Agency is not committing itself to or agreeing to undertake: (a) disposition of land to Developer; or (b) any other acts or activities requiring the subsequent independent exercise of discretion by Agency, City, or any agency or department thereof; or (c) any other acts or activities requiring the subsequent independent exercise of discretion by any federal or state agency including, but not limited to, environmental clearance and historic preservation approval.

11.3 Notices. Formal notices, demands, and communications between Agency and Developer will be sufficiently given if sent by registered or certified mail, postage prepaid and return receipt requested, to the principal offices of Agency and Developer as set forth below. Routine communication may be by first class mail, email or telephone.

Agency:

Developer:

Nathan Murray
Executive Director
Urban Renewal Agency
203 Main Ave. E.
Twin Falls, Idaho 83301
Email: nmurray@tfid.org
Ph: (208) 735-7240

Copy to:

Copy to:

Meghan Conrad
Elam & Burke, LLP
251 E. Front St., Ste 300
P.O. Box 1539
Boise, ID 83701
Email: msc@elamburke.com
Ph. (208) 343-5454

11.4 Time is of the Essence. Time is of the essence in this Agreement.

11.5 Entire Agreement. The recitals and exhibits to this Agreement are incorporated and made a part hereof. This is the entire Agreement between the Parties relating to the subject matter hereof. Any amendment to this Agreement must be in writing and signed by both Parties.

11.6 No Recordation. In no event will any Party record this Agreement, or any memorandum hereof or otherwise encumber the Site by reason of this Agreement or the negotiations contemplated hereby.

11.7 Successors and Assigns. No Party may assign or delegate its obligations under this Agreement without the consent of each other Party hereto. Agency may condition its consent to any assignment which would require the assignee to comply with the RFP, Developer Response, Design Development Guidelines and any other Agency and City design standards and guidelines. Agency will not withhold consent to any assignment of this Agreement by Developer to an entity managed by Developer or its assigns, directly or indirectly. The terms, covenants, conditions, and agreements contained herein, will be binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns of the Parties hereto.

11.8 Counterparts. This Agreement may be executed in counterparts, and each counterpart will then be deemed for all purposes to be an original, executed agreement with respect to the Parties whose signatures appear thereon.

11.9 Commissions. Agency represents that it has engaged no broker, agency, or finder in connection with this transaction, and Developer agrees to hold Agency harmless from any claim by any broker, agent, or finder retained by Developer.

11.10 Waiver. A waiver by either Party of any provision in this Agreement will not constitute a repeated waiver or waiver of any other provision in the Agreement.

11.11 Jurisdiction and Venue. Idaho law will govern this Agreement. Any dispute regarding this Agreement will have venue in the 5th District Court of Idaho.

11.12 Attorney's Fees. In the event of any legal proceeding between the Parties to this Agreement to enforce any provision of this Agreement or to protect or establish any right or remedy of either Party hereunder, the prevailing Party will recover its reasonable attorney fees, at trial and upon appeal, as determined by a court of competent jurisdiction.

[End of Agreement; Signatures to Follow]

EXECUTED EFFECTIVE as of the Effective Date.

_____, 2021

AGENCY

URBAN RENEWAL AGENCY OF THE CITY OF
TWIN FALLS

By: _____
Rudy Ashenbrener, Chair

_____, 2021

DEVELOPER

CHILDREN'S MUSEUM OF THE MAGIC VALLEY,
INC., an Idaho non-profit corporation

By: _____

Name: _____

Title: _____

Exhibits

Exhibit A	Depiction and Legal Description of Site
Exhibit B	Request for Proposals
Exhibit C	Developer Proposal
Exhibit D	Development Team
Exhibit E	Schedule of Performance

EXHIBIT B

AGENCY REQUEST FOR PROPOSALS

[130 pages attached]

EXHIBIT C

DEVELOPER PROPOSAL

[27 pages attached]

EXHIBIT D

DEVELOPMENT TEAM

Developer: Children's Museum of the Magic Valley, Inc.

Key Leads: Bethany Bell
Judi Baxter

Consultant: Alissa Rupp, FRAME Design

Architect: TBD

Engineer: EHM Engineers, Inc.

Contractor: TBD

EXHIBIT E

SCHEDULE OF PERFORMANCE

Section	Action	Due Date
2	Developer Deposit Delivered to Agency	10 Days after Effective Date
3	Overall Design Phase	Effective Date through 180 Days
3.1	Initial Submittal Design	120 Days after Effective Date
4	Overall Budget and Funding Phase	Effective Date through 365 Days
4.1	Initial Submittal Proforma (Budget)	240 Days after the Effective Date
4.2	Initial Submittal Funding	300 Days after the Effective Date
5	Developer Notice to Proceed	365 Days after Effective Date
6	Reuse Appraisal	45 Days after Notice to Proceed
7	DDA Negotiation Phase	60 Days after Reuse Appraisal

4843-3850-0057, v. 4

Resolution 2021-03 Exh A (ANE Exh B)

**URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS
REQUEST FOR DEVELOPMENT PROPOSAL (RFP)
for Property owned by TFURA**

The Urban Renewal Agency of the City of Twin Falls, Idaho (“TFURA”) is seeking proposals from developers for the redevelopment of several underdeveloped contiguous lots located in downtown Twin Falls, Idaho, along 3rd Avenue South, bordering Idaho Street South, specifically described as Lots 10 through 16, of Block 133, Twin Falls Townsite, Twin Falls, Idaho (collectively the “Site”). TFURA acquired the Site on March 20, 2000. The Site is currently paved and used for public parking.

This request for proposal (“RFP”) is intended to allow interested developers to respond to redevelopment opportunities for the Site. TFURA invites developers to submit redevelopment proposals for the Site in conformance with this RFP, pertinent zoning regulations, the City Code, and the Amended Urban Renewal Plan for Revenue Allocation Area #4-1 Expansion (the “Amended RAA #4-1 Plan”), adopted by City Council Ordinance No. 3056 on August 26, 2013.

SUBMISSION DEADLINE: January 4, 2021, 5:00 P.M. (MDT)

TFURA’s priorities for a successful redevelopment proposal, as set forth in greater detail below, include a commercial use that will strengthen the educational and cultural assets of the community, as well as the other requirements in this RFP.

If a proposal is selected, TFURA and the developer will enter into an Agreement to Negotiate Exclusively (“ANE”) wherein during the negotiation period the TFURA and developer will further refine the project designs and will negotiate in good faith the terms of a Disposition and Development Agreement (“DDA”) addressing key redevelopment milestones and deadlines for disposition and development of the Site.

The last page of this RFP contains a list of attachments and/or links to additional reference material regarding this RFP and the City Site.

1. Project Summary:

City Site Description:	Parcel No. RPT0001133010B. Lots 10 through 16, Block 133, Twin Falls Townsite, Twin Falls County, Idaho. Approximately 0.5 acre. Developers should submit proposals for redevelopment of the entire Site.
Legal Description:	TWIN FALLS TOWNSITE, FINAL & AMD, LOT 10, EXC NW 10’ X 10’; LOTS 11 THRU 16 BLOCK 133
Current Use/Condition:	Underdeveloped lots that are paved and currently maintained as a surface public parking lot.

Current Zoning:	The Site is zoned OT, Old Town District.
Ownership:	Urban Renewal Agency of the City of Twin Falls, Idaho.
Intended Use:	Uses in conformance with the Amended RAA #4-1 Plan and applicable local and state regulations.
Development Timeline:	To be negotiated in the ANE and DDA. If mutually agreed redevelopment timelines are not met, TFURA may terminate an accepted proposal.
Completion Timeline:	Substantial completion no later than December 31, 2022.
Price:	To be negotiated, but in no case less than the fair value for uses as determined by a fair re-use appraisal (the “Re-Use Appraisal”). The Re-Use Appraisal is generally the most probable sale price of a property in anticipation of a specific future redevelopment of the property, considering any redevelopment restrictions agreed to by the parties. The Re-Use Appraisal does not consider highest and best use or market value.

2. **Background:** In 2013, the City Council of the City of Twin Falls adopted the Amended RAA #4-1 Plan. The Amended RAA #4-1 Plan was designed to address economic underdevelopment and physical deterioration and to promote improvements to public infrastructure, the redevelopment of properties to support new private investment in downtown properties. The Amended RAA #4-1 Plan is to promote the redevelopment and investment in the downtown. The improvements envisioned in the Amended RAA #4-1 Plan are intended to provide an improved environment for new retail, commercial, and mixed-use developments, eliminate unsafe and hazardous conditions, strengthen the educational and cultural assets of the community, promote public parking, and to assure safe and efficient movement of vehicular traffic.

3. **Project Objective:** TFURA is seeking developers who are prepared to pay no less than the fair value for uses as to be determined by the Re-Use Appraisal for the Site and who are willing to redevelop the Site for purposes and uses in conformance with this RFP and the Amended RAA #4-1 Plan. Adjacent public parking stalls can be used to help meet demand for proposed uses.

Proposed redevelopments are encouraged to take advantage of this unique area and propose a commercial use that will strengthen the educational and cultural assets of the community, such as an educational and cultural institution committed to serving the needs and interests of children, and meeting the requirements of this RFP. The design and uses should create energy and excitement and activate this key location.

4. **Redevelopment Requirements:** The redevelopment will conform to the requirements of all development and zoning regulations found in the OT Zone. The text of this zone is

located in Title 10 of the Twin Falls municipal code and can be found on the website of the City of Twin Falls, <https://www.tfid.org>.

5. **Submittal Requirements:** In order for a proposal to be deemed complete and be further reviewed, it must include the minimum requirements. In the event the minimum requirements have not been met for a submission by the due date, the proposal will be deemed incomplete and will not be eligible for further consideration. Written notification confirming whether the proposal is considered complete will be provided to the contact listed in each proposal. If you have any questions regarding these minimum requirements please contact TFURA's Executive Director, Nathan Murray.

Submittals must include the following documents to be deemed a complete submittal:

- A. **Letter of Introduction.** Submit a cover letter signed by the developer responding to the RFP (the "Lead Entity") which outlines the relevant details of the redevelopment proposed to be constructed on the Site, including, but not limited to uses/type of business to be conducted; summary of the conceptual plan; size of structure(s), basic design, including one or multiple story configuration.
- B. **Release, Waiver and Indemnity Agreement.** Execute the Release, Waiver and Indemnity Agreement regarding the disclosure of public information.
- C. **Team Information.**
 - i. Identification of the Lead Entity submitting the RFP, including address, email contact, and telephone number.
 - ii. Development Team Identification: architect, engineer, contractor, developer, proposed redevelopment legal entity, etc. Include address, phone numbers, and email contacts.
 - iii. Description of form of organization of Lead Entity (corporation, partnership, sole-proprietorship) and an organizational chart.
 - iv. Statement of years the Lead Entity has been in business under current name and a list of other names under which the Lead Entity has operated.
 - v. Webpage address, if available, of the Lead Entity.
 - vi. Name, address, and telephone number for person or persons with the Lead Entity that will manage the proposed redevelopment.
 - vii. Include financial statements of the Lead Entity or in the event the Lead Entity has not yet formed or has no financial statement, include proof of at least one of the members of the Lead Entity's financial capacity to deliver the proposed project. Additionally, a "letter of creditworthiness" from a financial institution(s) which describes prior credit relationships, prior lending history/amounts/range, anticipated parameters for lending on the proposed project, and confirms the member or entity is not in default is also acceptable, in lieu of, or in addition to, another form of financial statement.

- viii. Include descriptions of the types of potential tenants, owners and/or users interested in the proposal, if any, and the status of discussions with such tenant, owners and/or users.
- D. Project Portfolio.** Include portfolio or resume of developer including any commercial projects.
- E. Concept Plan: Providing the following information.**
- i. An overall narrative description of the project together with ancillary uses and redevelopment plan. Identify any proposed phasing or redevelopment sequencing proposed and the timing and schedule of all such phasing.
 - ii. A concept sketch of the site plans, floor plans, and building elevations showing, for example, the proposed number of parking stalls and the size and configuration of any commercial units.
 - iii. Photographs or perspective drawings of other projects depicting possible architectural concepts viewed as appropriate for this project.
 - iv. Proposed rents or sales prices by unit type or quantity depending on the type of project.
 - v. Description of any on and off-site improvements.
 - vi. Description of any proposed TFURA financial assistance or participation, if any.
 - vii. Additional written or graphic materials if needed to communicate the project concept.
- F. Redevelopment Timeline.** A preliminary redevelopment timeline is required and must include major milestones including but not limited to design review, planning and zoning approval, any additional entitlements, loan closing(s), land closing, construction start, construction completion and rent/lease up or sales schedule. Construction of improvements must be substantially completed by December 31, 2022.
- G. Resources and Capacity.** List of financing sources and a development budget. This may be preliminary, but it is required to be included with the proposal. If possible, submit 2-3 references from financial institutions or partners providing financial backing for past or current projects, project names and locations, and dates these projects commenced and were completed. Such references shall be for the Lead Entity or principals of the Lead Entity. Include contact name, address, telephone numbers, and email addresses. Include letters of interest or other evidence of ability to arrange financing.
- H. Number of Copies.** Four (4) copies of the proposal, including the executed release documents, should be submitted to the Urban Renewal Agency of the City of Twin Falls in care of Nathan Murray, Executive Director, 203

Main Ave. E., Twin Falls, Idaho 83301. All proposals shall be clearly marked with “3rd Ave. S & Idaho St. S Site Proposal.”

- I. Deadline.** Responses must be received no later than **5:00 PM MST on January 4, 2021**. It is the sole responsibility of each developer to see that its submission is received by the date and time stated in this RFP. Project proposals may be received at any time during regular business hours (8:00 a.m. through 5:00 p.m. Monday through Friday, except holidays). The proposals shall be received in the office by 5:00 p.m. on the date specified. No facsimile delivery or e-mail submission will be accepted. Proposals received after the submission deadline will not be considered.

TFURA reserves the right to reject any and all proposals submitted, or to waive any minor formalities of this request if, in the judgment of TFURA, the interest of TFURA would be served. By submitting a proposal, a developer agrees to be bound by the terms and conditions of this RFP. The issuance of the RFP and the receipt and evaluation of submissions, however, does not obligate TFURA to select a developer and/or enter into the ANE or DDA based on the RFP terms and conditions.

- 6. TFURA Selection Criteria:** TFURA will select the preferred redevelopment proposal based on the following criteria:

How the proposed redevelopment meets the goals of TFURA and objectives as outlined below:

- A preference will be given to those proposals that strengthen the educational and cultural assets of the community. This represents TFURA’s priorities, rather than a requirement and will be used as a basis for selection of the strongest proposal,
- The financial strength and experience of the Lead Entity and development team,
- The use of building materials which reflect the dominant, historic materials found in downtown Twin Falls,
- The preservation or enhancement of landscaping on public areas and near sidewalks,
- Compliance of the proposed redevelopment with the OT Zone, the municipal code, and the Amended RAA #4-1 Plan,
- Contribution to local employment and economy,
- Probability of the proposed redevelopment’s success – based upon the stability and capability of the developer, demonstrated success based on past redevelopment projects undertaken by the developer, market analysis, business plan, financial strength, and timeline, and
- Developer’s financial and other expectations of TFURA for the project’s success.

7. Target Dates and Timelines:

The Schedule for each step is approximate and may be adjusted by the Agency Board in its sole discretion.

- Notice published and RFP issued November 27, 2020
- Proposals due to TFURA January 4, 2021
- Review of proposals by TFURA January 11, 2021
- Execution of Agreement to Negotiate Exclusively TBD
 - i. The schedule for the ANE will be determined following the Agency Board's selection of the Selected Developer. Proposal refinement, agreement terms, and reuse appraisal are estimated at 2-3 months
- Execution of DDA TBD
 - i. The schedule for the DDA will be determined following the Agency Board's selection of the proposal and following the ANE. If the ANE advances to a DDA, an estimated 3 months is added.

8. Other Information: All questions regarding this RFP should be directed to the Executive Director, Nathan Murray, nmurray@tfid.org. Only written responses from TFURA will be deemed official responses.

9. TFURA Discretion and Authority: TFURA may terminate the RFP process at any time for any reason with no requirement to disclose its reasoning. TFURA may accept such proposals as it deems to be in the public interest and furtherance of the purposes of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, the Amended RAA #4-1 Plan, or it may proceed with further selection processes, or it may reject any and all submissions. TFURA will determine from the information submitted in the proposals the most qualified developer and the best redevelopment proposal as evaluated under the criteria set forth herein. Final selection, if any, will be made by the TFURA Board.

The issuance of the RFP and the receipt and evaluation of submissions does not obligate TFURA to select a developer and/or enter into the ANE. Submissions do not constitute business terms under any eventual ANE. TFURA will not pay costs incurred in responding to this RFP. TFURA may cancel this process at any time prior to the execution of an ANE without liability.

TFURA intends to select a developer to advance the RFP process toward the ANE and DDA. If TFURA is unable to reach a satisfactory agreement with a developer for the ANE, then TFURA may terminate negotiations with a selected developer and commence negotiations with the next highest ranked developer and proposal and so on or, in its sole discretion, determine to not enter into an ANE or DDA and may terminate the RFP process.

10. **Information for Reference Only:** Neither TFURA, the City of Twin Falls, any other public participant or partner, civic group or individual, nor any of their elected officials, officers, agents, employees or consultants, shall be responsible for the accuracy of any information provided to any person as part of this RRP process, including attachments or documents provided through links. All developers are encouraged to independently verify the accuracy of any information provided. The use of any of this information in the preparation of a response to this request is at the sole risk of the developer. TFURA reserves the rights to modify sample forms in its discretion.

If you have questions regarding the Site and request, please email them to nmurray@tfid.org

11. **Public Nature of All Submissions:** This RFP is a public process therefore information and materials collected under the RFP are public records. The information that is received by TFURA may be subject to disclosure under the Idaho Public Records Act, Title 74, Chapter 1. With the potential exception of some credit data, it is anticipated that submissions in response to this RFP will contain little or no material that is exempt from disclosure under the Idaho Public Records Act. Any questions regarding the applicability of the Public Records Law should be addressed by your own legal counsel PRIOR TO SUBMISSION. TFURA will not provide any opinion or guidance on whether or not any information or materials submitted in response to this RFP would be considered exempt from disclosure under Idaho's Public Records Act. Any proprietary or otherwise sensitive information contained in or with any proposals may be subject to potential disclosure.

Accordingly, RFP developers should take the following steps with respect to any information believed to be exempt from disclosure or confidential:

Developer shall segregate any proprietary or confidential material and provide an explanation as to why such information should not be deemed a public record, citing the applicable portion of the Idaho Public Records Act. On any items submitted with the RFP that the developer believes are exempt from disclosure under the Idaho Public Records Act, clearly mark the upper right corner of each page of any such document or material with the word "Exempt." This does not mean the document qualifies under the legal definition of eligibility, but TFURA will evaluate the request to make the document/page exempt if the content meets the legal requirement otherwise the document will be considered public. TFURA's disclosure of documents or any portion of a document submitted and marked as exempt from disclosure under the Idaho Public Records Act may depend upon official or judicial determinations made pursuant to the Idaho Public Records Act.

Developers, in replying to this RFP agree to release and hold TFURA harmless from any and all liability for disclosing any material or documents included in any proposals submitted to TFURA.

12. General Terms and Conditions:

- The developers shall not offer any gratuities, favors, or anything of monetary value to any official or employee of TFURA or City for the purpose of influencing consideration to this RFP.
- All proposals submitted must be the original work product of the developer. The copying, paraphrasing, or otherwise using of substantial portions of the work product of another is not permitted. Failure to adhere to this instruction will cause the proposal to be rejected.
- TFURA has no responsibility for any expenses incurred by a developer in the course of responding and/or presenting this or subsequent proposals.
- TFURA may terminate or change the RFP process at any time for any reason with no requirement to disclose its reasoning.

TFURA also reserves the right to reject any RFP proposal at any time or to terminate any negotiations implied in this RFP or initiated subsequent to it.
- TFURA may change any part of the RFP process at any time for any reason.
- TFURA may accept such proposals as it deems to be in the public interest and furtherance of the purposes of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, the Amended RAA #4-1 Plan, the City Code and City planning documents, or it may proceed with further selection processes, or it may reject any submissions. TFURA will determine, from the information submitted in the responses, the best proposal to meet the stated duties as evaluated under the criteria set forth herein. The Agency Board will make the final selection.

13. List of Attachments/Resources

Attachments:

- [Release, Waiver & Indemnity Agreement](#) (Required with Submittal)
- [Site Map](#)
- [Land Appraisal](#)

Resources (Links):

- [Amended Urban Renewal Plan for Revenue Allocation Area #4-1 Expansion](#)
- [Text of OT Zone \(Title 10 of the Twin Falls municipal code\)](#)
- [Survey](#)
- [Agreement to Negotiate Exclusively Form](#)
- [Geotechnical Report, dated November 9, 2020](#)
- [Water Sampling Results, dated November 15, 2020](#)
- [Environmental Information Regarding Adjacent Parcel: 341 Hansen Street South](#), Twin Falls, Idaho, Block 133, Lots 17-28 = Enviro-Mont Consulting & Services –Environmental Assessment Phase II Part One, dated July 31, 2007, and Part Two, dated August 28, 2007

RELEASE, WAIVER AND INDEMNITY AGREEMENT

The undersigned has read and fully accepts the discretion and non-liability of the Urban Renewal Agency of the City of Twin Falls, Idaho, also known as the Twin Falls Urban Renewal Agency (the “TFURA”) and the City of Twin Falls, Idaho (the “City”) as stipulated herein.

A. Discretion of City and TFURA

TFURA reserves the right in its sole discretion and judgment for whatever reasons it deems appropriate to, at any time:

1. Modify or suspend any and all aspects of the process for the Request for Proposals (hereinafter “RFP”) seeking interested developers for the Property, as defined in the RFP.
2. Obtain further information from any person, entity, or group, including, but not limited to, any person, entity, or group responding to TFURA’s RFP (any such person, entity, or group so responding is, for convenience, hereinafter referred to as “Developer”), and to ascertain the depth of Developer’s capability and desire to purchase and/or lease and develop the property expeditiously, and in any and all other respects, to meet with and consult with Developer or any other person, entity, or group;
3. Waive any formalities or defects as to form, procedure, or content with respect to its RFP and any responses by any Developer thereto;
4. Accept or reject any proposal or statement of interest received in response to the RFP including any proposal or statement of interest submitted by the undersigned, or select one Developer over another;
5. Accept or reject all or any part of any materials, drawings, plans, implementation programs, schedules, phasings, and proposals or statements, including, but not limited to, the nature and type of development.

B. Non-Liability of City and TFURA

The undersigned agrees: (1) that neither City nor TFURA shall have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any of the following; and (2) that the undersigned has not obtained and shall not obtain at any time, whether before or after acceptance or rejection of any statement of interest or proposal, any claim or claims against City, TFURA, or any of them, or against City property (all as hereinafter defined) or TFURA, directly or indirectly, by reason of all or any of the following:

1. Any aspect of the RFP, including any information or material set forth therein or referred to therein;

2. Any modification or suspension of the RFP for informalities or defects therein;
3. Any modification of or criteria or selection or defects in the selection procedure or any act or omission of TFURA with respect thereto, including, but not limited to, obtaining information from any Developer contacts or consultations with Developers who have submitted statements of interest or proposals as to any matters or any release or dissemination of any information submitted to TFURA;
4. The rejection of any statement of interest or proposal, including any statement of interest or proposal by the undersigned, or the selection of one Developer over another;
5. The acceptance by TFURA of any statement of interest or proposal;
6. Entering into and thereafter engaging in exclusive negotiations;
7. The expiration of exclusive negotiations;
8. Entering into any development agreement, other agreement or lease, relating to the statement of interest or proposal, or as a result thereof;
9. Any statement, representations, acts, or omissions of TFURA in connection with all or any of the foregoing;
10. The exercise of TFURA discretion and judgment set forth herein or with respect to all or any of the foregoing; and
11. Any and all other matters arising out of or directly or indirectly connected with all or any of the foregoing.

The undersigned further, by its execution of this Release, expressly and absolutely waives any and all claim or claims against TFURA and TFURA property, or City and City property, directly or indirectly, arising out of or in any way connected with all or any of the foregoing.

For purposes of this section, the terms "TFURA," and "City" include their respective commissioners, appointed and elected officials, members, officers, employees, agents, selection committee, volunteers, successors, and assigns; the terms "TFURA property" or "City property" include property which is the subject of the RFP and all other property of TFURA and City, real, personal, or of any other kind or character; the terms "claim or claims" include any and all protests, rights, remedies, interest, objections, claims, demands, actions, or causes of actions, of every kind or character whatsoever, in law or equity, for money or otherwise including, but not limited to, claims for injury, loss, expense, or damage, claims to property, real or personal, or rights or interests therein, and claims to contract or development rights or development interests of any kind or character, in any TFURA and/or City property, or claims which might be asserted against to cloud title to TFURA or City property. The words "Developer or Developers" shall include any person, entity, or group responding to TFURA's RFP.

C. Hold Harmless and Indemnity

The undersigned shall defend, hold harmless, and indemnify TFURA and City, and each of them, from and against any and all claims, directly or indirectly, arising out of the Undersigned's responses to the RFP, including, but not limited to, claims, if any, made by Undersigned or by anyone connected or associated with Undersigned or by anyone claiming directly or indirectly through Undersigned.

Interested Developer

BY: _____

Its: _____

Date: _____

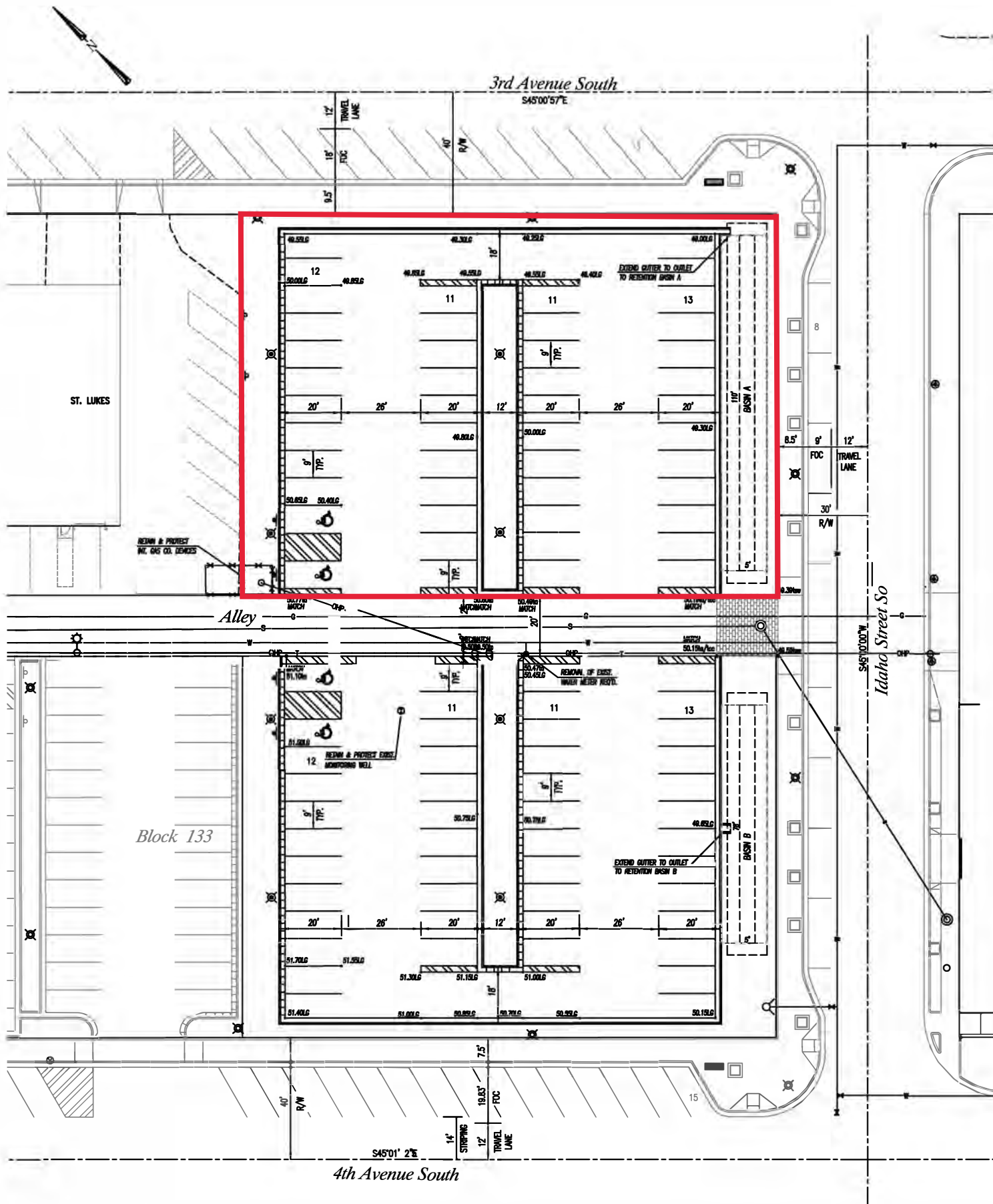
ACKNOWLEDGMENT

STATE OF IDAHO)
) ss.
COUNTY OF _____)

On this ____ day of _____, 202__, before me, _____,
a Notary Public in and for said State, personally appeared _____,
known or identified to me (or proved to me on the oath of _____) to be the
_____ of _____, an _____,
the entity that executed the instrument or the person who executed the instrument on behalf of
said entity and acknowledged to me that such entity executed the same.

Notary Public for the State of Idaho

My commission expires _____



McKinlay & Klundt Appraisal Company

(Bus) (208) 734-5522

P.O. Box 5698
Twin Falls, Idaho 83303

(Fax) (208) 734-9755

AN APPRAISAL REPORT OF

Seventeen Parcels of Vacant Land

LOCATED IN

The Downtown Area of the City of Twin Falls
Twin Falls, Idaho

CLIENT

Urban Renewal Agency of the City of Twin Falls

McKinlay & Klundt Appraisal Company

(Bus) (208) 734-5522

P.O. Box 5698
Twin Falls, Idaho 83303

(Fax) (208) 734-9755

December 2, 2020

Urban Renewal Agency
Nathan Murray, URA Executive Director
203 Main Avenue East
Twin Falls, Idaho 83301

Re: Seventeen Parcels in the Area
Downtown City of Twin Falls,
Twin Falls County, Idaho

Dear Nathan Murray,

At your request, we have appraised a real property interest for the above real estate. Our objective was to form one or more opinions about the market value for a 100% ownership interest in the subject property's fee simple estate assuming no liens or encumbrances other than normal covenants and restrictions of record.

The subject property consists of seventeen commercial parcels, most of which are paved parking lots, with the remainder being undeveloped parcels located on or near the Rock Creek Canyon rim. The parcels are owned by the Urban Renewal Agency of the City of Twin Falls, Idaho. The parcels are all located in commercial zoning districts. The parcels range in size from 5,053+/- square feet to 120,792+/- square feet. Additional details on the parcels appraised can be found in the Subject Description Section of the report.

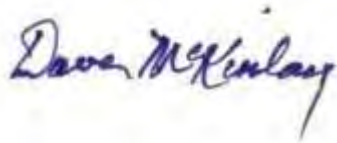
This valuation contains analyses, opinions, and conclusions along with market data and reasoning appropriate for the scope of work detailed later herein. It was prepared solely for the intended use and intended user(s) explicitly identified in the attached report. Unauthorized users do so at their own risk. The appraisal is communicated in the attached document, which conforms to the version of the Uniform Standards of Professional Appraisal Practice (USPAP) in effect on this report's preparation date of December 2, 2020.

This letter is not an appraisal report hence it must not be removed from the attached 113-page document. If this letter is disjoined from the attached appraisal report, then the value opinions set forth in this letter are invalid because the analyses, opinions, and conclusions cannot be properly understood.

In general, valuation of the subject property involves no atypical issues. All value opinions are affected by all the information, extraordinary assumptions, hypotheses, general limiting conditions, facts, descriptions, and disclosures stated in the attached appraisal report. After careful consideration of all factors pertaining to and influencing value, the data, and analysis thereof firmly supports the following final value opinion(s) for the subject property as of September 28, 2020:

Subject Properties				
#	Address	Parcel Number	Square Feet	Rounded Value
1	SW Corner of 2nd Ave E and Hansen St	RPT000108700CA	8,015	\$35,000
2	SW Corner of 3rd Ave S and Idaho St	RPT0001133010B	21,780	\$100,000
3	341 Hansen St S	RPT0001133017A	18,731	\$85,000
4	249 4th Ave S	RPT0001133025A	12,502	\$55,000
5	135 5th Ave S	RPT0001145011A	28,140	\$125,000
6	229 2nd Ave N	RPT0001085008A	21,867	\$100,000
7	241 2nd Ave N	RPT0001085006A	6,229	\$30,000
8	250 5th Ave S	RPT0001155000A	21,344	\$95,000
9	South of Minidoka Ave and Hansen St	RPT00107166005	56,192	\$250,000
10	244 Railroad Ave S	RPT4401001018A	8,320	\$25,000
11	237 Maxwell Ave	RPT4401001035A	5,053	\$15,000
12	SE Corner of 5th Ave W and Gooding St	RPT0001153001D	18,600	\$85,000
13	SW Corner of 5th Ave W and Shoshone St	RPT0001153007A	12,545	\$55,000
14	151 Maxwell Ave	RPT4401001028A	10,019	\$30,000
15	260 Maxwell Ave	RPT00107166613	6,186	\$3,000
16	247 Bell St	RPT00107166620	120,792	\$60,000
17	274 Victory Ave	RPT00107171241	77,667	\$40,000

Thank you for your business. Let us know how we may further serve you.



Dave McKinlay
 Certified General Appraiser-71
 McKinlay & Klundt Appraisal Co.
 License Expiration Date: 04/08/2021



Travis Klundt
 Certified General Appraiser-2212
 McKinlay & Klundt Appraisal Co.
 License Expiration Date: 01/13/2021

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Overview . . .

Salient Information	
<i>Property Type</i>	Vacant Land
<i>Real Estate Appraised</i>	Seventeen Parcels Twin Falls, Idaho
<i>County</i>	Twin Falls
<i>Estate Valued</i>	100% of the Fee Simple Estate
<i>Client</i>	Urban Renewal Agency of the City of Twin Falls
<i>Client File Number</i>	20-2017
<i>Intended Use</i>	Decisions by Ownership
<i>Intended User</i>	Urban Renewal Agency of the City of Twin Falls
<i>Most Likely Buyer</i>	Secure Income Investor/Owner-User
<i>Effective Value Date</i> (point in time that the value applies)	September 28, 2020
<i>Report Date</i> (date the report is transmitted to client)	December 2, 2020

Subject Properties				
#	Address	Parcel Number	Square Feet	Rounded Value
1	SW Corner of 2nd Ave E and Hansen St	RPT000108700CA	8,015	\$35,000
2	SW Corner of 3rd Ave S and Idaho St	RPT0001133010B	21,780	\$100,000
3	341 Hansen St S	RPT0001133017A	18,731	\$85,000
4	249 4th Ave S	RPT0001133025A	12,502	\$55,000
5	135 5th Ave S	RPT0001145011A	28,140	\$125,000
6	229 2nd Ave N	RPT0001085008A	21,867	\$100,000
7	241 2nd Ave N	RPT0001085006A	6,229	\$30,000
8	250 5th Ave S	RPT0001155000A	21,344	\$95,000
9	South of Minidoka Ave and Hansen St	RPT00107166005	56,192	\$250,000
10	244 Railroad Ave S	RPT4401001018A	8,320	\$25,000
11	237 Maxwell Ave	RPT4401001035A	5,053	\$15,000
12	SE Corner of 5th Ave W and Gooding St	RPT0001153001D	18,600	\$85,000
13	SW Corner of 5th Ave W and Shoshone St	RPT0001153007A	12,545	\$55,000
14	151 Maxwell Ave	RPT4401001028A	10,019	\$30,000
15	260 Maxwell Ave	RPT00107166613	6,186	\$3,000
16	247 Bell St	RPT00107166620	120,792	\$60,000
17	274 Victory Ave	RPT00107171241	77,667	\$40,000

Noteworthy Issues

No atypical factors significantly affect value. The real estate appraised is generally typical for this type property in this locale.



Scope of Work • • •

Scope of Work

Introduction

The Uniform Standards of Professional Appraisal Practice (USPAP) defines scope of work as “*the type and extent of research and analysis in an assignment*”. Scope of work includes, but is not limited to:

- the extent to which the property is identified;
- the extent to which tangible property is observed;
- the type and extent of data researched; and
- the type and extent of analyses applied to arrive at opinions or conclusions.

Assignment Elements

The purpose of this assignment (the problem to be solved) is to form one or more opinions about value. This purpose necessitates identification of seven assignment elements listed below.

1. Client Information

Client's Name **	Mr. Nathan Murray
Client's Company Name	Urban Renewal Agency of the City of Twin Falls
Appraiser(s) Engaged By	The Client's Agent
Client's Interest In Property Appraised	Ownership

2. Other Intended Users

None

3. Intended Use Of Report (*To aid*)

Decisions By Ownership

4. Value Opinion(s) Developed

Market value

Standard / Definition Of Value Used
To Form The Value Opinion(s)

Advisory Opinion 30 of USPAP, which is the same
definition as the one in FIRREA.

**** *The client is always an intended user.***

Scope of Work

Assignment Elements

5. Key Dates

Effective Value Date (point in time the value applies)	September 28, 2020
Date Property Appraised Was Observed By One Or More Appraisers Signing This Report	Land & Building Observed September 28, 2020

6. Assignment Conditions

Extraordinary Assumptions	One Or More Apply, Detailed Later Herein
Hypothetical Conditions	None Used
Jurisdictional Exceptions	None Used
Expected Public or Private On-Site or Off-Site Improvements Affect Value	Not Expected
Assemblage of Estates or Component Parts Affects Value	Not Expected
Other	None Used

Scope of Work

Relevant Characteristics

The seventh assignment element is relevant characteristics about the property appraised. These characteristics are typically categorized as physical, legal, and economic.

Physical attributes of the property appraised are presented later in the Subject section of this report. Some characteristics are identified below. Atypical issues are listed in the Noteworthy Issues section and may be further detailed elsewhere herein.

Unless specifically stated otherwise, the estate appraised (listed below) assumes no adverse leases, liens or encumbrances other than normal covenants and restrictions of record.

7a. Physical

Existing Property Use	Commercial Land
Property Use Reflected In One Or More Value Opinions	Continued Use As Is
Sources of Information About the Property Appraised Included	Just An Exterior Observation; Online Public Records; Public Records In Government Office

7b. Legal

Category Of Property Appraised	Real Property
Estate(s) Appraised	Fee Simple
Legal Issues Considered	No Atypical Legal Issues
Environmental Concerns	No Known Environmental Concerns

7c. Economic

Effect Of Lease(s) On Value	Effect Of A Lease Not Considered In Appraisal
Cost Information	
Type of Reconstruction Cost Used	Reconstruction Cost Not Considered
Source of Reconstruction Cost Information	Not Applicable

Scope of Work

Extent of Services Provided

Number of Final Value Opinions Developed	Seventeen
Value Opinion(s) Reflect The Worth Of the Property Appraised	As Is
Extent Of Report Preparation	An Appraisal Report
Other Reporting Requirements	Not Applicable
Extent Of Data Research	Typical
Data Sources	Local MLS; Private Data Provider Service; Public Records At Government Office; Online Public Records; Other Appraisers; Real Estate Sales Agents; Buyers and / or Sellers; Landlords and / or Tenants
Documents Considered	County Records
Data Verification	Direct and Indirect Methods
	Moderate Exterior Only
Extent Of Subject Observation By One Or More Appraisers Signing Report	Specifics of this viewing, if any, are detailed in the Extraordinary Assumptions & Disclosures section of this report.

Other Intended Use Considerations

Client's Prior Engagement Of Appraisal Services	Unknown
Loan To Value Ratio	Not Applicable
Atypical Issues	No Atypical Issues
Assignment Complexity	Typical Complexity
FIRREA Compliance	Not Applicable
Insurable Value	Insurable Value Is Not An Intended Use

Miscellaneous Matters

Scope of Work Agreement	Agreement in Addenda
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Scope of Work

Appraisal Development

Appraisal development is the extent of research and analyses that produce one or more credible opinions of value for one or more specifically identified intended users and an explicitly stated intended use. In this context, credible is defined as "worthy of belief".

Depending upon the intended use, intended users, and agreements between the appraiser and the client, the appraisal development process may include several, but not necessarily all of the following tasks.

- observation of the property appraised
- research for appropriate market data
- data verification
- consideration of influential market area, physical, economic, and governmental factors
- determination of the subject's highest and best use(s), if appropriate
- development of one or more applicable approaches to value
- reconciliation of value indications
- preparation of this report

In most cases, the core valuation process begins with a highest and best use analysis. This is essential because it establishes a framework for the proper selection of comparables. Cited comparables should have the same highest and best use as the property appraised.

Scope of Work

Appraisal Development

If some property modification like new construction is contemplated, a feasibility analysis may be appropriate. In some cases, feasibility may simply be justified by inferred market evidence like low vacancy or rising rents.

According to USPAP, all approaches that are applicable to the interest being appraised and necessary to produce credible results must be developed. The type of highest and best use; extent of feasibility considered; and the relevance of each major approach are listed below.

Highest and Best Use	An Inferred Demand Analysis
Feasibility Analysis (a more detailed study separate from highest & best use)	Separate Feasibility Analysis Not Developed
Cost Approach	Not Applicable And Not Included In Report
Sales Comparison	Applicable And Included In Report
Income Approach	Not Applicable And Not Included In Report

Quoting "*The Appraisal of Real Estate*" Thirteenth Edition published by the Appraisal Institute, page 186 says

"Highest and best use analysis and feasibility analysis are interrelated, but feasibility analysis may involve data and considerations that are not directly related to highest and best use determinations. Such analyses may be more detailed than highest and best use analysis, have a different focus, or require additional research."

Applicable and necessary approaches were selected for development after consideration of available market data, intended use, and intended user(s). An approach considered not applicable was omitted because this methodology is not appropriate for the property interest being appraised, or sufficient data to properly develop the approach was not available. Any approach judged not applicable, yet included in this report, was developed solely at our client's request. Data used to develop an inapplicable but included approach has a low to nil degree of comparability to the subject. Hence, no emphasis was given an approach deemed not applicable but included. Furthermore, no liability or responsibility is assumed for an approach considered not applicable but included at the client's request.

Scope of Work

Concept Explanations

Intended use and all intended user(s) should be weighed heavily during the scope of work decision. A single intended user who frequently engages appraisal services is likely very knowledgeable about the appraisal process. For this type user, the appraisal development and reporting for less complex property types might be toward the lower end of the spectrum. By contrast, multiple intended users, especially those with opposing motivations, likely need extensive appraisal development and reporting. Litigation is a prime example when a thorough appraisal development and detailed reporting is warranted.

A loan to value ratio reflects risk. For commercial-grade loans, ratios over 75% are generally regarded as risky. If a contemplated loan is viewed as risky, then the extent of appraisal development and the level of report detail should be more comprehensive. Similarly, more complex properties generally warrant more thorough analyses and more extensive report details.

Prior engagement of appraisal services by a client implies a level of awareness about the appraisal process. A greater awareness may justify a less thorough level of report detail whereas the opposite is true for an individual who has never engaged an appraisal.

A Jurisdictional Exception is an assignment condition, which voids a portion of USPAP that is contrary to law or public policy. When a Jurisdictional Exception applies, only the contrary portion is void. The remainder of USPAP remains in full force and effect. Jurisdiction Exceptions always shrink USPAP, not expand it.

Data verification affects reliability. Direct data verification confirms information used in the report with one or more parties who have in-depth knowledge about physical characteristics for the property being appraised, or related financial details. Indirect verification employs information obtained from a secondary source like a data reporting service, a multiple listing service, or another appraiser. Direct verification is generally more time-consuming and costly, but also more reliable.

Information from all data sources was examined for accuracy, is believed reliable, and assumed reasonably accurate. However, no guaranties or warranties for the information are expressed or implied. No liability or responsibility is assumed by McKinlay & Klundt Appraisal Company or the appraiser(s) for any inaccuracy from any seemingly credible information source.

Scope of Work

Concept Explanations

A statement about observation of the subject property by the appraiser(s) is listed above. If the subject was observed, this viewing was not as thorough as a professional property inspection. A professional inspector determines the precise physical condition, remaining useful life, and operability of major building components like the structural system, roof cover, electrical system, plumbing, and heating plant. Inspectors typically do not ascertain size of the building, or characteristics of the land. By contrast, an appraiser commonly ascertains both land and building size. Ordinarily, appraisers do not determine operability, or remaining useful life of building systems. An appraiser typically views real estate to determine only general attributes like physical condition of the building as a whole, site topography and access, building size, construction quality, floor plan, and functionality of the property as a whole. For this appraisal, no probes, investigations, or studies were made to discover unapparent, adverse physical features.

Highest and best use analyses can be categorized into two groups - inferred and fundamental. A fundamental analysis is quantified from broad demographic and economic data such as population, household size, and income. Supply is inventoried. Subject specific characteristics are considered. Then, the relationship between supply and demand is weighed to determine a specific highest and best use for the subject. An inferred analysis uses local trends and patterns to infer a general highest and best use for the subject. For an inferred analysis, market dynamics that might be considered include prices, market exposure times, rents, vacancy, and listings of similar real estate. Inferred analyses emphasize historical data while fundamental analyses are based on future projections. The kind of highest and best use analysis utilized in this assignment is listed above.

Scope of Work Limitation

All readers of this report should be aware the foundation, for conclusions communicated herein, was based on and limited to an **inferred market analysis, not a fundamental market study**. Our scope of work agreement with our client does not include a detailed fundamental analysis.

A *fundamental analysis* forecasts demand from broad demographic and economic data like population and income. Existing supply is inventoried. Then the relationship of supply and demand is weighed to determine net demand. An *inferred analysis* is based on local trends and patterns from which inferences are made. Sales, listings, marketing intervals, and/or price change for other similar land infer there is adequate demand for the subject parcel at a price level congruous with this data.

If the client desires an in-depth analysis regarding the subject's marketability, potential alternate uses, or a numeric demand analysis, it is suggested a detailed fundamental market analysis be prepared.

Report Reliance & Use Restrictions

No liability is assumed, expressed, or implied by McKinlay & Klundt Appraisal Company, or the appraiser(s) for unauthorized use of this report. Only those persons, parties, entities, companies, corporations, partnerships, associations, or groups that are explicitly identified as an intended user on page 2 may rely on, and use this report. There are no implied, suggested, inferred, consequential, or indirect intended users of this report. Unauthorized users should not use, or rely on any portion of this document. Unauthorized users do so at their own risk and peril.

Scope of Work Exclusion - Insurable Value

The cost approach may or may not have been developed herein. Unless explicitly stated otherwise, the cost approach was developed solely to support the subject's market value. Use of this appraisal, in whole or part, for another purpose is not an expected intended use. Nothing in this appraisal should be used, or relied upon to determine the amount or type of insurance coverage to be placed on the subject property. The signatory / signatories to this report assume no liability for, and do not guarantee that any insurable value inferred from this report will result in the subject property being adequately insured for any loss that may be sustained. Since labor costs, material costs, building codes, construction intervals, and governmental regulations are constantly changing, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than this report's effective value date.

Extraordinary Assumptions & Disclosures

An extraordinary assumption is defined by the Uniform Standards of Professional Appraisal Practice (USPAP) to be “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinion or conclusions”. Extraordinary assumptions presume as fact otherwise uncertain information. In other words, this type assumption involves uncertainty about an underlying premise. An example is a survey that displays a lot size. If the lot size is later found to be much smaller, then the value conclusion may be negatively affected.

USPAP Standard Rule 1-2(f) requires the identification of all extraordinary assumptions that are necessary for credible assignment results. This appraisal employs the following extraordinary assumptions.

- Features of the subject site such as legal description, dimensions, size, etc. were obtained from publicly available sources. All information taken therefrom is assumed reasonably correct.
- Some details of the subject improvements like size and shape were obtained from public records. Other features such as exterior materials were obtained from public observation and/or measurement. All are assumed reasonably correct.
- Observation of the subject property was limited to the entire site. Unseen spaces are assumed to have physical condition and construction quality similar to that in observed spaces. It is further assumed the subject has no hidden defects. The appraiser(s) did not attempt to study, dig, probe, investigate, detect, remove materials, or discover unfavorable physical features.
- Real estate tax information for the subject was obtained from a reputable online source, so it is assumed reasonably correct. Moreover, this information is assumed the most recent that is expeditiously available to the public.
- Assumptions and presumptions discussed in the Noteworthy Issues section of this report, if any, are incorporated by way of reference into these Extraordinary Assumptions & Disclosures.
- A recently issued title policy was not furnished to the appraiser(s). If a value-impairment is identified or suggested in a title policy, another professional report, or some other document, this appraisal does not address issues that are significantly atypical for a valuation of this type property unless specifically identified in the Scope of Work and/or Noteworthy Issues section of this report.

The above extraordinary assumptions as well as other assumptions anywhere herein are integral premises upon which the conclusions in this document are based. If any of these assumptions are later found to be materially untrue or inaccurate, then this report’s assignment results may or may not be affected.

Hypothetical Conditions

USPAP defines a hypothetical condition as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”

Hypothetical conditions assume conditions that are contrary to known fact. An illustration is the current valuation of a proposed home. For the purpose of a rational analysis, it is assumed the home exists on the effective value date, but it is known the home is nonexistent. Another example is a new zoning classification, that a property does not have today, but the new zoning is assumed for the purpose of a logical current valuation. Uncertainty is not involved with a hypothetical condition. An essential premise underlying the valuation is known not to exist on the effective value date.

USPAP Standard Rule 1-2(g) requires the identification of all hypothetical conditions that are necessary for a credible value opinion. This appraisal employs no hypothetical conditions.

Personal Property & Intangibles

Personal property is movable and **not** permanently affixed to the real estate. Examples of personal property are freestanding ranges, refrigerators, tables, desks, chairs, beds, linen, silverware, hand tools, and small utensils. An intangible is a nonphysical asset like franchises, trademarks, patents, goodwill, and mineral rights. Personal and intangible property included in this appraisal's value opinion, if any, is considered typical for this type real estate, yet insignificant to the value opinion. Therefore, non-realty is not itemized or valued herein. Moreover, this report's final value conclusion(s) **excludes** unaffixed equipment, detached trade fixtures, and chattel unless specifically stated to the contrary.

Definition of Market Value

The definition of *market value* is used in all federally regulated transactions that exceed a minimum amount. This definition is mandated by Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989. The exact same definition was published in the Federal Register several times by different federal agencies. Some printings are: 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; and 59 Federal Register 29499, June 7, 1994.)

Federal agencies publishing the **exact same definition** include the

- Office of the Comptroller of the Currency (OCC) as 12 CFR 34, subpart C
- Federal Reserve Board (FRB) as 12 CFR 225, Subpart G
- Federal Deposit Insurance Corporation (FDIC) as 12 CFR 323.2, Definition (g) in 55 Federal Register, 33,888 August 20, 1990, Effective September 19, 1990.
- Office of Thrift Supervision (OTS) as 12 CFR 564
- National Credit Union Administration (NCUA) as 12 CFR 722

The **exact same definition** was again published jointly by the OCC, OTS, FRS, and FDIC on page 61 of the "Interagency Appraisal and Evaluation Guidelines". These guidelines were published in the Federal Register on December 10, 2010 as Volume 55, page 77472. All the above citations defined market value as:

"the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- *buyer and seller are both typically motivated;*
- *both parties are well informed or well advised, and acting in what they consider their own best interests;*
- *a reasonable time is allowed for exposure in the open market;*
- *payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- *the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

Virtually the same definition is also cited in Advisory Opinion 30 in the Uniform Standards of Professional Appraisal Practice (USPAP).

Definition of Real Property Estates

One or more of the following underlined legal estates or interests are valued in this report. Definitions of three estates, quoted immediately below, are from *The Dictionary of Real Estate Appraisal*, 6th Edition; published by the Appraisal Institute, copyright 2015.

- Fee Simple Estate *"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*
- Leased Fee Estate *"The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."*
- Leasehold Estate *"The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease."*

The words "Leased Fee Estate" constitute a real estate term. This term is not defined in Black's Law Dictionary, the Deluxe Eight Edition. However, leased fee estate is defined by USLegal.com as:

"an ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; usually consists of the right to receive rent and the right to repossession at the termination of lease."

In effect, the definitions of "lease fee estate" by the Appraisal Institute and USLegal.com are equivalent.

Chicago Title Insurance Company, one of the largest in the country, does not use the term "Lease Fee Estate" in their title insurance policies. Chicago Title does insure the "Fee Simple Estate Subject to the Leases". **For all practical purposes, the terms "Leased Fee Estate" and "Fee Simple Estate Subject to the Leases" are equivalent.**

Market value of the leased fee estate represents the worth of real property to the landlord (the lessor) as encumbered by terms set forth in one or more leases. A leasehold estate is the tenant's (the lessee's) interest in real property.

A lease is an encumbrance because it limits or precludes the landlord's right of use. If a property is unencumbered, then usage of the term "fee simple estate" could be strictly or narrowly interpreted to mean the property is not encumbered by lease. If there are no leases for a multitenant facility, then the building has no lease income. Under this interpretation, the value of the fee simple (V_{FS}) would be less than the value of the leased fee (V_{LF}).

Accordingly, the $V_{FS} < V_{LF}$ because lease-up costs must be paid by a buyer to find tenants.

In effect, total lease-up cost would constitute a penalty to the property's value imposed by a buyer. Components of a total lease-up cost include leasing commissions, rent loss, concessions, tenant improvements, any other cash expenditures, and buyer incentive to undertake the risk of lease-up.

Definition of Real Property Estates

According to the Appraisal Institute course *General Appraiser Income Approach, Part 2* - page 231, there are two interpretations of the term "fee simple estate". A second interpretation for fee simple estate is a value-oriented definition used by many real estate appraisers. For valuation purposes, market value of the fee simple is the worth of the property assuming it is already leased at market rent to a level of stabilized occupancy. Under this interpretation, the $V_{FS} \geq V_{LF}$ because lease-up costs to find tenants are already paid.

An extremely important concept in the valuation of leases is the relationship between market rent or income (I_{FS}) and contract rent, the rent stated in a lease (I_{LF}). If the contract rent is below market rent ($I_{LF} < I_{FS}$), the tenant enjoys an advantageous position called a positive leasehold interest. Then, the value of the leased fee is usually less than the value of the fee simple ($V_{LF} < V_{FS}$). If contract rent exceeds market rent ($I_{LF} > I_{FS}$), then the landlord has an advantage while the tenant has an unfavorable position called a negative leasehold interest. When contract rent equals market rent, then the numerical value of these two estates is equal but the rights of each estate are distinctly different.

In essence, the difference interpretations for the fee simple estate involve lease-up costs. If fee simple is interpreted to mean no leases encumber the property, then a buyer of a multitenant facility would incur lease-up costs. These cost would likely be substantial so a prospective buyer would penalize the property by the amount of the total lease-up cost, which is detailed above. If fee simple is interpreted to mean the value of real property already leased up to stabilized occupancy at market rent, then no lease-up is necessary so no lease-up penalty is appropriate.

For valuation purposes in this report, three estates are defined below.

- *Market value of the **fee simple estate** for a single-user property like a one-user building or vacant land represents the worth to the most probable buyer via the sales comparison approach. Income generation on a rental basis is not an important factor to this buyer. Property suitability for the buyer's own use or use control are the primary purchasing criteria. Lease-up costs are not relevant. In this context, fee simple means the property is not encumbered by lease.*
- *The **fee simple estate** for a multiple-tenant facility is different from the one immediately above. A different interpretation is appropriate for a building designed to generate real estate rental income like a shopping center or apartment building. This estate for this type property is defined as the worth to the most probable buyer assuming the property is already leased to a level of stabilized occupancy at normal market terms including market rent. Lease-up costs are assumed already paid so a lease-up penalty is not appropriate.*
- *An investment grade, leased, single-user building is best valued in a fashion that is similar to a multiple-tenant property. Hence, the interpretation for fee simple in the immediately preceding paragraph is best for an investment grade, leased, single-user building.*
- *Market value of the **leased fee estate** is defined as the worth of real property to its current owner as encumbered by terms specified in one or more leases.*
- *Lastly, a **leasehold estate** is defined as one tenant's interest in real property as defined by a lease.*

These definitions are crucial valuation concepts in this report.

Non-Disclosure State

Idaho is a non-disclosure state. This means essential information like grantor, grantee, sale prices and sale dates for real estate transactions are not listed in public records. Hence, appraisers must gather key details from parties involved who have no incentive to cooperate. Often appraisers are compelled to obtain the information from secondary sources. This lessens reliability of the data and lengthens the time required to complete a proper appraisal. McKinlay & Klundt Appraisal Company discloses it made reasonable attempts, within the context of the scope of work, to obtain all key information from seemingly reliable sources; but common sense suggests some data may not be completely accurate.

Assemblage

USPAP Standard Rule 1-4(e) requires an analysis of the assemblage of various estates or component parts that affect value. In this case, no assemblage is expected so value is not affected.

Contingent and Limiting Conditions

1. By this notice, all persons, companies, or corporations using or relying on this report in any manner bind themselves to accept these Contingent and Limiting conditions, and all other contingent and limiting conditions contained elsewhere in this report. Do not use any portion of this report unless you fully accept all Contingent and Limiting conditions contained throughout this document.
2. The "Subject" or "Subject Property" refers to the real property that is the subject of this report. An Appraiser is defined as an individual person who is licensed to prepare real estate appraisal-related services in the State of Idaho and affixes his / her signature to this document.
3. Throughout these Contingent and Limiting Conditions, the singular term "Appraiser" also refers to the plural term "Appraisers". The terms "Appraiser" and "Appraisers" also refer jointly / collectively to "McKinlay & Klundt Appraisal Company", its officers, employees, contractors, personnel, staff, shareholders, members, and affiliates. The masculine terms "he" or "his" also refer to the feminine term "she" or "her".
4. In these Contingent and Limiting Conditions, the "Parties" refers to all of the following collectively: (a) the Appraiser(s), (b) McKinlay & Klundt Appraisal Company, (c) the client, and (d) all intended users.
5. These Contingent and Limiting Conditions are an integral part of this report along with all certifications, definitions, descriptions, facts, statements, assumptions, disclosures, hypotheses, analyses, and opinions.
6. All contents of this report are prepared solely for the explicitly identified client and other explicitly identified intended users. The liability of the Appraiser is limited solely to the client. There is no accountability, obligation, or liability to any other third party. Other intended users may read but not rely on this report. In no event, shall the Appraisers be liable for consequential, special, incidental or punitive loss, damages or expense (including without limitation, lost profits, opportunity costs, etc.) even if advised of their possible existence. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all contingent and limiting conditions, assumptions, and disclosures. Use of this report by third parties shall be solely at the risk of the third party.
7. This document communicates the results of an appraisal assignment. This communication is not an inspection, engineering, construction, legal, or architectural report. It is not an examination or survey of any kind. Expertise in these areas is not implied. The Appraiser is not responsible for any costs incurred to discover, or correct any deficiency in the property.

Contingent and Limiting Conditions

8. As part of this appraisal, information was gathered and analyzed to form opinion(s) that pertain solely to one or more explicitly identified effective value dates. The effective value date is the only point in time that the value applies. Information about the subject property, neighborhood, comparables, or other topics discussed in this report was obtained from sensible sources. In accordance with the extent of research disclosed in the Scope of Work section, all information cited herein was examined for accuracy, is believed to be reliable, and is assumed reasonably accurate. However, no guaranties or warranties are made for this information. No liability or responsibility is assumed for any inaccuracy which is outside the control of the Appraiser, beyond the scope of work, or outside reasonable due diligence of the Appraiser.
9. Real estate values are affected by many changing factors. Therefore, any value opinion expressed herein is considered credible only on the effective value date. Every day that passes thereafter, the degree of credibility wanes as the subject changes physically, the economy changes, or market conditions change. The Appraiser reserves the right to amend these analyses and/or value opinion(s) contained within this appraisal report if erroneous, or more factual-information is subsequently discovered. No guarantee is made for the accuracy of estimates or opinions furnished by others, and relied upon in this report.
10. In the case of limited partnerships, syndication offerings, or stock offerings in the real estate, the client agrees that in case of lawsuit (brought by the lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will hold McKinlay & Klundt Appraisal Company, its officers, contractors, employees and associate appraisers completely harmless. Acceptance of, and/or use of this report by the client, or any third party is prima facie evidence that the user understands and agrees to all these conditions.

Contingent and Limiting Conditions

11. For appraisals of multiunit residential, only a portion of all dwellings was observed. A typical ratio of observed dwellings roughly approximates 10% of the total number of units, and this ratio declines as the number of dwellings grows. It is assumed the functionality, physical condition, construction quality, and interior finish of unseen units are like the functionality, physical condition, construction quality, and interior finish of observed units. If unobserved dwellings significantly differ from those that were viewed in functionality, physical condition, quality, or finish, the Appraiser reserves the right to amend theses analysis and/or value opinion(s).
12. If the appraised property consists of a physical portion of a larger parcel is subject to the following limitations. The value opinion for the property appraised pertains only to that portion defined as the subject property. This value opinion should not be construed as applying with equal validity to other complementary portions of the same parcel. The value opinion for the physical portion appraised + the value of all other complementary physical portions may or may not equal the value of the whole parcel.
13. Unless specifically stated otherwise herein, the Appraiser is unaware of any engineering study made to determine the bearing capacity of the subject land, or nearby lands. Improvements in the vicinity, if any, appear to be structurally sound. It is assumed soil and subsoil conditions are stable and free from features that cause supernormal costs to arise. It is also assumed existing soil conditions of the subject land have proper load bearing qualities to support the existing improvements, or proposed improvements appropriate for the site. No investigations for potential seismic hazards were made. This appraisal assumes there are no conditions of the site, subsoil, or structures, whether latent, patent, or concealed that would render the subject property less valuable. Unless specifically stated otherwise in this document, no earthquake compliance report, engineering report, flood zone analysis, hazardous substance determination, or analysis of these unfavorable attributes was made, or ordered in conjunction with this appraisal report. The client is strongly urged to retain experts in these fields, if so desired.
14. If this report involves an appraisal that values an interest, which is less than the whole fee simple estate, then the following disclosure applies. The value for any fractional interest appraised + the value of all other complementary fractional interests may or may not equal the value of the entire fee simple estate.
15. If this appraisal values the subject as though construction, repairs, alterations, remodeling, renovation, or rehabilitation will be completed in the future, then it is assumed such work will be completed in a timely fashion, using non-defective materials, and proper workmanship. All previously completed work is assumed completed in substantial conformance with plans, specifications, descriptions, or attachments made or referred to herein. It is also assumed all planned, in-progress, or recently completed construction complies with the zoning ordinance, and all applicable building codes. A prospective value opinion has an effective value date that is beyond or in the future relative to this report's preparation date. If this appraisal includes a prospective valuation, it is understood and agreed the Appraiser is not responsible for an unfavorable value effect caused by unforeseeable events that occur before completion of the project.

Contingent and Limiting Conditions

16. This valuation may or may not include an observation of the appraised property by an Appraiser. The extent of any observation is disclosed in the Scope of Work section of this report. Any observation by an Appraiser is not a professional property inspection. Viewing of the subject was limited to components that were not concealed, clearly observable, and readily accessible without a ladder on the property observation date. As used herein, readily accessible means within the Appraiser's normal reach without the movement of any man made or natural object. Comments or descriptions about physical condition of the improvements are based solely on a superficial visual observation. These comments are intended to familiarize the reader with the property in a very general fashion.
17. The allocation of value between the subject's land and improvements, if any, represents our judgment only under the existing use of the property. A re-evaluation should be made if the improvements are removed, substantially altered, or the land is utilized for another purpose.
18. The Client and all intended users agree to all the following. (A) This appraisal does not serve as a warranty on the physical condition or operability of the property appraised. (B) All users of this report should take all necessary precautions before making any significant financial commitments to or for the subject. (C) Any estimate for repair or alternations is a non-warranted opinion of the Appraiser.
19. Electric, heating, cooling, plumbing, water supply, sewer or septic, mechanical equipment, and other property systems were not tested. No determination was made regarding the operability, capacity, or remaining physical life of any component in, on, or under the real estate appraised. All building components are assumed adequate and in good working order unless stated otherwise. Private water wells and private septic systems are assumed sufficient to comply with federal, state, or local health safety standards. No liability is assumed for the soundness of structural members since structural elements were not tested or studied to determine their structural integrity. The roof cover for all structures is assumed water tight unless otherwise noted. This document is not an inspection, engineering or architectural report. If the client has any concern regarding structural, mechanical, or protective components of the improvements, or the adequacy or quality of sewer, water or other utilities, the client should hire an expert in the appropriate discipline before relying upon this report. No warranties or guarantees of any kind are expressed or implied regarding the current or future physical condition or operability of any property component.
20. Any exhibits in the report are intended to assist the reader in visualizing the subject property and its surroundings. The drawings are not surveys unless specifically identified as such. No responsibility is assumed for cartographic accuracy. Drawings are not intended to be exact in size, scale, or detail.
21. Value opinions involve only real estate, and inconsequential personal property. Unless explicitly stated otherwise, value conclusions do not include personal property, unaffixed equipment, trade fixtures, business-good will, chattel, or franchise items of material worth.

Contingent and Limiting Conditions

22. All information and comments concerning the location, market area, trends, construction quality, construction costs, value loss, physical condition, rents, or any other data for the subject represent estimates and opinions of the Appraiser. Expenses shown in the Income Approach, if used, are only estimates. They are based on past operating history, if available, and are stabilized as generally typical over a reasonable ownership period.
23. No liability is assumed for matters of legal nature that affect the value of the subject property. Unless a clear statement to the contrary is made in this report, value opinion(s) formed herein are predicated upon the following assumptions. (A) The real property is appraised as though, and assumed free from all value impairments including yet not limited to title defects, liens, encumbrances, title claims, boundary discrepancies, encroachments, adverse easements, environmental hazards, pest infestation, leases, and atypical physical deficiencies. (B) All real estate taxes and assessments, of any type, are assumed fully paid. (C) It is assumed ownership of the property appraised is lawful. (D) It is also assumed the subject property is operated under competent and prudent management. (E) The subject property was appraised as though, and assumed free of indebtedness. (F) The subject real estate is assumed fully compliant with all applicable federal, state, and local environmental regulations and laws. (G) The subject is assumed fully compliant with all applicable zoning ordinances, building codes, use regulations, and restrictions of all types. (H) All licenses, consents, permits, or other documentation required by any relevant legislative or governmental authority, private entity, or organization have been obtained, or can be easily be obtained or renewed for a nominal fee.
24. Conversion of the subject's income into a market value opinion is based upon typical financing terms that were readily available from a disinterested, third party lender on this report's effective date. Atypical financing terms and conditions do not influence market value, but may affect investment value.
25. This appraisal was prepared by McKinlay & Klundt Appraisal Company and consists of trade secrets and commercial or financial information, which is privileged, confidential, and exempt from disclosure under 5 U.S.C. 522 (b) (4).
26. The Appraiser is not required to give testimony or produce documents because of having prepared this report unless arrangements are agreed to in advance. If the Appraiser is subpoenaed pursuant to court order or required to produce documents by judicial command, the client agrees to compensate the Appraiser for his appearance time, preparation time, travel time, and document preparation time at the regular hourly rate then in effect plus expenses and attorney fees. In the event the real property appraised is, or becomes the subject of litigation, a condemnation, or other legal proceeding, it is assumed the Appraiser will be given reasonable advanced notice, and reasonable additional time for court preparation.

Contingent and Limiting Conditions

27. Effective January 26, 1992, the Americans with Disabilities Act (ADA) - a national law, affects all non-residential real estate or the portion of any property, which is non-residential. The Appraiser has not observed the subject property to determine whether the subject conforms to the requirements of the ADA. It is possible a compliance survey, together with a detailed analysis of ADA requirements, could reveal the subject is not fully compliant. If such a determination was made, the subject's value may or may not be adversely affected. Since the Appraiser has no direct evidence, or knowledge pertaining to the subject's compliance or lack of compliance, this appraisal does not consider possible noncompliance or its effect on the subject's value.
28. McKinlay & Klundt Appraisal Company and the Appraiser have no expertise in the field of insect, termite, or pest infestation. We are not qualified to detect the presence of these or any other unfavorable infestation. The Appraiser has no knowledge of the existence of any infestation on, under, above, or within the subject real estate. No overt evidence of infestation is apparent to the untrained eye. However, we have not specifically inspected or tested the subject property to determine the presence of any infestation. No effort was made to dismantle or probe the structure. No effort was exerted to observe enclosed, encased, or otherwise concealed evidence of infestation. The presence of any infestation would likely diminish the property's value. All value opinions in this communication assume there is no infestation of any type affecting the subject real estate or the Appraiser is not responsible for any infestation or for any expertise required to discover any infestation. Our client is urged to retain an expert in this field, if desired.
29. All opinions are those of the signatory Appraiser based on the information in this report. No responsibility is assumed by the Appraiser for changes in market conditions, or for the inability of the client, or any other party to achieve their desired results based upon the appraised value. Some of the assumptions or projections made herein can vary depending upon evolving events. We realize some assumptions may never occur and unexpected events or circumstances may occur. Therefore, actual results achieved during the projection period may differ from those set forth in this report. Compensation for appraisal services is dependent solely on the delivery of this report, and no other event or occurrence
30. No warranties are made by the Appraiser concerning the property's conformance with any applicable government code or property covenant including but not limited to all laws, ordinances, regulations, agreements, declarations, easements, condominium regulations, restrictions, either recorded or unrecorded. The client is urged to engage the services of a licensed attorney to confirm any legal issue affecting the property appraised. No liability or responsibility is assumed by the Appraiser to determine the cost of replacing or curing any supposedly defective physical component.
31. In the event of an alleged claim due to some defective physical component, the client must notify McKinlay & Klundt Appraisal Company and allow its representatives and experts to examine and test the alleged defective component before any repairs or modifications are made. If any type of repair or modification is made without the knowledge of the Appraisers, the Appraiser is released from all liability, real or alleged.

Contingent and Limiting Conditions

32. The client and all explicitly identified intended users agree to notify in writing McKinlay & Klundt Appraisal Company, within one year of this report's preparation date, of any claim relating to or arising from this report regardless of any statute of limitations. If McKinlay & Klundt Appraisal Company does not receive this written notification within the year period defined in the paragraph, then the claimant releases the Appraiser from all claims arising from or related to this report.
33. The client and all explicitly identified intended users acknowledge that any claim relating to this report shall be settled in accordance with the commercial arbitration rules of the American Arbitration Association with the Parties each paying an equal share of all associated costs.
34. Any alleged claim must be filed in the Circuit Court for the County that encompasses most of or all of Twin Falls, Idaho 83303 where the Appraiser's business office is located. If a court of law voids any portion of these Contingent and Limiting Conditions, then the remainder remains in full force and effect. The claimant(s) agree not to contest the venue set forth herein and to submit to, and not contest, the exercise of personal jurisdiction over them by the foregoing court. The claimant(s) waive all rights concerning the exercise of personal jurisdiction of them by the foregoing courts and all claims of or concerning forum non-conveniences in the foregoing forum.
35. Superseding all comments to the contrary regardless of the date, this report may not be transferred or assigned without the prior written consent of McKinlay & Klundt Appraisal Company, the copyright holder.
36. No part of this report shall be published or disseminated to the public by advertising media, public relations media, news media, sales media, electronic devices, or other media without the prior written consent of McKinlay & Klundt Appraisal Company. This restriction applies particularly as to analyses, opinions, and conclusions; the identity of the Appraiser; and any reference to the Appraisal Institute or its MAI, SRPA, or SRA designations. Furthermore, no part of this report may be reproduced or incorporated into any information retrieval system without prior written permission from McKinlay & Klundt Appraisal Company, the copyright holder.



Professional Standards

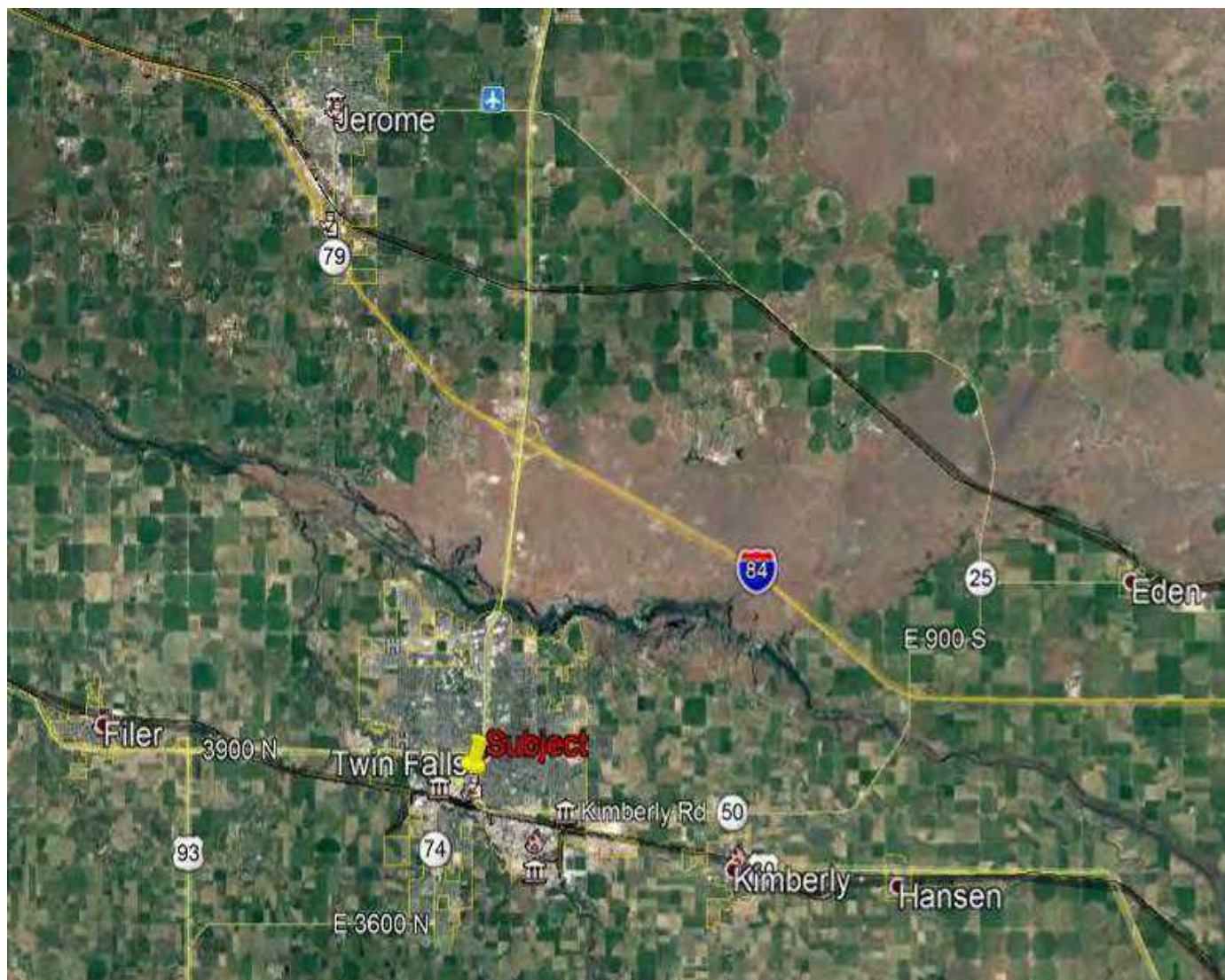
All leading professional appraisal organizations, the U.S. Congress, all state legislatures, and numerous legal jurisdictions recognize the Uniform Standards of Professional Appraisal Practice (USPAP), promulgated by the Appraisal Foundation. Revised biennially to keep it contemporary, these standards set forth ethical practices and proper procedures for a competent appraisal. This appraisal fully complies with all relevant portions of the USPAP version in effect on the report date. It also complies with the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA), a federal law. The report date is shown in the Salient Information.

Competency

The persons signing this report are licensed to appraise real property in the state the subject is located. They affirm they have the experience, knowledge, and education to value this type property. They have previously appraised similar real estate.



Regional Map



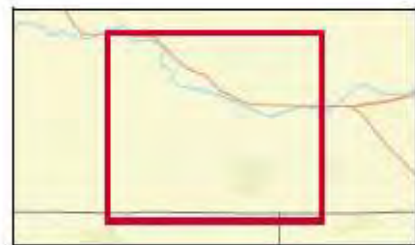
Regional Data



Site Map

Twin Falls County, ID 2
Twin Falls County, ID (16083)
Geography: County

Prepared by Esri



November 24, 2020

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Page 1 of 1



Executive Summary

Twin Falls County, ID 2
Twin Falls County, ID (16083)
Geography: County

Prepared by Esri

Population

	Twin Falls Co...
2000 Population	64,284
2010 Population	77,230
2020 Population	88,340
2025 Population	95,024
2000-2010 Annual Rate	1.85%
2010-2020 Annual Rate	1.32%
2020-2025 Annual Rate	1.47%
2020 Male Population	49.4%
2020 Female Population	50.6%
2020 Median Age	35.4

In the identified area, the current year population is 88,340. In 2010, the Census count in the area was 77,230. The rate of change since 2010 was 1.32% annually. The five-year projection for the population in the area is 95,024 representing a change of 1.47% annually from 2020 to 2025. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 38.5.

Households

2020 Wealth Index	70
2000 Households	23,853
2010 Households	28,760
2020 Total Households	32,807
2025 Total Households	35,253
2000-2010 Annual Rate	1.89%
2010-2020 Annual Rate	1.29%
2020-2025 Annual Rate	1.45%
2020 Average Household Size	2.66

The household count in this area has changed from 28,760 in 2010 to 32,807 in the current year, a change of 1.29% annually. The five-year projection of households is 35,253, a change of 1.45% annually from the current year total. Average household size is currently 2.66, compared to 2.65 in the year 2010. The number of families in the current year is 22,320 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

November 24, 2020



Executive Summary

Twin Falls County, ID 2
Twin Falls County, ID (16083)
Geography: County

Prepared by Esri

	Twin Falls Co...
Mortgage Income	
2020 Percent of Income for Mortgage	16.5%
Median Household Income	
2020 Median Household Income	\$52,925
2025 Median Household Income	\$55,227
2020-2025 Annual Rate	0.86%
Average Household Income	
2020 Average Household Income	\$68,841
2025 Average Household Income	\$75,619
2020-2025 Annual Rate	1.90%
Per Capita Income	
2020 Per Capita Income	\$25,584
2025 Per Capita Income	\$28,071
2020-2025 Annual Rate	1.87%

Households by Income

Current median household income is \$52,925 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$55,227 in five years, compared to \$67,325 for all U.S. households.

Current average household income is \$68,841 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$75,619 in five years, compared to \$99,510 for all U.S. households.

Current per capita income is \$25,584 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,071 in five years, compared to \$37,691 for all U.S. households.

Housing

2020 Housing Affordability Index	143
2000 Total Housing Units	25,595
2000 Owner Occupied Housing Units	16,303
2000 Renter Occupied Housing Units	7,550
2000 Vacant Housing Units	1,742
2010 Total Housing Units	31,072
2010 Owner Occupied Housing Units	19,123
2010 Renter Occupied Housing Units	9,637
2010 Vacant Housing Units	2,312
2020 Total Housing Units	35,205
2020 Owner Occupied Housing Units	22,623
2020 Renter Occupied Housing Units	10,184
2020 Vacant Housing Units	2,398
2025 Total Housing Units	37,634
2025 Owner Occupied Housing Units	24,299
2025 Renter Occupied Housing Units	10,954
2025 Vacant Housing Units	2,381

Currently, 64.3% of the 35,205 housing units in the area are owner occupied; 28.9% are renter occupied; and 6.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 31,072 housing units in the area - 61.5% owner occupied, 31.0% renter occupied, and 7.4% vacant. The annual rate of change in housing units since 2010 is 5.71%. Median home value in the area is \$208,394, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.19% annually to \$243,871.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

November 24, 2020

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KEY FACTS

88,340

Population



2.7

Average Household Size

35.4

Median Age

\$52,925

Median Household Income

EDUCATION

11%

No High School Diploma



28%

High School Graduate



39%

Some College



22%

Bachelor's/Grad/Pr of Degree

BUSINESS



3,566

Total Businesses



38,670

Total Employees

EMPLOYMENT



57%

White Collar



31%

Blue Collar



12%

Services

12.0%

Unemployment Rate

INCOME



\$52,925

Median Household Income



\$25,584

Per Capita Income



\$82,492

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (23.2%)

The smallest group: \$200,000+ (3.1%)

Indicator ▲	Value	Difference	
<\$15,000	11.5%	+1.9%	
\$15,000 - \$24,999	9.0%	-0.7%	
\$25,000 - \$34,999	9.4%	-0.2%	
\$35,000 - \$49,999	16.0%	+1.2%	
\$50,000 - \$74,999	23.2%	+2.1%	
\$75,000 - \$99,999	11.6%	-1.0%	
\$100,000 - \$149,999	12.6%	-0.9%	
\$150,000 - \$199,999	3.6%	-1.3%	
\$200,000+	3.1%	-1.1%	

Bars show deviation from

Ideho ▼

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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Market Profile

Twin Falls County, ID 2
Twin Falls County, ID (16083)
Geography: County

Prepared by Esri

	Twin Falls Co...
Population Summary	
2000 Total Population	64,284
2010 Total Population	77,230
2020 Total Population	88,340
2020 Group Quarters	963
2025 Total Population	95,024
2020-2025 Annual Rate	1.47%
2020 Total Daytime Population	88,841
Workers	40,376
Residents	48,465
Household Summary	
2000 Households	23,853
2000 Average Household Size	2.64
2010 Households	28,760
2010 Average Household Size	2.65
2020 Households	32,807
2020 Average Household Size	2.66
2025 Households	35,253
2025 Average Household Size	2.67
2020-2025 Annual Rate	1.45%
2010 Families	19,954
2010 Average Family Size	3.16
2020 Families	22,320
2020 Average Family Size	3.20
2025 Families	23,844
2025 Average Family Size	3.21
2020-2025 Annual Rate	1.33%
Housing Unit Summary	
2000 Housing Units	25,595
Owner Occupied Housing Units	63.7%
Renter Occupied Housing Units	29.5%
Vacant Housing Units	6.8%
2010 Housing Units	31,072
Owner Occupied Housing Units	61.5%
Renter Occupied Housing Units	31.0%
Vacant Housing Units	7.4%
2020 Housing Units	35,205
Owner Occupied Housing Units	64.3%
Renter Occupied Housing Units	28.9%
Vacant Housing Units	6.8%
2025 Housing Units	37,634
Owner Occupied Housing Units	64.6%
Renter Occupied Housing Units	29.1%
Vacant Housing Units	6.3%
Median Household Income	
2020	\$52,925
2025	\$55,227
Median Home Value	
2020	\$208,394
2025	\$243,871
Per Capita Income	
2020	\$25,584
2025	\$28,071
Median Age	
2010	34.4
2020	35.4
2025	35.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

November 24, 2020



Market Profile

Twin Falls County, ID 2
Twin Falls County, ID (16083)
Geography: County

Prepared by Esri

		Twin Falls Co...
2020 Households by Income		
Household Income Base		32,807
<\$15,000		11.5%
\$15,000 - \$24,999		9.0%
\$25,000 - \$34,999		9.4%
\$35,000 - \$49,999		16.0%
\$50,000 - \$74,999		23.2%
\$75,000 - \$99,999		11.6%
\$100,000 - \$149,999		12.6%
\$150,000 - \$199,999		3.6%
\$200,000+		3.1%
Average Household Income		\$68,841
2025 Households by Income		
Household Income Base		35,253
<\$15,000		10.5%
\$15,000 - \$24,999		8.6%
\$25,000 - \$34,999		8.4%
\$35,000 - \$49,999		15.6%
\$50,000 - \$74,999		23.2%
\$75,000 - \$99,999		11.8%
\$100,000 - \$149,999		14.0%
\$150,000 - \$199,999		4.3%
\$200,000+		3.6%
Average Household Income		\$75,619
2020 Owner Occupied Housing Units by Value		
Total		22,623
<\$50,000		5.5%
\$50,000 - \$99,999		8.4%
\$100,000 - \$149,999		13.6%
\$150,000 - \$199,999		20.3%
\$200,000 - \$249,999		13.3%
\$250,000 - \$299,999		13.1%
\$300,000 - \$399,999		14.6%
\$400,000 - \$499,999		6.6%
\$500,000 - \$749,999		3.4%
\$750,000 - \$999,999		0.6%
\$1,000,000 - \$1,499,999		0.5%
\$1,500,000 - \$1,999,999		0.0%
\$2,000,000 +		0.1%
Average Home Value		\$241,670
2025 Owner Occupied Housing Units by Value		
Total		24,299
<\$50,000		4.2%
\$50,000 - \$99,999		5.8%
\$100,000 - \$149,999		9.8%
\$150,000 - \$199,999		17.7%
\$200,000 - \$249,999		14.2%
\$250,000 - \$299,999		15.7%
\$300,000 - \$399,999		18.4%
\$400,000 - \$499,999		8.4%
\$500,000 - \$749,999		4.3%
\$750,000 - \$999,999		0.7%
\$1,000,000 - \$1,499,999		0.6%
\$1,500,000 - \$1,999,999		0.0%
\$2,000,000 +		0.1%
Average Home Value		\$269,175

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

November 24, 2020



Market Profile

Twin Falls County, ID 2
Twin Falls County, ID (16083)
Geography: County

Prepared by Esri

		Twin Falls Co...
2010 Population by Age		
Total		77,230
0 - 4		8.2%
5 - 9		7.7%
10 - 14		7.2%
15 - 24		14.1%
25 - 34		13.5%
35 - 44		11.3%
45 - 54		13.0%
55 - 64		11.1%
65 - 74		7.3%
75 - 84		4.5%
85 +		2.1%
18 +		72.6%
2020 Population by Age		
Total		88,340
0 - 4		7.8%
5 - 9		7.6%
10 - 14		7.2%
15 - 24		12.5%
25 - 34		14.4%
35 - 44		12.3%
45 - 54		10.5%
55 - 64		11.8%
65 - 74		9.1%
75 - 84		4.8%
85 +		2.0%
18 +		73.6%
2025 Population by Age		
Total		95,024
0 - 4		7.8%
5 - 9		7.6%
10 - 14		7.6%
15 - 24		12.6%
25 - 34		13.4%
35 - 44		13.0%
45 - 54		10.6%
55 - 64		10.3%
65 - 74		9.6%
75 - 84		5.6%
85 +		2.0%
18 +		73.1%
2010 Population by Sex		
Males		38,115
Females		39,115
2020 Population by Sex		
Males		43,680
Females		44,660
2025 Population by Sex		
Males		47,012
Females		48,012

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

November 24, 2020



Market Profile

Twin Falls County, ID 2
Twin Falls County, ID (16083)
Geography: County

Prepared by Esri

Twin Falls Co...

2010 Population by Relationship and Household Type

Total	77,230
In Households	98.6%
In Family Households	83.9%
Householder	25.8%
Spouse	20.2%
Child	32.6%
Other relative	3.0%
Nonrelative	2.4%
In Nonfamily Households	14.7%
In Group Quarters	1.4%
Institutionalized Population	1.0%
Noninstitutionalized Population	0.4%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

November 24, 2020



Market Profile

Twin Falls County, ID 2
Twin Falls County, ID (16083)
Geography: County

Prepared by Esri

	Twin Falls Co...
2020 Population 25+ by Educational Attainment	
Total	57,363
Less than 9th Grade	4.9%
9th - 12th Grade, No Diploma	6.5%
High School Graduate	22.3%
GED/Alternative Credential	5.8%
Some College, No Degree	25.6%
Associate Degree	13.3%
Bachelor's Degree	13.7%
Graduate/Professional Degree	7.9%
2020 Population 15+ by Marital Status	
Total	68,366
Never Married	25.2%
Married	57.2%
Widowed	5.5%
Divorced	12.2%
2020 Civilian Population 16+ in Labor Force	
Civilian Population 16+	45,397
Population 16+ Employed	88.0%
Population 16+ Unemployment rate	12.0%
Population 16-24 Employed	13.6%
Population 16-24 Unemployment rate	20.8%
Population 25-54 Employed	62.6%
Population 25-54 Unemployment rate	10.8%
Population 55-64 Employed	17.8%
Population 55-64 Unemployment rate	9.1%
Population 65+ Employed	5.9%
Population 65+ Unemployment rate	11.4%
2020 Employed Population 16+ by Industry	
Total	39,935
Agriculture/Mining	7.1%
Construction	7.0%
Manufacturing	11.8%
Wholesale Trade	3.4%
Retail Trade	13.4%
Transportation/Utilities	5.2%
Information	1.4%
Finance/Insurance/Real Estate	3.9%
Services	42.9%
Public Administration	4.0%
2020 Employed Population 16+ by Occupation	
Total	39,935
White Collar	53.6%
Management/Business/Financial	12.6%
Professional	18.2%
Sales	10.6%
Administrative Support	12.1%
Services	15.5%
Blue Collar	31.0%
Farming/Forestry/Fishing	4.7%
Construction/Extraction	4.9%
Installation/Maintenance/Repair	6.2%
Production	7.0%
Transportation/Material Moving	8.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

November 24, 2020



Market Profile

Twin Falls County, ID 2
Twin Falls County, ID (16083)
Geography: County

Prepared by Esri

	Twin Falls Co...
2010 Households by Type	
Total	28,760
Households with 1 Person	24.3%
Households with 2+ People	75.7%
Family Households	69.4%
Husband-wife Families	54.1%
With Related Children	24.5%
Other Family (No Spouse Present)	15.3%
Other Family with Male Householder	4.8%
With Related Children	3.1%
Other Family with Female Householder	10.5%
With Related Children	7.2%
Nonfamily Households	6.3%
All Households with Children	35.4%
Multigenerational Households	3.2%
Unmarried Partner Households	6.5%
Male-female	6.0%
Same-sex	0.5%
2010 Households by Size	
Total	28,760
1 Person Household	24.3%
2 Person Household	34.8%
3 Person Household	15.0%
4 Person Household	12.8%
5 Person Household	7.2%
6 Person Household	3.6%
7 + Person Household	2.1%
2010 Households by Tenure and Mortgage Status	
Total	28,760
Owner Occupied	66.5%
Owned with a Mortgage/Loan	46.0%
Owned Free and Clear	20.5%
Renter Occupied	33.5%
2020 Affordability, Mortgage and Wealth	
Housing Affordability Index	143
Percent of Income for Mortgage	16.5%
Wealth Index	70
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	31,072
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	72.8%
Rural Housing Units	27.2%
2010 Population By Urban/ Rural Status	
Total Population	77,230
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	72.0%
Rural Population	28.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

November 24, 2020



Market Profile

Twin Falls County, ID 2
Twin Falls County, ID (16083)
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Prepared by Esri

Twin Falls Co...	
Top 3 Tapestry Segments	
1.	Middleburg (4C)
2.	Set to Impress (11D)
3.	Green Acres (6A)
2020 Consumer Spending	
Apparel & Services: Total \$	\$54,161,985
Average Spent	\$1,650.93
Spending Potential Index	77
Education: Total \$	\$41,097,859
Average Spent	\$1,252.72
Spending Potential Index	70
Entertainment/Recreation: Total \$	\$84,631,602
Average Spent	\$2,579.68
Spending Potential Index	79
Food at Home: Total \$	\$138,105,062
Average Spent	\$4,209.62
Spending Potential Index	79
Food Away from Home: Total \$	\$95,323,495
Average Spent	\$2,905.58
Spending Potential Index	77
Health Care: Total \$	\$153,644,785
Average Spent	\$4,683.29
Spending Potential Index	81
HH Furnishings & Equipment: Total \$	\$56,235,252
Average Spent	\$1,714.12
Spending Potential Index	78
Personal Care Products & Services: Total \$	\$23,571,724
Average Spent	\$718.50
Spending Potential Index	78
Shelter: Total \$	\$474,317,246
Average Spent	\$14,457.81
Spending Potential Index	75
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$62,447,324
Average Spent	\$1,903.48
Spending Potential Index	81
Travel: Total \$	\$59,590,179
Average Spent	\$1,816.39
Spending Potential Index	75
Vehicle Maintenance & Repairs: Total \$	\$31,097,226
Average Spent	\$947.88
Spending Potential Index	82

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

November 24, 2020



South Central Idaho

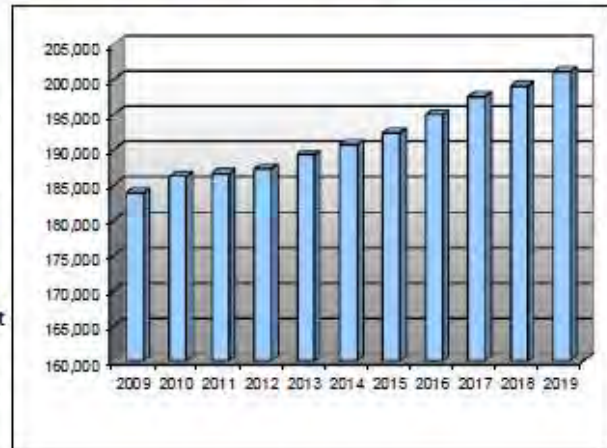
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September 2020

Workforce Trends

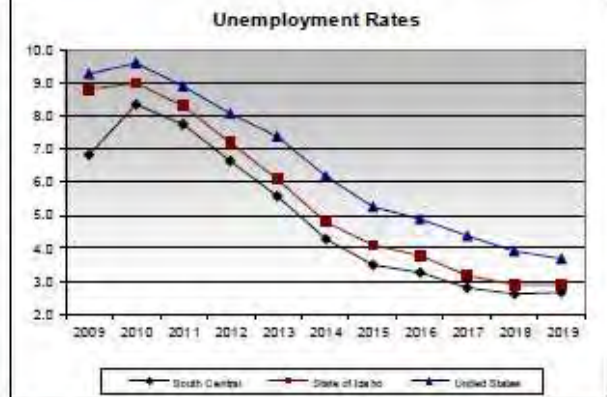
Population

South central Idaho has grown steadily from 183,814 in the eight-county area in 2009 to 201,031 in 2019, an uptick of 9.4 percent or 17,217 residents. The highest growth counties were Twin Falls and Jerome at almost 14% and 11%, respectively. Twin Falls County continues its sixth ranking size-wise among Idaho's 44 counties. Growth is attributed to both in-migration of workers and retirees but supported also by natural increases from births outweighing deaths. Counties located on Interstate 84 have fared better economically in south central Idaho. The Hispanic population estimate is about 49,000—24 percent of the south central population or one in four residents compared to the state at one in ten. Many workers were initially attracted by seasonal farm jobs and since have permanently settled in the region that offers year-round dairy work or service-related jobs with reasonably-priced education for the next generation. The outlook for annual growth is steady. Twin Falls is the eighth largest city at 51,197 in 2019, growing 1% since 2018 and blowing past the 50,000 mark for the first time. Twin Falls and Jerome counties were delineated a Metropolitan Statistical Area after release of the 2010 Census results.



Labor Force & Employment

Employment opportunities slowed in 2009 when the Great Recession impacted south central Idaho. Before then, manufacturing was on the rise with the relocation of national durable manufacturers primarily to the four largest counties with multiple I-84 access—Twin Falls, Jerome, Cassia and Minidoka. The high-volume dairy production kept milk processors and cheese companies in growth mode, attempting to utilize milk capacity. Blaine County was hit the hardest in that monumental downturn, battered by the loss of consumer interest in tourism and second homes. The construction industry is still rebuilding after losing workers and tradesman to retirement and other industries such as health care. Minidoka and Cassia Counties fared the recession by steadily attracting new industry and workforce. Twin Falls' investment in commercial construction continues even after the completion of a \$250 million hospital, the College of Southern Idaho's new LEED-certified Health Science building and an Applied Technology building, a \$450 million Greek yogurt plant, and a new bypass, along with a handful of new hotels. Repurposing Twin Falls and Rupert's downtowns is paying off. Those national retailers announcing closures are seamlessly backfilled. Coveted national franchise restaur-



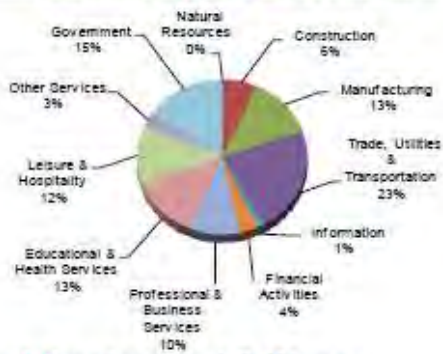
ants are whetting diners' appetites—Olive Garden opened its doors early in 2019. Clif Bar's first commercial bakery started production June 2016 in Twin Falls after the region gained notoriety with Chobani's 'world's largest Greek yogurt plant'. The College of Southern Idaho, always a leader in the state for accessing post-secondary education and training continues to work closely with Southern Idaho Economic Development. It offers curricula custom-designed for employers, a popular dual-credit program and two-year degrees at one-third the cost of credits at four-year universities. CSI is offering its first bachelor degree program in Food Processing and is partnering with the University of Idaho's Center for Agriculture, Food and the Environment—CAFÉ opening in 2023/2024.

Labor Force	Aug 19	Aug 20
Civilian Labor Force	101,338	103,789
Total Employment	98,631	99,919
Unemployed	2,707	3,870
South Central % Unemployed	2.7	3.7
State of Idaho % Unemployed	2.8	4.2
U.S. % Unemployed	3.7	8.4

Labor Force	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Civilian Labor Force	94,623	93,249	93,486	93,236	93,276	93,997	95,625	96,686	98,086	99,278	101,187
Unemployment	6,486	7,808	7,246	6,182	5,213	4,042	3,365	3,162	2,756	2,584	2,715
% of Labor Force Unemployed	6.9	8.4	7.8	6.6	5.6	4.3	3.5	3.3	2.8	2.6	2.7
Employment	88,137	85,441	86,240	87,054	88,063	89,955	92,260	93,524	95,330	96,694	98,472

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Nonfarm Payroll Jobs for 2019



Covered Employment & Wages

Per capita income is 12% higher than the state and 10% lower than the nation—up over 50% since 2009 outpacing the state and nation. The region's growth was 4.2% over the year—less than the state and nation. Per capita income in south central Idaho advanced in all counties except for Gooding with its stronghold of dairies and accompanying financial woes. South central Idaho covered wages ranked fifth lowest of the six regions statewide driven by strong service and agricultural sectors with part-time and/or seasonal jobs. Growth in covered wages and average employment since 2009 underperformed the state. The region has the highest percentage of goods producing jobs to service jobs. Many believe the region carries less risk than others that rely heavily on the military, large corporations or government, which all must regularly renew funding or contracts. Covered employment reached a record average high in 2019 topping 91,000. The region is currently adjusting to its new norm after significant job creation yet persistent demand for workforce continues. New schools and homes are popping up with only the smallest counties not capitalizing on the latest economic expansion, including Camas, Gooding and Lincoln counties. The COVID-19 crisis has uprooted growth.

Major Employers

Amalgamated Sugar	Hliex Poly aka Novolex
Bettencourt Dairies	Jerome Cheese aka Agropur
Cassia Regional Medical Center	McCain Foods
C3 CustomerContactChannels	Minidoka Regional Medical Center
Chobani Greek Yogurt	Personnel Plus
Clear Springs Foods	Power Engineers
College of Southern Idaho	Spears Manufacturing, Inc.
Lamb Weston	St. Luke's Regional Medical Center
Glanbia Foods NA	Sun Valley Company
Independent Meat	Wal-Mart

South Central Occupational Wages*	Entry Wage	Median Wage
Bookkeeping, Accounting, & Auditing Clerks	\$10.60	\$19.29
Cashiers	\$8.96	\$10.99
Childcare Workers	\$8.34	\$10.80
Customer Service Representatives	\$10.91	\$15.84
Dental Assistant	\$12.60	\$15.34
Janitors & Cleaners	\$9.90	\$13.50
Laborer & Material Handler	\$11.02	\$15.61
Office Clerks, General	\$10.21	\$15.66
Team Assemblers	\$10.77	\$14.78
Registered Nurses	\$23.14	\$31.54
Retail Salespersons	\$9.78	\$15.32
Teachers, Elementary	\$33,645	\$52,710
Teachers, Secondary	\$36,831	\$48,703
Truck Drivers, Heavy & Tractor-Trailer	\$10.65	\$16.50

* Additional occupational wage data can be found on the Idaho Department of Labor website at lmi.idaho.gov.

Covered Employment & Average Annual Wages Per Job for 2009, 2018 & 2019				2009		2018		2019		
				Avg	Avg	Avg	Avg	Avg	Avg	
				Employment	Wages	Employment	Wages	Employment	Wages	
Total Covered Wages				78,668	\$29,901	89,904	\$37,466	91,331	\$38,452	
Agriculture				9,219	\$27,653	10,667	\$37,147	10,756	\$38,441	
Mining				185	\$31,893	172	\$40,682	166	\$40,291	
Construction				4,410	\$33,275	5,006	\$42,259	5,245	\$43,171	
Manufacturing				7,853	\$37,833	10,145	\$49,038	10,382	\$50,488	
Trade, Utilities & Transportation				18,549	\$29,184	18,070	\$38,311	18,210	\$39,255	
Information				1,221	\$34,359	915	\$45,245	895	\$46,395	
Financial Activities				2,807	\$38,670	2,767	\$48,427	2,797	\$51,909	
Professional and Business Services				6,705	\$32,537	7,832	\$38,202	7,800	\$38,418	
Educational and Health Services				8,416	\$31,710	10,163	\$38,402	10,496	\$39,958	
Leisure and Hospitality				7,458	\$14,948	9,392	\$18,250	9,838	\$18,602	
Other Services				2,058	\$25,300	2,469	\$34,278	2,472	\$34,234	
Government				11,807	\$31,172	12,309	\$35,986	12,273	\$36,893	
Per Capita Income	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
South Central Region	\$32,508	\$34,100	\$37,036	\$39,626	\$41,375	\$44,154	\$45,731	\$45,926	\$47,262	\$49,263
State of Idaho	\$31,186	\$31,957	\$33,515	\$35,188	\$36,200	\$37,896	\$39,857	\$40,670	\$42,094	\$43,901
United States	\$39,284	\$40,546	\$42,735	\$44,599	\$44,851	\$47,058	\$48,978	\$49,870	\$51,885	\$54,446

Information provided by Bureau of Economic Analysis

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DEPARTMENT OF LABOR
BRAD LITTLE, GOVERNOR
JANI REYER, DIRECTOR

This region is served by the office listed below:
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labor.idaho.gov

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Twin Falls County

September 2020

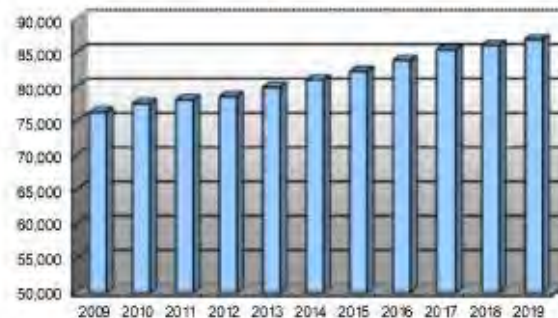
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Workforce Trends

Population

The population of Twin Falls County has grown steadily from 76,271 in 2009 to 86,878 in 2019, a 14% increase. The population grew at a sustainable pace of 1% from 2018, continuing to be ranked sixth most populous county in the state. It is a thriving retail hub for south central Idaho and northern Nevada, drawing on a consumer base of over 250,000. It is also the only county regionally considered urban, based on city size greater than 20,000. The city of Twin Falls is the county seat with a 2019 population estimate of 50,197—first time cresting 50,000. Abundant natural resources, recreational opportunities and cultural events attract travelers and residents. It lies on the edge of the spectacular Snake River Canyon spanned by the Perrine Bridge, one of the nation's few legal take-offs for BASE jumpers. A path winds along the canyon rim adjacent to a new visitor's center, retail shops, restaurants and a clubby event center, all with a bird's eye view of golf courses. World-renown Shoshone Falls is just two miles up the canyon. A strong job market, wildly successful downtown redevelopment and job creation support continued growth. COVID-19 struck hard and fast.

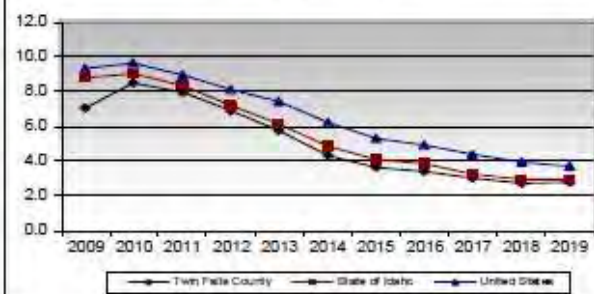
Population



Labor Force & Employment

Although the economy remains heavily tied to agriculture, the county has diversified. Community partnerships landed Dell customer service jobs in 2002 replaced by C3 Customer Contact Channels in 2010. Manufacturing jobs with Jayco RV have attracted feeder companies along with an expansion creating 300 new jobs. Chobani Greek Yogurt's investment of \$750 million in plant and equipment has brought over 1,000 jobs to the valley. The investment brought relief to stressed dairies suffering from extended periods of low milk prices and higher feed costs but there is still excess milk for processing. Single family housing permits peaked at over 650 in 2005 but averaged around 225 the last three years. Unemployment fell to a then low of 2.8% in 2007 peaking at 8.5% in 2010. The 2019 unemployment rate of 2.8% is up slightly from a record low of in 2018, with less seasonality than previous decades. Twin Falls County is losing its tradition of lower-than-the-state unemployment rates with the state gaining growth recognition in many economic indicators. The civilian labor force increased 1.8 percent from 2018, just over 700 workers. Over the last decade, Twin Falls County posted strong gains in retail, res-

Unemployment Rates



taurant and hospitality jobs as big box and national retailers converged on the northern entrance to the city and its main artery. A Walmart super center opened in 2009 near the new regional hospital. The hospital spiked surrounding growth with housing developments, six new hotels, a new high school, a new middle school and two new elementary schools. The Magic Valley Mall and its rim properties have experienced a surge over the last three years. The College of Southern Idaho's investment in three new buildings and continual improvement to existing property and campus continues. A new Visitor's Center has been a resounding success near the Perrine Bridge. The employment outlook for Twin Falls County is strong with Clif Bar raising the bar for perks while the city has been investing significantly in a downtown with something for everyone.

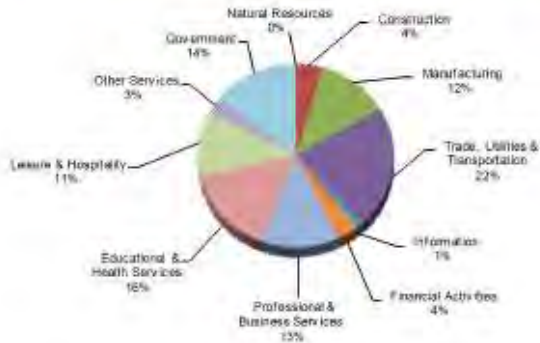
Labor Force	Aug 19	Aug 20
Civilian Labor Force	41,492	42,228
Total Employment	40,353	40,584
Unemployed	1,139	1,644
% of Labor Force Unemployed	2.7	3.9
State of Idaho % Unemployed	2.9	4.2
U.S. % Unemployed	3.7	8.4

Labor Force	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Civilian Labor Force	39,024	36,865	37,138	37,673	38,044	38,509	39,033	39,633	40,114	40,660	41,393
Unemployment	2,732	3,147	2,947	2,609	2,181	1,639	1,415	1,349	1,216	1,118	1,159
% of Labor Force Unemployed	7.0	8.5	7.9	6.9	5.7	4.3	3.6	3.4	3.0	2.7	2.8
Employment	36,292	33,718	34,191	35,064	35,863	36,870	37,618	38,284	38,898	39,542	40,234

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Nonfarm Payroll Jobs for 2019



Wages & Income

Per capita income rose 37 percent since 2009, similar to the state and the nation putting its growth ranking at 29th. Twin Falls ranks 16th among the 44 counties in its per capita income level. It realized 3.6 percent growth from 2017, ranking 16th among Idaho's 44 counties and was outpaced by the state and nation's annual growth. Its share of the state per capita income is 90 percent while its share is only 73 percent of the nation's per capita income.

Construction is still recovering from the Great Recession—13% short of 2007 average employment. From 2018 to 2019, All Industry average employment grew 1.7% with wages increasing by 2.8%. Leisure and Hospitality experienced huge growth over the last decade up 60% in average employment, but suffering double digit losses currently due to COVID-19 restrictions. Construction employment grew by 45% from 2009, up 7.5% in 2019. Manufacturing dropped a few jobs from 2018 but grew its wages by a whopping 6.4%. Financial services along with Professional and Business Services were the other two industries to lose employment during 2019. Over the last decade, covered wages have increased across all industries outpacing inflation by 9.4 points.

Major Employers

Amalgamated Sugar	Henningson Cold Storage
Bridgeview Estates	Independent Meat
C3 CustomerContactChannels	Jayco
Chobani	Personnel Plus
College of Southern Idaho	Seneca
ConAgra	Transystems
Costco	St. Luke's Magic Valley Regional Medical Center
Glanbia NA	Walmart

Twin Falls MSA Occupational Wages*

	Entry Wage	Median Wage
Assemblers & Fabricators	\$10.65	\$14.97
Bookkeeping, Accounting & Auditing Clerks	\$10.20	\$18.36
Carpenters	\$10.29	\$17.27
Cashiers	\$8.78	\$10.79
Child, Family, & School Social Workers	\$17.12	\$22.00
Dental Assistants	\$13.22	\$15.94
Electricians	\$13.69	\$22.05
Farmworkers, Farm, & Ranch Animals	\$8.61	\$11.78
Graders & Sorters - Ag Products	\$8.21	\$11.41
Landscaping & Groundskeeping Workers	\$10.25	\$13.27
Licensed Practical	\$16.94	\$20.94
Maintenance & Repair Workers, General	\$11.57	\$19.29
Pharmacists	\$53.72	\$61.08
Registered Nurse	\$23.50	\$31.60
Teachers, Elementary	\$28,880	\$42,000
Teachers, Secondary	\$35,220	\$43,560
Tellers	\$10.93	\$13.78
Truck Drivers, Heavy & Tractor-Trailer	\$9.81	\$15.91

* Additional occupational wage data can be found on the Idaho Department of Labor website at jmi.idaho.gov.

Covered Employment & Average Annual Wages Per Job for 2009, 2018 & 2019	2009		2018		2019	
	Average Employment	Average Wages	Average Employment	Average Wages	Average Employment	Average Wages
Total Covered Wages	33,133	\$28,517	39,263	\$35,688	39,923	\$36,668
Agriculture	1,943	\$26,711	2,224	\$37,455	2,249	\$38,552
Mining	34	\$35,521	**	**	**	**
Construction	1,338	\$29,862	1,530	\$37,238	1,644	\$39,945
Manufacturing	3,171	\$34,378	4,635	\$49,505	4,802	\$52,680
Trade, Utilities & Transportation	7,283	\$27,868	8,152	\$36,021	8,234	\$37,010
Information	571	\$30,009	400	\$41,400	400	\$41,205
Financial Activities	1,437	\$38,556	1,362	\$46,330	1,354	\$48,255
Professional and Business Services	4,194	\$25,478	4,922	\$29,848	4,859	\$30,811
Educational and Health Services	4,974	\$32,593	5,900	\$40,294	5,915	\$41,104
Leisure and Hospitality	2,732	\$12,268	3,949	\$14,870	4,367	\$15,295
Other Services	1,007	\$22,414	1,031	\$30,877	1,068	\$31,652
Government	4,450	\$31,969	5,157	\$35,463	5,229	\$36,160

Per Capita Income	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Twin Falls County	\$28,972	\$29,859	\$31,307	\$32,996	\$34,019	\$35,300	\$36,881	\$37,089	\$38,230	\$39,623
State of Idaho	\$31,188	\$31,957	\$33,515	\$35,188	\$36,200	\$37,896	\$39,857	\$40,670	\$42,094	\$43,901
United States	\$39,284	\$40,546	\$42,735	\$44,599	\$44,851	\$47,058	\$48,978	\$49,870	\$51,885	\$54,446

Information provided by Bureau of Economic Analysis

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Proximity Features

Expected Changes in Economic Base	None
Protection from Adverse Conditions	Average
Demand for Real Estate Like Subject	Adequate
Potential Additional Supply Like Subject	Minimal Potential
Building Age Range <i>{excluding extremes}</i>	0 to 50 Years
Oversupply of Property Like Subject	Minimal
General Appearance of Properties	Average / Good
Location	Average, Urban
Land Use Change	Not Likely
Police & Fire Protection	Average
Expressway Access	3 to 5 miles
Employment Centers	Under a mile
Property Compatibility	Average
Overall Appeal to Market	Average

Nearby Land Uses

Single-Unit Residential	20%
Multiple-Unit Residential	10%
Retail / Commercial	20%
Office	15%
Industrial	35%
Agriculture	0%
Vacant Land	5%
-----	-----
Total	100%

Other Description: The subject is located in the industrial area of Downtown Twin Falls.

Market Conditions

Introduction

The market area is the physical area where similar properties effectively compete. It can also be envisioned as the area that contains the all the primary competition, and in certain cases, some secondary competition. Market areas may contain one or more neighborhoods, districts, cities, counties, or states.

Market Area Boundaries

North	Twin Falls County
East	Twin Falls County
South	Twin Falls County
West	Twin Falls County

Demographics

Physical Area	Twin Falls County
Recent Population Level	Mildly rising near 77,230
Household Income	About stable near \$42,455

Local Unemployment

Physical Area	Twin Falls County
Recent Pattern	Mildly declining
Approx. Current Percent	3.70%

Financing

(for real estate like subject)

General Loan Availability	Ample availability; requirements mildly difficult
Interest Rate Range	4.00% to 7.50%
Typical Loan-to-Value Ratio	70% to 75%
Typical Amortization Years	20 to 25 years
Loan Maturity / Balloon	5 years

Market Conditions

Local Housing

Local housing is a good barometer of general consumer confidence. If residents are bidding up home prices, then they are confident about their jobs and the economy. Non-residential real estate often experiences price movement in the same direction.

Physical Area	Twin Falls County
Foreclosures & Short Sales	Shrinking portion of all sales
New Construction	Significant
Expected Near Future Price Change	Expected to mildly rise
Overall Supply & Demand of Housing	Small excess demand; mild sellers market

Real Estate Like Subject

Rental Market

Inventory of Competing Property for Rent	Near equilibrium
Rent Controls	None
Rent Concessions	Not Prevalent
Expected Near Future Rent Change	Expected to mildly rise

Sales Market

New Construction	Some
Inventory of Competing Property for Sale	Near equilibrium
Expected Near Future Price Change	Expected to remain about stable
Marketing Times	Stable

<i>Overall Market Conditions</i>	<i>Stable</i>
----------------------------------	---------------

Area Discussion

In analyzing the general city area of the subject property, there are four primary forces which influence real estate value, the four forces are: 1) social, 2) economic, 3) governmental, and 4) environmental considerations.

Environmental Considerations

Subject lots are located in an established section near the middle portion of Twin Falls. The general neighborhood is mixed use of professional, commercial, and residential uses. The general neighborhood is mostly built-up. The city of Twin Falls is located in the south part of Twin Falls County in southern Idaho. It is approximately 128 miles southeast of Boise, the capital city, approximately 115 miles southwest of Pocatello, and 222 miles northwest of Salt Lake City Utah. Twin Falls is located off of Interstate 84, which runs east/west in Idaho. Twin Falls is the home of the College of Southern Idaho. The environmental considerations of Twin Falls contribute to an economic base of primarily wholesale trade, manufacturing, and health care. There has been growth in the area and property values have been increasing. The elevation of Twin Falls is approximately 3,750 feet. The annual precipitation is 9-12 inches. The average temperature in January is 37 degrees and in July is 91 degrees. A visual inspection of the property did not reveal any apparent environmental issues or concerns. While the appraiser has inspected the subject property, he is not qualified to detect hazardous substances whether by visual inspection or otherwise, nor qualified to determine the effect, if any, of known or unknown substances present. The final value estimate is based on the subject being free of hazardous waste contamination. Parties desiring more precise and reliable information may wish to engage a professional environmental consultant to conduct an environmental assessment. Should such assessment indicate an adverse condition is present that has not been addressed by this appraisal; the conclusion of this appraisal may need revision.

Social Considerations

Twin Falls County (population 2010 census – 77,230) is situated in south central Idaho in the midsection of the Magic Valley. Twin Falls is the county seat (population 2010 census – 44,125) and serves as the transportation, marketing and retail center of the Magic Valley. The county airport is located six miles south of Twin Falls and the city draws shoppers from areas more than 100 miles in distance. U.S. Highway #93 meets Interstate 84 approximately three miles north from the Perrine Bridge north of Twin Falls City. U.S. Highway #30 and the Union Pacific Railroad also serve Twin Falls County. There are 11 schools in Twin Falls consisting of seven elementary schools, two junior highs, two high schools, one alternative school, and six private schools.

Governmental Considerations

Twin Falls has a City-City Manager form of government and an organized City Fire and Police Department. The city has 70 police officers and 37 firefighters. Politically, the community is conservative in its attitudes towards growth and development, however, new development is encouraged as well as a diverse economic base.

Economic Considerations

Twin Falls is the financial and business center of about a 100-mile radius, which would include a population of about 150,000 people. Counties within the trading area are Blaine, Camas, Lincoln, Jerome, Gooding, Minidoka, and Twin Falls. Northern Nevada is also considered as part of the "Greater" Magic Valley.

The economy has an agricultural base and is one of the most densely developed agricultural areas in the United States. There are approximately 250,000 acres of irrigated land in Twin Falls County. Most of the industries are agriculture-related, such as the Amalgamated Sugar Processing Plant, Seed Milling and cleaning facilities, flower mills, and potato processing plants.

There are a number of cultural and recreational facilities available to the community, including a city owned golf course, tennis courts, swimming pools, ball fields, racquet ball and basketball courts. There are also two private golf courses in the community. Skiing is an important and growing activity with available skiing from about 45 to 90 minutes away at several well developed ski areas, Magic Mountain, Pomerelle, Soldier Mountain, and the famous Sun Valley, Idaho. There is a nice theatre on the CSI campus, and there are a number of community drama

groups. There is a symphony orchestra which usually provides about four to six concerts during the year. Other special activities are also sponsored by local communities and the College of Southern Idaho.

Full hospital facilities are available at St. Luke's Magic Valley Regional Medical Center, with 165 beds and 24-Hour Emergency Room service. There are a number of active and associate physicians connected with the hospital, as well as three dentists. There are eight banks with about 16 different locations, along with five Savings and Loan institutions, providing for banking services in the community (Twin Falls). Special manufacturers in the area include Long View Fiber Company, manufacturing corrugated cardboard boxes; Norco Manufacturing, a window product company; Spears Company, a manufacturer of sprinkler products; along with numerous other agriculture related industries. One of the more interesting agricultural pursuits in the area is trout raising. Approximately 90% of commercial trout in the United States is raised within 25 miles of Twin Falls. Twin Falls County is also the leading county in the U. S. for the production of garden seed beans.

The buildings in the farming areas in Twin Falls County generally reflect the prosperity of the farming area. Twin Falls residential areas have expanded from the city and housing is still a major expansion influence. Most farm improvements are well kept and are very functional. These improvements may not be new; however, they are very adequate in most situations. The improvement values are generally a rather small portion of the overall farm value.

Neighborhood Analysis & Trends

Subject lots are in Twin Falls. The northern end has gone through a tremendous rezoning and commercial development phase over the last five years or so. The major advent was the Magic Valley Mall, which seemed to spawn the major growth in commercial development. Most of the northern Blue Lakes neighborhood has been developed at this writing and is beginning to expand east and west. The primary zone on Blue Lakes is C-1 which stands for commercial highway. The general neighborhood is mixed use of industrial, manufacturing and commercial uses. The general neighborhood is about 75% built-up. The immediate neighborhood of the subject is influenced primarily by a variety of developments. The general neighborhood discussed is in a growth/revitalization stage of development with average demand of the properties in the area continuing in the future.



Subject Property • • •

Identification of the Property

The subject parcels are sporadic around the downtown area and generally situated along the top rim of the Rock Creek Canyon. More specifically, they are found on either side of Shoshone Street and either side of 2nd Avenue North, and east of the Washington Street Bridge and on the north side of Victory Road west of Washington Street within Twin Falls County, Idaho. The lots are undeveloped land and therefore have no common address.

Legal Description

A professional surveyor and / or legal counsel should verify the following legal description before relying upon, or using it as part of any conveyance, or any other document. This legal description was obtained from public records and is assumed accurate.

Subject Properties					
#	Address	Parcel Number	Square Feet	Legal Description	Use
1	SW Corner of 2nd Ave E and Hansen St	RPT000108700CA	8,015	Twin Falls Laving's Amended Plat of Lots 13,14,15 & 16; Block 87 of Twin Falls Townsite Final & Amended Lots C, C, & E; Block 87; Twin Falls Townsite Final & Amended NE 10' of SW 20' Vacated Alley Adjacent to Lots 17 & 18; Block 87	Parking Lot
2	SW Corner of 3rd Ave S and Idaho St	RPT0001133010B	21,780	Twin Falls Townsite Final & Amended; Lot 10, Except NW 10' x 10'; Lots 11 Thru 16; Block 133	Parking Lot
3	341 Hansen St S	RPT0001133017A	18,731	Twin Falls Townsite Final & Amended; Lots 17 Thru 22; Block 133 (16-10-17)	Parking Lot
4	249 4th Ave S	RPT0001133025A	12,502	Twin Falls Townsite Final & Amended; Lots 25 Thru 28; Block 133 (16-10-17)	Parking Lot
5	135 5th Ave S	RPT0001145011A	28,140	Twin Falls Townsite Final & Amended; Lots 11 Thru 14; NW 25' Lot 15; Strip of Land (15' x 125') Between Lots 6 Thru 11; Block 145 (16-10-17 SW)	Parking Lot
6	229 2nd Ave N	RPT0001085008A	21,867	Twin Falls Townsite Final & Amended; Lots 8 Thru 14; Block 85 (16-10-17)	Parking Lot
7	241 2nd Ave N	RPT0001085006A	6,229	Twin Falls Townsite Final & Amended; Lots 6 & 7; Block 85 (16-10-17)	Parking Lot
8	250 5th Ave S	RPT0001155000A	21,344	Twin Falls Townsite Final & Amended; All Block 155; Adjacent Vacant 2nd Street South, Except North 17' (16-10-17 SW)	Parking Lot
9	South of Minidoka Ave and Hansen St	RPT00107166005	56,192	Twin Falls Acres Inside; Tax #1805 in SW (16-10-17)	Parking Lot
10	244 Railroad Ave S	RPT4401001018A	8,320	Twin Falls Railroad Subdivision; Lots 18 & 19; Block 1 (16-10-17 SW)	Vacant Lot
11	237 Maxwell Ave	RPT4401001035A	5,053	Twin Falls Railroad Subdivision; Except North 6' Lot 35; Block 1 (16-10-17 SW)	Vacant Lot
12	SE Corner of 5th Ave W and Gooding St	RPT0001153001D	18,600	Twin Falls Townsite Final & Amended; Tax #1810 (Including Tax #334 & Part of Tax #335) Except Tax #336 & Except Lots 4 Thru 11; Block 153 (16-10-17 SW)	Parking Lot
13	SW Corner of 5th Ave W and Shoshone St	RPT0001153007A	12,545	Twin Falls Townsite Final & Amended; Lots 7 Thru 11 of Tax #1810 & Tax #336, Except Tax #1706; Block 153 (16-10-17 SW)	Parking Lot
14	151 Maxwell Ave	RPT4401001028A	10,019	Twin Falls Railroad Subdivision; Except North 7' Lots 28 & 29; Block 1 (16-10-17 SW)	Vacant Lot
15	260 Maxwell Ave	RPT00107166613	6,186	Twin Falls Acres Inside; Tax #2988 in SW (16-10-17)	Rock Creek Area
16	247 Bell St	RPT00107166620	120,792	Twin Falls Acres Inside; Tax #502 (16-10-17)	Rock Creek Area
17	274 Victory Ave	RPT00107171241	77,667	Twin Falls Acres Inside; Tax #1610 (Part of Tax #484 & Tax #1177), Except Tax #1812 SW	Rock Creek Area

Sale History

On-line public records and / or a private data-reporting service were used to search for prior sales of the subject real estate. This research discovered no recorded conveyance of the subject during the three-years preceding the date of the appraisal inspection. Our client Indicated none of the properties conveyed. Moreover, none of the subject parcels were offered "For Sale" in the local MLS or other major data-reporting services during this same period. No sale or option agreements are now pending.

Subject's Current Ownership	
<i>Owner</i>	<i>Information Source</i>
Urban Renewal Agency of the City of Twin Falls	Assessor's Records

Flood Hazard

According to the appropriate Federal Emergency Management Agency (FEMA) flood map, which is identified below, the subject property is not located in a zone "A" special flood hazard.

Flood Map Number	160201B
Flood Map Date	10/01/86
Flood Zone	X

Flood Maps published by FEMA are not precise. If anyone desires a precise determination of the subject's flood hazard classification, a professional engineer, licensed surveyor, or local governmental authority should make an exact determination.

Zoning

These parcels are well suited to serve a large number of legally permitted uses including commercial/industrial uses. Zoning does not unduly limit value or marketability.

Real Estate Taxes

The subject properties are tax exempt; hence no information is available.

Environmental Risks

Disclosure

During the course of this appraisal, the appraiser(s) **did view** on, under, above, or within the subject real estate some substance or gas that may or may not create an environmentally hazardous condition. This potential environmental risk is listed below after the *Recommendations* section of this Environmental Risks statement.

It should be known the appraiser(s) **did not view** the subject property with the intent of detecting any environmental hazard. It is beyond the expertise of the appraiser(s) to detect or determine the chemical nature of any substance or gas. No effort was made to dismantle or probe any part of the property to discover enclosed, encased, or concealed hazards. No effort was exerted to ascertain the presence of any environmental hazard including but not limited to the following.

Asbestos

Urea-formaldehyde insulation

Underground storage tanks

Soil contamination or deficiencies

Lead-based paint

Toxic mold

Radon

PCB

Chemical spills

Fire resistant treated plywood (FRTTP)

Flood hazards are detailed elsewhere in this report. Except as enumerated herein, the appraiser(s) were not given the results of any environmental testing on or near the property being appraised. Nearby sites were not investigated to determine whether they are contaminated. Public information and other Internet sources were not researched to determine the presence of hazardous substances or detrimental environmental conditions in the subject's vicinity.

Federal, State, and local laws concerning any hazardous substance or gas are sometimes contradictory. Therefore, any needed clean up should comply with the most stringent laws. The appraiser(s) are **not** informed or trained in environmental legalities. It is assumed no hazardous substance or gas adversely affects the subject real estate. If the subject is adversely influenced by a hazardous condition, then the subject's market value is likely impaired.

Recommendation

The presence of any hazardous condition usually diminishes market value. The value opinion formed in this report assumes there is no environmental hazard affecting the subject real estate. No responsibility is assumed by the appraiser(s) or McKinlay & Klundt Appraisal Company for any hazard, or for any expertise required to discover any environmentally hazardous condition. Our client is urged to retain an expert in this field, if desired.

Subject Descriptions

Subject Site			
<i>Address</i>	Various		
<i>Dimensions</i>	Please see Aerial Maps	<i>Size</i>	Various
<i>Easements</i>	Only typical utility type	<i>Alley</i>	None
<i>Encroachments</i>	None known; none assumed	<i>Access</i>	Very restrictive
<i>Shape</i>	Irregular	<i>Street Paving</i>	Asphalt paved & Dirt; Gravel
<i>Curbs & Gutters</i>	Some	<i>Sidewalks</i>	Some
<i>Topography</i>	Level to Steeply sloping	<i>Gas</i>	None
<i>Water & Sewer</i>	Private well and septic		
<i>Major Flaws</i>	None		
Overall Features	Some of the land has some atypical, nonharmful physical features as compared to similar alternatives. Its overall locational attributes are fair relative to competitive parcels.		

A majority of the parcels are asphalt parking lots with three east of Shoshone street South between Railroad Avenue and Park Avenue and are located along and down the side of Rock Creek Canyon. The downtown area has undergone major renovation efforts in the past five years and the associated lots have been updated and modernized in order to accommodate existing and future employees and customers of the historic area. Each of the lots have a commercial/industrial zoning designation.



SW Corner of 2nd Avenue East and Hansen Street
RPT000108700CA-8,015+/- square feet and it is a paved parking lot.



SW Corner of 3rd Avenue South and Hansen Street
RPT0001133010B-21,780+/- square feet and it is a paved parking lot.



341 Hansen Street South
RPT0001133017A-18,731+/- square feet and it is a paved parking lot



249 4th Avenue South
RPT0001133025A-12,502+/- square feet and it is a paved parking lot



135 5th Avenue South
 RP0001145011A-28,140+/- square feet and it is a paved parking lot



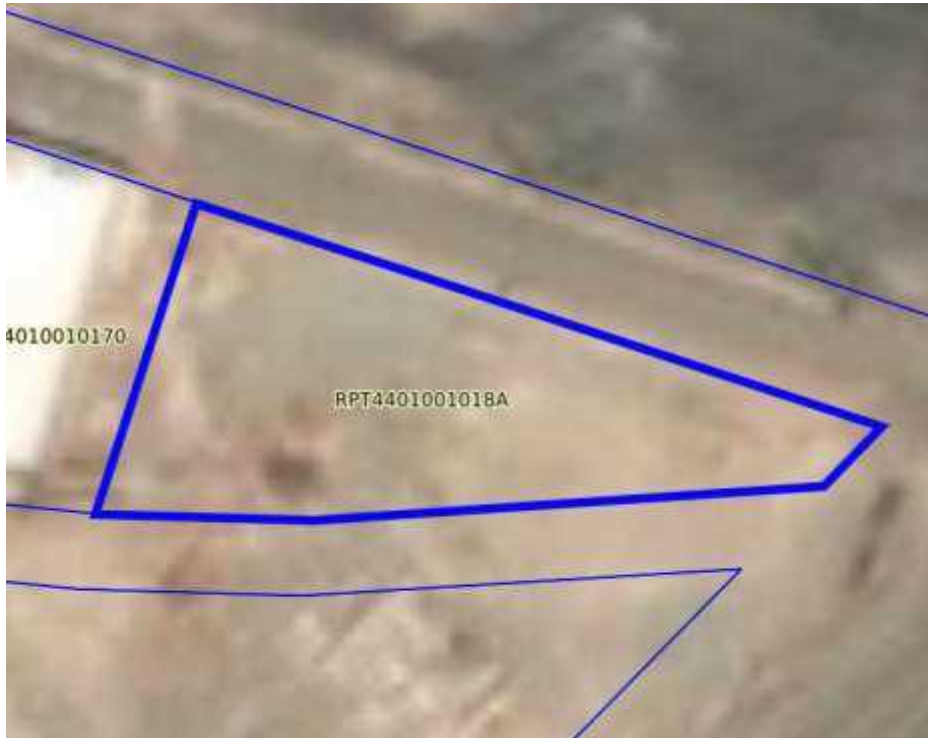
229 & 241 2nd Avenue North
 RPT0001085008A-21,867+/- square feet & RPT0001085008A-6,229+/- square feet and both are paved parking lots



250 5th Avenue South
RPT0001155000A-21,344+/- square feet and is a paved parking lot and green area.



South of Minidoka Avenue and Hansen Street
RPT00107166005-56,192+/- square feet and is a paved parking lot



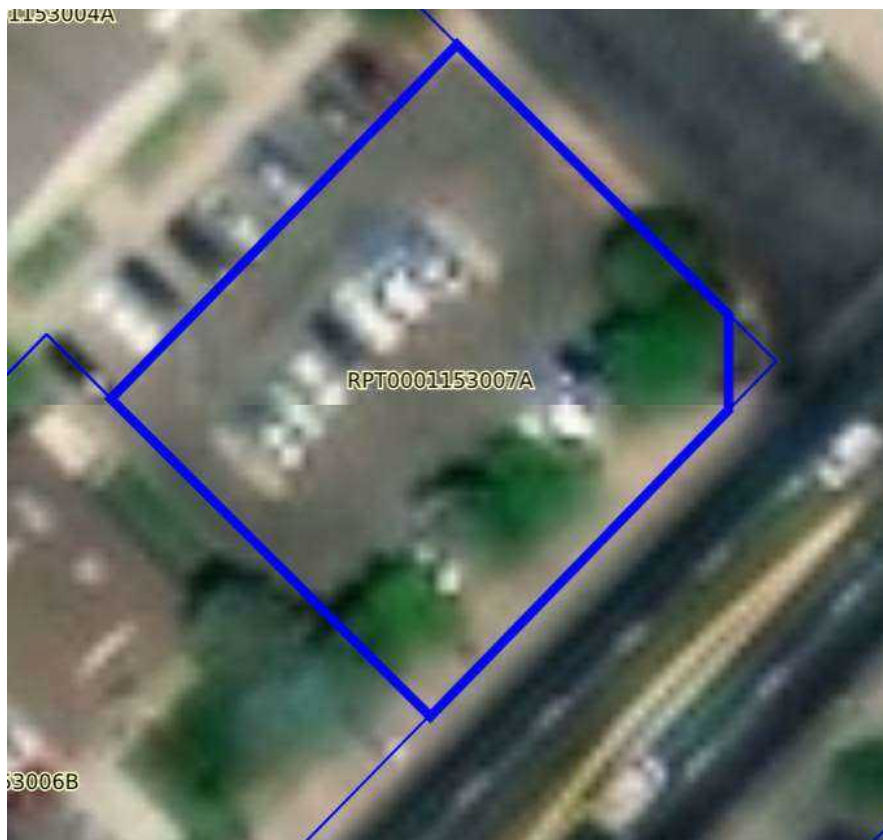
244 Railroad Avenue South
 RP441001018A-8,320+/- square feet and it is a vacant lot



237 Maxwell Avenue
 RPT4401001035A-5,053+/- square feet and it is a vacant lot



SW Corner of 5th Avenue West and Gooding Street
RPT0001153001D-18,600+/- square feet and it is a paved parking lot



SW Corner of 5th Avenue West and Shoshone Street
RPT0001153007A-12,545+/- square feet and it is a paved parking lot



151 Maxwell Avenue
RPT4401001028A-10,019+/- square feet and it is a vacant lot



260 Maxwell Avenue-Rock Creek Area
RPT0010766613-6,186+/- acres and is a vacant lot that is most likely to narrow to be a buildable lot.



247 Bell Street-Rock Area

RPT00107166620-120,792+/- square feet and is a steep vacant lot that lacks adequate access and a building site.



247 Victory Lane-Rock Creek Area

RPT00107171241-77,667+/- square feet and is a steep vacant lot that lacks adequate access and a building site.

Photographs of Subject
(photo page 1) *260 Maxwell Avenue*



Looking Southeast
From North Side of
Parcel



Looking South From
North Side of Parcel

Photographs of Subject
(photo page 2)



Looking South West
From North Side of
Parcel



Looking South From
North Side of Parcel

Photographs of Subject
(photo page 3)



Looking North West
From Lot



Looking East From
North Side of Parcel

Photographs of Subject
(photo page 4) *247 Bell Street*



Looking North over
Lot



Bell Street Looking
South From Parcel

Photographs of Subject
(photo page 5)



Abandoned/ Damaged
Improvement Adjacent
the Subject Lot



Looking North Down
Bell Lane Towards
Subject Parcel

Photographs of Subject
(photo page 6) 274 Victory Street



Subject Parcel Begins
at End of Grassline



View From North Side
of Parcel

Photographs of Subject
(photo page 7)



Looking North East



Additional View
Looking North

Photographs of Subject
(photo page 8)



Victory Road Looking
East



Victory Road Looking
West

Photographs of Subject
(photo page 9)



Paved Alleyway
Looking North



Adjacent Lot

Photographs of Subject
(photo page 10)



Hansen Street
Looking East



Hansen Street Looking
West

Photographs of Subject
(photo page 11)



229 2nd Avenue East



241 2nd Avenue East
Looking North West

Photographs of Subject
(photo page 12)



241 2nd Avenue East
Looking South



3rd Avenue South &
Idaho Street

Photographs of Subject
(photo page 13)



3rd Avenue South &
Idaho Street



341 Hansen Street

Photographs of Subject
(photo page 14)



249 4th Avenue South



135 5th Avenue South

Photographs of Subject
(photo page 15)



135 5th Avenue South



135 5th Avenue South

Photographs of Subject
(photo page 16)



5th Avenue West &
Gooding Street
Looking West



5th Avenue West &
Gooding Street
Looking South West

Photographs of Subject
(photo page 17)



5th Avenue West &
Shoshone Street
Looking West



5th Avenue West &
Shoshone Street
Looking North

Photographs of Subject
(photo page 18)



250 5th Avenue South



250 5th Avenue South

Photographs of Subject
(photo page 19)



South Side of
Minidoka Avenue &
Hansen Street



South Side of
Minidoka Avenue &
Hansen Street

Photographs of Subject
(photo page 20)



151 Maxwell Avenue



151 Maxwell Avenue

Photographs of Subject
(photo page 21)



151 Maxwell Avenue



244 Railroad Avenue
South

Photographs of Subject
(photo page 22)



237 Maxwell Avenue



Looking East on
Maxwell Avenue

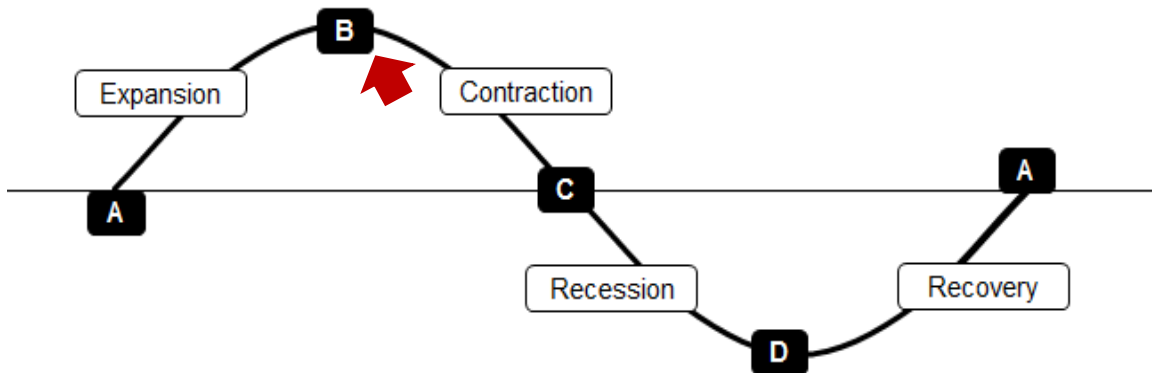


Value Introduction

For real estate consisting of land and building(s), there are three primary valuation methods - the cost approach, sales comparison approach, and income approach. Unless stated otherwise, only those considered applicable and necessary to produce credible results are developed in this report.

Real Estate Cycles

Real estate generally has four market cycles. "Understanding where the market is and forecasting the extent of duration of the cycle are important in projecting the pattern of future income."¹ These cycles are depicted below.



The red arrow depicts the appraiser(s) opinion of the subject's position in the market cycle.

Segment	Name	Characteristics
AB	Expansion	Growing demand, rental rates climbing above replacement cost, decreasing vacancy, concessions not prevalent, high profit potential stimulating much new construction
BC	Contraction	Stable to weakening demand, stable to weakening vacancy, small concessions beginning to occur, rents stable to mildly weakening, profit potential shrinking so new construction slowing
CD	Recession	Stagnant to declining demand, vacancy growing, rental rates falling, significant concessions prevalent, new construction virtually halted
DA	Recovery	Demand strengthening, vacancy shrinking, rental rates starting to climb, concessions shrinking, new construction beginning to occur
Time until the next major point		1 to 2 years

¹ *Advanced Concepts & Case Studies*, pg 253, Appraisal Institute, copyright 2010

Highest and Best Use

Introduction

A highest and best use identifies the most reasonably probable and appropriately supported use of the property appraised. Since market conditions change, a property's highest and best use may change as well. This analysis is an essential step in the determination of market value. Market dynamics determines a property's use and an appraisal values that use. Practically speaking, a highest and best use analysis forms a framework for the proper selection of comparables.

There are two types of highest and best use. The first is highest and best use of land as though vacant. If a building already exists, the second variety is highest and best use as though now improved. The later considers whether the existing building should be retained as is, demolished, remodeled, renovated, repaired, enlarged, or converted to an alternate use. Both types require separate analyses. Current usage may or may not be different from the near future highest and best use.

There are four main tests in a highest and best use analysis, which are summarized below.

- Legal permissibility - governmental requirements and limitations like zoning are considered as well as other legal issues like deed restrictions, easements, and leases.
- Physical attributes like size, design, and physical condition are weighed
- Financial feasibility is ascertained via either an implied or calculated method
- Maximum productivity is determined

If more than one use survives the first three tests, the use that produces the highest, appropriately supported, positive value with the least risk is the highest and best use.

Demand analyses can be categorized into two different levels of detail - Inferred and Fundamental. A fundamental analysis forecasts future demand from projections of broad demographic and economic data like population, income, and employment. Existing supply is inventoried. Then, the relationship of supply and demand is weighed to determine residual demand. If residual demand is positive, more of that property type is needed. Of course, the opposite is also true.

An inferred analysis is based on local trends and patterns from which inferences are made. This type analysis presumes that recent past trends will continue for the near future. Sale prices, number of competitive listings, marketing intervals, and / or price changes for other similar properties infer there is adequate demand for the subject at a price level congruous with the available data. An inferred analysis emphasizes historical data while a fundamental analysis is based on expected future occurrences.

There are two types of highest and best use - “as though now vacant” and “as though now improved”. The former presumes the land is vacant and available for development. The latter considers whether the building should be retained as is, renovated, remodeled, repaired, enlarged, demolished, or converted to an alternate use.

Highest and Best Use

Buyer Types

The most likely buyer type is crucial to highest and best use. Different buyer types have different motivations and different perceptions of risk. The buyer type must be identified to better understand applicable approaches and the selection of cap rates and yield rates. Different buyer types are defined below.

- | | | |
|---|------------------------|--|
| 1 | Owner-User | Acquires real estate mostly for its use or control. Vacancy & investment yield are not primary criteria. Property suitability is the major objective. Typically, a medium to long-term owner. |
| 2 | Secure Income Investor | Seeks an established, secure income stream; normally does not change the property in any meaningful way. Usually favors a long-term ownership. |
| 3 | Developer | Acquires real estate to physically or legally change it in some significant fashion; accepts substantial risk so expects major reward over a short-to-medium holding period. |
| 4 | Speculator | Buys real estate solely as an investment with most of the reward at termination. Property use is not a primary consideration; medium-to-long-term holding period; Usually buys during very weak market conditions, so accepts huge risk. Mantra: buy low, sell high. |
| 5 | Value Growth Investor | Buys real estate mostly for price appreciation. Property use is usually not a major consideration. Typically buys during conditions of rapidly increasing prices; prefers a short-to-medium ownership period. |

Ideal Improvement

Identification of the "**ideal improvement**" is an essential element of highest and best use. If the property appraised is vacant land, the ideal describes what should be built. If the existing improvements (one or more buildings and site improvements) have the same or similar attributes as the ideal, then the existing improvements have no or minimal depreciation. Obviously, the opposite also applies. The described ideal improvement is as specific as market data will allow. The ideal improvement is the physical use of the land as though vacant.

This appraisal's highest and best use was based, in part, on an inferred demand analysis. Following below are summary considerations used to form two highest and best use determinations for the property appraised.

- Zoning permits commercial uses or related accessory uses.
- Nearby lands are compatibly zoned. There are no known deed restrictions, leases, or other legal issues, which preclude or delay the highest and best use. There is no substantial potential for rezoning to a significantly different use.
- Physical attributes of the property appraised are well suited to serve the use identified below. Usage of the property in this fashion produces a positive reward with acceptable risk.

Highest and Best Use

Timing of Use

A crucial component of a highest and best use is timing. If the timing of a use is not now, when is it? When timing for a specific use cannot be identified, then that use is not the best. If the highest use is not within a decade, then the time-value of money usually precludes that use. When the timing of a use is within a few years, what is the interim use? Remaining dormant is a legitimate interim use.

Most Likely User

The most likely user is also important. Clearly, users of an age-restricted, multiunit residential structure have needs and preferences that are much different from young married couples with small children. Similarly, the most likely buyer of a handicap accessible home is a handicap person. This most-likely buyer would perceive the special physical features as beneficial, not detrimental. Preferences and needs of the most likely user affect value, so the most likely user should be identified to judge the extent that existing or proposed improvements fulfill those preferences or needs. Nationally-recognized users typically pay higher prices and rents as compared to local users.

Highest & Best As Though Now Vacant Land

Physical Use	Commercial Land
Timing of Physical Use	Immediately develop with the physical use
Interim Use	No Interim Use
Market Participants	
Most Likely Buyer	A speculator
Most Likely User	An affluent local tenant

The subject land "as though now vacant" has a market value that is less than the worth of the land and building together. This proves the improvements positively contribute to value. These improvements were designed to serve its current use; they are compatible with nearby uses. Local costs, prices, and rents do not justify major building alterations. Therefore, the improvements should be retained and used "as is".

Considering the foregoing highest and best use determinations, comparables were selected with the same or similar highest and best use. This data is very influential while forming a value opinion for the property appraised.

Land Value “As Is”

Cost Approach

Introduction

The cost approach requires the estimation of a current reproduction or replacement cost for the subject's physical improvements. From total cost new, an amount must be deducted for depreciation. Depreciation is a loss in value due to any cause. It can be classified into three main types - physical deterioration, functional obsolescence, or external obsolescence. Land value is then added to the depreciated cost of the improvements thereby completing this approach. Since the subject properties do not have any building improvements, hence the Cost Approach is not applicable in this appraisal problem.

Land Value

Introduction

The best method of valuing vacant land is the sales comparison approach. Sales of similar sites are gathered and compared to the parcel being appraised. Differences affecting value are noted. Adjustments to compensate for dissimilarities are applied applicable transactions. Adjusted comparables produce an indication of value for the subject parcel.

Any factor can affect value. Those considered during this appraisal's land valuation process included yet are not limited to prominence of location, date of sale, size, shape, availability of utilities, zoning, topography, and access. Numerous sales were reviewed; however, only those deemed most comparable were selected for detailed analysis. All conveyed on an "arm's length" basis except if specifically noted otherwise. Land sales shown herein are presented on a dollar per square foot basis as a common denominator.

Abbreviations Used in Some Tables			
SEC	= Southeast Corner	Sim	= Similar
NWC	= Northwest Corner	Inf	= Inferior
Loc Fea	= Locational Features	Sup	= Superior

There are few, if any, conveyances of truly similar land. Therefore, an opinion of the subject's land value was developed after consideration of scarce sales, which hinders the sales comparison process. Moreover, the allocation method of land valuation was also considered.

Comparable Land Sale 1

Location Data

Address: 727 West Main Street

City: Twin Falls, Idaho

Sales Data

Grantor:	Confidential
Grantee:	Confidential
Sale Date:	02/20
Sales Price:	\$30,000
Financing Terms:	Cash to Seller
Cash Equivalent Price:	\$30,000
Property Rights Conveyed:	Fee Simple
Conditions of Sale:	Arms Length
Verification:	MLS/Seller
Days on Market:	27

Site Data

Size (SF): 6,098 +/- SF

Utilities:

Power:	At Lot
Water/Sewer:	At Lot
Gas	At Lot

Appraisal Indicators

Overall Price Per Square Foot: \$4.92

Zoning

Commercial



Comments: This sale is located at the corner of West Main Street and Albion Street. There were no building improvements on it at the time of sale. This was a vacant lot with typical utility services.

Comparable Land Sale 2

Location Data

Address: TBD 3rd Avenue South
 City: Twin Falls, Idaho

Sales Data

Grantor:	Confidential
Grantee:	Confidential
Sale Date:	05/20
Sales Price:	\$90,000
Financing Terms:	Cash to Seller
Cash Equivalent Price:	\$90,000
Property Rights Conveyed:	Fee Simple
Conditions of Sale:	Arms Length
Verification:	Seller
Days on Market:	47

Site Data

Size (SF): 9,583 +/- SF

Utilities:

Power:	At Lot
Water/Sewer:	At Lot
Gas	At Lot

Appraisal Indicators

Overall Price Per Square Foot: \$9.39

Zoning

Commercial



Comments: This sale is located on 3rd Avenue South. There were no building improvements on it at the time of sale. The lot was partially paved and compact gravel. This was a vacant lot with typical utility services.

Comparable Land Sale 3

Location Data

Address: 564 Main Avenue South
 City: Twin Falls, Idaho

Sales Data

Grantor:	Confidential
Grantee:	Confidential
Sale Date:	06/20
Sales Price:	\$70,000
Financing Terms:	Cash to Seller
Cash Equivalent Price:	\$70,000
Property Rights Conveyed:	Fee Simple
Conditions of Sale:	Arms Length
Verification:	MLS/Seller
Days on Market:	337

Site Data

Size (SF): 6,098 +/- SF

Utilities:

Power:	At Lot
Water/Sewer:	At Lot
Gas	At Lot

Appraisal Indicators

Overall Price Per Square Foot: \$11.48

Zoning

Commercial



Comments: This sale is located at the corner of South Main Street and Liberty Street. There was a small old commercial building on the site that was considered to be in poor condition and offer no contributory value to the sales price, hence the sale is considered to be vacant land values. This was a vacant lot with typical utility services.

Comparable Land Sale 4

Location Data

Address: 162 Washington Street

City: Twin Falls, Idaho

Sales Data

Grantor:	Confidential
Grantee:	Confidential
Sale Date:	08/19
Sales Price:	\$130,000
Financing Terms:	Conventional
Cash Equivalent Price:	\$130,000
Property Rights Conveyed:	Fee Simple
Conditions of Sale:	Arms Length
Verification:	MLS/Seller
Days on Market:	332

Site Data

Size (SF): 16,117 +/- SF

Utilities:

Power:	Near
Water/Sewer:	None
Gas	None

Appraisal Indicators

Overall Price Per Square Foot: \$8.07

Zoning

Commercial



Comments: This sale is located on Washington Street. There was a small old single wide trailer on the site that was considered to be in poor condition and offer no contributory value to the sales price, hence the sale is considered to be vacant land values. This was a vacant lot with typical utility services.

Comparable Land Sale 5

Location Data

Address: 356 Addison Avenue West
 City: Twin Falls, Idaho

Sales Data

Grantor:	Confidential
Grantee:	Confidential
Sale Date:	06/20
Sales Price:	\$215,000
Financing Terms:	Cash to Seller
Cash Equivalent Price:	\$215,000
Property Rights Conveyed:	Fee Simple
Conditions of Sale:	Arms Length
Verification:	Seller
Days on Market:	386

Site Data

Size (SF): 30,492 +/- SF

Utilities:

Power:	At Lot
Water/Sewer:	At Lot
Gas	At Lot

Appraisal Indicators

Overall Price Per Square Foot: \$7.05

Zoning

Commercial



Comments: This sale is located on Addison Avenue West. There was a small old commercial building on the site that was considered to be in poor condition and offer no contributory value to the sales price, hence the sale is considered to be vacant land values. This was a vacant lot with typical utility services.

Comparable Land Sale 6

Location Data

Address: 2311 Eldridge Avenue

City: Twin Falls, Idaho

Sales Data

Grantor:	Confidential
Grantee:	Confidential
Sale Date:	05/19
Listing Price:	\$140,500
Financing Terms:	Cash to Seller
Cash Equivalent Price:	\$140,500
Property Rights Conveyed:	Fee Simple
Conditions of Sale:	Arms Length
Verification:	Seller
Days on Market:	385

Site Data

Size (SF): 45,564 +/- SF

Utilities:

Power:	At Lot
Water/Sewer:	At Lot
Gas	At Lot

Appraisal Indicators

Overall Price Per Square Foot: \$3.08

Zoning

Commercial



Comments: This sale is located on Eldridge Avenue in a industrial/manufacturing area of Twin Falls.

Comparable Land Sale 7

Location Data

Address: 2335 Eldridge Avenue
 City: Twin Falls, Idaho

Sales Data

Grantor:	Confidential
Grantee:	Confidential
Sale Date:	05/19
Listing Price:	\$140,500
Financing Terms:	Cash to Seller
Cash Equivalent Price:	\$140,500
Property Rights Conveyed:	Fee Simple
Conditions of Sale:	Arms Length
Verification:	Seller
Days on Market:	385

Site Data

Size (SF): 45,520 +/- SF

Utilities:

Power:	At Lot
Water/Sewer:	At Lot
Gas	At Lot

Appraisal Indicators

Overall Price Per Square Foot: \$3.09

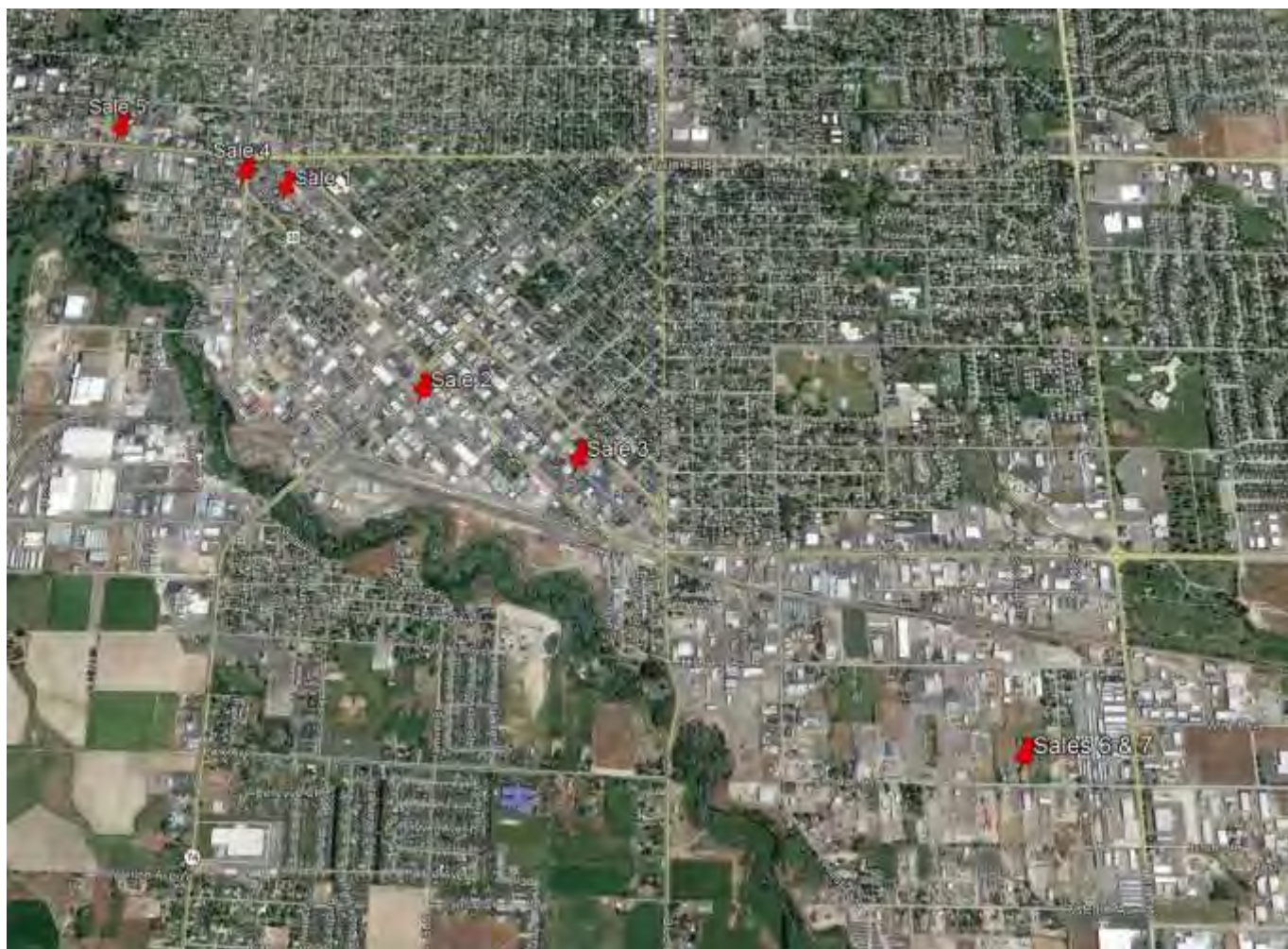
Zoning

Commercial



Comments: This sale is located on Eldridge Avenue in a industrial/manufacturing area of Twin Falls.

Land Sales Location Map



Summary of Land/Site Sales

#	Location	Sale Date	Size (SF)	Zoning	Purchase Price	Price/SF
1.	727 West Main Street, Twin Falls, Idaho	02/20	6,098	Com	\$30,000	\$4.92
2.	TBD 3 rd Avenue South, Twin Falls, Idaho	05/20	9,583	Com	\$90,000	\$9.39
3.	564 Main Avenue South, Twin Falls, Idaho	06/20	6,098	Com	\$70,000	\$11.48
4.	162 Washington Street, Twin Falls, Idaho	08/19	16,117	Com	\$130,000	\$8.07
5.	356 Addison Avenue West, Twin Falls, Idaho	06/20	30,492	Com	\$215,000	\$7.05
6.	2311 Eldridge Avenue, Twin Falls, Idaho	05/19	45,564	Com	\$140,500	\$3.08
7.	2335 Eldridge Avenue, Twin Falls, Idaho	05/19	45,520	Com	\$140,500	\$3.09
Subj.	Downtown Area Twin Falls, Idaho	-	5,023 To 120,792	Com/Ind	-	-

Land Value
Adjustment Grid

Land/Site Adjustment Grid								
SUMMARY OF COMPARABLES	Subject	1	2	3	4	5	6	7
Date of Sale		02/20	05/20	06/20	08/19	06/20	05/19	05/19
Zoning	Com	Com	Com	Com	Com	Com	Com	Com
Utilities	Typical	Typical	Typical	Typical	Typical	Typical	Typical	Typical
Sale Price		\$30,000	\$90,000	\$70,000	\$130,000	\$215,000	\$140,500	\$140,500
Size (SF)	5,053 to	6,098	9,583	6,098	16,117	30,492	45,564	45,520
Price/Square Foot	120,792	\$4.92	\$9.39	\$11.48	\$8.07	\$7.05	\$3.08	\$3.09
ADJUSTMENTS								
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjusted Price/Foot		\$4.92	\$9.39	\$11.48	\$8.07	\$7.05	\$3.08	\$3.09
Cond/Terms								
Adjusted Price/Foot		\$4.92	\$9.39	\$11.48	\$8.07	\$7.05	\$3.08	\$3.09
Market (Time) Adj.		-	-	-	-	-	-	-
Adjusted Price/Foot		\$4.92	\$9.39	\$11.48	\$8.07	\$7.05	\$3.08	\$3.09
Location		Similar	Similar	Similar	Similar	Similar	Similar	Similar
Zoning		Similar	Similar	Similar	Similar	Similar	Similar	Similar
Size		Similar	Similar	Similar	Similar	Similar	Similar	Similar
Utilities		Similar	Similar	Similar	Similar	Similar	Similar	Similar
Shape/Topography		Similar	Similar	Similar	Similar	Similar	Similar	Similar
Frontage/Access		Similar	Similar	Similar	Similar	Similar	Similar	Similar
Other		-	-	-	-	-	-	-
ADJUSTED VALUE		\$4.92	\$9.39	\$11.48	\$8.07	\$7.05	\$3.08	\$3.09
Net Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Range of Values		\$3.08 To \$11.48						
Mean		\$6.73						

Land Value

Analysis & Conclusions

The adjustment is typically applied through either quantitative or qualitative analysis, or a combination of the two. Quantitative adjustments are often developed as dollar percentage amounts and are most creditable when there is sufficient data to perform a paired sales or statistical analysis. While we percent numerical adjustments in Sales Adjustment Grid, they are based on qualitative adjustment rather than empirical data as there is not sufficient data to develop a sound quantified estimate within a reasonable degree of confidence. Our qualitative adjustments are based on ratings of inferior, similar or superior and/or a scale calibrated in five percent increments with a minor adjustment considered to be five percent and substantial adjustment considered to be over 25%.

Adjustments are based on our rating of each comparable sale in relation to the subject. If the comparable is superior to the subject the sales price is adjusted downward to reflect the subject's relative inferiority; if the comparable is inferior, its price is adjusted upward.

Price variances are typically attributed to the following factors: property rights, terms of sale, conditions of sale, date of sale, location, and physical characteristics. A discussion of these factors and how each property compares to the subject is as follows.

The subject and all cited comparable sales share several characteristics. They are all located in the immediate area north of Twin Falls and east of Jerome, Idaho, and have similar type of commercial uses. These commonalities justify inclusion of these transactions in this analysis. Often there are differences between the property appraised ("the subject") and a comparable sale. When the dissimilarity affects value, an adjustment to the sale price of the comparable is necessary.

Property Rights Agreements or laws create partial interests in real estate. A deed restriction or life estate usually reduces rights and value. If the subject is not affected by these limitations and a comparable is, then the comparable's sale price needs an upward property rights adjustment. In another situation, unfavorable leases eliminate a landlord's right to collect market rent, so the real estate sells for a below-market price. If the property appraised has no lease adversities and a comparable does have unfavorable leases, then the comparable requires upward adjustment. Unless stated otherwise, property rights are virtually the same for the subject and all cited conveyances. Hence, no adjustments are necessary for this element of comparison.

Financing Sub-market financing is a common technique used to finance the acquisition of real estate during periods of high interest rates. When non-market financing is used, the financing may be favorable to the buyer so the sale price is inflated. The escalated price can be envisioned as a composite of the worth of real estate plus the value of advantageous financing. Since value created by financing is not real property, the contribution of the advantageous financing must be deducted from total sale price to derive market value for just the realty. On the opposite hand, there are instances where the buyer assumes unfavorable financing, so the sale price is diminished. In the latter case, an upward adjustment must be applied to the sale price of the comparable thusly deriving the market value of the real estate. Unless a statement is made to the contrary, non-market financing was not used to acquire any comparable sale cited in this report. Therefore, no compensations are needed for financing.

Conditions of Sale An adjustment for conditions of sale is necessary when a criterion of market value is violated. It could compensate for unusual buyer or seller motivations. For instance, when a seller gives a buyer an atypical rebate, discount, credit, or something of value to induce a conveyance, the sale price is usually inflated. In this case, it is logical to deduct the worth of the giveback from the sale price. Residual sums represent the property's market value. In another scenario, a buyer may pay a premium to facilitate an assemblage. In this instance, the premium must be deducted from the sale price to derive market value for that conveyance. Unless stated otherwise, no adjustments are necessary for conditions of sale.

Expenditure Post Sale This is a situation when a buyer is compelled to invest additional money into a property immediately after acquisition for some atypical reason. Post-sale invested sums are appropriately added to a comparable's sale price thereby producing an adjusted sale price. Examples are demolition costs or building-code compliance costs. Unless a contrary statement is made, no adjustments are necessary for post sale expenditures.

Market Conditions Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment, or inflation. This type adjustment compensates for change in market conditions between a sale's transaction date and a later point in time. No date of sale adjustments were applied to the sales.

Location Each property was rated to the subject for locational aspects such as value growth potential, access, and general desirability. All the sales are located in the same subdivision as the subject properties, hence no consideration is needed for the similar sales.

Physical Attributes A myriad of physical characteristics can affect land value. Some examples are lot size, shape, site orientation, availability of utilities, and soil conditions. Those sales with superior physical qualities warrant downward adjustment and vice versa. All sales were considered to be similar compared to the subject property.

Value Indication

The appraisers are well aware the cited conveyances are less than ideal comparisons. However, sales of more comparable properties were not discovered during our research. Selected transactions were chosen for analysis because they are all similar size, moderately priced, commercial parcels like the subject.

This adjusted data varies from \$3.08 to \$11.48 per square foot. All sales are similarly comparable to the parcels that are paved and/or vacant. The paved lots would be estimate at a value slightly below the central tendency of value at \$5.00 per square foot because of their asphalt paving. The vacant lots with no paving would be below the central tendency of value on the lower end at estimated \$3.00 per square foot. The parcels associated with the Rock Creek rim and steep train would be estimated at only a fraction of the comparable sales price range at \$0.50 because of their access, shape, steep terrain, and questionable building sites.

After consideration of all factors pertaining to and influencing land values, the following is selected as the most fitting value indication for the subject parcel as though vacant. Accordingly,

Subject Properties						
#	Address	Parcel Number	Square Feet	Price Per Sq. Ft.	Indicated Value	Rounded Value
1	SW Corner of 2nd Ave E and Hansen St	RPT000108700CA	8,015	\$4.50	\$36,068	\$35,000
2	SW Corner of 3rd Ave S and Idaho St	RPT0001133010B	21,780	\$4.50	\$98,010	\$100,000
3	341 Hansen St S	RPT0001133017A	18,731	\$4.50	\$84,289	\$85,000
4	249 4th Ave S	RPT0001133025A	12,502	\$4.50	\$56,259	\$55,000
5	135 5th Ave S	RPT0001145011A	28,140	\$4.50	\$126,630	\$125,000
6	229 2nd Ave N	RPT0001085008A	21,867	\$4.50	\$98,402	\$100,000
7	241 2nd Ave N	RPT0001085006A	6,229	\$4.50	\$28,031	\$30,000
8	250 5th Ave S	RPT0001155000A	21,344	\$4.50	\$96,048	\$95,000
9	South of Minidoka Ave and Hansen St	RPT00107166005	56,192	\$4.50	\$252,866	\$250,000
10	244 Railroad Ave S	RPT4401001018A	8,320	\$3.00	\$24,960	\$25,000
11	237 Maxwell Ave	RPT4401001035A	5,053	\$3.00	\$15,159	\$15,000
12	SE Corner of 5th Ave W and Gooding St	RPT0001153001D	18,600	\$4.50	\$83,700	\$85,000
13	SW Corner of 5th Ave W and Shoshone St	RPT0001153007A	12,545	\$4.50	\$56,453	\$55,000
14	151 Maxwell Ave	RPT4401001028A	10,019	\$3.00	\$30,056	\$30,000
15	260 Maxwell Ave	RPT00107166613	6,186	\$0.50	\$3,093	\$3,000
16	247 Bell St	RPT00107166620	120,792	\$0.50	\$60,396	\$60,000
17	274 Victory Ave	RPT00107171241	77,667	\$0.50	\$38,834	\$40,000

Income Approach

Introduction

The Income Approach to value is an appraisal technique "which converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate". Land leases in the area are rare and seldom used for properties similar to the subject properties, hence this approach is omitted from this appraisal report.

Reconciliation

All salient aspects of the subject property have been presented and discussed. Zoning uses, requirements and limitations were considered. If part of the scope of work, the subject's Highest and Best Use was determined. Appropriate valuation techniques were processed. Applicable approaches produced the following results:

This appraisal was assigned to form an opinion of market value of the proposed subject property for sole use of Urban Renewal Agency of Twin Falls. The Sales Comparison (Market) Approaches were completed with each approach having strengths and weaknesses. Since the subject properties do not have any building improvements, hence the Cost Approach is not applicable in this appraisal problem. Land leases in the area are rare and seldom used for properties similar to the subject properties, hence the Income Approach is omitted from this appraisal report.

The Income Approach has a weakness in estimating the gross income and expenses of the subject property based on the quantity and quality of components on the subject. Another weakness of this approach is the lack of reliable cash rental data for commercial market on a long term cash basis. Also, cap rates derived from the market can vary significantly. Small changes to the cap rate typically equate to substantial changes in the estimate of market value, making this approach quite volatile. A strength of this approach is that the subject and sales are analyzed in a consistent manner.

The Sales Comparison (aka Market) Approach has strengths in that it is a reflection of how the typical buyer views the overall market as properties are compared. The sales used are considered to be the best representation at the time of the appraisal. A weakness in the Sales Comparison Approach is the makeup of each sale may be different in the type, number, quality and utility of the improvements and land base. These differences are not well defined and may be difficult to isolate. The Sales Comparison Approach is such that adjustments are made for the differences in land classes, acreages and improvements.

After considering the current market conditions in the commercial area of Twin Falls, Idaho, our opinion of the market value of the leased fee estate property of the described subject property as of September 28, 2020, the date of inspection, was:

Subject Properties				
#	Address	Parcel Number	Square Feet	Rounded Value
1	SW Corner of 2nd Ave E and Hansen St	RPT000108700CA	8,015	\$35,000
2	SW Corner of 3rd Ave S and Idaho St	RPT0001133010B	21,780	\$100,000
3	341 Hansen St S	RPT0001133017A	18,731	\$85,000
4	249 4th Ave S	RPT0001133025A	12,502	\$55,000
5	135 5th Ave S	RPT0001145011A	28,140	\$125,000
6	229 2nd Ave N	RPT0001085008A	21,867	\$100,000
7	241 2nd Ave N	RPT0001085006A	6,229	\$30,000
8	250 5th Ave S	RPT0001155000A	21,344	\$95,000
9	South of Minidoka Ave and Hansen St	RPT00107166005	56,192	\$250,000
10	244 Railroad Ave S	RPT4401001018A	8,320	\$25,000
11	237 Maxwell Ave	RPT4401001035A	5,053	\$15,000
12	SE Corner of 5th Ave W and Gooding St	RPT0001153001D	18,600	\$85,000
13	SW Corner of 5th Ave W and Shoshone St	RPT0001153007A	12,545	\$55,000
14	151 Maxwell Ave	RPT4401001028A	10,019	\$30,000
15	260 Maxwell Ave	RPT00107166613	6,186	\$3,000
16	247 Bell St	RPT00107166620	120,792	\$60,000
17	274 Victory Ave	RPT00107171241	77,667	\$40,000

Exposure Time

Terminology abounds in the real estate appraisal profession. Two related but different concepts that are often confused are Exposure Time and Marketing Time. USPAP specifically addresses the confusion.

Term	Definition	Explanation
Exposure Time (Statement 6)	<i>"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal".</i>	Backward looking, ends on the effective value date. Based on factual, past events
Marketing Time (Advisory Opinion 7)	<i>"An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value during the period immediately after the effective date of the appraisal".</i>	Forward looking, starts on the effective value date. A forecast based on expectancies of future occurrences.

Marketing time and exposure time are both influenced by price. That is, a prudent buyer could be enticed to acquire the property in less time if the price were less. Hence, the time span cited below coincides with the value opinion(s) formed herein.

USPAP Standard rule 1-2(c) (iv) requires an opinion of exposure time, not marketing time, when the purpose of the appraisal is to estimate market value. In the recent past, the volume of competitive properties offered for sale, sale prices, and vacancy rates have fluctuated little. Sale concessions have not been prevalent. In light thereof, an estimated exposure time for the subject is 6 to 18 months assuming competitive pricing and prudent marketing efforts.

Certification

The appraisers signing this report make the following certifications to the best of their knowledge and belief.

- The statements of fact contained in this report are true and correct.
- Reported analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions contained within this report, and are the appraisers' personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The appraisers have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- The appraisers have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- This engagement is not contingent upon developing or reporting predetermined results.
- Compensation paid to the appraisers is not contingent upon the development or reporting of a predetermined value, or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- Reported analyses, opinions, and conclusions were developed, and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP)
- A statement regarding observation of the subject property by each appraiser is listed below. None of the appraisers is a professional property inspector. Furthermore, none of the appraisers has formal training in the use of tools or instruments as part of a professional property inspection. Observations by one or more of the appraisers, if any, was limited to just those physical features and attributes that are not hidden or obscure in any fashion by any object or weather condition. None of the appraisers used any tools or instruments, beyond those typically used by appraisers to probe, study, investigate, detect, or discover any physical feature or attribute that was not clearly visible on the date the property was observed.

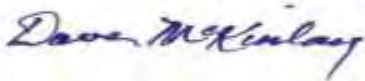
Appraisers	Observations
Travis Klundt, Dave McKinlay	Exterior Only Exterior Only

- No one provided significant real property appraisal assistance to the appraiser(s) signing this certification.
- The appraisers have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report during the three-year period immediately preceding acceptance of this assignment.

Certification

- Use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- After careful consideration of all factors pertaining to and influencing value, the data, and analysis thereof firmly supports the following final value opinion(s) for the subject property as of September 28, 2020

Subject Properties				
#	Address	Parcel Number	Square Feet	Rounded Value
1	SW Corner of 2nd Ave E and Hansen St	RPT000108700CA	8,015	\$35,000
2	SW Corner of 3rd Ave S and Idaho St	RPT0001133010B	21,780	\$100,000
3	341 Hansen St S	RPT0001133017A	18,731	\$85,000
4	249 4th Ave S	RPT0001133025A	12,502	\$55,000
5	135 5th Ave S	RPT0001145011A	28,140	\$125,000
6	229 2nd Ave N	RPT0001085008A	21,867	\$100,000
7	241 2nd Ave N	RPT0001085006A	6,229	\$30,000
8	250 5th Ave S	RPT0001155000A	21,344	\$95,000
9	South of Minidoka Ave and Hansen St	RPT0010716600S	56,192	\$250,000
10	244 Railroad Ave S	RPT4401001018A	8,320	\$25,000
11	237 Maxwell Ave	RPT4401001035A	5,053	\$15,000
12	SE Corner of 5th Ave W and Gooding St	RPT0001153001D	18,600	\$85,000
13	SW Corner of 5th Ave W and Shoshone St	RPT0001153007A	12,545	\$55,000
14	151 Maxwell Ave	RPT4401001028A	10,019	\$30,000
15	260 Maxwell Ave	RPT00107166613	6,186	\$3,000
16	247 Bell St	RPT00107166620	120,792	\$60,000
17	274 Victory Ave	RPT00107171241	77,667	\$40,000



Dave McKinlay
 Certified General Appraiser-71
 McKinlay & Klundt Appraisal Co.
 License Expiration Date: 04/08/21



Travis Klundt
 Certified General Appraiser-2212
 McKinlay & Klundt Appraisal Co.
 License Expiration Date: 01/13/21



Digital Images

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Digital signatures may be affixed to this document. In this document, a digital signature is a reproduction of the appraiser's actual signature.

Technical Qualifications

Dave McKinlay

Education:

B.S. Degree, Animal Science, Agronomy, Ag. Econ.
Brigham Young University, 1970

State of Idaho Real Estate License (inactive)
State of Idaho, 1990

IDAHO CERTIFIED GENERAL APPRAISER CGA-71

Specialized

Background:

- College courses in Farm Appraisal and Valuation
- Workshops and seminars on Appraisal, Irrigation and Ag Credit sponsored by the Federal Land Bank of Spokane
- Seminars and courses sponsored by the American Society of Farm Managers and Rural Appraisers and American Institute of Real Estate Appraisers including:

- Report Writing and Eminent Domain Seminars
- Litigation Valuation Seminar
- Fundamentals of Rural Appraisal--A-10
- Principles of Rural Appraisal--Course A-20
- Code of Ethics and Standards--A-12 (Up-to-date)
- Certification School--A-45
- Eminent Domain & Income Approach Seminar
- Residential Appraisal - Course 3 (material)
- USPAP Revisions (Up-to-date)
- Ranch Appraisal Seminar
- Dairy Valuation Seminar
- Agricultural Chattel Appraisal Seminar
- Rural Residential Appraisal Seminar
- Rural Business Valuation Seminar
- Advanced Rural Appraisal--Course A-30
- Conservation Easements Seminar

- Numerous other related courses, seminars and personal study
- Real Estate Essentials - College of Southern Idaho, 1990
- Real Estate Practices - College of Southern Idaho, 1990

Appraisal

Experience:

- Designated to perform appraisals for the Federal Land Bank of Spokane - October, 1970
- Sixteen years of appraisal and credit experience with the Land Bank system involving management, training, and appraisal review functions
- Independent fee appraisals for FmHA (FSA), FCS, Farmer Mac, various private concerns, commercial banks, attorneys, and financial institutions
- Over 40 years experience in the appraisal field
- I am a member of the American Society of Farm Managers and Rural Appraisers

Area and Type of Appraisals:

-Performed appraisals in Idaho, Montana, Oregon, Washington, Utah, and Nevada with extensive experience in Southern Idaho on farms, ranches, agri-business, residential and commercial properties

Technical Qualifications

Travis Klundt

Education:

B.S. Degree, Criminal Justice Administration
Boise State University, 2003

IDAHO CERTIFIED GENERAL APPRAISER CGA-2212
IDAHO REAL ESTATE APPRAISAL BOARD MEMBER 08/10 To 08/12

Specialized Background:

- Seminars and courses sponsored by the Appraisal Institute, American Society of Farm Managers and Rural Appraisers and American Institute of Real Estate Appraisers, and Institute of Real Estate Appraisal Studies including:

Appraisal Institute-General Appraiser Income Capitalization I
Appraisal Institute-General Appraiser Income Capitalization II
Appraisal Institute-General Appraiser Market Analysis and Highest & Best Use
Appraisal Institute-Advance Report Writing and Valuation Analysis
Appraisal Institute-Advance Sales and Cost Approach
Appraisal Institute-Advance Income Capitalization
Appraisal Institute-Advance Applications
Appraisal Institute-Appraisal Challenges in Declining Markets
Fundamentals of Rural Appraisal--A-100
Intermediate Approaches to Value of Rural Appraisal--Course A-200
Direct Income Capitalization A-270
General Appraiser Site Valuation and Cost Approach
1031 Exchange Analysis
USPAP
USPAP Update
Institute of Real Estate Appraisal Studies-Fundamentals of Real Estate Appraisals
Institute of Real Estate Appraisal Studies-- Residential Appraisal Techniques I
Institute of Real Estate Appraisal Studies-- Highest and Best Use
Uniform Appraisal Standards for Federal Land Acquisitions
Uniform Appraisal Dataset from Fannie Mae and Freddie Mac
Uniform Appraisal Data Aftereffects: Efficiency vs Obligation
Valuation of Conservation Easements and Other Partial Interests in Real Estate
The Valuation of Intangible and Non-Financial Assets

- Numerous other related courses, seminars and personal study

Appraisal Experience:

- Fifteen years of appraisal experience and appraisal review functions
I am a member of the Appraisal Institute and in the process of obtaining MAI.

Area and Type of Appraisals:

-Performed appraisals and selling in Idaho with experience in Southern Idaho on farms, ranches, agri-business, residential and commercial properties.

Client List:

-Wells Fargo, US Bank, Key Bank, First Federal Savings Bank, Zions Bank, D.L. Evans Banks, Farmers National Bank, Bank of Commerce, Citizens Community Bank, Bank of Idaho, Banner Bank, Farm Service Agency, Agri-Access, MetLife Investments, Farm Service Agency, Local City Governments, Intermountain Community Bank, Private Attorneys & Accountants, Estate Planning and numerous more not mentioned.

Twin Falls County Tax Sheets with Property Address

Parcel Number	Owner Name	Property Address
RPT0001085006A	URBAN RENEWAL AGENCY FOR THE	241 2ND AVE N 83301
RPT0001085008A	URBAN RENEWAL AGENCY FOR THE	229 2ND AVE N 83301
RPT000108700CA	URBAN RENEWAL AGENCY OF THE	159 MAIN AVE E 83301
RPT0001133010B	URBAN RENEWAL AGENCY OF THE	0 0
RPT0001133017A	URBAN RENEWAL AGENCY FOR THE	341 HANSEN ST S 83301
RPT0001133025A	URBAN RENEWAL AGENCY FOR THE	0 0
RPT0001145011A	URBAN RENEWAL AGENCY OF THE	135 5TH AVE S 83301
RPT0001153001D	URBAN RENEWAL AGENCY OF THE	0 0
RPT0001153007A	URBAN RENEWAL AGENCY OF THE	0 0
RPT0001155000A	URBAN RENEWAL AGENCY OF THE	0 0
RPT00107166005	URBAN RENEWAL AGENCY OF THE	0 0
RPT00107166613	URBAN RENEWAL AGENCY OF THE	260 MAXWE LL AVE 83301
RPT00107166620	URBAN RENEWAL AGENCY OF THE	247 BELL ST 83301
RPT00107171241	URBAN RENEWAL AGENCY OF THE	274 VICTOR Y AVE 83301
RPT4401001018A	URBAN RENEWAL AGENCY OF THE	244 RAILRO AD AVE 83301
RPT4401001028A	URBAN RENEWAL AGENCY OF THE	151 MAXWE LL AVE 83301
RPT4401001035A	URBAN RENEWAL AGENCY OF THE	0 MAXWE LL AVE 83301

McKinlay & Klundt Appraisal Company

P.O. Box 5698
Twin Falls, Idaho 83303
(Bus) (208) 734-5522
(Fax) (208) 734-9755

ENGAGEMENT LETTER

DATE OF AGREEMENT:

August 26, 2020

PARTIES TO AGREEMENT:

Client:

Urban Renewal Agency
Nathan Murray, URA Executive Director
203 Main Avenue East
Twin Falls, Idaho 83301

Appraisers:

Dave McKinlay, CGA-71
Travis Klundt, CGA-2212
McKinlay & Klundt Appraisal Co.
P.O. Box 5698
Twin Falls, Idaho 83301

Urban Renewal Agency, via Nathan Murray, Executive Director, hereby engages McKinlay & Klundt Appraisal Company to complete an appraisal assignment as follows:

PROPERTY IDENTIFICATION

Property Address	Parcel ID
SW Corner of 2nd Ave E and Hansen St	RPT000108700CA
260 2nd Avenue E	RPT0001088013B
SW Corner of 3rd Ave S and Idaho St	RPT0001133010B
341 Hansen St S	RPT0001133017A
249 4th Ave S	RPT0001133025A
135 5th Ave S	RPT0001145011A
229 2nd Ave N	RPT0001085008A
241 2nd Ave N	RPT0001085006A
250 5th Ave S	RPT0001155000A
South of Minidoka Ave and Hansen St	RPT00107166005
244 Railroad Ave S	RPT4401001018A
237 Maxwell Ave	RPT4401001035A
260 Maxwell Ave	RPT00107166613
247 Bell St	RPT00107166620
SE Corner of 5th Ave W and Gooding St	RPT0001153001D
SW Corner of 5th Ave W and Shoshone St	RPT0001153007A
151 Maxwell Ave	RPT4401001028A
274 Victory Ave	RPT00107171241

PROPERTY TYPE

This appraisal is for property that is commercial land with minor building improvements and one professional office building.

INTEREST VALUED

The legal property appraised will be Fee Simple.

INTENDED USERS

Urban Renewal Agency

Note: no other users are intended by the Appraisers. Appraisers shall consider the intended users when determining the level of detail to be provided in the Appraisal Report.

INTENDED USE

The intended use is to assist Client in decisions of ownership.

TYPE OF VALUE

The appraisal will provide a Market Value as defined by the appraisal requirements.

DATE OF VALUE

The property will be valued as of the date of inspection.

HYPOTHETICAL CONDITIONS, EXTRAORDINARY ASSUMPTIONS

Typical assumptions anticipated.

APPLICABLE REQUIREMENTS OTHER THAN THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)

The Code of Professional Ethics and Standards of Professional Appraisal Practice.

ANTICIPATED SCOPE OF WORK

Site Visit

The appraisers will complete onsite observations of the property site, interior and exterior observations of any improvements, if applicable.

Valuation Approaches

The appraisal will encompass the Sales Comparison Approach Cost Approach Income Approach

Note: Appraisers shall use all approaches necessary to develop a credible opinion value.

APPRAISAL REPORT

Report option

The appraisal will be a Narrative Report.

CONTACT FOR PROPERTY ACCESS

Name: Nathan Murray 208-735-7240 or 208-731-0291

ADDITIONAL DOCUMENTATION

In order to complete this appraisal, the following information will be needed prior to beginning the appraisal process.

- Legal owners' name, addresses and ownership percentages, if applicable
- Correct and complete address of the property to be appraised
- Projected income and expense information- 1 year, 3 years preferable if applicable
- Copy of all lease agreements, if any
- Complete legal description for land
- Title commitment that may exist

ESTIMATED DELIVERY DATE

October 15, 2020 or before.

DELIVERY METHOD

Electronic Copy

PAYMENT TO APPRAISER

The base fee for the appraisal will be \$10,000.00, due at the time of completion.

PROPOSED IMPROVEMENTS

If the property appraised consists of proposed improvements, Client shall provide to McKinlay & Klundt Appraisal plans, specifications, costs and/or other documentation sufficient to identify the extent and character of the proposed improvements.

PROPERTIES UNDER CONTRACT FOR SALE

If the property appraised is currently under contract for sale, client shall provide McKinlay & Klundt a copy of said contract including all addenda.

CONFIDENTIALITY

McKinlay & Klundt Appraisal Company will not provide a copy of the written Appraisal Report to, disclose the results of the appraisal prepared in accordance with this Agreement with, any party other than the Client, unless Client authorizes such in writing, except as stipulated in the Confidentiality Section of the Ethics rule of the Uniform Standards of the Professional Appraisal Practice (USPAP).

CHANGES TO AGREEMENT

Any changes to the assignment as outlined in this Agreement shall necessitate a new Agreement. The identity of the client, intended users, or intended use; the date of value; type of value; or property appraised cannot be changed without a new agreement.

CANCELLATION

Client may cancel this Agreement at any time prior to McKinlay & Klundt Appraisal's delivery of the Appraisal Report upon written notification to the Appraisers. Client shall pay Appraisers for work completed on the assignment prior to Appraiser's receipt of written cancellation notice at the rate of \$100.00 per hour, plus expenses, with a minimum charge of \$500.00.

NO THIRD PARTY BENEFICIARIES

Nothing in this Agreement shall create a contractual relationship between McKinlay and Klundt Appraisal Company or the Client and any third party, or any cause of action in favor of the third party. This agreement shall not be construed to render any person or entity a third party beneficiary of this Agreement, including, but not limited to, any third parties identified herein.

USE OF PARTNERS

McKinlay & Klundt Appraisal Company may involve either partner (Dave McKinlay or Travis Klundt) in completion of the assignment, unless otherwise agreed by the parties.

TESTIMONY AT COURT OR OTHER PROCEEDINGS

If the Appraisers are subpoenaed pursuant to court order or required to produce documents by judicial command, the client agrees to compensate the Appraisers for their appearance time, preparation time, travel time, and document preparation time at the regular hourly rate (\$250.00 per hour) then in effect plus expenses and attorney fees. In the event the real property appraised is, or becomes the subject of litigation, a condemnation, or other legal proceeding, it is assumed the Appraisers will be given reasonable advanced notice, and reasonable additional time for court preparation.

APPRAISER INDEPENDENCE

Appraisers cannot agree to provide a value opinion that is contingent on a predetermined amount. Appraisers cannot guarantee the outcome of the assignment in advance. Appraisers cannot insure that the opinion of value developed as a result of this Assignment will serve to facilitate any specific objective by the Client or administrative proceeding, or attendance at any judicial, arbitration, or administrative proceeding relating to this assignment.

EXPIRATION OF AGREEMENT

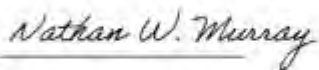
This agreement is valid only if signed by both Appraiser and Client within 10 days of the Date of Agreement.

GOVERNING LAW & JURISDICTION

The interpretation and enforcement of this Agreement shall be governed by the laws of the state in which the Appraiser's principal place of business is located, exclusive of any choice law rules.

By Client:

By Appraiser:



(Signature)

Nathan Murray, Ex. Director of URA

(Printed Name)

8/31/2020

Date



(Signature)

Travis Klundt

(Printed Name)

Copyright Protection

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Twin Falls, Idaho 83303
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The descriptions, analyses, and conclusions stated herein are intended for the exclusive use of our client, Urban Renewal Agency , and other explicitly identified intended users, solely for the intended use stated in this document.

McKinlay & Klundt Appraisal Company retains all rights, title, and interests in all trademarks, trade names, trade secrets, data, conclusions, opinions, valuations, and other information included in, arising out of, or in any way related to this appraisal.

No person or entity shall be entitled to break down, strip out, mine, or disseminate any component or portion of this report, including, but not limited to any valuations, opinions, data compilations, or conclusions.

This report and all its contents is a culmination of intellectual and professional experiences, education, personal investigations, and know-how, which shall at all times remain the property of McKinlay & Klundt Appraisal Company, its sole owner.

End of Report

Resolution 2021-03
Exh A (ANE-Exh C)



TWIN FALLS URBAN
RENEWAL AGENCY

3RD AVE S IDAHO ST S





Urban Renewal Agency
Attn: Nathan Murray, Executive Dir.
203 Main Ave. E
P.O. Box 1907
Twin Falls, ID 83303

December 26, 2020

Urban Renewal Agency Board:

On behalf of the Children's Museum of the Magic Valley Board of Directors, I am pleased to submit this proposal for the redevelopment of 3rd Ave. S/Idaho St. S. We propose this become the site of a 15,000 sqft. children's museum: a center for hands-on exploration and creativity.

The mission of the Children's Museum of the Magic Valley is "to engage children of all ages and abilities in learning through imaginative play and discovery." The vision is "to be a gathering place that builds wonder and curiosity." We believe the museum's location on the 3rd Avenue lot will help us fulfill both our mission and vision as well as that of the URA. In addition to visiting the museum, we envision families spending time at other nearby family-friendly businesses such as Gemstone Climbing Center, Jump Time Idaho, Main Avenue restaurants, and activities on the Commons. Downtown Twin Falls is the heart of our community, and the Children's Museum of Magic Valley is eager and committed to becoming a vital part of this historical area. We are working with a dedicated local team to design and construct a building that will enhance the surrounding structures and reflect the local aesthetics.

Our presence will further establish Twin Falls as a family-friendly destination, draw visitors, create jobs, and help attract new residents and businesses. We will be an anchor in the downtown area and will strengthen the educational and cultural assets of the Magic Valley. Thank you for considering CMMV for this site.

Sincerely,

Bethany Bell
Board President

PROJECT DETAILS

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Concept Plan_____5

Direct Economic Impacts

Community Enrichment Impacts

Redevelopment Timeline_____7

Resources & Capacity_____8

St. Luke's Letter of Support

Community Member Letter of Support

Statement of

Qualifications_____appendix

EHM Engineering

FRAME Design Strategies

Letters of Support_____appendix

Brady Dickinson, Twin Falls School District

Don Hall, County Commissioner

Travis Rothweiler, City Council

Jeff Fox, College of Southern Idaho

OUR TEAM

The museum is a 501(c)(3) non-profit corporation governed by a volunteer working board. CMMV was incorporated as a charitable nonprofit on November 13, 2018. Our EIN is 83-2068910. The website is www.cmmv.org.

There will be no other tenants of the proposed building; the Children's Museum will be the sole owner and user.

Lead Entities

Bethany Bell
trevbeth.bell@gmail.com
475 Rosewood Dr. E
Twin Falls, ID
801-380-1123

Judi Baxter
judibaxter@yahoo.com
3677B North 2600 East
Twin Falls, ID
208-731-1232

Development Team

Consultant: Alissa Rupp, FRAME Design

Engineer: David Thibault, EHM

We will be using a local contractor and intend to select a local or nearby architect.

Board of Directors

Bethany Bell <i>President</i>	B.S. Psychology, emphasis on Child Development; former floral and event planning business owner
Tennille Adams <i>Vice-President</i>	B.S. School & Community Health, B.S. Sport Science; Twin Falls Parks & Recreation Commission 2009-2016; Online Coordinator at Twin Falls School District
Judi Baxter <i>Secretary</i>	B.S. Elementary Education; Retired Educator; former owner, Judi's Bookstore; Part-time Associate, Rudy's—A Cook's Paradise
David Coleman <i>Treasurer</i>	B.S. Accounting; CPA, Coleman, Coleman, Lopes & Company
Lisa Hymas <i>Development</i>	B.A. Mass Communications
Paula Weeks <i>Publicity</i>	A.A. Liberal Arts; Owner of Anytime Fitness

Meghan Scoresby <i>Grants</i>	B.S. Elementary Education; Editor, Southern Idaho Kids Magazine
Christina Kun <i>Outreach</i>	M.S. Education Curriculum and Instruction; Director, Immanuel Lutheran Church Child Development Center
Michael Whitehead <i>Research</i>	PhD Human Development and Family Services; Marriage and Family Therapist, Aspen Grove Family Therapy
Diane VanEngelen <i>Advisory</i>	A.A. Elementary Education; Executive Director, Twin Falls Public Library Foundation
Evin Fox <i>Advisory</i>	Emeritus CSI Professor, Early Childhood Education (Incoming Jan. 2021)
Jeremy Gooding <i>Treasurer</i>	CPA, Ruth Stevens & Associates (Incoming Jan. 2021)



CONCEPT PLAN

The Children's Museum of the Magic Valley is a proposed 15,000 square foot children's museum located in downtown Twin Falls, Idaho along 3rd Avenue South, bordering Idaho Street South, specifically described as Lots 10 through 16, of Block 133. This new two-story building will house a first floor of exhibit gallery space with a 250 square foot gift shop and a second floor of exhibit gallery, office, storage, and party room spaces.

Exhibit galleries will comprise the main component of the building, with an estimated 8,000 square feet indoors and 10,000 square feet outdoors. Exhibits will foster a learning environment that is interactive, educational and engaging for all visitors, while focusing on children 1-11 years of age. Experiences will be specifically developed for the whole child to discover the magic in the Magic Valley and foster excitement for STEM (science, technology, engineering, math), the arts, and literacy. Interactive exhibits will likely feature:

- Dream Ship Climbing Structure
- Art Studio/Maker Space
- Block Play
- Snake River Ecosystem
- Kid City
- Farming: Then and Now
- Farm to Table Market
- Teaching Kitchen
- STEM (science, technology, engineering, math)
- Low Sensory Room
- Connect with Nature Garden (outdoor)



Our exhibits will be designed and produced by a professional exhibit design team led by Alissa Rupp of FRAME Integrative Design Strategies. Concept designs are scheduled to be completed by May of 2021.

At the time of this writing, the proposed location for the Children's Museum of the Magic Valley, Lots 10 through 16 of Block 133, is an underutilized public parking lot. Initial estimates place the construction costs of the building at \$5,000,000, with the exhibit galleries an additional \$2,500,000. Initial estimates may shift as we refine project design and as industry costs fluctuate.



Building Samples

We plan to incorporate natural light, wood, and brick into the building design.





Direct Economic Impacts

According to research released by the Association of Children's Museums, children's museums contributed \$5.5 billion to U.S. economic activity in 2016. They also supported 57,281 jobs and contributed \$2 billion in salaries.¹ Research has also shown that communities with museums encourage their tourists to linger by 53% and to spend 36% more during their stay.² Given the size and scope of the project, it should also raise real estate values for existing property owners in the area and serve as a catalyst for further development of the area. With an estimate of 47,000 anticipated annual visits to CMMV, it is our belief that the Children's Museum of the Magic Valley will draw more visitors and revenue to the Twin Falls area. The presence of CMMV will have direct economic impacts:



- Contribute to the growth of the Twin Falls area
- Draw visitors to Twin Falls and the greater Magic Valley area
- Encourage visitors to stay longer in the Twin Falls area, supporting our local economy

Community Enrichment Impacts

The benefits to arts and culture may be even more valuable than the economic ones. They provide inspiration and joy to residents, beautify public spaces, and strengthen the social fabric of communities. As many as 87% of Americans believe that cultural amenities are important to quality of life.² Children's museums have the benefit of being a cultural amenity as well as an educational center. Research has shown that children who attend children's museums become adults who attend museums; children's museums help establish patterns of lifelong learning.³ CMMV has a focused audience of children, families, educators, and community ties.

- **Children** are endlessly curious and constantly learning. CMMV will provide invitations to play while nurturing self-directed exploration and learning.
- **Families** play a critical role in the life of a child. Parents are a child's first teacher and siblings their first playmates. CMMV will encourage whole-family learning through engaging exhibits, written prompts, and programming.
- **Teachers** support the children in our community, and CMMV plans to support them through on-site field trip programming, classroom curriculum, and educator workshops.
- **Community** CMMV has the potential to break down barriers, encourage cohesion, and lift the collective vision of our community.

PROPOSAL

CMMV is proposing to purchase a clean site at Lots 10 through 16, of Block 133 from TFURA for \$100. The site would have all asphalt removed, taking care to preserve existing landscaping, and be ready for site preparation. Further, CMMV may seek financial assistance from the URA in securing utilities to the site.

REDEVELOPMENT TIMELINE

An estimated timeline for the project follows:

January 11, 2021: RFP award

February 2021 - March 2021: DDA negotiation

March 2021 - March 2022: Architectural & Exhibit Design, Engineering, Financing

March 2022- September 2022: Permitting, Pre-Construction

September 2022-March 2023 - Exhibit Design & Fabrication

March 2023 - January 2024: Construction

January 2024 - April 2024: Exhibit Installation



RESOURCES AND CAPACITY

This December we completed our Founding Fifty campaign, which is 50 families and 50 businesses who collectively contributed \$150,000 of seed funding. This campaign demonstrates the widespread support for the Children's Museum.

F50 BUSINESSES

A&T Security Systems, Inc
Advanced Dental Care
Advanced Foot and Ankle
Anytime Fitness
Aspen Grove Family Therapy
Asthma & Allergy of Idaho PLLC
Center for Physical
Rehabilitation
Charmac Trailers, Inc
Children's Clear Vision PLLC
Coleman, Lopes & Co PLLC
DL Evans Bank
Doctors at St Luke's Obstetrics
& Gynecology
Dr. Jason Greenhalgh, St. Luke's
Urology
Dr. Kurtis Reed, St. Luke's
Dermatology
Dr. Kylan Peterson, St. Luke's
Otolaryngology
Dr. Mark Crandall, St. Luke's
Cardiology
Dr. Michael McEntire, St. Luke's
Pain Medicine
Dr. Richard Manwaring,
Children's Dentistry of Twin
Falls
Dr. Russell & Tia Mayes
Edward Jones Investments
Falls Orthodontics
First Federal Savings Bank
Frontier Pediatric Partners
PLLC
Gateway Real Estate
Green Acres Pet Center
Idaho Central Credit Union
Lytle Signs
Magic Valley Orthodontics PLLC
North Canyon Pediatrics
North College Dental

Northwest Farm Credit Services
Oasis Stop 'N Go, LLC
Petersen Brothers Construction
Petro's Texaco Service Station
Petruzzelli Electric
Pioneer Federal Credit Union
Plant Therapy
Primary Therapy Source
Sage Center on 8th Catering &
Events
Smiles 4 Kids
Smith Pediatric Dentistry
Snake River Pool & Spa
St. Luke's Magic Valley Medical
Center
Summit Dental Care
Tamaki Control
TitleFact
Ward Orthodontics
Welch, Allan & Associates
Wills Toyota

F50 INDIVIDUALS

TJ & Tennille Adams
Tom & Cheri Aiello
Dr. Eric & Elisa Allan
Dr. Toby & Jenny Anderton
Rudy & Sami Ashenbrener
Dr. Bryce & Heidi Barfuss
Judi Baxter
Dr. Jason & Lynn Beard
Mark & Alicia Bell
Trevor & Bethany Bell
Michael & Sherri Bennett
Dr. Kevin & Katelyn Berg
The Dan Brizee Family
Brady & Alexes Brown: In
memory of Boston Brown
Linda E Brugger
Ryan & Shawnee Burt
Dave & Mary Crawford

Adam & Kristin Croissant
Dr. Michael & Chenele Dixon
Sharon Dowdle: In memory of
my Mother
Dr. Paul & Alisha Dunlavy
Emily Egeler: In memory of
Natalie-Claire Woods Lyda
Steve & Valarie Everton
Eva & John Fisher
Michael & Kristen Francom
Al & Fran Frost
Donald & Kristina Hill
Ryan & Christy Hodges
Dr. Kylie & Andy Hohwieler
Ryan & Krystal Howe
Dr. Joseph & Lisa Hymas
Dr. Joshua & Kathryn Jenkins
Bill & Donna Kyle
Dr. Jared & Patricia Manning
Robert & Kathi Meyers
Robyn & Morgan Meyers
Dr. Jonathan & Michelle Myers
Al & Trace Nickels
Dr. Eric & Melanie Permann
In memory of Dr. Steven "Dutch"
Platt
Dr. Kenneth & Heidi Romney
Chapman J Root II
Dr. Jason & Meghan Scoresby
Allen & Corinne Starley
Mitch & Ashley Stevenson
Paula Brown Sinclair
Deke & Sarah Siren
Jade & Danielle Titus
Diane VanEngelen
Deskin & Susan Waters
Dr. Bob & Lori Ward
Lisa Wehofer-Smallwood & Eric
Smallwood
Dr. Nathan & Allison Welch

Building on the expert knowledge of community members such as Mike McBride and Shawnee Kyle, CMMV is planning an 18-month capital campaign to raise the estimated \$9.5 million required to fund its development. The planned opening date is in 2024.

We anticipate the required Prospects, Donor Gifts, and Gift Breakdown will occur as follows:

Gift Amount	Gifts Needed	Potential Donors
\$2,000,000	2	4
\$1,000,000	2	4
\$500,000	2	8
\$250,000	4	8
\$100,000	5	16
\$50,000	10	20
\$25,000	10	40



We are confident in the giving community's desire and ability to contribute the funds necessary to make this happen.

Community Outreach

CMMV optimizes resources to best serve the community. Although we do not have a brick and mortar building yet, in 2019 over 3,500 people participated in museum outreach, and 1,600 students and caregivers attended our first two family stem nights. In 2020 we provided five additional stem nights, serving over 1,400, with three rescheduled for the spring of 2021. When we launched this program and offered it to 32 schools, we were booked within 48 hours. Our community and our educators are excited for this much-needed local resource.

The following community partners have invested \$44,000 in CMMV STEM Family Nights:

- First Federal Foundation
- Idaho National Laboratory
- Idaho STEM Action Center
- Twin Falls Walmart
- US Bank Foundation
- Northwest Farm Credit Services
- Rotary Twin Falls
- DART Foundation
- Pioneer Federal Credit Union



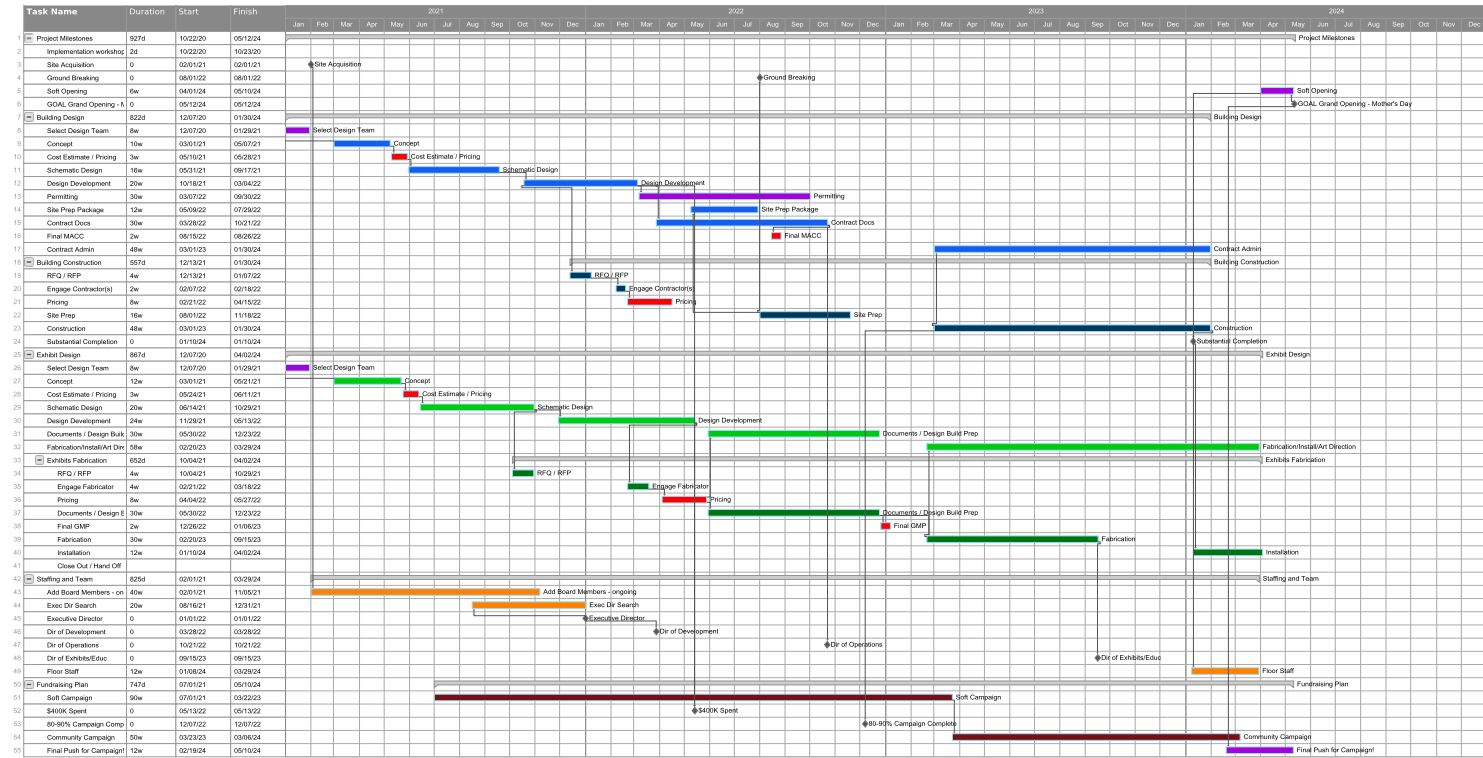
Sources

1. "Children's Museums Contributed 5.5 Billion to U.S Economy in 2016. ACM News, Association of Children's Museums, <https://www.childrensmuseums.org/about/acm-in-the-news/241-economic-impact-of-childrens-museums?highlight=WyJlY29ub21pYyIsImVjb25vbWljGlGtGFjdCJd>
2. Cohen, Randy, et al. "Arts & Economic Prosperity 5." Americans for the Arts, https://www.americansforthearts.org/sites/default/files/aep5/PDF_Files/ARTS_AEPsummary_loRes.pdf
2. "What is a Children's Museum." Emerging Museum Pre-Conference Handout, Association for Children's Museums, May, 2018.



CMMV Project Schedule

Preliminary Project Schedule



FAIA, NCARB, LEED AP BD+C

Alissa Rupp, FAIA, is a leader in the design and planning of museums and visitor centers, which she considers places for **community building, informal education, and lifelong learning**. She believes that we can improve public life through the serious work of creating spaces where art, nature, culture, and play intersect. On the projects Alissa is most passionate about, the visitor experience is at the forefront; her wide definition of “client,” includes the project’s staff, visitors, stakeholders, volunteers, collections, and even the flora and fauna of the project site.

STRENGTHS

- Leading capital projects for museums and other visitor-focused non-profit organizations, particularly during periods of facility development and expansion.
- Building diverse, collaborative, and successful teams focused on implementing and executing projects.
- Designing beautiful, contextual, engaging projects that welcome children, families, and learners of all ages

PRACTICE

Architect, Planner and Advisor, FRAME | Integrative Design Strategies

www.FrameDesignStrategies.com

Principal and Director, Seattle Office, **MIG Inc. (formerly The Portico Group) 2017-2019**

President and CEO, **The Portico Group, 2014-2017**

Principal, **The Portico Group, 2009-2014**

Employment History through 2008

Associate, Senior Associate, Associate Principal, The Portico Group

Architectural Designer, Carlson Architects, Architectural Designer

Architectural Designer, Ron Wright & Associates / Architects, P.S

Operations Manager / Educator, Seattle Children’s Museum

Interpreter (Museum Docent), The Children’s Museum, Boston

SELECTED CLIENTS

Museums, Interpretive Facilities, Campus Plans

Children’s Museum of the Magic Valley, Twin Falls, ID

National Women’s Hall of Fame, Seneca Falls, NY

Discovery Children’s Museum, Las Vegas, NV

Jackson Hole Historical Society & Museum, Jackson WY

Pearl Harbor Visitor Center, Honolulu, HI

Pacific Fleet Submarine Museum, Pearl Harbor, Honolulu, HI

KidsQuest Children’s Museum, Bellevue, WA

Children’s Museum of Southern Oregon, Medford, OR

Hands On Children’s Museum, Olympia, WA

Aberdeen Marina Club – Kids on 8! and Run, 2, 3!, Hong Kong

Bay Club – Neverland Children’s Club, Mumbai, India

Kidspace Museum, Pasadena, CA

Museum of Flight, Seattle, WA

KidSTREAM Children’s Museum, Camarillo, CA

Children’s Discovery Museum of the Desert, Palm Desert, CA

**SELECTED
PRESENTATIONS**

Museum Planning in 2020 and Beyond, Webinar hosted by Mid Atlantic Association of Museums' Building Museums Conference, September 2020

Laying the Groundwork 2.0: Planning for Museums, Mid Atlantic Association of Museums' Building Museums Conference, Chicago, IL, 2020

Fear No Plan: Choosing and Using the Right Planning Tools, Association of Children's Museums InterActivity Conference, Denver CO, 2019

Give Donors What They Want: Recognition in a Changing Fundraising Climate, Western Museum Association, Tacoma, WA, 2018

Putting the FUN in Funding: Creative and Effective Donor Recognition, Association of Children's Museums InterActivity Conference, Pasadena, CA, 2017

Children's Gardens and Museums: Northwest Kids Get Outdoors! National Children Youth Garden Symposium Conference, Vancouver, WA, 2017

Inviting Whole Families to Play: Inclusion and Engagement, International Play Association Conference, Calgary, Alberta, 2017

Engaging Future Stewards: Youth Participation in the Design of Natural and Cultural Environments, Public Lands Association Conference, Palm Springs, CA, 2017

AFFILIATIONS

American Institute of Architects
Fellow, Inducted 2017

AIA Seattle
President, Board of Directors, 2018-19
Board Member, 2014-2020
Strategic Planning Task Force, 2014-15 and 2018-19
Fundraising Committee, Center for Architecture and Design, 2015-16
Advisory Group Member, Women's Leadership Summit, 2015

Association of Children's Museums: Member
Program Committee, National "InterActivity" Conference, 2013-2016

Member Organizations:
American Alliance of Museums
Downtown Seattle Association
US Green Building Council
American Horticultural Society

Seattle Composers' Salon, Board of Directors

REGISTRATION

Registered Architect, Washington State

Reciprocal Registrations: Colorado, Florida, Hawaii, Idaho, New York, North Carolina, Oregon, Tennessee

LEED Accredited Professional (BD+C)

EDUCATION

Certificate in Neuroscience for Architects, NewSchool of Architecture and Design

Certificate in Design Firm Leadership and Management, University of Washington

Master of Architecture, University of Washington

Bachelor of Arts, Cognitive Science, Vassar College



Statement of Qualifications

EHM ENGINEERS, INC. STRIVES TO PROVIDE VALUED ENGINEERING SERVICES THAT RESULT IN CUSTOMER TRUST AND SATISFACTION

The goal of EHM Engineers, Inc. is to commit to the highest professional quality engineering services available at competitive market prices. Through the pursuit of this goal, EHM Engineers, Inc. will continue to earn our customer's trust and satisfaction on a project by project basis. EHM Engineers, Inc. will continue to grow and provide for the current and future needs of our clientele.

Company History

EHM Engineers, Inc. originated in Twin Falls, Idaho in 1972. The firm originally employed five employees and worked from a small house that was later converted into an office. The main source of income in the early years of operation was from Forest Service survey projects and Idaho Department of Transportation Federal Aid projects.

Since that time, the company has continued to grow to meet the needs of a diversified clientele. EHM Engineers, Inc. now has a main office and company headquarters in Twin Falls, Idaho. The company is presently owned and managed by four principals and staffed by twenty-eight full-time employees.

Professional services currently offered by EHM Engineers, Inc. include, but are not limited to, Structural and Civil Engineering, Land Surveying, Land Planning, Soils and Foundation Investigation, Environmental Reviews and Remediation, Quality Control Inspection and Testing, and Construction Management.

Recently, EHM Engineers, Inc. has been involved with many projects for the City of Twin Falls including sewer main line projects, structural review and evaluation of existing City owned facilities, structural review and evaluation for prospective City projects, structural design of pump station facilities, and construction management and observation throughout the construction process.

These projects include the Northeast Sewer Project, Evaluation of the Rogerson Building (Downtown T.F.), Preliminary Evaluation of the Banner Building (Downtown T.F.), Preliminary Evaluation of the Roof Structure and Capacity at the Hansen St. Building (Engineering Offices), Harrison Street Water Tank Evaluation, Victory Bridge Analysis and Rehabilitation, and Rock Creek Sewer Lift Station.

In addition to the key personnel whose resumes are attached hereto, EHM maintains a fully trained professional staff including the following:

Professional Engineers:	5	Professional Land Surveyors:	2
Engineer Interns:	1	Land Surveyor-In-Training:	1
Designers/Draftsmen:	7	Survey Crew Members:	2
Inspectors/Civil Technicians:	4	Clerical Staff:	4

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

David Thibault, P.E.

Project Engineer

David is responsible for the design and construction management duties associated with roadway and highway construction. Additional responsibilities include water, sewer, and irrigation infrastructure designs and installations. He has experience in the structural design of numerous commercial, industrial, and residential buildings, geotechnical investigations, and construction management projects. Mr. Thibault is qualified as a bridge inspection team leader and has completed safety inspections for hundreds of in-service bridges for the State of Idaho. He has more than a decade of active involvement with land development and the construction industry.

As a partner of EHM Engineers, Inc., David manages the technical staff and office personnel in addition to the professional engineering services for many private and public clients with total fees of approximately 4 million dollars annually.

Education: Bachelor of Science – Idaho State University – 2007

Professional Affiliations: American Society of Civil Engineers – Member of ACEC of Idaho

Professional Certifications: Bridge Inspection Team Leader – FHWA – NHI – 130055-2010

Professional Registrations: Professional Engineer – Idaho & Montana

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT

Childrens Museum of the Magic Valley Inc
Balance Sheet
As of December 16, 2020

	Dec 16, 20
ASSETS	
Current Assets	
Checking/Savings	
First Federal 6703	155,478.46
Total Checking/Savings	155,478.46
Total Current Assets	155,478.46
TOTAL ASSETS	155,478.46
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	77,165.78
Net Income	78,312.68
Total Equity	155,478.46
TOTAL LIABILITIES & EQUITY	155,478.46

Childrens Museum of the Magic Valley Inc
Profit & Loss

January 1 through December 16, 2020

	<u>Jan 1 - Dec 16, 20</u>
Ordinary Income/Expense	
Income	
Donation Income	90,549.71
Program Income	1,765.00
Total Income	92,314.71
Expense	
Administrative Expenses	752.10
Bank Service Charges	10.75
Business Development	5,901.01
Community Outreach Program	1,291.38
Marketing	700.87
Pop-up Supplies	443.37
Postage and Mailing	13.97
Professional Development	2,831.10
Professional Fees	2,011.00
Repairs and Maintenance	46.48
Total Expense	14,002.03
Net Ordinary Income	78,312.68
Net Income	<u><u>78,312.68</u></u>



Twin Falls School District #411
201 Main Ave. W
Twin Falls, ID 83301

P 208.733.6900
F 208.733.6987
www.tfsd.org

Brady D. Dickinson, PH.D. SUPERINTENDENT OF SCHOOLS

January 23, 2020

To Whom It May Concern:

My name is Brady Dickinson and I am the superintendent of the Twin Falls School District #411. The purpose of this letter is to voice my support for the Children's Museum of the Magic Valley. I believe this concept has been a tremendous addition to our community and it is my hope the momentum for this project will continue to grow!

The Twin Falls School District educates nearly 10,000 students every year. This is just a fraction of the children in our community who could benefit from a facility like a permanent children's museum in the Magic Valley. Children only spend a portion of their time in school and parents are often looking for educational ways to entertain and engage their children in the world around them. Activities outside of the normal school day can create a love for learning and can have a profound impact on students' educational outcomes. These types of enrichment opportunities will help promote education both within our school system and at home.

The Twin Falls School District is already benefiting from the great work the Children's Museum of the Magic Valley is doing in our community. At least four of our schools have already signed up to have the Children's Museum host STEM Family Nights in their schools and numerous students and their families have participated in the Children's Museum's community outreach activities. Community partners like the Children's Museum of the Magic Valley are what help to make our students succeed both in school and beyond.

Having a permanent, state-of-the-art facility will provide additional access while enhancing the experience for the children of our community. Much work has already been done by the amazing volunteers supporting the museum and I am excited to see how the opportunities for our kids will continue to be enhanced.

Sincerely,

Brady D. Dickinson
Superintendent of Schools

Brady D. Dickinson, Ph.D.
Superintendent of Schools

BRENT D. REINKE
COMMISSIONER
FIRST DISTRICT

DON HALL
COMMISSIONER
SECOND DISTRICT

TWIN FALLS COUNTY
BOARD OF COUNTY COMMISSIONERS
630 ADDISON AVE. WEST
P.O. BOX 126
TWIN FALLS, ID 83303-0126
(208) 736-4068
(208) 736-4176 FAX
(800) 377-3529 Idaho Relay (TTY)

JACK JOHNSON
COMMISSIONER
THIRD DISTRICT

KRISTINA GLASCOCK
CLERK
(208) 736-4004

May 30, 2019

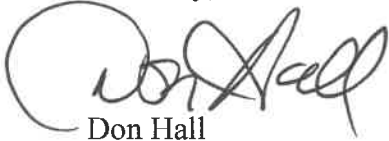
To Whom It May Concern:

Twin Falls County supports the Children's Museum of the Magic Valley and their efforts to bring a Children's Museum to Twin Falls.

As a prior Director with the Boys and Girls Club of Twin Falls, I know the importance of keeping children engaged in fun learning activities that stimulate their imaginations. A Children's Museum would offer age appropriate, hands-on exhibits and programs to inspire children and encourage their curiosity and critical thinking through interactive play. Having this type of facility in the Magic Valley would provide local families with young children access to an engaging, unstructured educational experience without the need to travel several hours.

I encourage you to support the growth and education of the children in the Magic Valley and ask that you look favorably upon the Children's Museum of the Magic Valley's grant application.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hall", written over a circular stamp or seal.

Don Hall
Chairman



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2296

November 14, 2019

To Whom It May Concern:

It is my pleasure to offer this letter of support for the Children's Museum of the Magic Valley. My team and I have had the opportunity to meet with several members of this organization over the past year as they have been working towards establishing their non-profit status and creating a capital campaign. I have been impressed with their professional approach to the project, and their understanding of the need to conduct a feasibility study and develop a business plan. Methodical planning on the front end can only increase their likelihood of success moving forward.

According to the American Alliance of Museums' newly published study on the economic impact of museums, for every \$100 of economic activity created by museums, an additional \$220 is created in other sectors of the economy. The Association of Children's Museums further supports this data in a recent report on the impact of children's museums on the workforce, income and regional economy. In the City of Twin Falls 2030 Community Strategic Plan calls for an engaged, involved, and learning community that seeks economic prosperity, facilities that support healthy lifestyles, and a well-educated community. None of these goals can be accomplished without strong community partnerships.

The missions of the Foundation and The Children's Museum parallel one another - to support, enhance, and positively impact the lives of the individuals and families who live and work in the community. At the City, we have found that leveraging community partnerships is the best way to accomplish shared goals and values. I encourage you to consider the value of a children's museum in Twin Falls and the possibility of being a partner in this endeavor.

Sincerely,

Travis Rothweiler
City Manager



November 6, 2019

To Whom It May Concern,

St. Luke's supports Children's Museum of the Magic Valley's efforts to inspire families to enjoy art, culture, science and purposeful play in a hands-on environment.

Providing opportunities through this proposed museum, is a great way to engage with families which in turn can help to foster social interactions and build community vitality. The imaginative play and discovery which will be offered through the museum is crucial to children's developmental stages and St. Luke's appreciates the organization's desire to provide this for all abilities.

We believe the people and organizations behind this museum and community opportunity will make it happen. They are dedicated to the future of the Magic Valley. Opening this facility by 2023, will require partnering organizations to provide funding, volunteer hours, expertise, and in-kind support.

We look forward to hearing more as this children's museum gets closer to completion.

Sincerely,

Kyli Gough
Community Health Manager
St. Luke's Magic Valley and St. Luke's Jerome

February 11, 2020

RE: Children's Museum of the Magic Valley

I am pleased to write this letter of support for the Children's Museum of the Magic Valley.

The Children's Museum of the Magic Valley will engage children and families in opportunities for experiential education. The mission statement, "to engage children of all ages and abilities in learning through imaginative play and discovery," responds to a need in South Central Idaho by providing interactive exhibits that connect kids and parents to play, to explore, and to discover in a place unlike any other in South Central Idaho. In this age of electronic entertainment and interaction, family experiential learning is more important than ever. We know that while broad access to information and entertainment, even educational programs on electronic devices, is readily available and provides a valuable resource, family relationships and shared experiences are at the heart of learning. The Children's Museum of the Magic Valley will provide the venue and opportunities for this.

In terms of connections beyond children and their families, the Children's Museum of the Magic Valley will provide educational programming at the College of Southern Idaho by providing volunteer experiences for students across the college engaged in service learning and particularly for those studying in STEM fields, Early Childhood Education, and Teacher Education.

Cordially,



Jeff Fox
President
College of Southern Idaho

Mr Nate Murray

URA Board of Directors

12/14/2020

Dear Mr Murray,

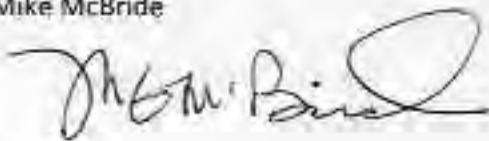
I am very supportive of the proposed Children's Museum in Twin Falls, Idaho. I have had several meetings with Bethany Bell and her board concerning the project. The CMMV mission and vision supports children in our community and STEAM education in our valley.

I will continue to be supportive, as we raise funds to build the new facility in Twin Falls. I am excited by the prospect of this additional asset that supports important educational work with our young children throughout the Magic Valley.

Idaho and the Magic Valley are vibrant areas because of people and their efforts to enrich the quality of life here. I am encouraged that the new Museum will be another excellent asset in our community, our valley and our State.

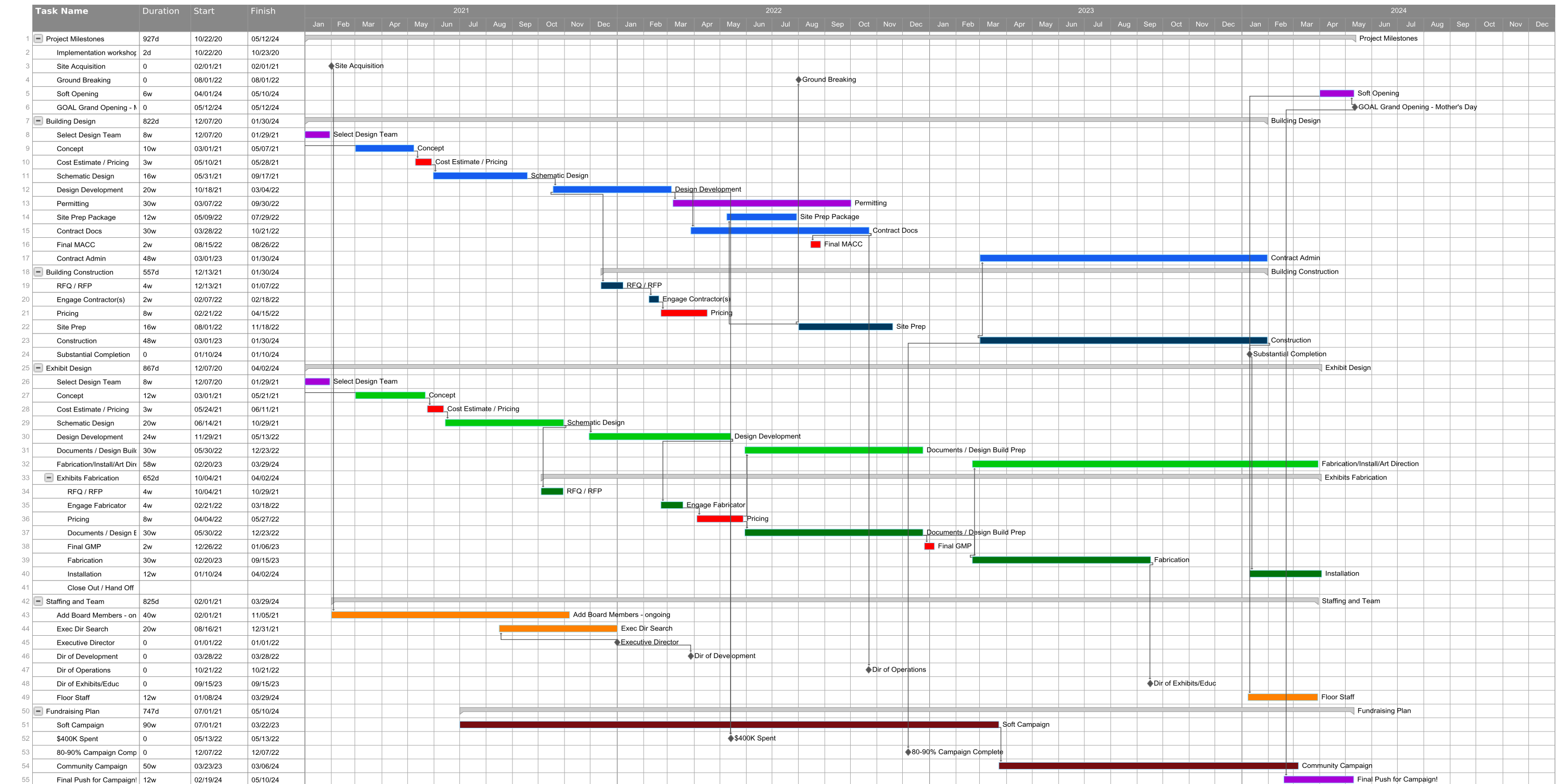
A Supportive Citizen,

Mike McBride

A handwritten signature in black ink, appearing to read "Mike McBride". The signature is fluid and cursive, with a large loop at the end.

CMMV Project Schedule

Preliminary Project Schedule





Date: Monday, February 8, 2021
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Review of the 2020 Annual Report and Selection of a Meeting Date to take Public Comment and Approve the Annual Report for filing.

Background:

Title 50, Chapter 2006(c) requires that Urban Renewal Agencies operating in Idaho present an annual report regarding its activities and finances for the preceding year. Once approved by the Board of Commissioners, it will be transmitted to the City of Twin Falls for their information.

This presentation is for review and discussion purposes. A meeting date, preferably March 8, 2021, will need to be selected so the Board could take public comment on the report and vote on its approval.

Approval Process:

N/A

Budget Impact:

There may be a cost for in-house printing of the draft report and postage to distribute it to those who request it.

Regulatory Impact:

N/A

Conclusion:

March 8, 2021, should be selected as the date to take public comment on the report and vote on its approval so that the statutory requirement for reporting can be fulfilled.

Attachments:

1. 2020 URA Annual Report (Draft 20210208)



2020 Annual Report

DRAFT 20210208

Board of Commissioners

January – June 2020

Cindy Bond - Chair
Perri Gardner – Vice Chair
Andy Hohwieler - Secretary
Rudy Ashenbrener
Dexter Ball
Suzzane Cawthra
Doug Vollmer

July – December 2020

Rudy Ashenbrener - Chair
Andy Hohwieler – Vice Chair
Dan Brizee – Secretary
Cindy Bond
Alexandra Caval
Jan Rogers
Doug Vollmer

Staff

Nathan Murray – Executive Director
Lorrie Bauer - Administrative Assistant
Jesse Schuerman - Engineer
Brent Hyatt - Finance

This Annual Report is prepared pursuant to Title 50, Chapter 2006 (c) Idaho Code:

An agency authorized to transact business and exercise powers under this chapter shall file, with the local governing body, on or before March 31 of each year a report of its activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income and operating expense as of the end of such calendar year. The agency shall be required to hold a public meeting to report these findings and take comments from the public. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the municipality and that the report is available for inspection during business hours in the office of the city clerk or county recorder and in the office of the agency.

DRAFT 20210208

Agency Activities for 2020

OneSixty LLC

A large portion of the Agency's time this past year, and a number of Board actions, were required to help further the 160 Main Avenue mixed-use project in 2020 and it finally paid off. As of the time of preparation of this report, the property has been transferred to the new developer and the building is under construction.



The Project, which was moving forward at the start of the new-year, began to be delayed in the spring of 2020 because of the COVID-19 Pandemic and there was difficulty securing the last bit of financing. The Agency stepped in to help negotiate the shared structural improvements with 148 Main Avenue South that were needed before demolition could take place. The Agency also extended the requisite time periods in the development

agreement to allow adequate time for the site preparation, and other improvements that had to take place prior to closing.

The planned \$9m mixed-use project will be 75-feet tall, have 44-units of residential, 11,000 square feet of office, and ground level restaurant/commercial space. The project is anticipated to be completed in the spring of 2022.

Washington Street South Urban Renew District

In January, the Agency completed its work on the creation of a new Revenue Allocation Area for a 98-acre area along Washington Street South between Diamond Avenue West and Park Avenue West. Per an eligibility report, the property was found to have inadequate utilities, access and environmental conditions to capture growth, and a plan was created to remedy these deficiencies through capturing Tax Increment Financing from the expansion of a new dairy processing facility called Gem State Dairy. The plan was filed with the State Tax Commission at the start of the year and Gem State Dairy was moving forward with their project.



In April, as a result of contract losses due to the COVID-19 Pandemic, Gem State Dairy informed the URA that their project was being placed on hold indefinitely. There are no current plans moving forward at this time, but the Allocation Area still exists and can benefit this project, or a new one, at such time as maybe appropriate to move forward.

Property Management

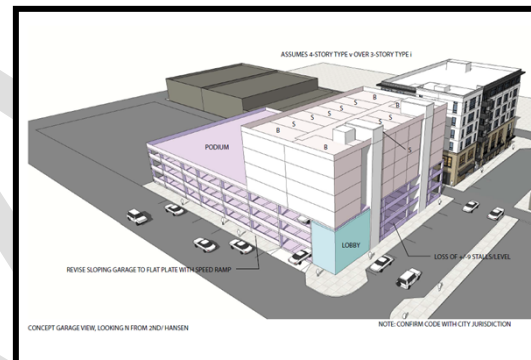
In February, the Board adopted a comprehensive property management policy to guide the Agency in its purchase, management and disposition of land. Subsequently, the Board approved a resolution for the surplus of real property which allows the Agency to more easily sell property that holds no development potential.

Later in the year, the Agency conducted a number of appraisals for property it owns in advance of disposition that will likely take place in the coming year. Currently, the Agency owns 37.14 acres of raw land with a rounded appraised value of \$1.8m. Not all of this property has development potential, but proper management and disposition of this land will be a high priority for the Agency in 2021.

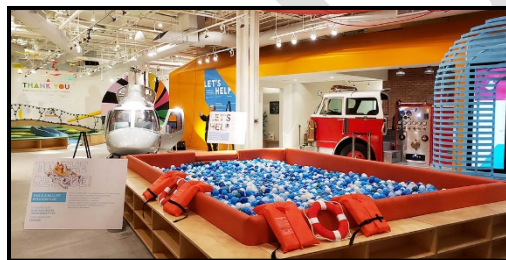
151 2nd Ave South

In March, the Board approved the solicitation of development proposals for City owned property behind the 160 Main development. The RFP that was shared with the public asked for a mixed-use development that included housing, a commercial component, and a structured parking facility.

In May, the Board accepted a response to the RFP from the Galena Fund who plans to act as developer on a proposed 6-story structure that includes 44 residential units, 2700 SF of ground and roof amenities, and three levels of parking. Later the Board authorized an exclusive right to negotiate with Galena. The Agency, the City, and the developer are meeting regularly to solidify the deal points of the project.



Block 133 Development



The Agency owns approximately 0.5 acre of property on Block 133 of the Twin Falls Townsite. In December, the Agency decided to solicit proposals for development, asking for projects that would enhance the educational and cultural assets of the community.

A response was received from the Children's Museum of the Magic Valley, who proposed to build a new 15,000 SF museum that will provide hands-on experiences for learning and creative exploration. The Board voted to accept the response and is preparing to negotiate exclusively with the Museum to develop the site. Supporters of the project are actively raising money to complete the project.

Summary Financial Statements

(awaiting updated information from audit)

DRAFT