THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Agenda

Monday, March 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 February 8, 2021 meeting; 2) February 2021 Financial Report; 3) March 2021 Accounts Payable.
   By: Lorrie Bauer, Administrative Assistant

3) Reports/Updates

   a) **INFORMATIONAL:** Executive Director's Report

4) Items of Consideration

   a) **ACTION ITEM:** Presentation and Request for Approval of the FY2020 Audited Financial Statements.
   By: Brent Hyatt, Assistant Finance Director

   b) **ACTION ITEM:** Presentation of the 2020 Annual Report followed by a Request for Public Comment and a Request to Approve Resolution No. 2021-04 authorizing the filing of the 2020 Annual Report with the City of Twin Falls.
   By: Nathan Murray, Executive Director

   c) **INFORMATIONAL:** Appoint a Budget Committee (3 members) to review the 2021-2022 budget.
   By: Rudy Ashenbrener, Chair

   d) **DISCUSSION:** Discussion regarding the creation of a new Revenue Allocation Area (RAA).
   By: Phil Kushlan, Kushlan Associates

   e) **ACTION ITEM:** Consideration of a request to issue a Request for Proposals to develop Agency property located at 151 Maxwell Avenue.
   By: Nathan Murray, Executive Director

5) General Input/Announcements - Public/Staff

6) Upcoming Meeting(s)

   a) April 12, 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, 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

Present:	Rudy Ashenbrener, Alexandra Caval, Andy Hohwieler, Jan Rogers, Dan Brizee, Doug Vollmer
Absent:	Cindy Bond
Staff Present:	Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Lorrie Bauer, Administrative Assistant; Jonathan Spendlove, P&Z Director; Ruth Pierce, City Council Liaison, Don Hall, County Commissioner, and Meghan Conrad, Counsel

Chair Ashenbrener called the meeting to order at 12:03 PM. A quorum was present.

2) Consent Calendar

a) Request to approve 1) Minutes for January 11, 2021 meeting; 2) January 2021 Financial Report; 3) February 2021 Accounts Payable.
MOTION: Andy Hohwieler moved to approve the consent calendar. Jan Rogers seconded the motion. Roll call vote showed all members present voted. 6 to 0.

3) Reports/Updates

a) Executive Director's Report
Nathan Murray shared a request was brought before the City Council for an amphitheater development in Rock Creek. The City owns the property of interest and the developer asked the City to surplus this property to the Agency who would then, through a public RFP process, request a park-like development, similar to an amphitheater. The agency owns property adjacent to the property of interest. There is no formal request at this time, however, the agency would be interested in participating in the project should it move forward.

4) Items of Consideration

a) 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.
Chris Packer, a partner of the craft distillery project, shared the facility only has a 200 amp, single-phase power; however, a 3-phase service would be a more cost-effective way to get the necessary power. He shared their plan for the business is to use locally sourced ingredients as much as possible. Goals include a tasting room and a point of sale for their products. Mr. Packer anticipates the value of improvements to the property to be a $150,000 investment. Discussion ensued.
MOTION: Andy Hohwieler moved to approve the request to spend $14,678 to install a new power pole, 3 phase transformer, and upgrade the service at the building 157 2nd Ave W. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

b) 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.
Nathan Murray gave an overview of the agenda item and the proposed agreement to negotiate exclusively with the Children's Museum of the Magic Valley. Agency Counsel, Megan Conrad shared this agreement

accounts for the unique nature of the project with potential future fundraising and commitments that will be necessary to make the project viable as well as makes sure that what was selected during the RFP process actually gets built. She explained that the Agreement to Negotiate tries to create a timeline of milestones before entering into a Disposition and Development Agreement. Bethany Bell, Board President of the Children's Museum of the Magic Valley, shared that they were not aware that a $20,000 deposit would be a part of the agreement until they read the draft and it is more than they can handle at this time. Discussion ensued. Counsel Conrad explained the purpose of the deposit and shared the Resolution authorizes technical changes so the t can be adopted with amendments to the agreement as discussed. Board agreed to change the deposit

MOTION**:** Andy Hohwieler moved to authorize the request to sign Resolution #2021-03 approving the agreement to Negotiate exclusively with the Children's Museum of the Magic Valley to develop the property located on Block 133, Lots 10-16. Doug Vollmer seconded the motion. Hohwieler withdrew his motion.
MOTION: Andy Hohwieler moved to approve the request to sign Resolution #2021-03 approving the agreement to negotiate exclusively with the Children's Museum of the Magic Valley to develop on agency-owned property located on Block 133, Lots 10-16 with the amendment changing the down payment or earnest money from $20,000 to $500.00. Alexandra Caval seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

c) Review of the 2020 Annual Report and Selection of a Meeting Date to take Public Comment and Approve the Annual Report for filing.
Nathan Murray presented the draft 2020 Annual Report with the exception of the financial information which is still being audited. The board tentatively approved the report and set the meeting date of March 8, 2021, to take public comment and formally approve the report for filing.
MOTION: Jan Rogers moved to approve the 2020 annual report meeting date to take public comment and approve the draft annual report for filing at the March 8th meeting. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

d) Discussion regarding the disposition of agency owned property.
Nathan shared a meeting with City officials is scheduled to discuss their interest, if any, in agency-owned property. Discussions will be ongoing.

5) General Input/Announcements - Public/Staff
Chair Ashenbrener proposed to have consultant, Phil Kushlan, visit with the board to help create a vision for a new allocation area. Nathan will schedule a meeting.

6) Upcoming Meeting(s)
March 8, 2021 @ 12:00 PM

7) Adjournment
The meeting adjourned at 01:08 PM.

Lorrie Bauer, Administrative Assistant

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

			Feb 21
Ordinary Income/Expense			
Income			
Contributions			118,921.37
Investment Income			299.94
Property Taxes			85,632.37
Rental Income			2,333.33
Total Income			207,187.01
Gross Profit			207,187.01
Expense			
RAA 4-1			
City Property Expense			
Commons (129 Hansen) & Main	543.07		
Bowyer Park (122 4th Ave S)	12.52		
Total City Property Expense		555.59	
Youth Ranch (160 Main Ave S)		-10,000.00	
Downtown Development		971.50	
Other Properties/Projects		14,678.00	
Total RAA 4-1			6,205.09
Legal Expense			10,234.75
Meeting Expense			272.89
Office Expense			238.11
Total Expense			16,950.84
Net Ordinary Income			190,236.17
Net Income			**190,236.17**

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

	Oct '20 - Feb 21	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Contributions	118,921.37			
Investment Income	3,651.38	105,200.00	-101,548.62	3.5%
Other Income	0.00	150,000.00	-150,000.00	0.0%
Property Taxes	5,538,014.14	7,718,000.00	-2,179,985.86	71.8%
Rental Income	9,666.65	15,996.00	-6,329.35	60.4%
Total Income	5,670,253.54	7,989,196.00	-2,318,942.46	71.0%
Gross Profit	5,670,253.54	7,989,196.00	-2,318,942.46	71.0%
Expense				
General Development Projects	0.00	1,928,616.00	-1,928,616.00	0.0%
RAA 4-1				
City Property Expense				
Commons (129 Hansen) & Main	3,912.93			
Bowyer Park (122 4th Ave S)	46.21			
Total City Property Expense	3,959.14			
Youth Ranch (160 Main Ave S)	377,739.42			
Downtown Development	54,906.05			
Other Properties/Projects	14,678.00			
RAA 4-1 - Other	0.00	699,367.00	-699,367.00	0.0%
Total RAA 4-1	451,282.61	699,367.00	-248,084.39	64.5%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	0.00	1,514,313.00	-1,514,313.00	0.0%
Debt Pay. (Chobani) Principal	0.00	2,240,687.00	-2,240,687.00	0.0%
Total RAA 4-3 (Chobani)	0.00	3,755,000.00	-3,755,000.00	0.0%
Bond Trustee Fees	0.00	5,000.00	-5,000.00	0.0%
Community Relations & Website	0.00	500.00	-500.00	0.0%
Debt Payments - Interest	42,225.95	743,833.00	-701,607.05	5.7%
Debt Payments - Principal	0.00	2,925,000.00	-2,925,000.00	0.0%
Dues and Subscriptions	4,600.00	5,000.00	-400.00	92.0%
Insurance Expense	0.00	7,000.00	-7,000.00	0.0%
Legal Expense	23,059.13	30,000.00	-6,940.87	76.9%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	423.87	1,500.00	-1,076.13	28.3%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	238.11	500.00	-261.89	47.6%
Prof. Dev.\Training	0.00	2,500.00	-2,500.00	0.0%
Professional Fees	0.00	10,000.00	-10,000.00	0.0%
Property Tax Expense	60.84			
Repairs and Maintenance	66,880.00	66,880.00	0.00	100.0%
Total Expense	796,770.51	10,389,196.00	-9,592,425.49	7.7%
Net Ordinary Income	4,873,483.03	-2,400,000.00	7,273,483.03	-203.1%
Other Income/Expense				
Other Income				
Transfers In	0.00	4,346,113.00	-4,346,113.00	0.0%
Transfers Out	0.00	-4,346,113.00	4,346,113.00	0.0%
Total Other Income	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	**4,873,483.03**	**-2,400,000.00**	**7,273,483.03**	**-203.1%**

Twin Falls Urban Renewal March 2021 Accounts Payable

Check #	Date	Paid Amount	Name	Account	Fund	Memo
Bank Chg	2/11/2021	238.11	Wells Fargo	Office Expense	General	Bank Charge for Jan.
4151	2/5/2021	120.00	Twin Falls Sandwich Company	Meeting Expense	General	Lunch for 20210208 Meeting / #229049
4152	2/17/2021	118,921.37	Zions First National Bank	Zions #8617A - Payment Acct.	zz-Bond Fund - Zions E	Clif Bar Bond Payment Shortage
4153	2/18/2021	30,000.00	First Federal Savings Bank	First Federal	General	Open General Checking Acct.
4154	2/19/2021	14,678.00	White Pine Distillery	Other Properties/Projects	RAA 4-1(Original)	Idaho Power Upgrade #00462317
Cashiers Check	3/4/2021	71,082.66	Twin Falls Urban Renewal Agency	First Federal Checking	General	Transfer balance of WF checking acct to the new FF

New First Federal Account

4500	3/4/2021	5,140.00	Elam & Burke	Legal Expense	General	Professional Fees for 00835-02 / #189343
4500	3/4/2021	4,032.50	Elam & Burke	Legal Expense	RAA 4-1(Original)	Professional Fees for 00835-03 / #189344
4501	3/4/2021	11.48	Idaho Power	Bowyer Park (122 4th Ave S)	RAA 4-1(Original)	Power for #2220512228 for 20210208
4501	3/4/2021	234.74	Idaho Power	Commons (129 Hansen) & Main	RAA 4-1(Original)	Power for #2224040226 for 20210208
4502	3/4/2021	168.16	Intermountain Gas Company	Commons (129 Hansen) & Main	RAA 4-1(Original)	Gas for #73747812375 for 20210217
4503	3/4/2021	271.00	Kimberly Nurseries	Other Properties/Projects	RAA 4-1(Original)	5th Av S - Snow/Ice Removal / #5296
4503	3/4/2021	247.00	Kimberly Nurseries	Other Properties/Projects	RAA 4-1(Original)	Main Ave Intersections-Snow/Ice Removal / #5297
4503	3/4/2021	524.70	Kimberly Nurseries	Other Properties/Projects	RAA 4-1(Original)	5th Av S - Snow/Ice Removal / #5399
4503	3/4/2021	656.45	Kimberly Nurseries	Other Properties/Projects	RAA 4-1(Original)	3rd & Idaho - Snow/Ice Removal / #5401
4503	3/4/2021	117.50	Kimberly Nurseries	Other Properties/Projects	RAA 4-1(Original)	2nd Av N - Snow/Ice Removal / #5402
4504	3/4/2021	97.95	PMT	Commons (129 Hansen) & Main	RAA 4-1(Original)	Broadband Services for 858403-02 for 20210301
4505	3/4/2021	14,678.00	White Pine Distillery	Other Properties/Projects	RAA 4-1(Original)	Idaho Power Upgrade #00462317
4506	3/4/2021	3,000.00	Zions First National Bank	Bond Trustee Fees	zz-Bond Fund - Zions E	Rev.Alloc.Bonds, S 2013A & B / #8568616-2021

URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS, IDAHO

AUDITED FINANCIAL STATEMENTS
September 30, 2020

URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS, IDAHO

Table of Contents

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Urban Renewal Agency of the
City of Twin Falls, Idaho

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Urban Renewal Agency of the City of Twin Falls, Idaho as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Urban Renewal Agency of the City of Twin Falls, Idaho's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Urban Renewal Agency of the City of Twin Falls, Idaho , as of September 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

www.m-hcpa.com | 208.734.2077| 201 Canyon Crest Drive, Suite 100, Twin Falls, ID 83301

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on pages 25-27 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Urban Renewal Agency of the City of Twin Falls, Idaho's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 12, 2021, on our consideration of the Urban Renewal Agency of the City of Twin Falls, Idaho's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Urban Renewal Agency of the City of Twin Falls, Idaho's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Urban Renewal Agency of the City of Twin Falls, Idaho's internal control over financial reporting and compliance.

Sincerely,

Mahlke Hunsaker & Co.

MAHLKE HUNSAKER & COMPANY, pllc
Twin Falls, Idaho
February 12, 2021

Mahlke Hunsaker & Company pllc
www.m-hcpa.com | 208.734.2077| 201 Canyon Crest Drive, Suite 100, Twin Falls, ID 83301

FINANCIAL STATEMENTS

Government-Wide Financial Statements

URBAN RENEWAL AGENCY

OF THE CITY OF TWIN FALLS, IDAHO

Statement of Net Position

September 30, 2020

		Governmental Activities
Assets		
Cash and cash equivalents	$	5,956,171
Receivables:		
Property taxes		84,194
Other governments		1,219
Real estate		3,150,167
Total Assets	$	9,191,751
Liabilities		
Accounts payable	$	759,229
Accrued interest		3,629,593
Development Agreement		10,234,049
Project Improvement Reimbursement Agreement		6,539,864
Noncurrent liabilities		
Due to other governments		3,000,000
Due within one year		3,431,000
Due in more than one year		35,723,000
Total Liabilities		63,316,735
Net Position		
Net investment in capital assets		(52,777,746)
Restricted for:		
Debt service		3,008,394
Redevelopment		407,160
Unrestricted		(4,762,792)
Total Net Position		(54,124,984)
Total Liabilities and Net Position	$	9,191,751

The accompanying notes are an integral part of the financial statements

URBAN RENEWAL AGENCY

OF THE CITY OF TWIN FALLS, IDAHO

Statement of Activities

For the Year Ended September 30, 2020

		Program Revenues			Net (Expenses) Revenues and Changes in Net Assets	
					Primary Government	
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Total
Primary Government:						
Governmental Activities:						
General government	$ 371,675	$	$ - -	$ -	$ (371,675)	$ (371,675)
Community development	447,518	-	-	-	(447,518)	(447,518)
Interest on long-term debt	2,972,554		- -	-	(2,972,554)	(2,972,554)
Total Governmental Activities	3,791,747		- -	-	(3,791,747)	(3,791,747)
General Revenues and Transfers:						
Taxes:						
Property taxes, levied for general tax increment purposes					7,722,992	7,722,992
Investment income					73,002	73,002
Rental Income					16,000	16,000
Loss on sale of assets					(830,102)	(830,102)
Contributions					25,602	25,602
Transfers					-	-
Total General Revenues and Transfers					7,007,494	7,007,494
Changes in Net Position					3,215,747	3,215,747
Net Position, October 1, 2019					(57,340,731)	(57,340,731)
Net Position, September 30, 2020					$ (54,124,984)	$ (54,124,984)

The accompanying notes are an integral part of the financial statements

FINANCIAL STATEMENTS

Fund Financial Statements

URBAN RENEWAL AGENCY

OF THE CITY OF TWIN FALLS, IDAHO

Fund Balance Sheet

GOVERNMENTAL FUNDS

September 30, 2020

	General	Redevelopment	Debt Service	Total Governmental Funds
Assets				
Cash and cash equivalents	$ 2,484,272	$ 463,505	$ 3,008,394	$ 5,956,171
Property tax receivable	-	84,194	-	84,194
Due from other governments	-	1,219	-	1,219
Total Assets	$ 2,484,272	$ 548,918	$ 3,008,394	$ 6,041,584
Liabilities				
Accounts payable	$ 700,815	$ 58,414	$ -	$ 759,229
Total Liabilities	700,815	58,414	-	759,229
Deferred Inflows of Resources				
Unavailable revenue-property taxes	-	83,343	-	83,343
Fund Balances				
Restricted fund balance:	-	411,590	3,008,394	3,419,984
Unrestricted fund balance:				
Committed fund balance	-	-	-	-
Assigned fund balance	-	-	-	-
Unassigned fund balance	1,783,457	(4,429)	-	1,779,028
Total Fund Balances	1,783,457	407,161	3,008,394	5,199,012
Total Liabilities and Fund Balances	$ 2,484,272	$ 548,918	$ 3,008,394	$ 6,041,584

The accompanying notes are an integral part of the financial statements

URBAN RENEWAL AGENCY

OF THE CITY OF TWIN FALLS, IDAHO

Statement of Revenues, Expenditures, and Changes in Fund Balances

GOVERNMENTAL FUNDS

For the Year Ended September 30, 2020

	General	Redevelopment	Debt Service	Total Governmental Funds
Revenues				
Property taxes	$ -	$ 7,691,435	$ -	$ 7,691,435
Rental income	16,000	-	-	16,000
Investment income	37,924	6,619	28,459	73,002
Other income	-	25,602	-	25,602
Total Revenues	53,924	7,723,656	28,459	7,806,039
Expenditures				
Current				
General government and administration	259,296	48,379	-	307,675
Area development and improvements	337,352	196,423	-	533,775
Real estate expense	-	64,000	-	64,000
Debt service				
Principal	-	2,651,942	2,179,000	4,830,942
Interest and other charges	-	118,015	2,283,749	2,401,764
Total Expenditures	596,648	3,078,759	4,462,749	8,138,156
Excess (Deficiency) of Revenues Over (Under) Expenditures	(542,724)	4,644,897	(4,434,290)	(332,117)
Other Financing Sources (Uses)				
Transfers in (out)	150,000	(4,898,858)	4,748,858	-
Proceeds From the Sale of Assets	102,250	-	-	102,250
Total Other Financing Sources (Uses)	252,250	(4,898,858)	4,748,858	102,250
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(290,474)	(253,961)	314,568	(229,867)
Fund Balances - Beginning of Year	2,073,931	661,122	2,693,826	5,428,879
Fund Balances - End of Year	$ 1,783,457	$ 407,161	$ 3,008,394	$ 5,199,012

The accompanying notes are an integral part of the financial statements

URBAN RENEWAL AGENCY

OF THE CITY OF TWIN FALLS, IDAHO

Reconciliation of Governmental Funds Balance Sheet to the Government-wide Statement of Net Position
September 30, 2020

Governmental Fund Balances	$	5,199,012
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds		3,150,167
Prepaid expenses are not a financial resource and therefore not reported in the governmental funds		-
Certain property tax collections are not available to pay for current period expenditures and therefore are reported as deferred inflows of resources in the governmental funds		83,343
Long-term liabilities, including bonds, real estate notes, and revenue notes and related accrued interest, are not due and payable in the current period and therefore are not reported in the governmental funds		(62,557,506)
Total Net Position of Governmental Activities	$	(54,124,984)

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Government-wide Statement of Activities for the year ended September 30, 2020

Net Change in Fund Balances - Total Governmental Funds	$	(229,867)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Property tax revenues in the government-wide statement of activities include economic resources that are not reported as revenues in the governmental fund operating statement		31,557
Governmental funds report principal payments in the period they are paid while the payment reduces long-term liabilities in the Statement of Net Assets		4,830,942
Accrued interest is reported in the statement of activities, but does not require the use of financial resources and therefore is not reported as an expenditure in governmental funds		(570,791)
Governmental funds report capital outlays as expenditures on the governmental fund type operating statement. However, in the government-wide statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which the removal of completed projects exceeded capitalized capital outlay in the current period		
Expenditures for capital assets		86,257
Loss on disposal of capital assets		(932,351)
Changes in Net Position of Governmental Activities	$	3,215,747

The accompanying notes are an integral part of the financial statements

NOTES TO FINANCIAL STATEMENTS

URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS, IDAHO

NOTES TO FINANCIAL STATEMENTS
September 30, 2020

1. ***SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES***

Organization

The Urban Renewal Agency of the City of Twin Falls, Idaho was organized under Idaho law on July 19, 1965 to rehabilitate, conserve, and redevelop deteriorated or deteriorating areas in the City of Twin Falls to increase the tax base, promote economic development and promote employment.

In April 1998, the Urban Renewal Agency adopted an Urban Renewal Plan for Urban Renewal Area No. 4 and created Revenue Allocation Area No. 4. The original area included the old town area and much of the industrial area of Twin Falls, stretching from 2800 East to 3300 East between the South Park Avenue/ Kimberly Road line on the north and Orchard Avenue on the south. Later a call center building on Poleline Road and Revenue Allocation Area's No. 4-3 and 4-4 were added. The following Revenue Allocation Areas now exist:

> Revenue Allocation Area No. 4-1 includes limited areas within Urban Renewal Area No. 4. In July of 2013 the Board of Directors approved an expansion of the original Revenue Allocation Area 4-1. The expansion, of 10%, was towards the central downtown area of Twin Falls.
>
> Revenue Allocation Area No. 4-3 was created in November 2011. Revenue Allocation Area No. 4-3 consists of approximately two hundred and twenty acres and is generally located south of Kimberly Road (3800 North of Highway 30, west of 3300 East and north of the railroad).
>
> Revenue Allocation Area No. 4-4 was created in May, 2015 and consists of approximately ninety acres. It is generally located south of Kimberly Road (3800 North or Hwy 30), west of 3300 East, and south of the railroad right-of-way.

Under Chapter 20, Title 50 of the Idaho Code, the Agency is an independent public body, corporate and politic. For financial reporting purposes only, the Agency is a discretely presented component unit of the reporting entity of the City of Twin Falls, Idaho.

Financial Reporting Entity

The Agency's financial statements include the accounts of all Agency operations. Governmental accounting and financial reporting standards require the inclusion of any organizations considered a component unit of the reporting entity.

Urban Renewal Agency of the City of Twin Falls, Idaho has no component units, but is considered a component unit of the City.

The financial statements of the Urban Renewal Agency of the City of Twin Falls, Idaho, have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the governmental Agency's accounting policies are described below.

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Basis of Presentation, Measurement Focus and Basis of Accounting

The Agency's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities, and fund financial statements, which provide a more detailed level of financial information.

Government-Wide Financial Statements
The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the Agency as a whole. The primary government is presented separately within these financial statements with the focus on the primary government. Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and grants and the Agency's general revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers. The Agency does not have any business-type activities.

The statement of net position presents the financial position of the governmental activities of the Agency at year-end.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the Agency's governmental activities. Direct expenses are those that are specifically associated with a function and therefore clearly identifiable to that particular function. The Agency does not allocate indirect expenses to functions in the statement of activities.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees and other charges to users of the Agency's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets. These revenues are subject to externally imposed restrictions to these program uses. For identifying to which function program revenue pertains, the determining factor for charges for services is which function generates the revenue. For grants and contributions, the determining factor is to which function the revenues are restricted.

Other revenue sources not properly included with program revenues are reported as general revenues of the Agency. The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from the general revenues of the Agency.

Fund Financial Statements
During the year, the Agency segregates transactions related to certain Agency functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the Agency at this more detailed level. Fund financial statements are provided for governmental and proprietary funds.

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Fund Financial Statements-continued
Major individual governmental and enterprise funds are reported in separate columns.

Fund Accounting
The Agency uses funds to maintain its financial records during the year. A fund is a fiscal and accounting entity with a self-balancing set of accounts. The Agency has only one category of funds: governmental.

Governmental Funds
Government funds are those through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Fund liabilities are assigned to the fund from which they will be liquidated. The Agency reports the difference between its governmental fund assets and its liabilities and deferred inflows of resources as fund balance. The following are the Agency's major governmental funds:

Major Governmental Funds
The *general fund* is the Agency's primary operating fund. It accounts for all financial resources of the agency, except those required to be accounted for in another fund.

The *redevelopment fund* accounts for revenue sources that are legally restricted to expenditures for specific purposes.

The *debt service fund* accounts for the servicing of general long-term debt not being financed by proprietary or non-expendable trust funds.

<u>Measurement Focus, Basis of Accounting and Basis of Presentation</u>

Government-wide Financial Statements
The government-wide financial statements are prepared using the economic resources measurement focus. All assets, all liabilities and deferred inflows of resources associated with the operation of the Agency are included on the statement of net position. The statement of activities reports revenues and expenses.

Fund Financial Statements
All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets, current liabilities and deferred inflows of resources generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances reports the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include reconciliations with brief explanations to better identify the relationship between the government-wide statements and the governmental fund statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Basis of Accounting
Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting.

At the fund reporting level, the governmental funds use the modified accrual basis of accounting. Differences in the accrual and the modified accrual basis of accounting arise in the recognition of revenue, the recording of deferred inflows of resources, and in the presentation of expenses versus expenditures.

Revenues-Exchange Transactions
Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On the modified accrual basis, revenue is recorded when the exchange takes place and in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the Agency, the phrase "available for exchange transactions" means expected to be received within 60 days of year-end.

Revenues-Non-exchange Transactions
Non-exchange transactions, in which the Agency receives value without directly giving equal value in return, include property taxes, grants and donations. Revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the Agency must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the Agency on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions also must be available (i.e., collected within 60 days) before it can be recognized in the governmental funds.

Under the modified accrual basis, the following revenue sources are considered to be susceptible to accrual: Property taxes and interest. Other receipts and taxes become measurable and available when cash is received by the government and are recognized as revenue at that time.

Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other grant requirements have been met.

Unearned Revenue
Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied.

Expenses/Expenditures
On the accrual basis of accounting, expenses are recognized at the time they are incurred. On the modified accrual basis, expenditures generally are recognized in the accounting period in which the related fund liability is incurred and due, if measurable.

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

ASSETS, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND EQUITY

Deposits and Investments
Cash includes amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the Agency. Short-term investments are all in U. S. Treasury money market funds regulated by the Securities and Exchange Commission.

State statutes authorize the Agency to invest in obligations of the U.S. Treasury, commercial paper, corporate bonds and repurchase agreements. Investments are stated at fair market value at year end.

The Agency is a voluntary participant in the State of Idaho Local Government Investment Pool (LPIG). The LPIG is regulated by State of Idaho Code under the oversight of the Treasurer of the State of Idaho. The fair value of the Agency's investments in the pool is reported in the accompanying financial statements at amounts based on the Agency's pro-rata share of the fair market value provided by the fund for the entire portfolio. The LGIP is not rated by a nationally recognized statistical rating organization.

Custodial Credit Risk
For deposits and investments, custodial credit risk that, in the event of the failure of the counterparty, the Agency will not be able to recover the value of its deposits, investments or collateral securities that are in the possession of an outside party. The Agency does not have a policy for custodial credit risk outside of the deposit and investment agreements.

Credit Risk
Credit risk is the risk that an issuer of debt securities or another counterparty to an investment will not fulfill its obligation is commonly expressed in terms of the credit quality rating issued by a nationally recognized statistical rating organization such as Moody's Standard & Poor's and Fitch's. The investments of the Agency are not rated and the Agency's policy does not restrict them to rated.

Receivables and Payables
All trade and property tax receivables are shown net of any allowances for collectability.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

Restricted Assets
Tax increment property tax revenues are restricted first to the ongoing payment of revenue bonds outstanding. When received, these revenues are deposited in a separate account controlled by a bank trustee. All use of these funds must be requisitioned and approval of the trustee is required before payment is made.

The amount shown as restricted cash in the financial statements is the maximum annual debt service requirements for both principal and interest on the bonds.

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Capital Assets and Depreciation
In its process and efforts to rehabilitate many areas of the City of Twin Falls, the Agency has acquired certain properties and made improvements such as streets, parking lots and parks. Many of these parcels acquired and constructed have been contributed to the City of Twin Falls but certain real estate acquisitions are held by the Agency for future rehabilitation, conservation, redevelopment, and sale in accordance with its purpose.

Proprietary capital assets are reported in their respective fund. Donated assets are stated at fair value on the date donated. Capital assets are depreciated using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations.

Property, plant and equipment are depreciated in the proprietary funds using the straight-line method over the following estimated useful lives:

Land	Not depreciated
Buildings and improvements	50 years
Machinery and equipment	5-20 years

Depreciation has been computed and recorded in these statements for the rental fund's existing building.

Deferred Inflows of Resources
In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Interfund Transactions
Exchange transactions between funds are reported as revenues in the seller funds and as expenditures/expenses in the purchaser funds. Flows of cash or goods from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers are reported as other financing sources/uses in governmental funds and after the non-operating revenues/expenses section in proprietary funds. Repayments from the funds responsible for particular expenditures or expenses to the funds that initially paid for them are not presented on the financial statements (i.e., they are netted).

Transfers between funds reported in the governmental activity's column are eliminated. Interfund transactions are reported as operating transfers in conformity with generally accepted accounting principles.

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Accrued Liabilities and Long-Term Obligations
All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements.

In the government-wide financial statements and proprietary fund statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of applicable bond premiums or discounts. Bond issuance costs are reported as an expense of the current period. Refunding of debt may result in deferred gains or losses and are reported as deferred inflows and outflows of resources.

The difference between the reacquisition price and the net carrying amount of the old debt is deferred and amortized as a component of interest expense using the straight-line method.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, in the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Equity
Fund equity at the governmental fund financial reporting level is classified as "fund balance." Fund equity for all other reporting is classified as "net position."

Governmental Fund Balances
Generally, governmental fund balances represent the difference between the current assets and deferred outflows of resources, and current liabilities and deferred inflows of resources. Governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the Agency is bound to honor constraints on the specific purposes for which amounts in those resources can be spent. Fund balances are classified as follows:

Nonspendable fund balance - Includes amounts that cannot be spent because they are not in spendable form, or they are legally or contractually required to be maintained intact. This classification includes inventories, prepaid amounts, assets held for sale, and long-term receivables.

Restricted fund balance – Constraints placed on the use of these resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or other governments; or are imposed by law (through constitutional provisions or enabling legislation.

Committed fund balance - Amounts that can only be used for specific purposes because of a formal action (resolution or ordinance) by the Agency's highest level of decision-making authority, the Board of Directors.

Assigned Fund Balance – Amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. This intent can be expressed by the Board of Directors through the budgetary process.

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Governmental Fund Balances-continued
Unassigned Fund Balance – This classification includes amounts that are available for any purpose. Positive amounts are reported only in the general fund.

Net Position
Net position represents the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources. Net investment in capital assets consists of cost of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. This net investment in capital assets amount also is adjusted by any bond issuance deferral amounts. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the Agency or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. All other net position is reported as unrestricted.

The Agency applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

Operating Revenues and Expenses
Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the Agency, those revenues are rental income. Operating expenses are necessary costs incurred to provide the good or service that are the primary activity of the fund. Items that do not result from the provision of goods or services to customers or directly relate to the principal and usual activity of the fund are recorded as nonoperating revenues and expenses. These items include investment earnings and gains or losses on the disposition of capital assets.

Estimates
Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and reported revenues and expenses. It is at least reasonably possible that the significant estimates used will change within the next year.

2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgets
Annually by September 1, the Agency is required to adopt and publish a budget for the next fiscal year. This budget is prepared by fund and includes historical information for the prior two years.

Budgets are adopted on a basis consistent with generally accepted accounting principles. Annual appropriated budgets are adopted for the general, redevelopment, and debt service funds. All annual appropriations lapse at fiscal year-end.

Excess of Expenditures over Appropriations
For the fund year ended September 30, 2020, the Redevelopment Fund exceeded appropriations in the amount of $253,961.

2. *STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY-continued*

Other
The Agency's Funds are requiring more accountability as additional revenue allocation areas are added. No allocation was made of property tax revenues to the general funds revenues, as has been the practice in past years, in an effort to first use the general funds reserves before requiring revenue allocation areas to contribute to the General Funds annual overhead.

3. *CASH AND INVESTMENTS*

Cash and Cash Equivalents – A reconciliation of cash and cash equivalents at September 30, 2020 is as follows.

Cash in bank	$	35,848
State Investment Pool		1,956,575
Money-market bond funds		3,963,748
Total Cash & Cash Equivalents	$	5,956,171

The reconciled bank balance is covered by $250,000 federal depository insurance with the remainder covered by collateral held by the Agency's agent in the Agency's name.

The Agency has no investments in foreign currency and no expenses to foreign currency risk.

4. *TAXES RECEIVABLE AND UNAVAILABLE REVENUE*

The Urban Renewal Agency operates within Twin Falls County, Idaho. Idaho counties are responsible for collecting property taxes and remitting them to the various taxing entities within the County. Annually, taxes on property are due on the 20th of December; however, they may be paid in two installments with the second installment due June 20 in the following year. Penalties and interest are assessed if a taxpayer fails to pay an installment within ten days of the installment due date.

Taxes on real property are a lien on the property and attach on July 1, of the year for which taxes are levied. After a three-year waiting period, a tax deed is issued conveying the property to the County with a lien for back taxes and accumulated charges. Redemption may be made by the owner, and such other persons described by statute, by paying all back taxes and accumulated penalties, interest and costs.

In the governmental fund statements, taxes receivable and unavailable revenue consist of property tax revenue yet to be collected. Amount due from other governments is the property tax revenue estimated to be collected by Twin Falls County after year end and remitted to the Agency through November 2020.

URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS, IDAHO

NOTES TO FINANCIAL STATEMENTS
September 30, 2020

5. CAPITAL ASSETS

A summary of activity in the general fixed for the Agency for the year ended September 30, 2020, was as follows:

	Balance, September 30, 2019	Additions	Deletions or Transfers	Balance, September 30, 2020
Governmental Activities:				
Land and Buildings	$ 3,640,735	$ -	$ (490,568)	$ 3,150,167
	$ 3,640,735	$ -	$ (490,568)	$ 3,150,167

6. LONG-TERM DEBT

All long-term debt the Agency has issued are revenue allocation bonds that are payable, both principal and interest, solely from the revenues the Agency derives from the increased property taxes generated from the revenue allocation area described in the bond ordinance.

Revenue bonds and notes

Outstanding debt at September 30, 2020 consists of the following:

Revenue Allocation Bond, Series 2016A, dated July 1, 2016 and maturing September 1, 2036. The proceeds of the bonds provided funds to repay interim financing for the Clif Bar Project, establish a reserve fund, and to pay costs of issuance of the Bonds and other expenses. The bonds are term bonds that require semiannual payments on March 1, and September 1 each year. The bonds bear interest at 5.5%.	$11,785,000
Revenue Allocation Refunding Bonds, Series 2015A (Tax Exempt), dated February 5, 2015 and maturing August 1, 2022. The proceeds of the bonds provided funds to refund prior obligations issued, establish a reserve fund, and to pay costs of issuance of the Bonds and other expenses. The bonds are term bonds that require annual sinking fund deposits on August 1 each year. The bonds bear interest at 2.1%.	623,000

6. LONG-TERM DEBT – continued

Revenue Allocation Bonds, Series 2013A, dated February 21, 2013 and maturing April 1, 2032. The proceeds of the bonds provided funding to certain urban renewal projects. The bonds are term bonds that require annual sinking fund deposits on April 1 each year. The bonds bear interest at 6.318%. Repayment of the bonds is guaranteed by Chobani Global Holding, Inc.	23,969,000
Revenue Allocation Bonds, Series 2015C, dated July 23, 2015 and maturing August 1, 2022. The proceeds of the bonds were used and will be used to fund renewal projects along or near the Main Ave. of Twin Falls, downtown. The bonds are term bonds that require semi-annual interest payments on February 1 and August 1. Annual principal payments are due on August 1 each. The bonds interest rates vary; currently the rate is 1.534%.	2,777,000
Total	$ 39,154,000

Expected annual maturities of these obligations are as follows:

Year	Total	Interest	Principal
September 30, 2021	$ 5,667,765	2,236,765	3,431,000
September 30, 2022	6,597,636	2,071,636	4,526,000
September 30, 2023	4,276,433	1,876,433	2,400,000
September 30, 2024	4,198,995	1,730,995	2,468,000
September 30, 2025	4,121,276	1,581,276	2,540,000
2026-2030	19,551,951	5,471,951	14,080,000
2031-2035	10,051,781	1,337,781	8,714,000
2036	1,035,975	40,975	995,000
Total	$ 55,501,812	$ 16,347,812	$ 39,154,000

The Agency is also indebted to Chobani Idaho, LLC. The Agency entered into a Projects Improvements Reimbursement Agreement on May 9, 2016, to reimburse cost incurred by Chobani to construct certain Project Improvements authorized by the Development Agreement, including site remediation, a water storage tank and a wastewater equalization tank. At September 30, 2020, the Agency was indebted in the amount of $6,539,864. The Agency is also indebted to Clif Bar & Company. The Agency entered into a Development Agreement on October 17, 2013, to reimburse cost incurred by Clif Bar & Company to construct certain Project Improvements authorized by the Development Agreement. At September 30, 2020, the Agency was indebted in the amount of $10,234,049.

6. LONG-TERM DEBT – continued

The Agency is also indebted to the City of Twin Falls. The Agency entered into an agreement on April 10, 2017 to purchase a parcel of real property, including a wastewater treatment facility. The property was then transferred to Con Agra. At September 30, 2020, the Agency was indebted in the amount of $3,000,000. The obligation bears no interest and requires repayment as incremental tax revenue from Revenue Allocation Area 4-1 becomes available and full repayment prior to the area's closure.

Changes in Long-Term Debt

During the year ended September 30, 2020, the following changes occurred in liabilities reported as the general long-term debt.

Obligation	Balances, September 30, 2019	Additions	Repayments	Balances, September 30, 2019
Revenue Allocation Bonds, Series 2013A	$ 25,403,000	$ -	$ 1,434,000	$ 23,969,000
Revenue Allocation Bonds, Series 2015A-Tax Exempt	834,000	-	211,000	623,000
Revenue Allocation Bonds, Series 2015C-Taxable	3,716,000	-	939,000	2,777,000
Revenue Allocation Bonds, Series 2016	12,530,000	-	745,000	11,785,000
Total Revenue Bonds	42,483,000	-	3,329,000	39,154,000
Chobani Idaho, LLC-Projects Improvements Reimbursement Agreement	7,041,806	-	501,942	6,539,864
Clif Bar-Development Agreement	10,234,049	-	-	10,234,049
City of Twin Falls Agreement	4,000,000	-	1,000,000	3,000,000
Total Agreements	21,275,855	-	1,501,942	19,773,913
Total	$ 63,758,855	$ -	$ 4,830,942	$ 58,927,913

6. *LONG-TERM DEBT – continued*

The bonds, or other debt of the Agency are not indebtedness, within the meaning of any constitutional or statutory debt limitation, and are not and will not be a debt of the Agency of Twin Falls, and the Agency shall not be liable thereon.

7. *MANAGEMENT AGREEMENT*

The Agency and the City of Twin Falls entered into an agreement in March 1993, where the City agreed to provide administrative, legal, engineering, budgeting and accounting services in exchange for a fee paid by the Agency. The amount is determined annually and was $208,000 for the year.

8. *COMMITMENTS AND SUBSEQUENT EVENTS*

The COVID-19 pandemic has developed rapidly in 2020, with a significant number of cases. Measures taken by various governments to contain the virus have affected economic activity.

At this stage, the impact on Urban Renewal Agency's business and results have not been significant and based on our experience to date we expect this to remain the case.

The Agency has evaluated subsequent events through February 14, 2021, the date which the financial statements were available to be issued.

9. *BOND COVENANT COMPLIANCE*

The Agency is subject to various covenants as a result of bonds issued by the Agency. For example, the bonds may require an annual audit, timely payments, an adequate cash reserve in case of a late payment, sufficient revenue collections, or notifications of "Listed Events". During the year ended September 30, 2020, the Agency was in compliance with these covenants.

REQUIRED SUPPLEMENTARY INFORMATION

URBAN RENEWAL AGENCY

OF THE CITY OF TWIN FALLS, IDAHO

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual

For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues				
Rental income	$ 15,996	$ 15,996	$ 16,000	$ 4
Investment Income	30,000	30,000	37,924	7,924
Other income	150,000	150,000	-	(150,000)
Total Revenues	195,996	195,996	53,924	(142,072)
Expenditures				
Current				
General government	265,800	265,800	259,296	6,504
Area development and improvements	1,150,000	1,150,000	337,352	812,648
Total Expenditures	1,415,800	1,415,800	596,648	819,152
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,219,804)	(1,219,804)	(542,724)	677,080
Other Financing Sources (Uses)				
Transfers in (out)	-	-	150,000	150,000
Proceeds from the sale of assets	-	-	102,250	102,250
Total Other Financing Sources (Uses)	-	-	252,250	252,250
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	$ (1,219,804)	$ (1,219,804)	(290,474)	$ 929,330
Fund Balance - Beginning of Year			2,073,931	
Fund Balance - End of Year			$ 1,783,457	

The accompanying notes are an integral part of the financial statements

URBAN RENEWAL AGENCY

OF THE CITY OF TWIN FALLS, IDAHO

Redevelopment Fund

Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual

For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues				
Property taxes	$ 8,027,512	$ 8,027,512	$ 7,691,435	$ (336,077)
Investment income	10,000	10,000	6,619	(3,381)
Other Income	-	-	25,602	25,602
Total Revenues	8,037,512	8,037,512	7,723,656	(313,856)
Expenditures				
Current				
General government and administration	150,000	150,000	48,379	101,621
Area development and improvements	488,715	488,715	196,423	292,292
Real estate expense	-	-	64,000	(64,000)
Debt service				
Principal	2,834,863	2,834,863	2,651,942	182,921
Interest and other charges	121,285	121,285	118,015	3,270
Total Expenditures	3,594,863	3,594,863	3,078,759	516,104
Excess (Deficiency) of Revenues Over (Under) Expenditures	4,442,649	4,442,649	4,644,897	202,248
Other Financing Sources (Uses)				
Construction advances	-	-	-	-
Transfers in (out)	(4,442,649)	(4,442,649)	(4,898,858)	(456,209)
Total Other Financing Sources (Uses)	(4,442,649)	(4,442,649)	(4,898,858)	(456,209)
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	$ -	$ -	(253,961)	$ (253,961)
Fund Balance - Beginning of Year			661,122	
Fund Balance - End of Year			$ 407,161	

The accompanying notes are an integral part of the financial statements

URBAN RENEWAL AGENCY

OF THE CITY OF TWIN FALLS, IDAHO

Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual

For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues				
Investment income	$ 25,100	$ 25,100	$ 28,459	3,359
Total Revenues	25,100	25,100	28,459	3,359
Expenditures				
Debt service				
Principal	2,179,000	2,179,000	2,179,000	-
Interest and other charges	2,288,749	2,288,749	2,283,749	5,000
Total Expenditures	4,467,749	4,467,749	4,462,749	5,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	(4,442,649)	(4,442,649)	(4,434,290)	8,359
Other Financing Sources (Uses)				
Transfers in (out)	4,442,649	4,442,649	4,748,858	306,209
Total Other Financing Sources (Uses)	4,442,649	4,442,649	4,748,858	306,209
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	$ -	$ -	314,568	314,568
Fund Balance - Beginning of Year			2,693,826	
Fund Balance - End of Year			$ 3,008,394	

The accompanying notes are an integral part of the financial statements

SUPPLEMENTARY INFORMATION

URBAN RENEWAL AGENCY

OF THE CITY OF TWIN FALLS, IDAHO

Combined Fund Balance Sheet

REDEVELOPMENT FUNDS

September 30, 2020

	Area 4-1	Area 4-3	Area 4-4	Total Redevelopment Funds
Assets				
Cash and cash equivalents	$ 467,934	$ (3,394)	$ (1,035)	$ 463,505
Property tax receivable	84,194	-	-	84,194
Due from other governments	1,219	-	-	1,219
Total Assets	$ 553,347	$ (3,394)	$ (1,035)	$ 548,918
Liabilities				
Accounts payable	$ 58,414	$ -	$ -	$ 58,414
Total Liabilities	58,414	-	-	58,414
Deferred Inflows of Resources				
Unavailable revenue-property taxes	83,343	-	-	83,343
Fund Balances				
Restricted fund balance:	411,590	-	-	411,590
Unrestricted fund balance:				
Committed fund balance	-	-		-
Assigned fund balance	-	-	-	-
Unassigned fund balance	-	(3,394)	(1,035)	(4,429)
Total Fund Balances	411,590	(3,394)	(1,035)	407,161
Total Liabilities and Fund Balances	$ 553,347	$ (3,394)	$ (1,035)	$ 548,918

URBAN RENEWAL AGENCY

OF THE CITY OF TWIN FALLS, IDAHO

Redevelopment Fund

Combining Statement Of Revenues, Expenditures, and Changes in Fund Balances

By Project for the Redevelopment Fund

For the Year Ended September 30, 2020

	Area 4-1	Area 4-3	Area 4-4	Total Redevelopment Fund
Revenues				
Property taxes	$ 2,715,502	$ 3,609,972	$ 1,365,961	$ 7,691,435
Investment income	-	5,631	988	6,619
Contributions	-	-	25,602	25,602
Total Revenues	2,715,502	3,615,603	1,392,551	7,723,656
Expenditures				
Current				
General government and administration	47,974	405	-	48,379
Area development and improvements	196,423	-	-	196,423
Real estate expense	64,000	-	-	64,000
Debt service				
Principal	2,150,000	501,942	-	2,651,942
Interest and other charges	113,015	3,000	2,000	118,015
Total Expenditures	2,571,412	505,347	2,000	3,078,759
Excess (Deficiency) of Revenues Over (Under) Expenditures	144,090	3,110,256	1,390,551	4,644,897
Other Financing Sources (Uses)				
Transfers in (out)	-	(3,475,180)	(1,423,678)	(4,898,858)
Total Other Financing Sources (Uses)	-	(3,475,180)	(1,423,678)	(4,898,858)
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	144,090	(364,924)	(33,127)	(253,961)
Fund Balance - Beginning of Year	267,500	361,530	32,092	661,122
Fund Balance - End of Year	$ 411,590	$ (3,394)	$ (1,035)	$ 407,161

URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS, IDAHO
Combined Fund Balance Sheet
DEBT SERVICE FUNDS
September 30, 2020

	Area 4-1	Area 4-3	Area 4-4	Total Debt Service Funds
Assets				
Cash and cash equivalents	$ -	$ 3,008,394	$ -	$ 3,008,394
Total Assets	$ -	$ 3,008,394	$ -	$ 3,008,394
Liabilities				
Accounts Payable	$ -	$ -	$ -	$ -
Total Liabilities	-	-	-	-
Deferred Inflows of Resources				
Unavailable revenue-property taxes	-	-	-	-
Fund Balances				
Restricted fund balance:	-	3,008,394	-	3,008,394
Unrestricted fund balance:				-
Committed fund balance	-	-	-	-
Assigned fund balance	-	-	-	-
Unassigned fund balance	-	-	-	-
Total Fund Balances	-	3,008,394	-	3,008,394
Total Liabilities and Fund Balances	$ -	$ 3,008,394	$ -	$ 3,008,394

URBAN RENEWAL AGENCY

OF THE CITY OF TWIN FALLS, IDAHO

Debt Service Fund

Combining Statement Of Revenues, Expenditures, and Changes in Fund Balances

By Project for the Redevelopment Fund

For the Year Ended September 30, 2020

	Area 4-1	Area 4-3	Area 4-4	Total Debt Service Fund
Revenues				
Investment income	$ -	$ 28,378	$ 81	$ 28,459
Total Revenues	-	28,378	81	28,459
Expenditures				
Current				
Debt service				
Principal	-	1,434,000	745,000	2,179,000
Interest and other charges	-	1,604,911	678,838	2,283,749
Bond issuance costs	-	-		-
Total Expenditures	-	3,038,911	1,423,838	4,462,749
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	(3,010,533)	(1,423,757)	(4,434,290)
Other Financing Sources (Uses)				
Transfers in (out)	-	3,325,180	1,423,678	4,748,858
Total Other Financing Sources (Uses)	-	3,325,180	1,423,678	4,748,858
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	-	314,647	(79)	314,568
Fund Balance - Beginning of Year	-	2,693,747	79	2,693,826
Fund Balance - End of Year	$ -	$ 3,008,394	$ -	$ 3,008,394

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Commissioners
Urban Renewal Agency of the
City of Twin Falls, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Urban Renewal Agency of the City of Twin Falls, Idaho's, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Urban Renewal Agency of the City of Twin Falls, Idaho's basic financial statements, and have issued our report thereon dated February 14, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Urban Renewal Agency of the City of Twin Falls, Idaho's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Urban Renewal Agency of the City of Twin Falls, Idaho's internal control. Accordingly, we do not express an opinion on the effectiveness of the Urban Renewal Agency of the City of Twin Falls, Idaho's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Urban Renewal Agency of the City of Twin Falls, Idaho's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Sincerely,

Mahlke Hunsaker & Co.

MAHLKE HUNSAKER & COMPANY, PLLC
TWIN FALLS, IDAHO
February 14, 2021

THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Date: Monday, March 8, 2021

To: Urban Renewal Agency of the City of Twin Falls

From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Presentation of the 2020 Annual Report followed by a Request for Public Comment and a Request to Approve Resolution No. 2021-04 authorizing the filing of the 2020 Annual Report with the City of Twin Falls.

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. The Board will need to open the meeting up for public comment regarding the report prior to approval.

Approval Process:

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

Budget Impact:

There will be a cost for in-house printing of the report and postage to distribute it to those to whom we seek to communicate. Additionally, there will be a cost for the legal publication of the required notice.

Regulatory Impact:

n/a

Conclusion:

Staff recommends that the Board approve the 2020 Annual Report. Completion of this process will have the Agency in compliance with the statutory requirement for reporting.

Attachments:

1. 2020 URA Annual Report
2. Resolution #2021-04 = 2020 Annual Report

The Urban Renewal Agency
of the City of Twin Falls

2020 Annual Report

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.

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-untis 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 loses 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

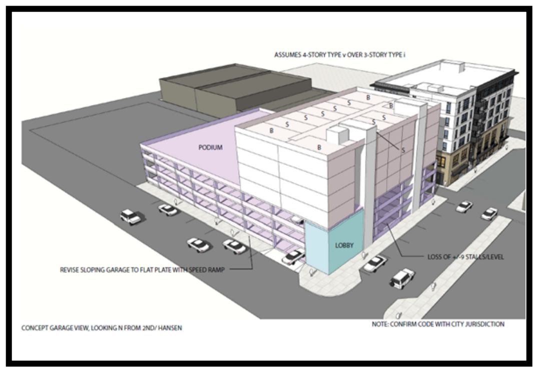
In February, the Board adopted a comprehensive property management policy to guide the Agency in its purchase, management and disposition of land. Subsequently, the Board approved a resolution for the surplus of real property which allows the Agency to more easily sell property that holds no development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

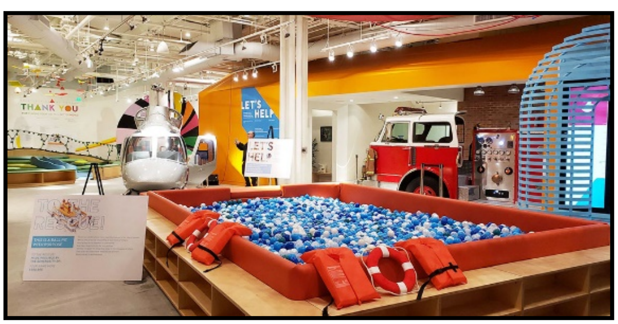
151 2nd Ave South

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

Table 1
Statement of Net Position
As of September 30, 2019 and 2020

	2019	2020	Percentage Change 2019-2020
Current & Other Assets	$ 6,212,844	$ 6,041,584	(3%)
Capital Assets	3,640,735	3,150,167	(13%)
Total Assets	**9,853,579**	**9,191,751**	**(7%)**
Long-term Debt Outstanding	66,817,657	62,557,506	(6%)
Other Liabilities	376,653	759,229	102%
Total Liabilities	**67,194,310**	**63,316,735**	**(6%)**
Net Investment in Capital Assets	(55,762,593)	(52,777,746)	
Restricted and Unrestricted	(1,578,138)	(1,347,238)	
Total Net Position	**$ (57,340,731)**	**$ (54,124,984)**	

Statement of Net Position
The Statement of Net Position reports on the assets and liabilities of the Agency. Notable changes in Net Position value are typically the result of large debt service payments; the timing of large public improvement projects; or the purchase, sale, or contribution of capital assets. This year most of the increase in the Agency's net position can be attributed to a reduction in long-term debt balances.

Table 2
Statement of Activities
For Years Ended September 30, 2019 and 2020

	2019	2020	Percentage Change 2019-2020
Charges for Services - Rent	$ 16,000	$ 16,000	0%
Property Tax Increment	7,748,450	7,722,993	0%
Other Income and Sale of Assets	159,070	(804,500)	(506%)
Investment Earnings	141,967	73,001	(49%)
Total Revenue	**8,065,487**	**7,007,494**	**(13%)**
General Government	291,986	371,675	127%
Community Development	3,586,433	447,518	(88%)
Interest on Long-Term Debt	3,270,715	2,972,555	(9%)
Total Expenses	**7,149,134**	**3,791,748**	**(47%)**
Increase (Decrease) in Net Assets	916,354	3,215,747	
Net Position - Beginning	(58,257,085)	(57,340,731)	
Net Position - Ending	**$ (57,340,731)**	**$ (54,124,984)**	

Statement of Activities
The Statement of Activities reports on the Agency's operating revenues and expenditures

Revenues
The property tax increment remained stable after a substantial reduction in past years. Both Chobani and Clif Bar had contested the valuations of their properties for property tax purposes. Their successful revaluation of the properties, and resultant lower property taxes, are reflected in the reduced collections beginning in 2019.

Expenses
The Agency did not experience significant project activity during 2020 compared to recent years. The Agency’s first revenue allocation area will be terminating soon. Plans are being developed for the remaining real estate parcels and how to liquidate them to best benefit the community.

The full audited financial statements of the Agency are available at Twin Falls City Hall during regular business hours.

RESOLUTION NO. 2021-04

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO, AUTHORIZING THE FILING OF ITS ANNUAL REPORT OF ACTIVITIES WITH THE CITY OF TWIN FALLS.

WHEREAS, Idaho Code 50-2006(c) requires every urban renewal agency exercising powers under the Urban Renewal Law to file with the local governing body 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; and,

WHEREAS, Idaho Code 50-2006(c) requires every urban renewal agency to hold a public meeting to report these findings and take comments from the public; and,

WHEREAS, Idaho Code 50-2006(c) requires every urban renewal agency, at the time of filing the report, to publish in a newspaper of general circulation in the community a notice that the report has been filed with the municipality and that the report is available for inspection during business hours in the office of the agency.

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

Section 1: That the 2020 Annual Report of the Urban Renewal Agency of the City of Twin Falls shall be filed with the City of Twin Falls.

Section 2: That the following "Notice of Filing the Annual Report of the Urban Renewal Agency of the City of Twin Falls" shall be published in the Times News:

"Notice of Filing of the 2020 Annual Report
of the Urban Renewal Agency of the City of Twin Falls, Idaho

The Urban Renewal Agency of the City of Twin Falls, Idaho, has filed its 2020 Annual Report with the City of Twin Falls. The Report is available for inspection during business hours in the office of the City Clerk and Urban Renewal Agency located at City Hall, 203 Main Avenue East, Twin Falls, Idaho."

PASSED BY THE URBAN RENEWAL AGENCY March 8, 2021.
SIGNED BY THE CHAIR March 8, 2021.

APPROVED:

By______________________________________
Rudy Ashenbrener, Chair

ATTEST:

By________________________________
Dan Brizee, Secretary

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Date: Monday, March 8, 2021

To: Urban Renewal Agency of the City of Twin Falls

From: Phil Kushlan

DISCUSSION

Request:

Discussion regarding the creation of a new Revenue Allocation Area (RAA).

Background:

The Twin Falls Urban Renewal Agency (TFURA) has been discussing for some time now the creation of a new Revenue Allocation Area (RAA) inside the Urban Renewal Area boundary of the City of Twin Falls. The first formal step in creating a new allocation area is to conduct a feasibility study and eligibility report for the geographic boundaries considered.

In the past, staff has hired Kushlan Associates to perform these studies and prepare a report that will then be used to prepare an Urban Renewal Area Plan should the Board decide to move forward. The study and report would be at the cost of the agency. Staff would work with legal counsel to draft a contract with Kushlan Associates to perform the necessary work. Mr. Kushlan is at the meeting to discuss these potential services and to gain a better understanding of the desired outcomes of the Board, including the perimeters of the RAA Boundary that would be considered.

Approval Process:

No formal approvals are needed at this time.

Budget Impact:

For recent surveys, $7,500 for the eligibility report and $10,000 for the feasibility study were spent from the professional services budget.

Regulatory Impact:

n/a

Conclusion:

Staff recommends the Board consider performing an eligibility report and feasibility study to consider the creation of a new RAA.

Attachments:

None

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Date: Monday, March 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 issue a Request for Proposals to develop Agency property located at 151 Maxwell Avenue.

Background:

The Urban Renewal Agency of the City of Twin Falls is considering issuing a 'Request for Proposals' to develop property it owns in the vicinity of Maxwell Avenue and Railroad Avenue near Rock Creek. The property comprises 1.205 acres in total and is made of Lots 5-9 and 24-30 of Block 1 of the Twin Falls Railroad Subdivision.

The parcel descriptions are as follows:
RPT4401001005A- 0.287ac City owned
RPT4401001008A- 0.229ac City owned
RPT4401001024B- 0.229ac City owned
RPT4401001026A- 0.23ac URA owned
RPT4401001028A- 0.23ac URA owned

The property was acquired by the Agency in 1999 and was the site of a former building material supply company. All of the former structures have been removed. Some environmental analysis has been done on the property, and there are no outstanding obligations for clean-up that the agency is aware of at this time. The property is zoned M2, Heavy Manufacturing, and could be developed as such provided it satisfied applicable zoning and building review criteria.

Approval Process:

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

Budget Impact:

n/a

Regulatory Impact:

n/a

Conclusion:

Staff would like to see development of this property, provided proposals are part of a comprehensive plan for development of the broader property near Rock Creek.

Attachments:

1. 151 Maxwell Ave


RAILROAD ST
711 SHOSHONE ST S
116 RAILROAD ST
149 RAILROAD ST
RAILROAD ST
152 RAILROAD ST
725 SHOSHONE ST S
MAXWELL AVE
MAXWELL AVE
168 RAILROAD ST
RAILROAD ST
RAILROAD ST
MAXWELL AVE
204 RAILROAD ST
MAXWELL AVE
151 MAXWELL AVE
236 RAILROAD ST
240 RAILROAD
MAXWELL AVE
MAXWELL AVE
MAXWELL AVE
219 MAXWELL AVE
MAXWELL AVE
MAXWELL AVE
136 MAXWELL AVE
MAXWELL AVE
3745 ft
3750 ft
MAXWELL AVE