

*An Application For An  
Idaho Community Development Block Grant  
Economic Development Project  
Electrical Installation Project*

By The  
City of Twin Falls  
For  
[Agro-Farma Idaho, Inc.](#)



Don Hall, Mayor  
December 19, 2011





P.O. Box 1907

321 Second Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2296

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December 19, 2011

Jeffrey Sayer, Director  
Idaho Department of Commerce  
P.O. Box 83720  
Boise, Idaho 83720-0093

Re: Idaho Community Development Block Grant – Economic Development Application

Dear Director Sayer:

The City of Twin Falls is eager to submit this application for an Idaho Community Development Block Grant (ICDBG). We have an exciting economic development opportunity that will have a tremendous impact on our community, the Magic Valley, and the State of Idaho.

Chobani Greek Yogurt is growing in popularity all across the country. The company that manufactures this yogurt, Agro-Farma, Inc., recently announced plans to expand their operations to Idaho – particularly to the City of Twin Falls. This expansion includes the construction of a new state-of-the-art dairy processing facility. The company's private sector investment totals a minimum of \$128 million. Along with this investment, the company committed to hiring 300 to 400 people to operate their new Twin Falls facility.

To support the expansion of Agro-Farma, Inc. to Twin Falls, our public infrastructure must be upgraded. Specifically, additional power distribution lines must be installed to provide the anticipated 10 mega-watt (MW) load demand that is needed to operate the new plant. The cost to install this new feeder lines is \$796,000. The Urban Renewal Agency of the City of Twin Falls will provide \$246,000. Don Dietrich, Former Director of the Idaho Department of Commerce committed \$50,000 from the Business and Job Development Fund to put towards these improvements. The City is seeking \$500,000 from the ICDBG program to help with the remaining expenses.

We hope you agree that Agro-Farma, Inc. is a quality company and will be a great addition to our community and the State of Idaho. Thank you for your consideration of our grant proposals and we look forward to working with the Idaho Department of Commerce in making this a successful project.

Sincerely,

A handwritten signature in black ink that reads "Don Hall". The signature is written in a cursive style with a large, looping initial "D".

Don Hall, Mayor

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|---|--|

**Idaho Community Development Block Grant**  
Application Information Form

Applicant: City of Twin Falls Chief Elected Official: Don Hall, Mayor  
Address: P.O. Box 1907, Twin Falls, ID 83301 Phone: (208) 423-4151  
DUNS #: 156164758 CAGE CODE: 156164758

Application Prepared by: Jeffrey McCurdy Phone: (208) 732-5727 x 3005  
Address: Region IV Development Association, Inc. P.O. Box 5079 Twin Falls, Idaho 83303-5079

Engineer: Steve Fullmer, Delivery – Field Engineer Phone: (208) 736-3454  
Address: Idaho Power Company, 273 South Blue Lakes Blvd., Twin Falls, ID 83301

**National Objective**

LMI Area  LMI Clientele  
 LMI Jobs  Slum and Blight  
 Imminent Threat

**Project Type**

Public Facility/Housing  Community Center  
 Infrastructure for Jobs  Senior Center  
 Downtown Revitalize  Imminent Threat

**Project Population to Benefit (Persons): Jobs**

Total # to Benefit: 300 Total #LMI to Benefit: 153

**Project Description:** The project will install electrical infrastructure to support Agro-Farma, Inc.'s new dairy processing facility being constructed in the City of Twin Falls. Specifically, the project calls for the installation of approximately 13,200 linear feet (2.5 miles) of feeder line (electrical conduit). Also included in the project scope of work are engineering and grant administration services.

SOURCE	AMOUNT	DATE APPLICATION SUBMITTED	RESERVED/ CONDITIONAL AWARD	FUNDS COMMITTED /CONTRACT AWARD DATE	DOCUMENTATION IN EXHIBIT ***
<b>ICDBG</b>	500,000.00				
Local Cash	246,000.00			3-Nov-11	1
Local Loan*					
Local In-Kind**					
USDA-RD Grant					
EDA Grant					
State Grant					
Foundation Grant					
Private Investment					
Other (Identify)	50,000.00	NA	11-Jul-11	Pending	1
<b>TOTAL PROJECT FINANCING</b>	796,000.00				

\*Identify Loan Source(s): NA Date Bond Passed: NA

\*\*Describe In-Kind match by type (i.e. materials, labor, waived fees, land value) and amount.

\*\*\*Identify in which appendix is corresponding documentation. Documentation should be a letter from the appropriate source.

- Former Director Don Dietrich of the Idaho Department of Commerce committed \$50,000 from their Business and Jobs Development Fund to assist with these public infrastructure expenditures. Evidence of this commitment is provided in Exhibit 1.

### **Economic Advisory Council Page**

Chobani – Greek Yogurt is a brand of low-fat yogurt that is showing up on grocery store shelves all across the country. It comes in a variety of flavors that appeal to a wide range of consumers. The Chobani brand is growing in popularity and recognition, particularly in south-central Idaho. On November 3, 2011, Agro-Farma, Inc., the company that manufactures the Chobani – Greek Yogurt, announced plans to expand their operations to Idaho – specifically to the City of Twin Falls. Included in the company’s expansion plans is the construction of a new state-of-the-art dairy processing facility. Their private sector investment totals a minimum of \$128 million and could potentially grow to as much as \$300 million. Along with this investment, the company has committed to employing 300 people to operate their new facility.

The City of Twin Falls is thrilled to welcome Agro-Farma, Inc. and to create employment opportunities in the community. However, the public infrastructure that will service the new yogurt plant must be upgraded. One key infrastructure component that must be improved is the electrical system. The company’s new facility requires enough electricity to handle a 10 mega-watt (MW) load. Currently, Idaho Power does not have the infrastructure in place to deliver this power. A new distribution line must be installed to provide the power warranted to operate the new plant.

The proposed project will install approximately 2.5 miles of 12.5 kilovolt (kV) cable line from a nearby substation to the company site. Idaho Power crews will string the electrical lines overhead using existing power poles. The infrastructure will be owned and maintained by Idaho Power (Idaho Power is a publicly regulated utility company).

The cost to install the power line prior to the primary meter totals \$796,000. The Urban Renewal Agency of the City of Twin Falls (URA) has committed \$246,000 toward this component of the project. Don Dietrich, Former Director of the Idaho Department of Commerce committed \$50,000 from the Business and Jobs Development Fund. The City is requesting assistance from the ICDBG program to help pay \$500,000 of these projected expenses. In all, the City and URA are investing over \$25 million for a variety of infrastructure improvements to service the new factory.

Agro-Farma Inc.’s expansion will have astounding benefits for the Magic Valley and the State of Idaho. Jan Roeser, Labor Analysis for the Idaho Department of Labor reported an estimated 3,028 jobs will be created directly or indirectly from this development. In addition, the \$128 million capital invested by Agro-Farma will provide an additional \$266 million in other sales. An amazing 73% of the dairy cows in the State of Idaho are located in South-Central Idaho. Gaining access to these valuable resources was instrumental in attracting Agro-Farma to Twin Falls. The new plant will provide Idaho dairymen (particularly those that are local) with another outlet for the sale of their quality milk. As you can tell, this will have a tremendous impact on our local economy. As you consider our request, we hope you will agree that Agro-Farma, Inc. is a great addition to the State of Idaho and that they will benefit our community today and in the years to come.

## Threshold Factors

### A. Eligible Applicant

The Applicant is a City  The Applicant is a County

Sub-Grantee: Not Applicable

The City of Twin Falls is an eligible applicant for Idaho Community Development Block Grant funding under IDAPA 28.02.01 Rules 012 and 013. The City has jurisdiction over this area and is not designated as an Entitlement Community by the U.S. Department of Housing and Urban Development.

### B. Eligible Activities

The proposed project is comprised of eligible activities as described under Chapter 2 – Section II.B.1 of the ICDBG Application Handbook. The project will extend power to the site of the new Agro-Farma, Inc. dairy processing facility. The company has committed to create 300 jobs, of which at least 153 will be available to low-to-moderate income (LMI) individuals. The project includes the installation of additional power transmission lines. The improvements will be owned and maintained by the Idaho Power Company (Idaho Power), which is a federally regulated utility company.

### C. National Objective

#### C.4 Low – and Moderate-Income Job Creation:

The company has committed to create 300 jobs. At least 51% (153) of these positions will be made available to persons that are LMI.

### D. Citizen Participation

The City updated its Citizen Participation Plan on December 12, 2011 pursuant to citizen participation requirements of the Idaho Community Development Block Grant program. As outlined in this plan, the City held a public hearing on the proposed project on December 12, 2011 to receive input on the application. No adverse comments were received prior to or at the public hearing. A copy of the City's Citizen Participation Plan, Affidavit of Publication, and other pertinent documentation are attached in Exhibit 2. Official minutes approved by the Twin Falls City Council of the public hearing were not available at the time this application was submitted to the Idaho Department of Commerce. Minutes of the public hearing will be available following the City Council's approval. Minutes can also be obtained for the City of Twin Fall's website [www.tfid.org](http://www.tfid.org).

Date of Notice: December 4, 2011 Date of Public Hearing: December 12, 2011

### E. Statewide Goals and Strategies

Check the goal and strategy that best corresponds to the project.

- Increased access to decent affordable housing (goal)
  - Sustain and increase homeownership (strategy)
  - Sustain and increase affordable rental housing (strategy)
  - Support equal access to a continuum of housing services (strategy)

- Preserve and enhance suitable living environments (goal)
  - Improve safety and livability of communities (strategy)  
Example – consent order
  - Sustain and increase affordable rental housing (strategy)  
Example – new construction
  - Support equal access to a continuum of housing services (strategy)  
Example – rehab or renovation
- Expanding economic opportunities (goal)
  - Create jobs primarily for low and moderate income persons (strategy)
  - Prioritize projects that provide a living wage and fringe benefits (strategy)
  - Revitalize downtown business districts (strategy)

**F. Administrative Capacity**

**1. Applicant’s ability to manage (fiscal management, staff turnover, recall elections, etc.)**

The City of Twin Falls has the administrative staff to successfully manage and implement this economic development project. City Manager, Travis Rothweiler will supervise the project and will work closely with city staff, Agro-Farma, Inc., Idaho Power, Region IV Development Association, and the Idaho Department of Commerce to ensure the City fulfills its committed obligations. The City’s engineering staff will work closely with these multiple partners to ensure the project is completed accurately and efficiently. The City of Twin Falls has successfully administered other projects that included funding from a variety of federal and state programs, including the Idaho Community Development Block Grant program. There have not been any findings or independent audit concerns that required action by the City to resolve. Their successful track record is evidence that they have the resources to undertake this project.

**2. Steps taken to procure a certified grant administrator (attach procurement documentation)**

The City of Twin Falls followed the competitive negotiation/proposals process to secure project and grant administrations services for a three year period. The City published a Request for Proposals (RFP) in the Times-News on October 2 and October 9, 2011. The City also submitted a RFP Solicitation Summary to the Idaho Procurement Technical Assistance Center (PTAC) on September 30, 2011. The City received only one response from Region IV Development Association. After evaluating their proposal, the Twin Falls City Council selected Region IV Development on October 24, 2011 to provide project development and administrative services for the community. Documentation regarding this process including the published advertisements, Affidavit of Publication, PTAC Solicitation Notice, Scope of Work, response letter from RIVDA, and city council minutes are attached as Exhibit 3.

**G. Fair Housing**

The City of Twin Falls updated its Fair Housing Resolution on February 22, 2010 and published it in the Times-News on February 26, 2010. In celebration of the 43<sup>rd</sup> anniversary of the passage of Title VIII of the Civil Rights Act of 1968, the City Council proclaimed April 2011 as Fair Housing on March 14, 2011. The City also completed a fair housing impediments analysis in June 2011. A copy of the City’s Fair Housing Resolution, the Affidavit of Publication, the Fair Housing Proclamation, and Fair Housing Impediments Analysis is provided in Exhibit 4.

## H. Anti-Displacement Resolution

The project does not require the acquisition of property. The City and/or Idaho Power own the necessary property, easements, and rights-of-way to implement the proposed improvements. There are no individuals, businesses, or farms being displaced as a result of this project. However, in the event that property must be acquired, the City agrees to minimize adverse impacts by following the Idaho Department of Commerce's *Anti-Displacement and Relocation Assistance Plan*. The city agrees to these conditions as outlined on the certification page found on page 27 of this application.

### Program Income

The proposed project is not anticipated to generate program income. As a result, a program reuse plan has not been developed. The City does not have any existing program income from previously funded ICDBG projects that can be used in conjunction with the project.

### Project Description and Property

#### A. Project Description

##### Provide a detailed scope of work

Electrical infrastructure upgrades are needed for Idaho Power to service a new dairy processing facility being constructed by Agro-Farma, Inc. in Twin Falls. The new food processing plant will require a 10 mega-watt (MW) load to operate. Currently, Idaho Power does not have the infrastructure in place to deliver the required electricity so a new electrical distribution line must be installed. The proposed project will construct approximately 2.5 miles of 12.5 kilovolt (kV) cable line from a nearby substation to the project site. Idaho Power crews will string the electrical lines overhead using existing power poles. The cable will run from their Kimberly substation to the project site. Once on site, the line will continue to the primary meter location which will be installed on the south end of the property. Idaho Power will maintain a permanent easement on the property to operate and maintain this line.

Electrical infrastructures beyond the primary meter (transformers, switchgear, etc.) are defined as terminal facilities and are handled differently than any electrical infrastructure prior to the primary meter. Agro-Farm, Inc. is responsible to pay for any terminal facilities associated with their construction. The budget presented in this application includes only the costs for the electrical infrastructure from the Kimberly substation up to the primary meter. Specifically, project costs include:

- Electrical Conduit (12.5 kV Distribution Line) – 13,200 l.f. (approximately 2.5 miles) = \$750,000
- Engineering = \$6,000
- Grant Administration = \$40,000
- TOTAL PROJECT COSTS = \$796,000.

Costs for the new feeder line and for the engineering fees were provided by Steve Fullmer, Delivery – Field Engineer with Idaho Power. Costs for the grant administration services were provided by Region IV Development Association. Information from Mr. Fullmer regarding the project improvements is provided in Exhibit 5. Agro-Farma, Inc. is still in the process of finalizing their site plans. Changes to their plans could impact the final layout, design, and location of the feeder line. Idaho Power included a contingency in their cost estimates to account for this uncertainty. If costs exceed Idaho Power's preliminary estimates, the additional expenses will be paid by the URA. Exhibit 6 contains a project maps showing the location of the substation and the proposed route of new the new power line.

Explain why the proposed project is necessary

A new dairy processing facility is being constructed by Agro-Farma, Inc. in Twin Falls. This new manufacturing facility demands 10 MW of electrical power. Idaho Power does not have the capacity to meet this demand with their current infrastructure. The project is needed to extend electrical conduit to the project site. The line will be sized to meet the operating demands of the company.

Identify the specific outcomes and benefits of the project:

The biggest benefits are the jobs that will be created. The company has committed to create 300 new employment positions that will pay above average wages and provide quality benefits to its employees. For now, the new positions are categorized by administration, production, and warehousing. More information regarding the positions will become available in the coming weeks and months as the company continues to design and develop the layout of the processing plant. The company will offer on-the-job training and intends to use Workforce Development Training Funds. In cooperation with the Idaho Department of Labor, the company will also make an effort to hire long-term unemployed and LMI individuals. Jan Roeser, Labor Analysis for the Idaho Department of Labor evaluated the effects this development will have on the local economy. She reported an estimated 3,028 jobs will be created directly or indirectly as a result of this development.

The Magic Valley is the dairy capital for the State. An amazing 73% of the dairy cows in the State of Idaho are located in South-Central Idaho. Gaining access to these valuable resources was instrumental in attracting Agro-Farma to Twin Falls. The new plant will provide Idaho dairymen with another outlet for the sale of their quality milk. Many other industry clusters will most likely to benefit from this project as well. It is anticipated that businesses involved in the dairy, agriculture, and transportation industries will likely benefit the most from Agro-Farma's development.

Specific benefits regarding the electrical system upgrades include the following:

- Idaho Power will have a new industrial customer and own approximately 2.5 miles of new 12.5 kV feeder line.
- Agro-Farma, Inc. will have the electrical power need to operate their new state-of-the-art dairy processing facility.
- 300 Full-Time Jobs!

Identify the specific components of the project which will be completed using ICDBG funds and those that will be completed using other funds:

The \$500,000 from the ICDBG program will be used strictly for construction/engineering of the electrical line improvements. Local funds will be used to pay for construction/engineering and grant administration services.

Include a site plan of the project

A site map is provided in Exhibit 6. Information regarding the cost estimates is provided in Exhibit 5.

**B. Property and Permits**

1. Has any property and easements been purchased for this project? \_\_\_\_\_ Yes     X  No  
If yes, does the applicant have title to the property? \_\_\_\_\_ Yes    \_\_\_\_\_ No  
Provide copy of deed in Exhibit.

2. Will any property be needed for this project? \_\_\_\_\_ Yes     X  No  
Status of the purchase: \_\_\_\_\_  
Estimated date of final purchase: \_\_\_\_\_  
What funds will be used to make purchase? \_\_\_\_\_

3. Will any easements/or rights-of-way be needed for this project? \_\_\_\_\_ Yes     X  No  
Status of the purchase: \_\_\_\_\_  
Estimated date of final purchase: \_\_\_\_\_  
What funds will be used to make purchase? \_\_\_\_\_

4. Is anyone living on the land or in the structures at the proposed site?  
\_\_\_\_\_ Yes     X  No

5. Is any business being conducted on the land or in the structures at the proposed site?  
\_\_\_\_\_ Yes     X  No

6. Are any businesses, individuals, or farms being displaced as a result of this project?  
\_\_\_\_\_ Yes     X  No

7. Are there permits that will be needed for the project, i.e. well, water rights, land application, demolition permits, zoning permit, air quality permit, etc? \_\_\_\_\_ Yes     X  No

Status of the permits (include plan for securing permits and estimation of issue completion date):  
\_\_\_\_\_

8. Describe the ownership or lease arrangements for the property involved in the project.  
The transition line will be strung on Idaho Power poles and fixtures installed in existing Idaho Power Right-of-Ways and/or easements.

## **Budget Narrative**

Costs estimates for the electrical line improvements and engineering services were provided by Steve Fullmer, Delivery – Field Engineer with Idaho Power. Costs for the grant administration fees were provided by Region IV Development Association. Information regarding these cost estimates is provided in Exhibit 5.

### **A. Government**

The City of Twin Falls is asking for \$500,000 from the U.S. Department of Housing and Urban Development's sponsored Idaho Community Development Block Grant (ICDBG) program. This accounts for 63% of the total project costs.

The City was awarded \$50,000 from the Idaho Department of Commerce Business and Job Development Fund to help with these improvements. This accounts for 6% of the project. See a commitment letter dated July 11, 2011 from the former Idaho Department of Commerce Director, Donald A. Dietrich in Exhibit 1.

No other federal or state funds are included in the project budget.

### **B. Local Match**

The Urban Renewal Agency of the City of Twin Falls (URA) has committed local cash totaling \$246,000 (31% of project costs). If project expenses exceed Idaho Power's preliminary cost estimates, the additional fees will be covered by the URA. Their commitment is evidenced in the Developer's Agreement that is provided in Exhibit 1 of this application.

The URA is in the process of developing a new tax increment financing district. They will use tax increment financing (TIF) from this new district to construct and upgrade the public infrastructure (water, sewer, and pre-treatment) that is needed to support the new food processing facility. The URA will provide a minimum of \$17.340 million to upgrade the public infrastructure. The URA plans to have their funding in place by March/April 2012. Evidence of their commitment is provided in the Developer Agreement which is provided in Exhibit 1.

### **C. Private Match**

Although the project has no private capital being directly applied to the construction of the proposed power line, Agro-Farma, Inc. has committed a minimum of \$128 million and has the potential of investing as much as \$300 million towards the development of a new dairy food processing facility in Twin Falls. The company's commitment is provided in the Developer Agreement that was signed on November 3, 2011 by the company, the City of Twin Falls, and the URA.

**Idaho Community Development Block Grant Budget Form**

Applicant or Grantee: City of Twin Falls  
 Project Name: Agro-Farma Idaho, Inc.

LINE ITEMS	ICDBG Cash	URA of the City of Twin Falls	State - IDC Director's Discretionary Funds	TOTAL	
Administration	\$ -	\$ 40,000	\$ -	\$ <b>40,000</b>	5%
Design Professional	\$ -	\$ 6,000	\$ -	\$ <b>6,000</b>	1%
Construction	\$ 500,000	\$ 200,000	\$ 50,000	\$ <b>750,000</b>	94%
<b>TOTAL COSTS</b>	\$ <b>500,000</b>	\$ <b>246,000</b>	\$ <b>50,000</b>	\$ <b>796,000</b>	100%
	63%	31%	6%	100%	



### Project Schedule

<b>Project Activity</b>	<b>Date (to be) Completed</b>	<b>Documentation in Exhibit</b>
Design Professional Contract Executed	NA	
Grant Administration Contract Executed	February 2012	3
Environmental Release	February 2012	
Bid Document Approval	February 2012	
Bid Opening	NA	
Construction Contract Executed	NA	
Start Construction	March 2012	
Construction 50% Complete	April 2012	
Second Public Hearing	April 2012	
Certificate of Substantial Completion	May 2012	
Construction 100% Complete	May 2012	
Update Fair Housing Plan	April 2012	4
Update 504 Review and Transition Plan	April 2012	4
Final Closeout	August 2015	

### Job Creation Projects

<b>Project Activity</b>	<b>Date Completed</b>	<b>Date to be Completed</b>
Business' Job Commitment Finalized	November 2011	
Start Business Construction	December 2011	
Business Construction 50% Complete		April 2012
Business Construction 100% Complete		June/July 2012
Job Creation Completed		July 2015

**Project Contact information**

<b>Name of Professional and Agency Contacts</b>	<b>Firm or Agency</b>	<b>Phone with Extension</b>	<b>e-mail address</b>
Don Hall, Mayor	City of Twin Falls	(208) 735-7245	<a href="mailto:dhall@tfid.org">dhall@tfid.org</a>
Travis Rothweiler, City Manager	City of Twin Falls	(208) 735-7205	<a href="mailto:trothweiler@tfid.org">trothweiler@tfid.org</a>
Jackie Fields, P.E.	City of Twin Falls	(208) 735-7273	<a href="mailto:jfields@tfid.org">jfields@tfid.org</a>
Lee Glaesemann	City of Twin Falls	(208) 735-7256	<a href="mailto:lglaesemann@tfid.org">lglaesemann@tfid.org</a>
Steve Fullmer, Delivery – Field Engineer	Idaho Power	(208) 736-3454	<a href="mailto:SFullmer@idahopower.com">SFullmer@idahopower.com</a>
Carleen Herring	Region IV Development Association	(208) 732-5727 ext. 3010	<a href="mailto:carleen@rivda.org">carleen@rivda.org</a>
Jeff McCurdy	Region IV Development Association	(208) 732-5727 ext. 3005	<a href="mailto:jeff@rivda.org">jeff@rivda.org</a>

**Company Contacts**

<b>Name, Title</b>	<b>Company</b>	<b>Phone with Extension</b>	<b>e-mail address</b>
Hamdi Ulukaya, Founder and President	Agro-Farma Idaho, Inc.	not available	not available
Keven Bucklin, Executive Vice President Operations	Agro-Farma Idaho, Inc.	(607) 337-1246 ext. 3162	<a href="mailto:keven.bucklin@agro-farma.com">keven.bucklin@agro-farma.com</a>
Marc Abjean, Senior Vice President Global Engineering and Project Management	Agro-Farma Idaho, Inc.	(607) 847-6181 ext. 2301	<a href="mailto:marc.abjean@agro-farma.com">marc.abjean@agro-farma.com</a>
John Winnie, Plant Manager	Agro-Farma Idaho, Inc.	not available	<a href="mailto:john.winnie@chobani.com">john.winnie@chobani.com</a>

**Grantee and Sub-Recipient Financial Profiles**

Is the Grantee a (circle one) City County

If a sub-recipient, what type of Organization: Not Applicable

- |                       |                    |                         |
|-----------------------|--------------------|-------------------------|
| Water District        | Sewer District     | Homeowner's Association |
| For-Profit Company    | Hospital District  | Water Association       |
| Fire District         | Non-Profit Company |                         |
| Other (Explain) _____ |                    |                         |

**Section I. Water System (only)** – Input information for the water system (entity) that is expected to utilize the Idaho Community Block Grant funds.

Water Source(s): \_\_\_\_\_ Wells \_\_\_\_\_ River \_\_\_\_\_ Lake \_\_\_\_\_ Springs \_\_\_\_\_ Purchase \_\_\_\_\_ Other

Water Treatment Method \_\_\_\_\_

- Number of People served by the system \_\_\_\_\_
- Number of hook-ups on the system \_\_\_\_\_
- Number of equivalent dwelling units \_\_\_\_\_
- EDU's on the system \_\_\_\_\_
- Number of residential EDUs \_\_\_\_\_
- Number of commercial EDUs \_\_\_\_\_
- Number of industrial EDUs \_\_\_\_\_
- Are all system users on meters? \_\_\_\_\_

For residential users, what is the average monthly water rate for 10,000 gallons? \$ \_\_\_\_\_

What will be the new monthly rate after the project is completed based on 10,000 gallons? \$ \_\_\_\_\_

When was the last rate increase? \_\_\_\_\_

How much were the rates increased? \$ \_\_\_\_\_

**Annual Water System Revenue** \$ \_\_\_\_\_

Total dollar amount owed by customers in arrears \$ \_\_\_\_\_

**Annual Water System Expenses** \$ \_\_\_\_\_

Residential Hook-Up Fee \$ \_\_\_\_\_

Commercial Hook-Up Fee \$ \_\_\_\_\_

Industrial Hook-Up Fee \$ \_\_\_\_\_

**Identify outstanding indebtedness:** None

Years Remaining	Annual Payment	Lender
_____	\$ _____	_____
_____	\$ _____	_____

Explain Water Conservation Methods Implemented: \_\_\_\_\_

**Section II. Sewer System (only)** – Input information for the sewer system (entity) that is expected to utilize the Idaho Community Block Grant funds.

Sewer Treatment Method \_\_\_\_\_

Do you have a Pre-treatment system? \_\_\_\_\_ Yes \_\_\_\_\_ No

Number of people served by the system \_\_\_\_\_ Only industrial loads

Number of residential connections on the system \_\_\_\_\_

Number of commercial connections on the system \_\_\_\_\_

Number of industrial connections on the system \_\_\_\_\_

Number of new connections within the last year \_\_\_\_\_

What are the current residential sewer rates? \$ \_\_\_\_\_

When was the last rate increase? \_\_\_\_\_

How much were the rates increased? \_\_\_\_\_

Residential Connection Fee \$ \_\_\_\_\_

Commercial Connection Fee \$ \_\_\_\_\_

Industrial Connection Fee \$ \_\_\_\_\_

**Annual Sewer System Revenue** \$ \_\_\_\_\_

Current dollar amount owed by customers in arrears \$ \_\_\_\_\_

**Annual Sewer System Expenses** \$ \_\_\_\_\_

**Identify outstanding indebtedness:** None

Years Remaining	Annual Payment	Lender
_____	\$ _____	_____
_____	\$ _____	_____

**Section III. All Applicants (except Sewer and Water):  
Grantee or Sub-Recipient Taxing Authority**

A. Identify how the organization obtains its operating funding, i.e. bonds, district assessments, other: The City of Twin Falls is a municipality with full levy and taxing authority.

B. Does the organization have taxing authority?  Yes \_\_\_\_\_ No (If no, skip to Section IV)

1. Do you tax?  Yes \_\_\_\_\_ No

If yes:

(1) What is the tax rate? .017104332

(2) What is the annual tax amount generated? \$ 16,801,455

(3) What are the taxes used to pay for, i.e. equipment, operating expenses, etc.?

Taxes are used to fund the general operations of the City (exclusive of utility services).

2. If you do not tax, please explain why?

\_\_\_\_\_

## Section IV – All Applicants

### Land Use Planning related to Fair Housing

As part of the ICDBG program cities and counties are required to further fair housing within your community.

Coincidentally, the understanding and applicability of fair housing laws has become very important for cities and counties. In a recent legal case, Alamar Ranch LLC v. Boise County, a jury ruled that Boise County had committed three separate violations to the Fair Housing Act:

- (1) failure to make reasonable accommodations,
- (2) disparate treatment of the handicapped, and
- (3) intentional interference with the construction of handicapped housing

by changing a conditional use permit (CUP). Boise County is now required to pay the plaintiff \$4.0 million in damages.

In a recent state study of impediments to fair housing, an impediment that has been identified is the lack of cities and counties providing for the allowance of group homes in designated residential zones or their narrow definitions of the types of group homes allowed (e.g., nursing and rest homes) Why is this a barrier? The regulation may treat residents who are disabled, differently. Therefore;

Have you reviewed your zoning codes specific to group homes to ensure that you are in compliance with the Fair Housing Act? (group homes are allowed in residential zones and that your definition of a group home is not too restrictive)

Yes  No

If No, what steps are you taking to address the issue? \_\_\_\_\_  
\_\_\_\_\_.

Another impediment identified in the state study is the lack of basic accessibility standards for new residential construction. Does your building code or ordinance encourage accessibility standards in housing? (example: at least one entrance with no step, doors at least 32 inches wide, switches no higher than 48 inches, hallways 36 inches wide, etc.)

Yes  No

If Yes, explain the standards. Standards are the 2009 IBC Chapter 11 and ICC/ANSI A117.1-2003

**ICDBG ENVIRONMENTAL SCOPING – FIELD NOTES CHECKLIST**

**Applicant** City of Twin Falls                      **Sub-Recipient** Not Applicable

This site and desk review checklist is to be completed by the Applicant and submitted with the application.

The purpose of the checklist is to help the Applicant and Commerce better understand what environmental statutes or provisions per 24 CFR 58 might impact the proposed project. The information will assist in understanding what studies, documentation, and mitigation measures could be applicable and to assist in completing the environmental review record. The Applicant may choose to attach this scoping checklist as part of the environmental review record.

**1. Limitations on Activities**

Is the Grantee planning or in the process of acquiring property for this proposed project? \_\_\_Yes XNo

If yes, is the Applicant aware that land acquired or site work after submission of the ICDBG application is subject to 24 CFR 58.22 Limitation on Activities Requiring Clearance? Meaning once an application for ICDBG funds is submitted, neither Applicant or sub recipient, may commit Non-HUD funds to a project for land acquisition or site work (except for minor testing) before the environmental review is complete, unless the land acquisition or contract is conditioned on completion of the ICDBG environmental review.

**2. Historic Preservation**

Has the SHPO or THPO been notified of the project? XYes \_\_\_No

Have tribes with possible cultural and religious sites been notified of the project? \_\_\_Yes XNo

**3. Floodplain Management**

Is the project located within a floodway or floodplain designated on a current FEMA map? Check Web site [www.store.msc.fema.gov](http://www.store.msc.fema.gov) \_\_\_Yes XNo \_\_\_Not Sure

If yes what is the floodplain map number? \_\_\_\_\_

If the project is located in a floodway or floodplain, is the community where the project is taking place a participant in the National Flood Insurance Program. Check Web site [www.idwr.idaho.gov/water/flood](http://www.idwr.idaho.gov/water/flood) \_\_\_Yes \_\_\_No

**4. Wetland Protection**

Are there ponds, marshes, bogs, swamps, drainage ways, streams, rivers, or other wetlands on or near the site? \_\_\_Yes XNo

If yes, has the Army Corps of Engineers (Corps) been notified? \_\_\_Yes \_\_\_No

Has the Corps indicated what permit level will be required? \_\_\_Yes \_\_\_No \_\_\_N/A

**5. Sole Source Aquifers (Clean Water Act)**

Is the proposed project located over an EPA designated aquifer area?  Yes  No  
(Check website [www.epa.gov/safewater/ssanp.html](http://www.epa.gov/safewater/ssanp.html))

Is it known at this time if construction will disturb more than one acre of land?  Yes  No

If yes, has a general permit for storm water discharges from construction sites been applied for from the EPA?  Yes  No

**6. Endangered Species Act**

Has U.S. Fish and Wildlife Service, NOAA Fisheries, and Idaho Fish and Game Regional Office been notified about the project?  Yes  No

**7. Wild and Scenic Rivers Act**

Is the project located within one mile of a designated wild and scenic river? Idaho wild and scenic rivers include portions of the St. Joe, Lochsa, Selway, Middle Fork of the Clearwater, Snake, Rapid, and Middle Fork of the Salmon. Check Web site [www.nps.gov/rivers/](http://www.nps.gov/rivers/)  Yes  No

**8. Clean Air Act**

Is the project located in a designated non-attainment area for criteria air pollutants?  Yes  No

For building demolition or improvements, has an asbestos analysis been planned for or conducted?  Yes  No  N/A

For housing rehabilitation, has a lead based paint assessment been planned for or conducted?  Yes  No  N/A

**9. Farmland Protection Policy Act**

Is the project located on a site currently zoned as residential, commercial, and/or industrial?  Yes  No

Is the project area currently being utilized for farm or agricultural purposes?  Yes  No

\* The transmission line will be strung on Idaho Power poles and fixtures will be installed in existing Idaho Power Right-of Ways and/or easements.

If yes, has the USDA Natural Resource Conservation Service or local planning department been notified about the project?  Yes  No

**10. Environmental Justice**

Does project have a disproportionate environmental impact on low income or minority populations?  Yes  No

**11. Noise Abatement and Control**

Is the project new construction or rehabilitation of noise sensitive use (i.e., housing, mobile home parks, nursing homes, hospitals, and other uses where quiet is integral to the project functions)?  Yes  No

If yes, is the project located within 5 miles of an airport, 1000 feet of a major highway or busy road, or 3,000 feet of a railroad?  Yes  No

**12. Explosive and Flammable Operations**

Is the physical structure (not necessarily infrastructure) intended for residential, institutional, recreational, commercial or industrial use?  Yes  No  Unknown at this time

If yes, are there any above ground explosives, flammable fuels or chemical containers within one mile of the physical structure?  Yes  No

If yes, have you been able to identify what the container is holding and the container's size?  
 Yes  No

**13. Toxic Chemicals and Radioactive Materials**

Are there any known hazardous materials, contamination, chemicals, gases, and radioactive substance on or near the site?  Yes  No  Unknown at this time

If yes, explain \_\_\_\_\_

During the visual inspection of the site, are there signs of distressed vegetation, vents or fill pipes, storage/oil tanks, stained soil, dumped material, questionable containers, foul or noxious odors, etc.  
 Yes  No

If yes, explain \_\_\_\_\_

At this time, are the site's previous uses known to have been gasoline stations, train depots, dry cleaners, agricultural operations, repair shops, landfill, etc.?  Yes  No

Are other funding agencies requiring the Grantee to perform an American Society for Testing Materials (ASTM) environmental assessment? ASTM assessment involves analysis of site uses and ownership, inspection of site, and possible testing.  Yes  No

**14. Airport Clear Zones and Accident Potential Zones**

Is the project located within a designated airport runway clear zone or protection zone?  Yes  No

Does the project involve acquisition of land or construction/rehabilitation of building or infrastructure in an airport runway clear zone or protection zone?  Yes  No

If yes, is the grantee aware that the airport operator may wish to purchase the property at some point in the future as part of a clear or accident zone acquisition program?  Yes  No  NA

**15. Energy Efficient Designs**

For building construction, has the owner investigated possible incentives from power providers, such as Idaho Power, Avista, or Utah Power for incorporating energy efficient design into their building?  
 Yes  No

**16. Sediment Control (Clean Water Act)**

Will the construction project require storm and surface water discharge from the construction site?  
 Yes  No  Unknown at this time

If yes, has an application to EPA been submitted for a Construction General Permit (CGP)?  
 Yes  No

17. **Other Environmental Reviews**

Have facilities studies or other environmentally related site reviews been conducted or in the process of being conducted? \_\_\_ Yes X No

If yes, identify who is conducting the review. \_\_\_\_\_

18. **Information Letters**

The advanced mailing of environmental information letters is sought in an effort to minimize the project's timeline in waiting for necessary documentation or information. It will assist in earlier responses to required mitigation measures should the proposed project receive grant funding.

Check the agencies that have been mailed an environmental information letter.

Note: If other funding agencies have sought comment, in writing, from the agencies listed below for the same project, you may not need to send an information letter. Contact your Specialist if other environmental information or scoping letters have been sent.

- X Idaho State Historic Preservation Officer
- X Tribal Historic Preservation Officer or Tribal Office
- \_\_\_ Idaho Department of Water Resources – Local Regional Office
- \_\_\_ Army Corps of Engineers (if wetlands are applicable)
- X U.S. Fish and Wildlife
- \_\_\_ NOAA Fisheries (if salmon and/or steelhead are applicable)
- X Idaho Fish and Game
- \_\_\_ USDA Natural Resource Conservation Service (if farmlands are applicable)
- \_\_\_ Idaho Department of Environmental Quality
- \_\_\_ Local Government – Planning Department
- \_\_\_ Others \_\_\_\_\_

Completion of the scoping checklist does not constitute that all environmental provisions or clauses related to 24 CFR 58 Environmental Reviews have been met or are known at this time.

Completed by: Jeffrey McCurdy

Date: December 19, 2011

**Review and Ranking**  
**Economic Development – Downtown Revitalization**

**Threshold Factors for Economic Development Projects**

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**I. Threshold Factors**

- A. The ICDBG \$ per job ratio is  $1:\$1,666.67 = (\$500,000/300)$
- B. Agro-Farma started construction of their new plant in December 2011. The company plans to be operational in Twin Falls by July/July 2012 with their new facility being fully constructed by March 2013. All public infrastructure improvements (power, water, sewer, and pretreatment facilities) are scheduled to be completed by July 2013.
- C. The latest income guidelines set by the U.S Department of Housing and Urban Development will be used to assess the LMI status of job applicants and company employees. An income survey has been prepared to include the newest figures.
- D. Job creation and retention numbers will be reported within two (2) years following project completion. The company will have until July 31, 2015 to fulfill the terms in the Job Creation Agreement (see Exhibit 7). No employees within the Magic Valley labor market area will be displaced as a result of the proposed project.
- E. No other business beneficiaries have been identified or have committed to locating in Twin Falls. The company has been made aware of and has agreed to the LMI job documentation requirements associated with ICDBG program. See the Job Creation Agreement attached in Exhibit 7.
- F. The company has signed the Job Creation Agreement. A copy is included in Exhibit 7.
- G. The company will work with the local office of the Idaho Department of Labor in Twin Falls with their hiring process. The Idaho Department of Labor has pledged up to \$8.5 million in Workforce Development Training Funds for up to 1,500 employees. The company started hiring staff to operate the new facility in November 2011 and started construction on their new facility in December 2011.

**II. Ranking Criteria**

**A. Quality of New Jobs (100 points)**

Agro-Farma, Inc. will create 300 new full-time equivalent (FTE) positions at its new dairy processing facility in Twin Falls. The job per ICDBG ratio is 1: \$1,666.67. The Twin Falls County average annual wage according to the Idaho Department of Labor is \$28,921 (a \$13.90 hourly wage rate). The employment positions to be created at the Agro-Farma, Inc. are outlined in the table below:

Position	Annual Wage	# of positions	LMI
Production	\$ 20,800 to \$ 33,280	75 to 275	Yes
Warehouse	\$ 20,800 to \$ 33,280	40 to 150	Yes
Administration	\$ 20,800 to \$ 83,200	5 to 40	No
		300	

% of FTE positions in excess of Twin Falls County wage\* Unknown at this time  
 Twin Falls County average annual wage \$ 28,921

\* Idaho Department of Labor (<http://labor.idaho.gov/publications/lmi/pubs/TwinFallsProfile.pdf>)

The Job Creation Agreement will allow the company to create the positions within two years following the completion of all the public infrastructure improvements. Agro-Farma has committed to fulfill the terms of the Job Creation Agreement. A copy of the signed agreement is provided in Exhibit 7.

**B. Fringe Benefits (100 points)**

Agro-Farma, Inc. will offer fringe benefits to their employees and families. Benefits are offered through a cafeteria plan and participation is optional for each employee. All positions require full-time employment so reporting benefits of part-time employees is not applicable (NA). The benefits that will be available to company employees include:

	Full-time	Part-time	Information
Sick leave	Yes	NA	Sick pay is earned as the work year progresses.
Vacation	Yes	NA	Depends on length of service
Health Insurance	[REDACTED]		
Medical	Yes	NA	Company will provide up to 75% of insurance premiums.
Dental	Yes	NA	Optional - Employee choice for participation
Vision	Yes	NA	Included with medical policy
Prescription	Yes	NA	Included with medical policy
Retirement Program	Yes	NA	Company offers a 401(k) plan. The company matches on first 3% of employee's contribution; company's contribution declines after the initial 3%.

C. Business Risk and Management (125 points)

In 2007, Agro-Farma, Inc. launched its Chobani – Greek Yogurt brand and produced 200 cases for three stores operating in Long Island, New York. It didn't take long for the popularity of Chobani to take off and spread across the country. In just three short years, Chobani became a major player in the yogurt manufacturing industry and is now the largest yogurt manufacturer in the State of New York. Fortune Magazine recently published an article entitled "Chobani: The Unlikely King of Yogurt" in their December 12, 2011 publication. The article reported that Chobani is third (3<sup>rd</sup>) among all yogurt brands, has captured 13.1% of the market share, and is the top producer of the Greek-style yogurt. The article went on to report that the company had revenues of \$257 million in 2010 and has projected \$700 million by the year-end (2011). A copy of the article published by Fortune Magazine is provided in Exhibit 8 along with other information about the company.

The founder and President of the company is Hamdi Ulukaya. Mr. Ulukaya originated from Turkey and migrated to the United States in 1994. Since being in the U.S., he has become a successful businessman and now manages a multi-million dollar corporation with Chobani Greek Yogurt as its signature product. Mr. Hamdi will use the new Twin Falls plant to serve their West Cost clients and plans to expand the company's product line to include other types of dairy related products.

D. Planning , Schedule, Cost, Environmental Scoping (170 points)

1. Planning (50 points) –

The recruitment of Agro-Farma began in May 2011 and was primarily orchestrated by the Southern Idaho Economic Development Organization (SIEDO) and the City of Twin Falls. Several key players, including the Idaho Department of Commerce, assisted in the recruitment effort. Upon learning that Agro-Farma selected Twin Falls as its preferred location, more partners were brought to the table to develop and implement an action plan to construct and upgrade the public infrastructure that will serve the new plant.

For this phase of the project, the City has worked extensively with Agro-Farma and Idaho Power to ensure the proper electrical infrastructure is installed. The company continues to work on their site development plans. As their plans continue evolve, so do the plans for the electrical upgrades. Although it is still in the preliminary planning stages, the project details will be finalized in the coming weeks. Regardless, the City is committed to ensure the improvements are in place to support the new plant.

The City has selected Region IV Development Association to provide grant administration services for this project. The City will work closely with the staff at Region IV Development Association and the Idaho Department of Commerce to ensure the requirements of the grant are met and that the City fulfills the requirements of the ICDBG program.

2. Schedule (50 points) and Cost (50 points)

A project schedule and cost estimates for the proposed improvements are available in this application. The schedule is located on page 13 of this application. Information on the project costs provided by Idaho Power is included in Exhibit 5.

3. Environmental Scoping (20 points)

The environmental scoping checklist has been completed and is available on pages 18-21 of this application. The environmental assessment for the electrical improvements was started in December 2011.

E. Minority benefit (15 points)

<u>Not applicable</u>	Percentage of minority workers on the business's current payroll.
<u>11.46%</u>	Percent of minority population in the County where the business will be locating.

\*According to the 2010 U.S. Census, the City of Twin Falls has a racial minority population of 11.46% and an ethnic minority population of 13.07%.

F. Local investment leverage (100 points)

The URA is providing the matching funds for the electrical system as well as the funding for other needed infrastructure. The URA is utilizing tax increment financing (TIF) to construct and improve the public infrastructure. The URA will obtain a loan for \$17.340 million to put towards project expenditures. For the electrical upgrade phase of the project, the URA has committed \$246,000. The remaining TIF will be used to finance the water, sewer, and pre-treatment improvements associated with this business development project. This accounts for 31% of the project expenditures. The URA will finalize their financing in the next few months. A copy of the Development Agreement outlining their commitment is provided in Exhibit 1.

Does your community have a revolving loan fund?  Yes  No

If yes, please describe any attempts to secure funds.

The community has a revolving loan fund to assist small businesses with long-term financing for land and building, equipment, and working capital. The revolving loan fund is operated by Region IV Development Association. Under the program rules of the revolving loan fund, the company does not qualify as a small business.

G. Distressed Areas (20 points)

Is the community located in a historically underutilized business zone?

Yes  No

H. Existing Idaho business (20 points)

Agro-Farma, Inc. did not have a significant business presence in Idaho prior to 2011. In November 2011, the company announced their plans to construct a dairy processing facility in Twin Falls to service their customers located in the west. *Articles of Incorporation* for Agro-Farma Idaho, Inc. were filed at the Idaho Secretary of State's Office in September 2011.

I. Private Leverage (100 points)

Agro-Farma has committed a minimum of \$128 million and could be as much as \$300 million towards the development of their new state-of-the-art dairy processing facility. The Company's committed was outlined in a Development Agreement that was signed between the Agro-Farma, the City of Twin Falls, and the URA on November 3, 2011. A copy of the agreement is provided in Exhibit 1.

J. Activities (25 points)

The proposed improvements are in accordance with the eligible activities outlined in Chapter 2 of the *ICDBG Application Handbook*. Upgrading the electrical infrastructure is necessary to support Agro-Farma's new dairy processing facility. The project involves the construction of additional power lines that will be owned, operated, and maintained by Idaho Power, which is a publicly regulated utility company. Construction will be completed by Idaho Power or by one of their approved contractors. Project activities will be completed in accordance with the requirements as outlined in the *ICDBG Administration Handbook*.

K. Grant Management (25 points)

The City of Twin Falls has the administrative staff to successfully manage and implement this economic development project. The City of Twin Falls has successfully administered other projects that included funding from a variety of federal and state programs, including the Idaho Community Development Block Grant program. There have not been any findings or independent audit concerns. The City's successful track record is evidence that they have the staff and resources to undertake this project.

The City of Twin Falls followed the competitive negotiation/proposals process as outlined in the *ICDBG Administration Handbook* to secure grant administrations services. The City Council selected Region IV Development Association to provide these services. Documentation regarding the procurement process is provided in Exhibit 3.

## CERTIFICATIONS

I certify that the data in this application are true and correct, that this document has been duly authorized by the governing body of the **City of Twin Falls** and that we will comply with the following laws and regulations if this application is approved and selected for funding.

- National Environmental Policy Act of 1969
- Civil Rights Act of 1964, Public Law 88-352
- Civil Rights Act of 1968, Public Lay 90-284
- Age Discrimination Act of 1975
- Rehabilitation Act of 1973, Section 504
- Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended (49 CFR Part 24)
- Housing and Community Development Act of 1974, as amended, Public Law 93-383
- Davis-Bacon Act (40 USC 276a – 276a-5)
- Historic Preservation Act
- OMB Circular A-87, and ensure that sub-recipient complies with A-110 and A-122
  
- Section 106 of the Housing and Urban Recovery Act of 1983 certifying to:
  - Minimize displacement as a result of activities assisted with CDBG funds following the Idaho Department of Commerce anti-displacement and relocation assistance plan;
  - Conduct and administer its program in conformance with Title VI and Title VIII, and affirmatively further fair housing;
  - Provide opportunities for citizen participation comparable to the State's requirements (those described in Section 104(a) of the Act, as amended);
  - Not use assessments or fees to recover the capital costs of ICDBG funded public improvements from low and moderate income owner occupants;
  - Abide by all state and federal rules and regulations related to the implementation and management of federal grants;
  - Assess and implement an Accessibility Plan for persons with disabilities in accordance with Section 504 of the Rehabilitation Act of 1973, as amended;
  - Adopt and implement an Excessive Force Policy;
  - Prohibit the Use of Assistance for Employment Relocation, Section 588 of the Disability Housing and Work Responsibility Act of 1988, Public Law 105-276;
  - Anti-Lobbying Certification: No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned to any person for influencing or attempting to influence and officer or employee of any federal agency, a member of, employee of, officer of or employee of Congress in connection with the awarding of any federal contract, the making of any federal grant or loan, the entering into any cooperative agreement and the extension, renewal, modification, or amendment of any federal contract, grant, loan, or cooperative agreement.

If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence and officer or employee of any federal agency, a member of, employee of, officer of or employee of Congress in connection with this federal grant, the undersigned shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying" in accordance with its instructions.

  
\_\_\_\_\_  
Don Hall, Mayor

Date: December 19, 2011