THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Agenda

Monday, June 30, 2025, 12:00 PM

**** SPECIAL MEETING ****

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Commissioners: Rudy Ashenbrener, Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin

1) Confirmation of Quorum/Call Meeting to Order
2) Conflict of Interest Declaration
3) Consent Calendar
   a) **ACTION ITEM:** Request to approve 1) May 19, 2025, Minutes, 2) June 2, 2025, Minutes, 3) May 2025 Financial Report, and 4) June 2025 Accounts Payable.
      By: Lorrie Bauer, Administrative Assistant
4) Reports/Updates
5) Items of Consideration
   a) **DISCUSSION:** Twin Falls Ambulance District's request to withdraw from the following Agency revenue allocation areas: RAA 4-3; RAA 4-4, Orchard Drive East RAA; Old Towne-2 RAA; and Southwest RAA. This covers discussion item 5(a) and Action Items 5(b)-(f).
      By: Shawn Barigar, Executive Director
   b) **ACTION ITEM:** Consider Twin Falls Ambulance District's request to withdraw from RAA 4-3.
   c) **ACTION ITEM:** Consider Twin Falls Ambulance District's request to withdraw from RAA 4-4.
   d) **ACTION ITEM:** Consider Twin Falls Ambulance District's request to withdraw from the Orchard Drive East RAA.
   e) **ACTION ITEM:** Consider Twin Falls Ambulance District's request to withdraw from the Old Towne-2 RAA.
   f) **ACTION ITEM:** Consider Twin Falls Ambulance District's request to withdraw from the Southwest RAA.
6) Public Input and Announcements
7) Upcoming Meeting(s)
   a) Monday, July 21, 2025, 12:00 pm.
8) Executive Session
   a) **ACTION ITEM:** Convene in Executive Session under Idaho Code 74-206(1)(c) to acquire an interest in real property not owned by a public agency. *(The meeting will not return to open session.)*
9) 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, por favor llame a Josh Palmer al teléfono (208) 735-7312.

Urban Renewal Agency
Minutes

Monday, May 19, 2025, 12:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Commissioners: Rudy Ashenbrener, Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin

1) Confirmation of Quorum/Call Meeting to Order

Present:	Rudy Ashenbrener, Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin.
Absent:	None
Staff Present:	Shawn Barigar, Executive Director; Lorrie Bauer, Administrative Assistant; Parker Scherer, Assistant Finance Director; Jesse Schuerman, Staff Engineer; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Travis Rothweiler, City Manager.

Chair Ashenbrener called the meeting to order at 12:01 PM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Consent Calendar

a) Request to approve the 1) April 21, 2025, Minutes, 2) April 2025 Financial Report, and 3) May 2025 Accounts Payable.
MOTION: Jan Rogers moved to approve the consent calendar as presented. Eric Smallwood seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

4) Reports/Updates

a) Executive Director's Report
Executive Director Shawn Barigar delivered his report, which was included in the agenda packet.

5) Items of Consideration

a) Appoint a Budget Committee (3 volunteers) to review the FY2026 budget.
Chair Ashenbrener appointed Dave McAlindin, Jennifer Colvin, and Dan Brizee to the budget committee.

b) Consideration of a request to sign Resolution No. 2025-03 approving the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3.
Viewing the boundary map, Executive Director Shawn Barigar presented the request as detailed in the agenda packet. Discussion ensued about the deannexation, new legislation, and TIF funds.
MOTION: Jan Rogers moved to approve the request to sign Resolution No. 2025-03 approving the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion.

c) Consideration of a request to retain Bond Counsel, Skinner Fawcett, to assist with the legal analysis of RAA 4-3 potential bond financing structures.
Executive Director Shawn Barigar presented the request as detailed in the agenda packet.
MOTION: JJ McBride moved to retain Bond Counsel, Skinner Fawcett, to assist with the legal analysis of RAA 4-3 potential bond financing structures. Jennifer Colvin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) Public Input and Announcements
Commissioner Jan Rogers shared the outcomes of last week's SelectUSA international event.

7) Upcoming Meeting(s)

a) Monday, June 2, 2025 @ 11:00 am (Special Meeting)
Monday, June 16, 2025 - Canceled

8) Adjournment
MOTION: JJ McBride moved to adjourn. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion. The meeting adjourned at 12:34 PM.

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Lorrie Bauer, Administrative Assistant

Urban Renewal Agency
Minutes

Monday, June 2, 2025, 11:00 AM

**** SPECIAL MEETING ****

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Commissioners: Rudy Ashenbrener, Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin

1) Confirmation of Quorum/Call Meeting to Order

Present:	Rudy Ashenbrener, Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin
Absent:	None
Staff Present:	Shawn Barigar, Executive Director; Lorrie Bauer, Administrative Assistant; Parker Scherer, Assistant Finance Director; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Mitch Humble, Deputy City Manager

Chair Ashenbrener called the meeting to order at 11:01 AM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Reports/Updates

a) Executive Director's Report
Executive Director Shawn Barigar delivered his report, which was included in the agenda packet. He added that the Twin Falls Ambulance District has made a request, under new legislation, to withdraw from being subject to the revenue allocation financing provisions of the five revenue allocation areas currently in place for our Agency. The request was received on May 27, 2025, but was incomplete. As this is a new process, we are working together with our legal counsel to gather the necessary information to present to this Board for consideration. A special meeting was recommended for June 30 to take this action. Discussion ensued.

4) Items of Consideration

a) Review of RFP responses and consideration to lease Agency-owned property at 237 and 251 Maxwell Avenue.
Executive Director Shawn Barigar presented the request as detailed in the agenda packet.
MOTION: Eric Smallwood moved to accept the lease agreement with Colter Heck of Heck Roofing as presented and authorize the Chair to sign. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

5) Public Input and Announcements

a) Plaque Presentation and Recognition of Service to Rudy Ashenbrener for seven years and nine months on the Urban Renewal Agency Board of Commissioners.
Executive Director, Shawn Barigar, and the Board recognized Rudy for his leadership and service to the Agency for the past seven years and nine months. Rudy was presented with a Certificate of Appreciation.

6) Upcoming Meeting(s)

a) Monday, June 16, 2025 - Canceled

b) Monday, July 21, 2025, @ 12:00 pm.

Added: Special Meeting on Monday, June 30, 2025 @ 12:00 pm.

7) Executive Session

a) Convene in Executive Session per Idaho Code 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.
(The meeting will not return to open session.)
MOTION: JJ McBride motioned to convene in the Executive Session. Jan Rogers seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.
The public portion of the meeting ended at 11:15 am. No action or decision was taken during the executive session.

8) Adjournment
The meeting adjourned at 11:25 AM.

Lorrie Bauer, Administrative Assistant

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
October 2024 through May 2025

	Oct '24 - May 25	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Contributions	109,236.77	343,903.00	-234,666.23	31.8%
Investment Income	174,133.35	200,400.00	-26,266.65	86.9%
Other Income	952.31	150,000.00	-149,047.69	0.6%
Property Taxes	4,107,092.77	4,627,041.00	-519,948.23	88.8%
Rental Income	31,066.64	46,600.00	-15,533.36	66.7%
Total Income	4,422,481.84	5,367,944.00	-945,462.16	82.4%
Gross Profit	4,422,481.84	5,367,944.00	-945,462.16	82.4%
Expense				
Bond Trustee Fees	3,000.00	5,000.00	-2,000.00	60.0%
Community Relations & Website	750.00	10,000.00	-9,250.00	7.5%
Debt Payments - Interest	243,375.00	476,988.00	-233,613.00	51.0%
Debt Payments - Principal	355,000.00	714,945.00	-359,945.00	49.7%
Dues and Subscriptions	4,600.00	4,600.00	0.00	100.0%
General Development Projects	17,136.00	500,000.00	-482,864.00	3.4%
Insurance Expense	4,522.00	11,294.00	-6,772.00	40.0%
Legal Expense	23,145.51	35,000.00	-11,854.49	66.1%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	1,696.20	4,000.00	-2,303.80	42.4%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	47.19	500.00	-452.81	9.4%
Prof. Dev.\Training	2,202.37	7,500.00	-5,297.63	29.4%
Professional Fees	-1,036.00	10,000.00	-11,036.00	-10.4%
Property Maintenance	5,193.75	10,000.00	-4,806.25	51.9%
Property Tax Expense	0.00	0.00	0.00	0.0%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	1,334,950.88	1,474,262.00	-139,311.12	90.6%
Debt Pay. (Chobani) Principal	2,571,000.00	2,195,473.00	375,527.00	117.1%
Total RAA 4-3 (Chobani)	3,905,950.88	3,669,735.00	236,215.88	106.4%
RAA Orchard Dr East	0.00	0.00	0.00	0.0%
Real Estate Purchase	0.00	150,000.00	-150,000.00	0.0%
Total Expense	4,773,582.90	5,818,062.00	-1,044,479.10	82.0%
Net Ordinary Income	-351,101.06	-450,118.00	99,016.94	78.0%
Other Income/Expense				
Other Income				
Transfers In	0.00	-4,254,726.00	4,254,726.00	0.0%
Transfers Out	0.00	4,254,726.00	-4,254,726.00	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	**-351,101.06**	**-450,118.00**	**99,016.94**	**78.0%**

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
May 2025

	May 25
Ordinary Income/Expense	
Income	
Investment Income	12,654.26
Property Taxes	389.26
Rental Income	3,883.33
Total Income	16,926.85
Gross Profit	16,926.85
Expense	
Legal Expense	4,987.09
Meeting Expense	135.64
Prof. Dev.\Training	688.54
Professional Fees	700.00
Total Expense	6,511.27
Net Ordinary Income	10,415.58
Net Income	**10,415.58**

June 2025 Accounts Payable

Check #	Date	Name	Amount	Account	Memo	Class/Fund
4872	6/25/2025	Elam & Burke	1,375.00	Legal Expense	Professional Fees for May 835-2 / #215167	General
4872	6/25/2025	Elam & Burke	2,882.00	Legal Expense	Professional Fees for May 835-5 / #215169	RAA 4-3 Chobani
4872	6/25/2025	Elam & Burke	200.00	Legal Expense	Professional Fees for May 835-3 / #215168	RAA Old Towne-2
4873	6/25/2025	Hotel 43 Boise	771.00	Prof Dev / Training	AIC Conference Hotel (Bauer) / #187344	General
4874	6/25/2025	Kushlan Associates	2,100.00	Professional Fees	TO-3 - RAA 4-3 Amendment Research / #2025-2	RAA 4-3 Chobani
4875	6/25/2025	Lorrie Bauer	25.36	Office Expense	Reimbursement for Certificate Frames 20250525	General
4876	6/25/2025	Sawtooth Spraying	850.00	Property Maintenance	Weed Kill on Agency properties / #73247, 73409-7317	RAA Old Towne-2

THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Date: Monday, June 30, 2025

To: Urban Renewal Agency of the City of Twin Falls

From: Shawn Barigar, Executive Director

DISCUSSION

Request:

Twin Falls Ambulance District's request to withdraw from the following Agency revenue allocation areas: RAA 4-3; RAA 4-4, Orchard Drive East RAA; Old Towne-2 RAA; and Southwest RAA. This covers discussion item 5(a) and Action Items 5(b)-(f).

Background:

During the 2025 legislative session, the legislature approved, and the Governor signed, House Bill 436 (HB 436). The bill included retroactive application to January 1, 2025. The bill addresses several issues, including the ability of an ambulance service district to withdraw from the revenue allocation financing provisions under an urban renewal plan established by a city council ordinance prior to July 1, 2025. The bill sets forth a specific process for an ambulance district to apply for such a withdrawal. Excerpting from House Bill 436:

> By May 1, the fire district and ambulance service district must request an accounting from the county showing the amount of revenue allocation proceeds attributable to the fire district or ambulance service district as of December 31 of the prior year. The county then is required to submit the accounting to the fire district, ambulance service district, and the urban renewal agency within 15 days of receipt of the request. The fire district and ambulance service district must then adopt a formal resolution by June 1 expressing its intent to withdraw and send the resolution to the urban renewal agency. The agency shall then schedule a special meeting within ten business days of receipt of the resolution from the fire district and the ambulance service district.

The Agency received the accounting information from Twin Falls County and a resolution from the Twin Falls County Ambulance District (Ambulance District) requesting withdrawal from the Agency's five revenue allocation areas: RAA 4-3, RAA 4-4, Orchard Drive East RAA, Old Towne-2 RAA, and Southwest RAA. Both the accounting and resolution were untimely.

Today's special meeting will address the request from the Ambulance District. The Agency Board may decide to accept the withdrawal request for specific revenue allocation areas "if the urban renewal plan establishing the revenue allocation financing provision does not have any outstanding bonds, contractual obligations, or other indebtedness being funded by such revenue allocation financing provision greater than the amount of the revenue allocation proceeds that was attributable to the fire protection district or ambulance service district as of December 31 of the immediate prior tax year" in which case the Board may adopt a formal resolution allowing for withdrawal from those revenue allocation areas. In that instance, the Agency resolution and the resolution from the Ambulance District will be transmitted to the county clerk, county recorder, and the state tax commission prior to the fourth Monday of July.

Conversely, the Board may deny the request to withdraw for specific revenue allocation areas in writing "due to the existence of outstanding bonds, contractual obligations, or other indebtedness being funded by the district's revenue allocation proceeds." Any denial must be in writing and set forth specific information about the indebtedness.

HB 436 provides some additional guidance as to how the Agency should analyze the withdrawal request, determining whether the Agency's obligations are greater than the revenue allocation proceeds attributable to the Ambulance District. The Statement of Purpose for HB 436 states as follows:

> ". . . it allows a fire district or ambulance service district within a URD to opt out of an existing urban renewal revenue allocation area, provided that there is no existing indebtedness or other financial obligation."

Below is a summary of the financial obligations of each RAA:

RAA 4-3:

RAA 4-3 (Chobani) has outstanding bonds. Tax Increment Bonds, Series 2013A, with a maturity date of April 1, 2032. The balance as of June 11, 2025, is $14,682,000 – See attached Debt Service Schedule.

Additionally, RAA 4-3 has a Note with Chobani totaling $14,234,032.

RAA 4-4:

RAA 4-4 (Clif/Mondelez) has outstanding bonds. Tax Increment Bonds, Series 2016A, with a maturity date of September 1, 2036. The balance as of June 11, 2025, is $8,495,000 – See attached Debt Service Schedule.

Orchard Drive East RAA:

The Agency has entered into an Owner Participation Agreement, dated July 21, 2023, with Twins Industrial, LP (the "OPA"). The reimbursement amount set forth in the OPA is a do-not-exceed amount of $2,466,174, which amount remains due and owing.

Old Towne-2 RAA:

Though no formal contractual obligations exist for the Old Towne-2 RAA, Old Towne-2 is financially obligated for its share of Agency administrative costs in the amount of $100,000.

Southwest RAA:

The Southwest RAA does not have any financial obligations at this time.

Approval Process:

Majority vote of the Board of Commissioners present at a meeting where a quorum is present.

Budget Impact:

Should the Board of Commissioners decide to allow for Ambulance District withdrawal from all RAAs, the fiscal impact for FY2026 will be $28,436.77. Future allocation will also be reduced for any areas from which the Ambulance District is withdrawn for the remaining life of those areas.

Regulatory Impact:

N/A

Conclusion:

Based on this information, staff has prepared two motions for each RAA as stated below. One motion denies the withdrawal request, authorizing the Chair to provide written notice to the Ambulance District concluding the Agency has contractual obligations or other indebtedness being funded by the district's revenue allocation proceeds greater than the revenue allocation proceeds attributable to the Ambulance District. The second motion grants the withdrawal and adopts a resolution approving the withdrawal resolution.

Each of the requests should be addressed separately, with motions as follows:

RAA 4-3

I move to deny the withdrawal request by the Ambulance District for withdrawal from the Revenue Allocation Area 4-3 as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to the Ambulance District and authorize the Chairman to provide written notice to the Ambulance District citing the Agency's obligations and the action of the Board on this date.

Alternatively:
I move to accept the withdrawal application filed by the Ambulance District related to Revenue Allocation Area 4-3 and adopt a resolution accepting the withdrawal.

RAA 4-4

I move to deny the withdrawal request by the Ambulance District for withdrawal from the Revenue Allocation Area 4-4 as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to the Ambulance District and authorize the Chairman to provide written notice to the Ambulance District citing the Agency's obligation and the action of the Board on this date.

Alternatively:
I move to accept the withdrawal application filed by the Ambulance District related to Revenue Allocation Area 4-4 and adopt a resolution accepting the withdrawal.

Orchard Drive East RAA

I move to deny the withdrawal request by the Ambulance District for withdrawal from the Orchard Drive East Revenue Allocation Area as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to the Ambulance District and authorize the Chairman to provide written notice to the Ambulance District citing the Agency's obligation and the action of the Board on this date.

Alternatively:
I move to accept the withdrawal application filed by the Ambulance District related to the Orchard Drive East Revenue Allocation Area and adopt a resolution accepting the withdrawal.

Old Towne-2 RAA

I move to deny the withdrawal request by the Ambulance District for withdrawal from the Old Town-2 Revenue Allocation Area as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to the Ambulance District and authorize the Chairman to provide written notice to the Ambulance District citing the Agency's obligation and the action of the Board on this date.

Alternatively:
I move to accept the withdrawal application filed by the Ambulance District related to the Old Towne-2 Revenue Allocation Area and adopt a resolution accepting the withdrawal.

Southwest RAA

I move to deny the withdrawal request by the Ambulance District for withdrawal from the Southwest Revenue Allocation Area as the Agency's obligations funded by revenue allocation proceeds exceed the amount of revenue allocation attributable to the Ambulance District and authorize the Chairman to provide written notice to the Ambulance District citing the Agency's obligation and the action of the Board on this date.

Alternatively:

I move to accept the withdrawal application filed by the Ambulance District related to the Southwest Revenue Allocation Area and adopt a resolution accepting the withdrawal.

Attachments:

1. Twin Falls County Ambulance District Resolution No. 2025-002, dated June 10, 2025
2. Accounting from Twin Falls County of the revenue allocation proceeds attributable to the Twin Falls County Ambulance District levy
3. Debt Service Schedule for Bonds 2013A (Chobani)
4. Debt Service Schedule for Bonds 2016A (Clif/Mondelez)
5. Agency Resolution - Ambulance District Withdrawal

RESOLUTION NO. 2025-002

A RESOLUTION OF THE TWIN FALLS COUNTY AMBULANCE DISTRICT TO WITHDRAW FROM URBAN RENEWAL REVENUE ALLOCATION FINANCING PROVISIONS UNDER URBAN RENEWAL PLANS ESTABLISHED PRIOR TO JULY 1, 2025

WHEREAS, the Twin Falls County Ambulance District was established by resolution of the Twin Falls County Commissioners on December 17, 2003; and

WHEREAS, urban renewal districts may be established and operated in accordance with Title 50, Chapter 29, Idaho code; and

WHEREAS, there are currently five (5) urban renewal districts located within portions of Twin Falls County; and

WHEREAS, each urban renewal district is required to establish an urban renewal plan which provides for tax revenue allocation financing to that urban renewal district; and

WHEREAS, in 2025, the Idaho Legislature adopted House Bill 436, which inter alia, includes provisions amending section 50-2906, Idaho Code, to allow fire protection districts and ambulance service districts to withdraw from being subject to an urban renewal revenue allocation financing provision under an urban renewal plan established by local governing body ordinance prior to July 1, 2025, if the urban renewal plan establishing the revenue allocation financing provision does not have any outstanding bonds, contractual obligations, or other indebtedness being funded by such revenue allocation financing provision greater than the amount of the revenue allocation proceeds that was attributable to the fire protection district or ambulance service district as of December 31 of the immediate prior tax year; and

WHEREAS, the Twin Falls County Ambulance District has received an accounting showing the amount of revenue allocation proceeds that was attributable to the Twin Falls County Ambulance District as of December 21, 2024 from the Twin Falls County Auditor's Office, a copy of which is attached as Exhibit "A" to this Resolution; and

WHEREAS, the Twin Falls County Ambulance District Board desires to withdraw from being subject to urban renewal revenue allocation financing provisions under all urban renewal plans within Twin Falls County that have been established by local governing bodies by ordinance prior to July 1, 2025.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Twin Falls County Ambulance District Board, that;

The Twin Falls County Ambulance District hereby intends to withdraw from being subject to urban renewal revenue allocation financing provisions under all urban renewal plans within Twin Falls County that have been established by local governing bodies by ordinance prior to July 1, 2025; and

This Resolution shall pertain to the following Urban Renewal, Revenue Allocation Areas:

RAA 4-3
RAA 4-4
Orchard Drive East RAA
Old Towne-2 RAA
Southwest RAA

THEREFORE, BE IT FURTHER RESOLVED, by the Twin Falls County Ambulance District Board, that;

The Board hereby requests that the Twin Falls Urban Renewal Agency schedule a meeting within ten business days as required by Idaho Code § 50-2906(5)(c) to consider whether to approve the withdrawal and the accounting; and

The Urban Renewal Agency accept this withdrawal for the above revenue allocation areas by agency resolution; and

The Urban Renewal Agency for the above Revenue Allocation Areas transmit a copy of this Resolution and the agency resolution accepting this withdrawal to the County Clerk, the County Recorder and the State Tax Commission no later than the fourth Monday of July; and

APPROVED by the TWIN FALLS COUNTY AMBULANCE DISTRICT BOARD on this the 10th day of June, 2025.

Don Hall, Chairman

Rocky Matthews, Commissioner

Brent Reinke, Commissioner

ATTEST:

Shannon Carter, Clerk

Ambulance
Taxes Calculated 2024

	Taxes Calculated Including RAA *	Taxes Calculated Without RAA **	Amount to be Sent to RAA
1-0004 Chobani 4-3	18,886.62	80.16	18,806.46
1-0005 Chobani 4-3 Annex	165.60	16.25	149.35
1-0008 Cliff Bar 4-4	6,549.26	480.27	6,068.99
1-0009 Washington St East	1,904.22	1,904.22	0.00
1-0010 Orchard Dr East	238.96	53.51	185.45
1-0011 Old Towne 2	29,930.64	26,754.86	3,175.78
78-0000 Chobani 4-3 UR	81.70	30.96	50.74
	57,757.00	29,320.23	28,436.77

* Taxes Due Calculated Including RAA are before the portion that goes to the RAA have been subtracted.

** Taxes Calculated Without RAA are after the amount that will go to the RAA has been subtracted.
(The amount that the Ambulance District will actually receive.)

Exhibit "A"

Ambulance

Taxes Calculated 2024

	Taxes Calculated Including RAA *	Taxes Calculated Without RAA **	Amount to be Sent to RAA
1-0004 Chobani 4-3	18,886.62	80.16	18,806.46
1-0005 Chobani 4-3 Annex	165.60	16.25	149.35
1-0008 Cliff Bar 4-4	6,549.26	480.27	6,068.99
1-0009 Washington St East	1,904.22	1,904.22	0.00
1-0010 Orchard Dr East	238.96	53.51	185.45
1-0011 Old Towne 2	29,930.64	26,754.86	3,175.78
78-0000 Chobani 4-3 UR	81.70	30.96	50.74
	57,757.00	29,320.23	28,436.77

* Taxes Due Calculated Including RAA are before the portion that goes to the RAA have been subtracted.

** Taxes Calculated Without RAA are after the amount that will go to the RAA has been subtracted.
(The amount that the Ambulance District will actually receive.)

Urban Renewal Agency of the City of Twin Falls, Idaho (Chobani)

$32,509,000 Tax Increment Bonds, Series 2013A

$741,000 Redemption on 4/1/2032 Maturity

(Updated Numbers as of April 1, 2025 Redemption)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
04/01/2025	-	-	-	-
04/01/2026	1,922,000.00	7.7375%	1,136,019.75	3,058,019.75
04/01/2027	2,018,000.00	7.7375%	987,305.00	3,005,305.00
04/01/2028	2,119,000.00	7.7375%	831,162.25	2,950,162.25
04/01/2029	2,225,000.00	7.7375%	667,204.63	2,892,204.63
04/01/2030	2,336,000.00	7.7375%	495,045.25	2,831,045.25
04/01/2031	2,453,000.00	7.7375%	314,297.25	2,767,297.25
04/01/2032	1,609,000.00	7.7375%	124,496.38	1,733,496.38
Total	**$14,682,000.00**	**-**	**$4,555,530.51**	**$19,237,530.51**

Yield Statistics

Bond Year Dollars	$58,876.00
Average Life	4.010 Years
Average Coupon	7.7375000%
Net Interest Cost (NIC)	7.7375000%
True Interest Cost (TIC)	7.7375000%
Bond Yield for Arbitrage Purposes	-
All Inclusive Cost (AIC)	7.7375000%

IRS Form 8038

Net Interest Cost	7.7375000%
Weighted Average Maturity	4.010 Years

DEBT SERVICE SCHEDULE

IDAHO OFFICE - BOISE

Issuer: TWIN FALLS URA REV ALLOC 2016 A				5339	
Pay#	**Date**	**Interest**	**Principal**	**Total Payment**	**Balance**
18	09/01/2025	233,612.50	355,000.00	588,612.50	8,140,000.00
19	03/01/2026	223,850.00	355,000.00	578,850.00	7,785,000.00
20	09/01/2026	214,087.50	350,000.00	564,087.50	7,435,000.00
21	03/01/2027	204,462.50	355,000.00	559,462.50	7,080,000.00
22	09/01/2027	194,700.00	345,000.00	539,700.00	6,735,000.00
23	03/01/2028	185,212.50	350,000.00	535,212.50	6,385,000.00
24	09/01/2028	175,587.50	350,000.00	525,587.50	6,035,000.00
25	03/01/2029	165,962.50	345,000.00	510,962.50	5,690,000.00
26	09/01/2029	156,475.00	345,000.00	501,475.00	5,345,000.00
27	03/01/2030	146,987.50	335,000.00	481,987.50	5,010,000.00
28	09/01/2030	137,775.00	330,000.00	467,775.00	4,680,000.00
29	03/01/2031	128,700.00	325,000.00	453,700.00	4,355,000.00
30	09/01/2031	119,762.50	325,000.00	444,762.50	4,030,000.00
31	03/01/2032	110,825.00	340,000.00	450,825.00	3,690,000.00
32	09/01/2032	101,475.00	340,000.00	441,475.00	3,350,000.00
33	03/01/2033	92,125.00	370,000.00	462,125.00	2,980,000.00
34	09/01/2033	81,950.00	365,000.00	446,950.00	2,615,000.00
35	03/01/2034	71,912.50	390,000.00	461,912.50	2,225,000.00
36	09/01/2034	61,187.50	390,000.00	451,187.50	1,835,000.00
37	03/01/2035	50,462.50	420,000.00	470,462.50	1,415,000.00
38	09/01/2035	38,912.50	420,000.00	458,912.50	995,000.00
39	03/01/2036	27,362.50	500,000.00	527,362.50	495,000.00
40	09/01/2036	13,612.50	495,000.00	508,612.50	0.00
Total		**2,937,000.00**	**8,495,000.00**	**11,432,000.00**	

RESOLUTION NO. 2025-____

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

> A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO (AGENCY), ACCEPTING THE TWIN FALLS COUNTY AMBULANCE DISTRICT RESOLUTION TO WITHDRAW FROM THE __________________REVENUE ALLOCATION AREA; AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR OF THE AGENCY TO TAKE APPROPRIATE ACTION; AUTHORIZING AND DIRECTING THE AGENCY EXECUTIVE DIRECTOR OR SECRETARY OF THE AGENCY TO PROVIDE A COPY OF THE TWIN FALLS COUNTY AMBULANCE DISTRICT'S RESOLUTION TO WITHDRAW AND THIS RESOLUTION ACCEPTING SAID WITHDRAWAL TO THE COUNTY CLERK, COUNTY RECORDER, AND THE STATE TAX COMMISSION; PROVIDING FOR THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the ________________ Urban Renewal Project (the "__________ Plan"); and

WHEREAS, following said public hearing the City Council adopted its Ordinance No. __________________ on _________________, approving the _______________ Plan, making certain findings an establishing the ________________ revenue allocation area (the "__________________ RAA"); and

WHEREAS, the Twin Falls County Ambulance District, is a duly organized and existing ambulance service district under the laws of the state of Idaho (the "Ambulance District") whose boundary overlaps with that of the ___________________ RAA; and

WHEREAS, pursuant to House Bill 436 ("HB 436"), adopted in the 2025 session of the Idaho State Legislature, and containing an emergency clause making HB 436 retroactive to January 1, 2025, the Ambulance District seeks to withdraw from the _________________ RAA; and

WHEREAS, HB 436 amends Idaho Code Section 50-2906, specifically by adding new Section 50-2906(5) which provides that an emergency medical services district may withdraw from being subject to an urban renewal revenue allocation financing provision under an urban renewal plan established by a local governing body ordinance prior to July 1, 2025; and

WHEREAS, in order for an emergency medical services district to be eligible to withdraw from an urban renewal revenue allocation area under Idaho Code Section 50-2906(5), the urban renewal plan establishing the revenue allocation financing provisions must not have any outstanding bonds, contractual obligations, or other indebtedness being funded by such revenue allocation financing provision greater than the amount of the revenue allocation proceeds that was attributable to the fire protection district as of December 31 of the immediate prior tax year; and

WHEREAS, in addition, an emergency medical services district seeking to withdraw from a revenue allocation financing provision must:

1) By May 1 of the withdrawal year request an accounting from the county showing the amount of revenue allocation proceeds that was attributable to the fire protection district as of December 31 of the immediate prior tax year; and
2) By June 1 of the withdrawal year adopt a resolution expressing an intent to withdraw and transmit the same to the urban renewal agency that governs the urban renewal plan and revenue allocation financing provision that the district seeks to withdraw from.

WHEREAS, the Ambulance District on _______________, 2025, requested an accounting from the Twin Falls County Clerk's Office, showing the amount of revenue allocation proceeds that was attributable to the District as of December 31, 2024; and

WHEREAS, on _______________ the Twin Falls County Clerk, responded to the Ambulance District's accounting request and provided the applicable accounting showing that revenue allocation proceeds in the amount of $________________ was collected or allocated for tax year 2024 to the _______________ RAA attributable to the Ambulance District levy. This accounting was provided to the Agency as well, see **<u>Exhibit A</u>** attached hereto; and

WHEREAS, on June 10, 2025, the Ambulance District adopted its Resolution No. 2025-002 expressing its intent to withdraw from the _____________ RAA ("Resolution to Withdraw"), see **<u>Exhibit B</u>** attached hereto, which was received by the Agency via email on June ___, 2025; and

WHEREAS, the accounting and Resolution to Withdraw were untimely under the statute; and

WHEREAS, the ____________ RAA does not have any outstanding bonds, contractual obligations or other indebtedness being funded by the ___________ RAA which is greater than the amount of revenue allocation proceeds that are attributable to the Ambulance District as of December 31, 2024; and

WHEREAS, the Agency scheduled a special meeting on June 30, 2025, to consider whether to accept or deny the request to withdraw; and

WHEREAS, having found no grounds to deny the request to withdraw based on outstanding bonds, contractual obligations or other indebtedness, the Agency grants the Ambulance District's request to withdraw as to _________________RAA.

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

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

Section 2. It is hereby found and determined that the _________ RAA does not have any outstanding bonds, contractual obligations or other indebtedness as of December 31, 2024.

Section 3. That having found no grounds to deny the request to withdraw based on outstanding bonds, contractual obligations or other indebtedness, the Agency hereby grants the Ambulance District's request to withdraw from the ______________ RAA set forth in its Resolution to Withdraw.

Section 4. That the Agency hereby directs the Agency's Chair, Vice-Chair, Executive Director or Agency Secretary to transmit this Resolution No. 2025-____ accepting the Ambulance District's request to withdraw from ________________RAA, along with the Resolution to Withdraw, attached hereto as **Exhibit B**, to the Twin Falls County Clerk, the Twin Falls County Recorder, and the State Tax Commission no later than Monday, July 28, 2025.

Section 5. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Twin Falls, Idaho on June 30, 2025.

APPROVED AND EXECUTED by the Chair of the Board of Commissioners of the Agency and attested by the Secretary to the Board of Commissioners, on this 30th day of June 2025.

APPROVED:

By:_____________________________________

____________________________, Chair

ATTEST:

By: _________________________________

______________________, Secretary

EXHIBIT A

TWIN FALLS COUNTY ACCOUNTING

Ambulance

Taxes Calculated 2024

		Taxes Calculated Including RAA *	Taxes Calculated Without RAA **	Amount to be Sent to RAA
1-0004	Chobani 4-3	18,886.62	80.16	18,806.46
1-0005	Chobani 4-3 Annex	165.60	16.25	149.35
1-0008	Cliff Bar 4-4	6,549.26	480.27	6,068.99
1-0009	Washington St East	1,904.22	1,904.22	0.00
1-0010	Orchard Dr East	238.96	53.51	185.45
1-0011	Old Towne 2	29,930.64	26,754.86	3,175.78
78-0000	Chobani 4-3 UR	81.70	30.96	50.74
		57,757.00	29,320.23	28,436.77

* Taxes Due Calculated Including RAA are before the portion that goes to the RAA have been subtracted.

** Taxes Calculated Without RAA are after the amount that will go to the RAA has been subtracted.
(The amount that the Ambulance District will actually receive.)

EXHIBIT B