



## Urban Renewal Agency Agenda

Monday, July 21, 2025, 12:00 PM

Council Chambers  
203 Main Avenue East, Twin Falls, Idaho

**Commissioners:** Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin, Andy Hohwieler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
  - a) **ACTION ITEM:** Request to approve the 1) June 30, 2025, Minutes, 2) June 2025 Financial Reports, and 3) July 2025 Accounts Payable.  
By: Lorrie Bauer, Administrative Assistant
- 4) Reports/Updates
  - a) Executive Director's Report  
By: Shawn Barigar, Executive Director
- 5) Items of Consideration
  - a) **ACTION ITEM:** Election of Officers (Chair, Vice Chair, and Secretary) for July 2025 - June 2026.  
By: Shawn Barigar, Executive Director
  - b) **ACTION ITEM:** Adopt the preliminary FY2026 budget with expenditures in the amount of \$6,278,353, schedule a public hearing during the August 18, 2025, meeting, and authorize publication of a public hearing notice.  
By: Parker Scherer, Assistant Finance Director
  - c) **PRESENTATION:** Orchard Drive East Urban Renewal Project update on Gemini Business Park.  
By: Tyler Davis Jeffers, Summit Creek Development
  - d) **ACTION ITEM:** Consider approval of the Confirmation of Agency Reimbursement No. BLK1-01 for the Orchard Drive East Urban Renewal Project, aka Gemini Business Park, in the amount of \$2,414,301.70.  
By: Shawn Barigar, Executive Director
  - e) **ACTION ITEM:** Consider approval of the Certificate of Completion for the 160 Main Avenue South project.  
By: Shawn Barigar, Executive Director
  - f) **PRESENTATION:** Update from the Children's Museum of the Magic Valley  
By: Children's Museum of the Magic Valley, Representatives
- 6) Public Input and Announcements

7) Upcoming Meeting(s)

a) Monday, August 18, 2025, @ 12:00 pm.

8) Executive Session

a) **ACTION ITEM:**

1. Convene in Executive Session §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 Board will return to open meeting following the session.)*

b) **ACTION ITEM:** Consideration of settlement documents related to pending litigation.

By: Shawn Barigar, Executive Director

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, June 30, 2025, 12:00 PM

**\*\* SPECIAL MEETING \*\***

Council Chambers  
203 Main Avenue East, Twin Falls, Idaho

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

### 1) Confirmation of Quorum/Call Meeting to Order

Present: Rudy Ashenbrenner, Dan Brizee, Jan Rogers, Dave McAlindin, Eric Smallwood, Jennifer Colvin, and JJ McBride via phone.

Absent: None.

Staff Present: Shawn Barigar, Executive Director; Lorrie Bauer, Administrative Assistant; Parker Scherer, Assistant Finance Director; Ruth Pierce, City Council Liaison; Travis Rothweiler, City Manager.

Chair Ashenbrenner called the meeting to order at 12:00 PM. A quorum was present.

### 2) Conflict of Interest Declaration

None.

### 3) Consent Calendar

a) Request to approve the 1) May 19, 2025, Minutes, 2) June 2, 2025, Minutes, 3) May 2025 Financial Report, and 4) June 2025 Accounts Payable.

**MOTION:** Jan Rogers moved to approve the consent calendar as presented. Jennifer Colvin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

### 4) Reports/Updates

None.

### 5) Items of Consideration

a) 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).

Executive Director Shawn Barigar introduced the discussion as outlined in the agenda packet. Discussion ensued.

Shannon Carter, Clerk of the Ambulance District, introduced herself as well as Commissioner Reinke and Commissioner Matthews of the Ambulance District Board. She shared that if the request was accepted, the funds would be allocated to the Magic Valley Paramedics to help with the shortfall in revenue they receive from St. Luke's. Commissioner Reinke shared that a compromise would be appreciated.

b) Consider Twin Falls Ambulance District's request to withdraw from RAA 4-3.

**MOTION:** Eric Smallwood moved 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. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

- c) Consider Twin Falls Ambulance District's request to withdraw from RAA 4-4.

**MOTION:** Eric Smallwood moved 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 obligations and the action of the Board on this date. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

- d) Consider Twin Falls Ambulance District's request to withdraw from the Orchard Drive East RAA.

**MOTION:** Jan Rogers moved 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 obligations and the action of the Board on this date. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

- e) Consider Twin Falls Ambulance District's request to withdraw from the Old Towne-2 RAA.

**MOTION:** Eric Smallwood moved 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. Jan Rogers seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

- f) Consider Twin Falls Ambulance District's request to withdraw from the Southwest RAA.

**MOTION:** Eric Smallwood moved to accept the withdrawal application filed by the Ambulance District related to the Southwest Revenue Allocation Area and adopt a resolution accepting the withdrawal. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

## 6) Public Input and Announcements

Chair Ashenbrenner shared his appreciation, as this was his last official Agency meeting.

## 7) Upcoming Meeting(s)

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

## 8) Executive Session

- a) 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.)*

Chair Ashenbrenner shared that the meeting would adjourn immediately following the Executive Session and that the Board would not return to an open meeting.

**MOTION:** Jan Rogers moved to convene in Executive Session. Dave McAlindin seconded the

motion. Roll call vote showed all members present voted. Approved 7 to 0.  
Commissioner McBride was not present during this session. The public portion of the meeting ended at 12:45 pm.

**9) Adjournment**

The meeting adjourned at 12:57 PM. No action or decision was taken in the executive session.

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Lorrie Bauer, Administrative Assistant

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

	Oct '24 - Jun 25	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Contributions	109,236.77	343,903.00	-234,666.23	31.8%
Investment Income	191,200.46	200,400.00	-9,199.54	95.4%
Other Income	952.31	150,000.00	-149,047.69	0.6%
Property Taxes	4,114,102.84	4,627,041.00	-512,938.16	88.9%
Rental Income	38,849.97	46,600.00	-7,750.03	83.4%
<b>Total Income</b>	<b>4,454,342.35</b>	<b>5,367,944.00</b>	<b>-913,601.65</b>	<b>83.0%</b>
<b>Gross Profit</b>	<b>4,454,342.35</b>	<b>5,367,944.00</b>	<b>-913,601.65</b>	<b>83.0%</b>
<b>Expense</b>				
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	27,602.51	35,000.00	-7,397.49	78.9%
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	72.55	500.00	-427.45	14.5%
Prof. Dev.\Training	2,973.37	7,500.00	-4,526.63	39.6%
Professional Fees	1,064.00	10,000.00	-8,936.00	10.6%
Property Maintenance	6,043.75	10,000.00	-3,956.25	60.4%
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%
<b>Total RAA 4-3 (Chobani)</b>	<b>3,905,950.88</b>	<b>3,669,735.00</b>	<b>236,215.88</b>	<b>106.4%</b>
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%
<b>Total Expense</b>	<b>4,781,786.26</b>	<b>5,818,062.00</b>	<b>-1,036,275.74</b>	<b>82.2%</b>
<b>Net Ordinary Income</b>	<b>-327,443.91</b>	<b>-450,118.00</b>	<b>122,674.09</b>	<b>72.7%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
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%
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>-327,443.91</b>	<b>-450,118.00</b>	<b>122,674.09</b>	<b>72.7%</b>

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

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	<u>Jun 25</u>
Ordinary Income/Expense	
Income	
Investment Income	13,023.69
Property Taxes	7,010.07
Rental Income	7,783.33
	<hr/>
Total Income	27,817.09
	<hr/>
Gross Profit	27,817.09
Expense	
Legal Expense	4,457.00
Office Expense	25.36
Prof. Dev.\Training	771.00
Professional Fees	2,100.00
Property Maintenance	850.00
	<hr/>
Total Expense	8,203.36
	<hr/>
Net Ordinary Income	19,613.73
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Net Income	<u><u>19,613.73</u></u>

**July 2025 Accounts Payable**

<u>Check #</u>	<u>Date</u>	<u>Name</u>	<u>Amount</u>	<u>Account</u>	<u>Memo</u>	<u>Class/Fund</u>
4877	7/17/2025	Elam & Burke	2,275.00	Legal Expense	Professional Fees for June 835-2 / #215711	General
4877	7/17/2025	Elam & Burke	605.00	Legal Expense	Professional Fees for June 835-5 / #215712	RAA 4-3 Chobani
4877	7/17/2025	Elam & Burke	900.00	Legal Expense	Professional Fees for June 835-8 / #215713	RAA Old Towne-2
4878	7/17/2025	Lee Enterprises	426.09	Legal Expense	Publication of CC Public Hearing for Ord O-2025-010	RAA 4-3 Chobani
4879	7/17/2025	Norm's Café	150.00	Meeting Expense	20250519 Meeting Lunch	General
4880	7/17/2025	Parker Scherer	260.60	Prof Dev / Training	Idaho St. Tax Commission UR Training Per Diem	General
4881	7/17/2025	Sawtooth Spraying	595.00	Property Maintenance	Weed Spray on Agency Properties / 73974-979 & 74035-036	RAA Old Towne-2
4882	7/17/2025	Scooters	185.84	Meeting Expense	20250630 Meeting Lunch	General
4883	7/17/2025	Zions Bank	2000.00	Bond Trustee Fee	Annual Bond Fee for Series 2016A / 8568617	RAA 4-4 Clif



**Date:** Monday, July 21, 2025  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Shawn Barigar, Executive Director

### **Executive Director's Report**

1. The amendment to Revenue Allocation Area #4-3 (Chobani) is nearly complete. The City Council approved the Ordinance adopting the First Amendment to the Urban Renewal Plan, which removes one parcel of approximately 28.23 acres from the existing area, on July 7, 2025. The Ordinance summary has been published in the Times-News and once the documents are all recorded, they'll be submitted to the appropriate agencies for completion of this amendment.
2. Related to Chobani's expansion project, they are well underway with construction and we've re-engaged discussions among the company, the City of Twin Falls, and the Agency to explore additional financing opportunities for infrastructure improvements, now that the amendment to the plan is nearing completion.
3. Discussions also continue with several developers expressing interest in downtown redevelopment as well as industrial inquiries for both the Southwest Revenue Allocation area and Gemini Business Park. Staff has submitted responses to two separate Requests for Information from site selectors in the past few weeks, proposing properties in each of these areas.

**Attachments:**

None



**Date:** Monday, July 21, 2025  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Parker Scherer, Assistant Finance Director

### **ACTION ITEM**

**Request:**

Adopt the preliminary FY2026 budget with expenditures in the amount of \$6,278,353, schedule a public hearing during the August 18, 2025, meeting, and authorize publication of a public hearing notice.

**Background:**

The Budget Committee, which consisted of Commissioners Dave McAlindin, Dan Brizee, and Jennifer Colvin, met with staff on June 2 and June 30, 2025, to discuss next year's budget. Below are the highlights from the discussions:

- General Fund: \$500,000 has been dedicated as a contingency amount for any unforeseen projects, planning, and development. The management fee to the City will stay the same as last year at \$208,000. The management fee will be dispersed among various funds based off management usage.
- Orchard Dr. East: 85% of property tax revenues are expected to be paid back for reimbursable expenses as part of the agreement.
- RAA 4-3: No development activity is being budgeted. The annual bond payment is planned to be paid as scheduled. Property taxes above the required bond payment are expected to be collected. Assuming all bond covenants are being met, any excess property taxes will be sent to Chobani to apply to the existing open note.
- RAA 4-4: No development activity is being budgeted. The annual bond payment is planned to be paid as scheduled. It is expected that there will not be enough property taxes collected for the Area to cover the required debt service payments. An estimated \$266,055 contribution is being budgeted from Clif Bar to cover that shortfall.

**Approval Process:**

Staff will publish the proposed budget after making any additional modifications requested by the Board and let the public know when they can provide input, prior to the adoption of the final budget. The Agency will hold a public hearing during the scheduled August meeting and consider a request to adopt the budget after that hearing.

**Budget Impact:**

Adoption of the preliminary budget and the scheduling of a public hearing begins the process of implementing a final budget for the agency's next fiscal year.

**Regulatory Impact:**

N/A

**Conclusion:**

Staff asks the board to adopt the preliminary budget amount of \$6,278,353 and have staff schedule a public hearing on the budget prior to adopting the final budget at the scheduled August 18, 2025, meeting.

**Attachments:**

1. Budget Worksheet 2025-2026 V2





**Date:** Monday, July 21, 2025  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Shawn Barigar, Executive Director

## **ACTION ITEM**

### **Request:**

Consider approval of the Confirmation of Agency Reimbursement No. BLK1-01 for the Orchard Drive East Urban Renewal Project, aka Gemini Business Park, in the amount of \$2,414,301.70.

### **Background:**

In July 2023, the Agency entered into an agreement with Twins Industrial for the development of the Gemini Business Park Project within the Orchard Drive East Urban Renewal Project Area. As part of the project, Twins Industrial and its development partners committed to taking on certain eligible improvement costs for public improvements at the site. The Urban Renewal Plan authorizes the Agency to use revenue allocation financing to fund these specific projects and public improvements through a reimbursement process with the developer during the life of the area, which ends in 2042.

Public improvements in the first phase of the project were outlined to be completed within 36 months of the initial agreement. Here we are, only 24 months from that time, and these initial improvements have been completed. City and Agency staff have reviewed and confirmed the improvements and the associated cost documentation for eligible expenses. The final amount eligible for reimbursement to the developer is \$2,414,301.70. This is slightly under the not-to-exceed amount agreed upon in the Owner Participation Agreement of \$2,446,174.00.

Now that this initial phase is complete, you have before you a confirmation of reimbursement. The agreement allows the use of 85% of revenue allocation proceeds received to be available for reimbursement to the developer up to the eligible amount. These reimbursements are outlined to be made twice per year as revenue allocation proceeds are received by the Agency. Payments will be applied to this confirmation of reimbursement until it is satisfied before any reimbursements for future improvements are made.

The developer is preparing to commence additional development within the area for phase two of the project, which encompasses Blocks 2-8 of the site. The agreement outlines that eligible public improvements in this phase will not exceed \$8,910,047.00.

### **Approval Process:**

Majority vote of a quorum of the Agency Commissioners present at the meeting.

### **Budget Impact:**

Payment of reimbursement will be made two times per year upon receipt of revenue allocation proceeds. 85% of these proceeds will be made available for reimbursement with 15% being retained by the Agency for the Project Area operating and administrative expenses, as well as implementation costs for any additional public infrastructure improvements in the future. These anticipated reimbursements have been budgeted in the current fiscal year and included in the budget for next fiscal year.

**Regulatory Impact:**

N/A

**Conclusion:**

Staff recommends that the board approve the Confirmation of Agency Reimbursement No. BLK1-01.

**Attachments:**

1. Confirmation of Agency Reimbursement BLK1-01

## CONFIRMATION OF AGENCY REIMBURSEMENT NO. BLK1-01

This Confirmation of Agency Reimbursement No. BLK1-01 (“Confirmation”) is entered into between The Urban Renewal Agency of the City of Twin Falls, Idaho, an independent public body, corporate and politic (hereinafter “Agency”), organized pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, as amended (hereinafter the “Law”), and undertaking projects under the authority of the Law and the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, as amended (hereinafter the “Act”), and Twins Industrial, LP, a California limited partnership authorized to do business in Idaho (hereinafter “Participant”). Collectively, Agency and Participant may be referred to as the “parties.” The Effective Date of this Confirmation is the date last signed by the parties.

### WITNESSETH:

#### 1. Agency Contribution

Agency has, pursuant to the procedures set forth in the Owner Participation Agreement by and between the Agency and Participant with an effective date of July 21, 2023 (the “OPA”), determined the Actual Eligible Costs for those certain Agency Funded Public Improvements as those terms are defined in the OPA and as specifically identified below, shall be: **Two Million Four Hundred Fourteen Thousand, Three Hundred One and 70/100 dollars (\$2,414,301.70)** (the “Agency Reimbursement”) for Block 1.

All capitalized terms not otherwise set forth herein shall have those meanings set forth in the OPA.

#### 2. Payment Terms

Agency agrees to reimburse Participant for the amount of the Agency Reimbursement, without interest from the Effective Date, pursuant to the Reimbursement Procedure set forth in the OPA.

**Participant acknowledges that the Agency Reimbursement may not be paid in full if the revenue allocation proceeds available for reimbursement under the Urban Renewal Plan and pursuant to the OPA are less than the total Agency Reimbursement.**

**In addition to the specific terms in the OPA, if the Agency Reimbursement is not fully funded by December 31, 2042, or the date upon which the Urban Renewal Plan and Project Area terminates, whichever is earlier, the Agency will not be obligated to make any additional payments.**

**To the extent there is more than one Confirmation of Agency Reimbursement between the parties pursuant to the OPA, then payment will be applied to the Confirmation with the earliest Effective Date first, until paid in full, or until December 31, 2042, or upon termination of the Urban Renewal Plan, whichever occurs first as provided in the OPA and subject to the conditions set forth in the OPA.**

#### 3. Limitation on Making Payments

It is the intention of the parties that Participant shall only be paid from the revenue allocation proceeds, if any, which are allocated to Agency as a direct result of the Private Development, as defined in the OPA. If, for any reason, the revenue allocation proceeds anticipated to be received

by the Agency as a direct result of the Private Development in the Project Area are reduced, curtailed or limited in an way by market conditions, actions by Participant, legislative enactments, initiative referendum, judicial decree, or other, the Agency shall have no obligation to pay the Agency Reimbursement to Participant as described in this Confirmation from other sources or monies which Agency has or might hereinafter receive.

4. Except as expressly modified above, the terms and conditions of the OPA are still binding on Agency and Participant as set forth in such OPA. In the event of a conflict between this Confirmation and the OPA, the OPA shall control.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement the day and year below written to be effective the day and year above written.

**AGENCY:**

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

By: \_\_\_\_\_  
\_\_\_\_\_, Chair

Date: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
\_\_\_\_\_, Secretary

**PARTICIPANT:**

**TWINS INDUSTRIAL, L.P., A California Limited Partnership**  
**By: HS Vista Oaks, Inc., its general partners**

\_\_\_\_\_  
Name: Greg Hamann  
Title: CFO/Secretary

Date: \_\_\_\_\_



**Date:** Monday, July 21, 2025  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Shawn Barigar, Executive Director

### **ACTION ITEM**

**Request:**

Consider approval of the Certificate of Completion for the 160 Main Avenue South project.

**Background:**

The Agency and OneSixty, LLC - the developers of the 160 Main building - entered into a Disposition and Development Agreement in 2019. The project was completed in mid-2023. All obligations under the agreement were met at that time. The Certificate of Completion formalizes this declaration that the developer has met its obligations under the agreement and the Special Warranty Deed for development of the property.

**Approval Process:**

Majority vote of a quorum of the Agency Commissioners present at the meeting.

**Budget Impact:**

N/A

**Regulatory Impact:**

N/A

**Conclusion:**

Staff recommends that the board approve the Certificate of Completion for the 160 Main Avenue South project.

**Attachments:**

1. One Sixty - Certificate of Completion

**CERTIFICATE OF COMPLETION**

THIS CERTIFICATE OF COMPLETION (the "Certificate") is made as of the \_\_\_\_\_ day of July 2025, by THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO (the "Agency").

Agency is an independent public body corporate and politic and exercises governmental functions and powers and is organized and exists under the Idaho Urban Renewal Law of the State of Idaho, Chapter 20, Title 50, Idaho Code, and has a street address of 203 Main Avenue East, Twin Falls, Idaho 83301-1907.

Agency and OneSixty LLC, an Idaho limited liability company ("Developer") entered into that certain Disposition and Development Agreement ("DDA"), and as subsequently amended, which concerns the disposition and development of the real property described in Exhibit A (the "Property").

Agency hereby declares that Developer has met its obligations under the DDA to develop the Property.

Agency transferred its interest in the Property to Developer via a Special Warranty Deed, Twin Falls County Recorder's Office Instrument No. 2021002177.

Agency hereby declares that Developer has met its obligations under the Special Warranty Deed to develop the Property.

This Certificate is issued in accordance with Section 9 of the DDA and only for said purposes set forth in Section 9 of the DDA.

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

By \_\_\_\_\_  
\_\_\_\_\_, Chair

Date: \_\_\_\_\_

ACKNOWLEDGEMENTS

STATE OF IDAHO            )  
  ) ss.  
County of Twin Falls        )

On this \_\_\_\_\_ day of July, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_ known or identified to me to be the Chair of the Urban Renewal Agency of the City of Twin Falls, the entity that executed the within instrument or the person who executed the instrument on behalf of said entity, and acknowledged to me that such entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for Idaho  
My commission expires \_\_\_\_\_

## **EXHIBIT A**

### **Legal Description of the Property**

Lots 14, 15 and 16 in Block 103, TWIN FALLS TOWNSITE, Twin Falls County, Idaho, according to the final and amended plat thereof, recorded in Book 1 of Plats at Page(s) 7, records of Twin Falls County, Idaho.



**Date:** Monday, July 21, 2025  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Children's Museum of the Magic Valley,  
Representatives

## **PRESENTATION**

### **Request:**

Update from the Children's Museum of the Magic Valley

### **Background:**

The Urban Renewal Agency issued a request for proposals in late 2020 for the development of Agency-owned property at the corner of 3rd Avenue South and Idaho Street South. The Children's Museum of the Magic Valley proposal was selected, and work commenced to move forward with a development agreement. Due to several delays, the project milestones were unable to be met prior to the termination of the previous Revenue Allocation Area 4-1 in 2023, and formal negotiations between the Children's Museum and the Agency ended. Conversations between staff and the Children's Museum have continued to identify future opportunities for development of the facility in downtown Twin Falls.

Since that time, the Children's Museum has continued its planning and fundraising and wishes to provide an update to the Board.

### **Approval Process:**

N/A

### **Budget Impact:**

N/A

### **Regulatory Impact:**

N/A

### **Conclusion:**

N/A

### **Attachments:**

None