Twin Falls City Council
Agenda
SPECIAL MEETING

Monday, November 9, 2026, 4:00 PM

203 Main Ave E.
Twin Falls, ID 83301

Members: Mayor Jason Brown, Vice Mayor Craig Hawkins, Council Members Christopher Reid, Cherie Vollmer, Ruth Pierce, Nathan Murray

1) Call Meeting to Order/Confirmation of Quorum
2) Executive Session
   a) **ACTION ITEM:** Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(1)(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general;
3) Pledge of Allegiance: **5:00PM**
4) Proclamation
   a) **PRESENTATION:** National Family Caregiver Month
5) Consent Calendar
   a) **ACTION ITEM:** Request to approve City Council 2026 November 02, Minutes.
      By: Amy Luna, City Clerk
   b) **ACTION ITEM:** Request to approve Accounts Payable for October 29 thru November 04, 2026.
      By: Amy Luna, City Clerk
6) Items of Consideration
   a) **ACTION ITEM:** Consider a request to re-allocate $50,000 cash reserves for the design phase of the Poleline Median upgrade project.
      By: Wendy Davis, Parks and Recreation Director
7) Public Hearings
   a) **ACTION ITEM:** Public Hearing and Consideration of Ordinance No. O-2026-011 adopting the Second Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3.
      By: Shawn Barigar, URA Executive Director
8) General Public Input
9) Advisory Board Report/Announcements
10) Adjournment

Any person needing special accommodation to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si Desae Esta information in Español, Por favor llama a Josh Palmer al telephone (208) 735-7312.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin falls shall:
   - **a.** Wait to be recognized by the Mayor or Chairman.
   - **b.** Approach the microphone/podium.
   - **c.** State their name, and whether they are a resident or property owner of the City of Twin Falls and proceed with their input.

2. All public input will be limited to two (2) minutes. Individuals are not permitted to give their time to other speakers.

3. All presenters shall remain respectful.

Public input will not be about any of the items that were on this agenda, personnel, or a personnel-related issue. All issues involving City personnel should be directly communicated with the mayor and/or the City Manager.

Anyone failing to follow these rules will be provided with one (1) warning. Should the speaker continue to disregard these rules after the warning, will have the microphone muted and they will be asked to return to their seats.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.

2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff should make an audio recording of the Public Hearing.

3. A City Staff Report shall summarize the application and history of the request.

4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
   - **A complete explanation and description of the request.**
   - **Why is the request being made.**
   - **Location of the Property.**
   - **Impacts on the surrounding properties and efforts to mitigate those impacts.**

5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.

6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.

7. The public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
   - **Individuals are not permitted to give their time to other speakers.**
   - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
   - **Written comments, including e-mail, shall be received 2 business days prior to the date of the hearing to be accepted for consideration by the hearing body.**

8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.

9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.

10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicants or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Mayor or Chairman.

Office of the Mayor of the

City of Twin Falls

Proclamation

National Family Caregivers Month November 2026

WHEREAS, family caregivers provide vital, selfless support to individuals living with chronic conditions, significantly enhancing their overall quality of life; and

WHEREAS more than 300,000 family caregivers in Idaho dedicate 201 million hours of unpaid service annually, a contribution valued at approximately $3 billion; and

WHEREAS, the demands of caregiving span multiple generations, affecting both the young and the elderly who depend on family support networks; and

WHEREAS kinship care extends beyond elderly support to encompass more than 10,000 Idaho children who are raised by grandparents, relatives, and close family friends, ensuring permanency, fostering greater well-being, and easing the demand on the foster care system; and

WHEREAS, to better support kinship families, Idaho is developing a statewide plan focused on improving agency coordination and maximizing available resources.

WHEREAS nearly three-quarters of Idaho's family caregivers balance employment with their caregiving duties, facing hardships that lead to reduced personal income and diminished workplace productivity; and

WHEREAS, a severe shortage of professional direct care workers places an unsustainable burden on families trying to support loved ones at home, intensifying a critical public health challenge; and

WHEREAS the lack of a robust support network negatively impacts the economic stability and social welfare of Idaho's families, local businesses, and communities; and

WHEREAS caregivers across the lifespan would benefit from a state-led multi-sector planning initiative to connect public, private, and independent sectors to transform the infrastructure and coordination of services for those receiving care, their caregivers, and all Idahoans; and

WHEREAS, Family Caregiver Month provides an opportunity to honor, appreciate, and support family caregivers by raising awareness of the challenges they face, foster a community that supports caregivers by ensuring access to resources that can assist them, and promote policies that address the needs of caregivers and those for whom they care; and

WHEREAS The City of Twin Falls seeks to empower family caregivers by promoting community awareness, facilitating the sharing of state resources information, and fostering community collaborative support to enhance caregiver well-being;

THEREFORE, I, Jason Brown, Mayor of the City of Twin Falls, do hereby proclaim November 2026, as **National Family Caregivers Month**.

In witness whereof we have hereunto set our hand and caused this seal to be affixed on this 9th day of November.

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Jason Brown, Mayor
City of Twin Falls

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Amy Luna
City Clerk

Twin Falls City Council
Minutes

Monday, November 2, 2026, 5:00 PM

203 Main Ave E.
Twin Falls, ID 83301

1) Call Meeting to Order/Confirmation of Quorum

Present: Mayor Jason Brown, Vice Mayor Craig Hawkins, Council Members Ruth Pierce, Christopher Reid, Nathan Murray, & Cherie Vollmer (via teams)

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton (via teams), City Clerk Amy Luna, Police Chief Matthew Hicks, Police Captain Brent Wright, Sergeant Ryan Howe, Assistant to the City Manager Mandi Thompson, Parks & Recreation Director Wendy Davis, Network Administrator Dee Davidson.

Mayor Brown called the meeting to order at 5:00 PM. A quorum was present.

2) Pledge of Allegiance

Mayor Brown invited all present, who wished, to recite the Pledge of Allegiance to the Flag.

3) Consent Calendar

MOTION: Council Member Reid moved to approve the Consent Calendar as presented. **Council Member Pierce** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

a) Request to approve City Council 2026 October 26, Minutes.
b) Request to approve Accounts Payable for October 15-28, 2026.
c) Request to approve October 28, 2026, Travel Requests.
d) A request to accept open space land dedication from the Magic Valley Ranch Homeowner's Association.

4) Items of Consideration

a) Presentations by the six (6) candidates selected to fill the vacant Twin Falls City Council Seat that resulted from Councilman Stone's recent resignation and one that could occur pending the outcome of the November election.
The six candidates gave presentations and answered questions about why they would be a good fit for City Council.

Council Member Vollmer has recused herself from this item.

Mayor Brown thanked all the candidates and gave directions on what would happen next.

5) General Public Input

Citizen Leslie Wolf spoke about the road going into Sun Dance Subdivision and the inconvenience and danger of this work.

6) Advisory Board Report/Announcements

City Manager Rothweiler reminded us of all the elections tomorrow and encouraged everyone to vote.
Council Member Reid spoke about the public safety trunk or treat event.

7) Adjournment

The meeting adjourned at 06:22 PM.

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Amy Luna, City Clerk

**If you wish to have a full account of this meeting, please listen to the recording that is located on our website. ** Tfid.org

Date: Monday, November 9, 2026

To: Honorable Mayor and City Council

From: Wendy Davis, Parks and Recreation Director, Parks and Recreation Director

ACTION ITEM

Request:

Consider a request to re-allocate $50,000 cash reserves for the design phase of the Poleline Median upgrade project.

Time Estimate:

Allow approximately 5 minutes for presentation, questions and deliberation.

Background:

In FY '26, Council allocated $50,000 Council Directed Capital to be used for a design to upgrade the Poleline Medians. Representatives from the Parks Department, Streets, Water, Engineering and Idaho Transportation Department met and discussed elements of the project to be addressed with the design. A scope was created and firms on the City's professional service roster were invited to respond to a request for qualifications for experience designing medians. That process has recently been completed, though not before the fiscal year ended, therefore Staff is requesting council re-authorize the use of $50,000 of cash reserves for this project.

Approval Process:

A simple majority will approve this request.

Budget Impact:

Approval will allocate $50,000 cash reserves to be reflected in a budget amendment.

Regulatory Impact:

Approval of this request will re-authorize the use funds and allow the staff to proceed with the project.

History:

N/A

Analysis:

N/A

Conclusion:

Staff believes this project remains a priority and recommends council approve the request.

Attachments:

None

Date: Monday, November 9, 2026

To: Honorable Mayor and City Council

From: Shawn Barigar, URA Executive Director

ACTION ITEM

Request:

Public Hearing and Consideration of Ordinance No. O-2026-011 adopting the Second Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3.

Time Estimate:

15 minutes plus time for public hearing input

Background:

The City Council established Revenue Allocation Area #4-3 on December 12, 2011, through Ordinance No. 3022 as part of the original development partnership among the City of Twin Falls, the Urban Renewal Agency and Chobani. The Plan supported construction of Chobani's Twin Falls manufacturing facility and related public infrastructure.

In 2025, the parties approved an Expansion Project Development Agreement for Chobani's announced $500 million expansion and the infrastructure needed to serve it. The agreement called for exploring an extension of RAA #4-3, new or refinanced financing, and state and federal assistance.

On July 7, 2025, the Council adopted Ordinance No. O-2025-010 approving the First Amendment to the Plan. That amendment removed the only parcel not owned or controlled by Chobani or its affiliates. This established the ownership condition needed to consider a manufacturing project extension under Idaho Code Section 50-2904(5).

The Agency reviewed the draft Second Amendment on August 17, 2026, and recommended approval through Resolution No. 2026-03 on August 31, 2026. On September 15, 2026, the Planning and Zoning Commission adopted Resolution No. 2026-06 finding the amendment in conformity with the City's Comprehensive Plan.

<u>Key Points of the Amendment:</u>

Term and early termination

The amendment proposes a 15-year extension from the current December 2031 termination date to December 2046. Revenue received in 2047 could be applied to remaining obligations, with reimbursement obligations ending no later than September 30, 2047. The existing district boundaries and January 1, 2011, base assessment roll are retained.

The proposed date is an outside limit. The Agency intends to terminate the area earlier when the existing bond, administrative costs, reimbursement obligation and approved expansion costs have been satisfied. The preliminary cash-flow model, using a 7% financing assumption, projects that all modeled obligations could be funded after 2040. The additional time through 2046 provides protection against changes in taxable value, levy rates, construction timing, interest rates and project costs. Lower-than-projected revenues would not automatically extend the final termination date.

Eligible public improvements
The amendment provides a framework to finance public infrastructure needed for the expansion, including:

- Widening and reconstruction of 3300 East / Champlin Way;
- A traffic signal and related improvements at U.S. 30 and 3300 East;
- Power distribution upgrades and a new substation;
- Water system improvements providing up to four million gallons per day of capacity;
- Wastewater system improvements providing up to four million gallons per day of capacity; and
- Eligible impact fees associated with the expansion.

The current project cost estimate is $59.8 million, plus financing costs.

The City of Twin Falls seeks to provide partial funding of wastewater improvements, which future funding is subject to City budgeting and appropriation requirements. Additionally, the State of Idaho has pledged $750,000 to the improvements. The City is also under consideration for $1.5 million in federal funding through Congressman Simpson's Community Project Funding request. Should those funding sources be used, this results in an estimated $53.05 million in new TIF-supported costs.

The project list does not include Chobani's pretreatment-facility improvements. The amendment would not authorize unrelated projects or allow materially different project categories to be added later.

Approval of the Plan amendment would not approve a specific expenditure, reimbursement agreement or debt issuance. Those commitments would require separate action by the Agency Board or the City Council, depending on which entity is funding an expenditure.

Existing obligations and future financing
The amendment preserves the priority of the existing Series 2013A Revenue Allocation Bond, with its final scheduled payment in April 2031. The Series 2013B Bond has been paid. The amendment also recognizes the existing reimbursement obligation to Chobani, capped at $14,234,032 without interest, and Agency administrative costs.

The Plan allows reimbursement agreements, bonds, notes, lines of credit or pay-as-you-go funding. Adoption establishes the planning and financing framework. Specific projects, reimbursement agreements and debt commitments remain subject to separate Agency action, with any City participation subject to applicable budgeting and appropriation requirements.

The amendment was made available to the public and affected taxing entities on October 8, 2026. Notice of the November 9 public hearing was published in the Times-News on October 8 and October 22, 2026, as recited in the proposed ordinance.

Chobani representatives will provide an update on the Twin Falls expansion, including investment, construction timing, anticipated operations and the infrastructure needed to serve the project. This will give the Council an opportunity to hear directly from the company and ask questions about its plans.

Approval Process:
The Council must first hold a public hearing to accept public input on the proposed Ordinance. Idaho Code requires that an ordinance be read on three separate days prior to its passage. Two of the readings can be satisfied by reading the title only. Further, Idaho Code allows the reading rules to be dispensed if

"one half (1/2) plus one (1) of the members of the full council" authorize the action. Should the council wish to approve the ordinance this evening, a motion to dispense with the rules would have to be approved by five or more council members prior to a vote on the passage of the ordinance.

Budget Impact:

The extension continues the allocation to the Agency of eligible property tax revenue generated by value above the district's base assessment roll. This provides revenue for infrastructure and related obligations during the extended term and postpones distribution of those revenues to the affected taxing entities. Revenues attributable to the base value and levies excluded by law continue to flow to the applicable taxing entities.

Regulatory Impact:

Upon passage, approval and publication, the ordinance becomes effective, and the City Clerk will transmit the ordinance and required supporting documents to the appropriate county and state officials and affected taxing entities.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the Council hold the public hearing and then adopt Ordinance No. O-2026-011.

Suggested motion language if dispensing the rules: **"I move that we dispense with the reading rules and place Ordinance 2026-011 on third and final reading by title only."**

If five or more council members approve dispensing with the rules, then the title must be read, followed by a motion of approval for Ordinance 2026-011: **"I move that we approve Ordinance 2026-011 as presented."**

Attachments:

1. FINAL Ordinance O-2026-011 2nd Amendment to RAA 4-3 Urban Renewal Plan

ORDINANCE NO. O-2026-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, APPROVING THE SECOND AMENDMENT TO THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3, WHICH SECOND AMENDMENT SEEKS TO EXTEND THE DURATION OF THE PLAN, AS AMENDED, THE REVENUE ALLOCATION FINANCING PROVISION AND RAA #4-3 TO SUPPORT GROWTH OF A MANUFACTURING PROJECT; WHICH SECOND AMENDMENT AMENDS A PLAN, AS AMENDED, THAT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO THE COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; PROVIDING FOR WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the "City Council") of the City of Twin Falls, Idaho (the "City") created 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 (hereinafter the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for Twin Falls, Idaho, hereinafter referred to as the "Agency."

WHEREAS, by Resolution No. 909, dated July 19, 1965, the Board of Commissioners of the City created the Agency pursuant to the Law;

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

WHEREAS, on October 7, 2002, the City Council by Resolution No. 1692 approved expanding the Area #4 Plan to include additional area;

WHEREAS, the City Council, on December 12, 2011, after notice duly published conducted a public hearing on the Urban Renewal Plan for Revenue Allocation Area #4-3 (the "Plan") to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3022 on December 12, 2011, approving the Plan, making certain findings, and establishing the RAA #4-3 revenue allocation area (the "RAA #4-3");

WHEREAS, the City Council, on July 7, 2025, after notice duly published conducted a public hearing on the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 (the "First Amendment"), which First Amendment sought to deannex certain area from the existing RAA #4-3;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. O-2025-010 on July 7, 2025, approving the First Amendment and making certain findings;

WHEREAS, the Plan, as amended by the First Amendment (collectively, the "Plan"), contains revenue allocation area financing provisions as allowed by the Act;

WHEREAS, pursuant to Idaho Code Section 50-2904(5), an amendment to the Plan is sought to extend the duration of the Plan including the revenue allocation financing provisions contained therein, and RAA #4-3, to support growth of a manufacturing project within the existing RAA #4-3, as amended, for an additional fifteen (15) years from the existing termination date, and to establish a new termination date of December 15, 2046, recognizing revenue allocation proceeds may be received by the Agency in 2047 and may be used by the Agency to pay for project costs, outstanding reimbursement or debt service obligations, unless the Plan, as amended, and RAA #4-3 are earlier terminated. The Second Amendment also seeks to add, revise and update provisions in the Plan;

WHEREAS, Idaho Code Section 50-2904(5) contemplates a plan amendment to extend the duration of an existing revenue allocation area to support growth and expansion of an existing manufacturing project, which amendment does not require updated eligibility findings;

WHEREAS, as a result of the First Amendment, RAA #4-3 includes only parcels that are owned or controlled by Chobani and its affiliates as required by Idaho Code Section 50-2904(5) to amend the Plan to extend the duration of the Plan and RAA #4-3;

WHEREAS, this Second Amendment (defined below) is to support the growth of Chobani, through expansion of its manufacturing facilities, and that the Chobani expansion meets the definition of a manufacturing project;

WHEREAS, the Agency has prepared the Second Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 (the "Second Amendment"), as set forth in **Exhibit 1** attached hereto, which includes the Second Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2026 Extension and Expansion (the "Second Supplemental Economic Feasibility Study");

WHEREAS, the Law and the Act authorizes the Agency to adopt extensions to the existing Plan, including the revenue allocation financing provisions, and RAA #4-3;

WHEREAS, the Second Amendment amends the Plan, which contains provisions of revenue allocation financing as allowed by the Act;

WHEREAS, the Agency Board at several Agency Board meetings in 2025 and 2026, reviewed and considered the proposed public improvements and projects related to the expansion of the manufacturing facility in RAA #4-3;

WHEREAS, on August 31, 2026, the Agency Board passed Resolution No. 2026-03 proposing and recommending the approval of the Second Amendment;

WHEREAS, the Agency submitted the Second Amendment to the Mayor and City Clerk;

WHEREAS, the Mayor and City Clerk have taken the necessary action in good faith to process the Second Amendment consistent with the requirements set forth in Idaho Code Sections 50-2906 and 50-2008;

WHEREAS, as of October 8, 2026, the Second Amendment was submitted to the affected taxing entities, available to the public, and under consideration by the City Council;

WHEREAS, notice of the public hearing of the Second Amendment was caused to be published by the City Clerk in the *Times-News* on October 8 and 22, 2026, a copy of said notice is attached hereto as **Exhibit 2**;

WHEREAS, pursuant to the Law, at a meeting held on September 15, 2026, the Twin Falls Planning and Zoning Commission considered the Second Amendment and found by Resolution No. 2026-06 that the Second Amendment is in all respects in conformity with the City's Comprehensive Plan and forwarded its findings to the City Council, a copy of which is attached hereto as **Exhibit 3**;

WHEREAS, as required by Idaho Code Section 50-2906, the Second Amendment was made available to the general public and all taxing districts at least thirty (30) days prior to the November 9, 2026, regular meeting of the City Council;

WHEREAS, the City Council, at its regular meeting held on November 9, 2026, held a public hearing and considered the Second Amendment as proposed, and made certain comprehensive findings;

WHEREAS, as required by Idaho Code sections 50-2905 and 50-2906, the Plan, as amended by the Second Amendment contains the following information with specificity which was made available to the general public and all affected taxing districts prior to the public hearing on November 9, 2026, the regular meeting of the City Council, at least thirty (30) days but no more than sixty (60) days prior to the date set forth final reading of the Ordinance: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) a statement listing the kind, number, and location of all proposed public works or

improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; and (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in Idaho Code § 50-2903(21); and (8) a description of the disposition or retention of any assets of the agency upon the termination date;

WHEREAS, the Second Amendment authorizes certain projects to be financed by owner/developer participation agreements and proceeds from revenue allocation. Revenue allocation bonds or loans are permissible;

WHEREAS, appropriate notice of the Second Amendment and the extension to the revenue allocation provision contained therein has been given to the affected taxing districts and to the public as required by Idaho Code§§ 50-2008 and 50-2906;

WHEREAS, it is necessary and in the best interests of the citizens of the City to adopt the Second Amendment and to adopt, as part of the Second Amendment, an extension to the duration of the Plan, the revenue allocation financing provisions and RAA #4-3 that will help finance the existing and additional urban renewal projects to be completed in accordance with the Second Amendment in order to (1) encourage private development in the urban renewal area; (2) to prevent and arrest decay of RAA #4-3 due to the inability of existing financing methods to provide needed public improvements; (3) to encourage taxing districts to cooperate in the allocation of future tax revenues arising in RAA #4-3 in order to facilitate the long-term growth of their common tax base; (4) to encourage the long-term growth of their common tax base; (5) to encourage private investment within the City and (6) to further the public purposes of the Agency;

WHEREAS, the projected base assessment roll of RAA #4-3 together with the combined base assessment roll values of the existing revenue allocation areas do not exceed ten percent (10%) of the current assessed values of all the taxable property in the City;

WHEREAS, the boundaries of RAA #4-3 overlap the boundaries of the Twin Falls Highway District; however, the City has responsibility for the maintenance of roads or highways within the City limits, and therefore, the allocation of taxes shall be governed by Idaho Code Sections 50-2908(2)(a)(ii), (b) for RAA #4-3;

WHEREAS, the boundaries of RAA #4-3 overlap the boundaries of the Twin Falls County Ambulance District (the "Ambulance District"). Pursuant to Idaho Code Section 50-2906(4), the City and Agency requested the Ambulance District consent by resolution to be subject to the financing provision established by the Plan, as amended by the Second Amendment, through the original termination date of December 15, 2031, or following final payment, redemption, or refinancing of the Agency's issued Revenue Allocation Bonds, Series 2013, whichever is earlier.

WHEREAS, it is in the best interests of the citizens of the City to adopt the Second Amendment;

WHEREAS, the Second Amendment amends a pre-July 1, 2016, urban renewal plan containing a revenue allocation financing provision; and therefore, pursuant to Idaho Code Section 50-2903(4), there is no reset of the base assessment roll to the current values for the remaining RAA #4-3;

WHEREAS, the City Council finds that the equalized assessed valuation of the taxable property in RAA #4-3, as amended, is likely to increase, and continue to increase, as a result of initiation and continuation of urban renewal projects in accordance with the Plan, as amended, and as further amended by the Second Amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS:

SECTION 1: It is hereby found and determined that:

(a) That the conditions of Idaho Code Section 50-2904(5) have been met in that RAA #4-3 includes only parcels that are owned or controlled by Chobani (or its affiliates), and that Chobani's expansion meets the growth of a manufacturing project as defined in Idaho Code Section 50-2903(12).

(b) Supporting the expansion of a manufacturing facility pursuant to the Plan, as amended by the Second Amendment, and recognizing the public benefits of economic growth and development, is in the best interests of the public and the residents of the City.

(c) There continues to be a need for the Agency to function in the City.

(d) The Plan, as amended by the Second Amendment, conforms to the City's Comprehensive Plan as a whole.

(e) The Plan, as amended by the Second Amendment, affords maximum opportunity consistent with the sound needs of the City as a whole for the continued development and redevelopment of the urban renewal area by private enterprises.

(f) The collective base assessment rolls for the existing revenue allocation areas together with RAA #4-3, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.

(g) The Plan, as amended by the Second Amendment, includes the requirements set forth in Idaho Code § 50-2905 with specificity.

(h) The Plan, as amended by the Second Amendment, is sufficiently complete to indicate such improvements, as may be proposed to be carried out in the urban

renewal area, zoning, land uses, and any method or methods of financing such plan, which methods will include revenue allocation financing provisions.

(i) There are no families who will be displaced from the urban renewal area.

(j) The Plan, as amended by the Second Amendment, gives due consideration to the provision of adequate park and recreational areas and facilities recognizing the manufacturing and industrial uses within RAA #4-3.

SECTION 2: The Second Amendment attached hereto as **Exhibit 1** and made a part hereof, seeking to extend the duration of the Plan, including the revenue allocation financing provisions, and the RAA #4-3, to December 15, 2046, recognizing revenue will be allocated to the Agency in 2047, and to add, revise and update provisions in the Plan, is hereby approved. is hereby approved. As directed by the City Council, the City Clerk may make certain technical corrections or revisions to the Second Amendment in keeping with the information and testimony presented at the November 9, 2026, hearing, and incorporate changes or modifications, if any.

SECTION 3: The boundaries of RAA #4-3 overlap the boundaries of the Twin Falls Highway District; however the City has, or will have, the responsibility for the maintenance of roads and highways in and around RAA #4-3. Therefore, pursuant to Idaho Code Section 50-2908(2)(a)(iv) the revenues from the Twin Falls Highway District levies will be allocated to the Agency without the need of a further agreement.

SECTION 4: The boundaries of RAA #4-3 do overlap the boundaries of the Ambulance District. Pursuant to Idaho Code Section 50-2906(4), the City and Agency requested the Ambulance District consent by resolution to be subject to the financing provision established by the Plan, as amended by the Second Amendment, through the original termination date of December 15, 2031, or following final payment, redemption, or refinancing of the Agency's issued Revenue Allocation Bonds, Series 2013, whichever is earlier. To the extent the resolution from the Ambulance District is filed with the City, the City is directed to transmit a copy of such resolution to the County Clerk and the State Tax Commission within ten (10) business days in accordance with Idaho Code Section 50-2906(4).

SECTION 5: No direct or collateral action challenging the Second Amendment shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Second Amendment.

SECTION 6: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Twin Falls County Auditor and Assessor, and to the appropriate officials of Twin Falls County Board of County Commissioners, City of Twin Falls, Twin Falls Ambulance, College of Southern Idaho, Twin Falls School District No. 411, Twin Falls Highway District, Twin Falls County Pest Abatement District, and the State Tax Commission, a copy of this Ordinance, a copy of the legal description and map of the boundary of RAA #4-3.

SECTION 7: The City Council hereby finds and declares that the equalized assessed valuation of RAA #4-3 as defined in the Plan, as amended by the First Amendment, and as further amended by the Second Amendment, is likely to increase, and to continue to increase, as a result of the initiation and completion of urban renewal projects pursuant to the Second Amendment.

SECTION 8: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Second Amendment, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 9: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code section 50-2006 to designate itself as the Agency Board.

SECTION 10: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication, with the RAA #4-3 maintaining its base assessment roll as of January 1, 2011, in accordance with the Act.

SECTION 11: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 12: The Summary of this Ordinance, a copy of which is attached hereto as **Exhibit 4**, is hereby approved.

SECTION 13: All ordinances, resolutions, orders, or parts thereof, in conflict herewith are hereby repealed, rescinded, and annulled.

SECTION 14: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

SECTION 15: That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

PASSED by the City Council of the City of Twin Falls, Idaho, on this 9th day of November 2026

APPROVED by the Mayor of the City of Twin Falls, Idaho, on this 9th day of November 2026.

APPROVED:	**ATTEST:**
_____ Jason Brown, Mayor	_____ Deputy City Clerk

Exhibit 1

SECOND AMENDMENT TO THE URBAN RENEWAL PLAN
FOR REVENUE ALLOCATION AREA #4-3

SECOND AMENDMENT TO THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3

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

Ordinance No. 3022
Adopted December 12, 2011
Effective December 15, 2011, publication

First Amendment to the Plan
Ordinance No. O-2025-010
Adopted July 7, 2025
Effective July 17, 2025, publication

Second Amendment to the Plan
Ordinance No. ____
Adopted _____, 2026
Effective _____, 2026, publication

BACKGROUND

This Second Amendment ("Second Amendment") to the Urban Renewal Plan for Revenue Allocation Area #4-3 (the "Plan") amends the Plan to extend the duration of the Plan, as amended, and the corresponding revenue allocation area, as amended ("RAA 4-3") for an additional fifteen (15) years with a new termination date of December 15, 2046. The Plan establishing RAA #4-3, was adopted by Twin Falls City Council Ordinance No. 3022, on December 12, 2011. The Plan and RAA #4-3 were amended by the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 the ("First Amendment"), which First Amendment was adopted by Twin Falls City Council Ordinance No. O-2025-010 on July 7, 2025, which de-annexed a single parcel from RAA #4-3. As amended by the Second Amendment, the Plan and RAA #4-3 will terminate on December 15, 2046; however, revenue allocation proceeds may be received pursuant to Idaho Code § 50-2905(7), and used for outstanding reimbursement or debt service obligations in 2047, if not earlier terminated.

Idaho Code Section 50-2904(5) allows a plan amendment to extend the duration of the plan and revenue allocation financing provisions when:

> There is a plan amendment of an existing revenue allocation area to support growth or development of a manufacturing project where the revenue allocation area includes only parcels that are owned or controlled by the project owner and its affiliates, in which case the revenue allocation area financing provision may be extended for up to twenty (20) years during which the agency will continue to receive revenue allocation proceeds under section 50-2908, Idaho Code, until termination pursuant to the new termination date approved in the plan amendment. For the purposes of this subsection "controlled by" means that the project owner or its affiliates have entered into a binding contract leasing a parcel that will extend for the duration of the proposed extension of the revenue allocation area financing provision.

Idaho Code Section 50-2904(5). A "manufacturing project" is defined to mean "a manufacturing or industrial project and ancillary uses that manufactures, processes, or fabricates tangible personal property as defined in section 63-3616, Idaho Code." Idaho Code Section 50-2903(12). Based on the Second Supplement to the Economic Feasibility Study (defined below), it is projected using the estimated new development values provided by Chobani, the estimated future levy rates, and anticipated repayment of existing obligations and Project Costs associated with the Additional Projects, only a maximum fifteen (15) year extension is necessary.

Chobani certifies as a result of the First Amendment, RAA #4-3 includes only parcels that are owned or controlled by Chobani and its affiliates. Chobani further certifies this Second Amendment is to support the growth of Chobani, through expansion of its facilities, of a manufacturing project and that the Chobani expansion meets the definition of a manufacturing project.

House Bill 606, effective July 1, 2016, amended the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act") firmly establishing "[f]or plans adopted or modified prior to July 1, 2016, and for subsequent modifications of those urban renewal plans, the value of the base assessment roll of property within the revenue allocation area shall be

determined as if the modification had not occurred." Idaho Code § 50-2903(4). Though the provisions of Idaho Code § 50-2903A do not apply to the Plan, a plan amendment "to support growth or development of a commercial, manufacturing, or industrial project in an existing revenue allocation area" is a specifically identified exception to a base reset. Idaho Code § 50-2903A(1)(a)(iv). This highlights the legislative support for these types of amendments.

For purposes of this Second Amendment only, Zions Public Finance, Inc., by letter to the Agency, dated September 15, 2026, specifically waived the requirement of Section 17K of the Agency Bond Resolution No. 2013-1, dated January 14, 2013 (the "Bond Resolution"), concerning the filing of a Consultant's Report, as defined in the Bond Resolution, with the Trustee and the Registered Owner(s) on the effect of the proposed Second Amendment.

AMENDMENTS TO THE PLAN

1. Definitions. Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Plan, as amended by the First Amendment.

2. Amendment to the "Introduction" Section of the Plan, as amended by the First Amendment to the Plan.

(a) The Section entitled "INTRODUCTION" is amended by adding a new paragraph following the end of the language added by the First Amendment to the Plan as follows:

> This Second Amendment to the Plan (the "Second Amendment") seeks to amend the Plan, as amended by the First Amendment to extend the duration of the Plan and the corresponding revenue allocation area as amended ("RAA 4-3") for an additional fifteen (15) years with a new termination date of December 15, 2046. This Second Amendment also includes a Second Supplement to the Economic Feasibility Study. In accordance with the Law, this Second Amendment was submitted to the Planning & Zoning Commission of the City of Twin Falls. After consideration of the Second Amendment, the Commission filed a Resolution dated September 15, 2026, with the City Council stating that the Second Amendment is in conformity with the Twin Falls 2016 Comprehensive Plan, *Grow with Us*, adopted by the Twin Falls City Council on November 7, 2016, as may be amended. Pursuant to the Law, the City Council, having published due notice thereof, held a public hearing on the Second Amendment. Notice of the hearing was duly published in a newspaper having general circulation. The City Council adopted the Second Amendment on _____, 2026, pursuant to Ordinance No. _____.

3. Amendment to the "Purpose" Section of the Plan.

(a) The Section entitled "PURPOSE" is amended by adding new paragraphs following the end of the existing paragraph as follows:

The purpose of this Second Amendment is, in accordance with Idaho Code Section 50-2904(5), to extend the duration of the Plan, as amended, and RAA 4-3, as amended, for an additional fifteen (15) years and to establish a new termination date for the Plan and RAA 4-3 of December 15, 2046, to support the growth and expansion to the Chobani manufacturing facility. In support of the expansion, revenue allocation funds will be used to fund additional public infrastructure improvements needed to serve the Chobani expansion, including the construction of water system improvements and lines; sewer system improvements and lines; roadway improvements, including the widening of 3300 East and the addition of a signal at the intersection of US30 and 3300 East; upgrades to power infrastructure, including construction of a substation and a new transformer; and impact fees as further described below and in the Second Supplement to the Economic Feasibility Study (collectively, the "Additional Project"). It is expected these additional improvements will be primarily funded by revenue allocation proceeds, although the City or any other public agency, as properly budgeted and subject to any constitutional and/or statutory limitations, may expend money to assist the Agency in carrying out this Additional Project.

This Second Amendment acknowledges the priority of the existing repayment obligations entered into as part of the original Project, including the Revenue Allocation Bonds, Series 2013, issued pursuant to the Bond Resolution No. 2013-1, dated January 14, 2013 (the "Bond Resolution"). Additionally, this Second Amendment addresses the existing reimbursement obligation related to the Project as memorialized in the Project Improvements Reimbursement Agreement, dated May 9, 2016, and as subsequently amended by the First Addendum to Project Improvements Reimbursement Agreement, dated August 12, 2019 (the "Reimbursement Agreement"), which reimbursement amount is capped at the balance of $14,234,032 with no interest accruing (the "Reimbursement Amount"). It is projected the Bond, the Reimbursement Amount and the Project Costs for the Additional Project will be fully redeemed, reimbursed and paid prior to 2046. To the extent the Bond, the Reimbursement Amount and the Project Costs for the Additional Project are fully redeemed, reimbursed and paid earlier than projected, it is the intent of the Agency to terminate the Plan, as amended, and RAA #4-3 prior to 2046.

4. <u>Amendment to the "Assessed Valuations" Section of the Plan, as amended by the First Amendment to the Plan</u>.

(a) The Section entitled "Assessed Valuations" is deleted and replaced as follows:

Under the Act, the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed taxable value for the entire City. According to the Twin Falls County Assessor, the estimated taxable value for the City as of May 27, 2026, less homeowners' exemptions, is $6,732,166,573. Therefore, the 10% limit is $673,216,657.00.

The adjusted base assessed value of each of the existing revenue allocation areas and the assessed taxable value of RAA 4-3 as of July 2026, are as follows:

RAA 4-3[1]	$642,163
RAA 4-4	$4,153,968
Orchard Drive East RAA	$483,336
Old Towne-2 RAA	$265,101,241
Southwest RAA	$15,260,739
Total of Existing Districts	$285,641,447.00

The adjusted base values for the combined existing revenue allocation areas total $285,641,447.00, which is less than 10% of the City's estimated 2026 taxable value.

5. Amendment to the "Public Works or Improvements" Section of the Plan.

(a) The Section entitled "PUBLIC WORKS OR IMPROVEMENTS" is amended by adding new paragraphs following the end of the existing paragraph as follows:

The Additional Project includes:

- Road Improvements, including the engineering, design, installation, construction, and/or reconstruction of 3300 East, including the widening of 3300 East, improvements to the streetscapes, and related pedestrian and bicycle facilities, sidewalk, curb and gutter.

- Intersection Improvements, including the engineering, design, installation, construction, and/or reconstruction of improvements to the intersection of 3300 East and US30, including the installation of traffic signals.

- Power Upgrades, including the engineering, design, relocation, installation, construction, and/or reconstruction of the power distribution system and the addition of a transformer and installation of a new substation (within and outside of the Amended Project Area).

- Water System and Line Upgrades, including the engineering, design, relocation, installation, construction, and/or reconstruction of improvements and upgrades to the water distribution system and water capacity improvements for up to four (4) MGD, including water pipe from Falls Avenue south to the Hankins tank and the

[1] Adjusted to show removal of values from deannexed parcel.

addition of pumps at the Hankins Pump Station as needed to meet four (4) MGD (within and outside of the Amended Project Area).

- Sewer System and Line Upgrades, including the engineering, design, relocation, installation, construction, and/or reconstruction of wastewater system improvements and upgrades, including extension of the wastewater collection system, lift stations, and improvements to accommodate wastewater treatment for up to four (4) MGD including sewer line in Pole Line Road from Eastland Drive North to the Magic Valley Mall and additional sewer line improvements from the Magic Valley Mall to the Canyon Springs Road corner and other lines as needed to provide four (4) MGD service to the Chobani plant (within and outside of the Amended Project Area).

- Impact Fees related to the Additional Project as assessed for building permits secured by December 31, 2029.

6. Amendment to Plan to add new Section "Reimbursement Agreements."

(a) The Plan is amended to add a new section entitled "Reimbursement Agreements" as follows:

REIMBURSEMENT AGREEMENTS

The Agency has and anticipates entering into future development participation agreements with Chobani as needed to reimburse Chobani for costs expended on the Additional Project and associated debt service. The terms "reimbursement agreement, "owner participation agreement" or "participation agreement" are intended to include all reimbursement agreements with a property owner, including reimbursement agreements, grant agreements or other participation agreements. The reimbursement agreements with Chobani related to the Additional Project within RAA #4-3 may be entered into throughout the duration of this Plan, as amended, in order to implement the Additional Project as set forth in this Plan, as amended.

Construction of the Chobani expansion is a condition of additional reimbursement agreements between the Agency and Chobani pursuant to this Plan, as amended, and will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the expansion meets the standards set forth in an executed reimbursement agreement and meets the conditions described below:

a. The Chobani expansion and the Additional Project within RAA #4-3 shall be required to conform to all applicable provisions, requirements, and regulations of this Plan, as amended. Upon completion of improvements, the expansion must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition that will continue throughout an estimated useful life for a minimum of fifteen (15) years.

b. All such buildings or portions of buildings which are to remain within RAA #4-3 shall be rehabilitated or constructed in conformity with all applicable codes and ordinances of the City.

c. Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan, as amended, as well as to all applicable codes and ordinances of the City.

All reimbursement agreements will address phasing issues, development timing and schedule, justification and eligibility of project costs, and achievement of the objectives of the Plan, as amended. Obligations under reimbursement agreements shall terminate no later than the last date revenue allocation proceeds may be received and applied to outstanding obligations, September 30, 2047. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any owner participation agreement.

Whether or not Chobani enters into a reimbursement agreement with the Agency, the provisions of this Plan, as amended, are applicable to all public and private property in RAA #4-3.

Reimbursement agreements may be used to implement the following objectives:

a. Encouraging industrial users to accelerate expansion and development in RAA #4-3.

b. Subject to the limitations of the Law and the Act, providing incentives to Chobani to encourage utilization and expansion of existing permitted uses during the transition period to prevent a proliferation of vacant and deteriorated parcels in RAA #4-3 during the extended redevelopment of the Project Area.

c. To accommodate improvements and expansions allowed by City regulations and generally consistent with this Plan, as amended, for the RAA #4-3.

d. Subject to the limitations of the Law and Act, providing incentives to improve nonconforming properties so they implement the design guidelines contained in this Plan, as amended, to the extent possible and to encourage an orderly transition from nonconforming to conforming uses through the term of the Plan, as amended.

e. Provide for advance funding by Chobani of those certain public improvements and projects related to or needed for the Chobani expansion and related to the construction of certain public improvements to support the expansion. In that event, the Agency will agree as set out in the reimbursement agreement to reimburse Chobani for the costs of public improvements and projects identified in the reimbursement agreement from RAA #4-3 generated by the Chobani expansion, to the extent the costs are funded by Chobani and not funded or repaid by other sources.

7. Amendment to Plan to add new Section "Participation with Local Improvement Districts, Business Improvement Districts and/or Community Infrastructure Districts."

(a) The Plan is amended to add a new section entitled "Participation with Local Improvement Districts, Business Improvement Districts and/or Community Infrastructure Districts" as follows:

PARTICIPATION WITH LOCAL IMPROVEMENT DISTRICTS, BUSINESS IMPROVEMENT DISTRICTS AND/OR COMMUNITY INFRASTRUCTURE DISTRICTS

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority to participate in the funding of local improvement district facilities. This participation may include either direct funding to reduce the overall cost of the local improvement district or to participate as an assessed entity to finance the local improvement district project. Similarly, to the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of the purposes specified under the Business Improvement Districts, Chapter 26, Title 50, Idaho Code.

Further, a community infrastructure district formed pursuant to the Community Infrastructure District Act, Chapter 31, Title 50, Idaho Code, provides an additional funding mechanism for certain public improvements benefitting the district, including highways, interstates, public parking facilities, pedestrian and bicycling trails, public safety facilities (law enforcement, fire, emergency medical and rescue), street lighting facilities, and real property acquisition for community infrastructure, water supply treatment, storage and distribution facilities, wastewater collection, treatment and disposal facilities, road, streets and related landscaping, storm water facilities, parks and open space. To the extent allowed by the Law and the Act, the Agency reserves the authority to participate in the funding of community infrastructure district facilities. This participation may include either direct funding to reduce the overall cost of the community infrastructure district or to participate as an assessed entity to finance the community infrastructure district project.

8. Amendment to the "Economic Feasibility" Section of the Plan, as amended by the First Amendment to the Plan.

(a) The Section entitled "Economic Feasibility Study" is amended by adding new sections immediately following the paragraph added by the First Amendment to the Plan as follows:

A. General Description of the Proposed Financing Method for the Additional Project

The Agency is authorized to finance the Additional Project with revenue allocation funds, financial assistance from the City (loans, grants, other financial assistance), state of Idaho, federal government or other public entities, interest income, owner advanced funds, donations, loans from private financial institutions (bonds, notes, line of credit), or any other available source, public or private.

The Agency is also authorized to obtain advances, lines of credit, borrow funds, and create indebtedness in carrying out this Plan, as amended by the First Amendment and the Second Amendment. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public improvements and facilities. The City

or any other public agency, as properly budgeted and subject to any constitutional and/or statutory limitations, may expend money to assist the Agency in carrying out this Project and Additional Project.

As allowed by law and subject to restrictions as are imposed by law, the Agency is authorized to issue notes or bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project and the Additional Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

B. Revenue Allocation Financing Provisions

The Agency previously adopted revenue allocation financing provisions as authorized by the Act, effective retroactively to January 1, 2011, with an original termination date of December 15, 2031. Pursuant to Idaho Code Section 50-2904(5), the Second Amendment extends the duration of the Plan, as amended, and RAA #4-3, as amended, and will terminate on December 15, 2046; however, revenue allocation proceeds may be received and used for outstanding reimbursement and/or debt service obligations in 2047 pursuant to Idaho Code § 50-2905(7), if not earlier terminated. These revenue allocation provisions shall continue to apply to all taxing districts which are located in or overlap RAA #4-3 as shown and described in the Plan and as amended by the First Amendment to include Attachments 1 and 2. The Agency specifically finds that the equalized assessed valuation of property within RAA #4-3, as amended is likely to continue to increase as a result of the growth and expansion of the Chobani facility. The Second Amendment is authorized by Idaho Code Sections 50-2904(5) and 50-2903(4) and the base year remains January 1, 2011; there is no base reset under Idaho Code Section 50-2903A.

The Agency issued its Revenue Allocation Bonds, Series 2013 by adoption of Bond Resolution No. 2013-1, dated January 14, 2013, and as subsequently supplemented by the Supplemental Resolution No. 2023-11, adopted by the Agency Board of Commissioners on July 17, 2023 (together, the "Bond Resolution"), pledging the Revenue Allocation Revenues from RAA #4-3 for repayment of the Series 2013 Bonds. The Series 2013B Bond has been fully paid and redeemed. The final payment under the Series 2013A Bond (the "Bond") is April 1, 2031. In accordance with the terms of the Bond Resolution, certain excess funds may be used to pay for any "repairs, additions or improvements to the Project or for any new project in the Revenue Allocation Area approved by the Agency in accordance with the Law, upon the written request therefor submitted to the Trustee by the Agency; provided that there shall be retained in the Revenue Allocation Fund the amount necessary to make all Debt Service payments due during the next six (6) months." Section 9 of the Bond Resolution. The Agency has been tracking project costs pursuant to the Project Improvements Reimbursement Agreement, dated May 9, 2016, and as subsequently amended by the First Addendum to Project Improvements Reimbursement Agreement, dated August 12, 2019 (the "Reimbursement Agreement"), which reimbursement amount is capped at the balance of $14,234,032 with no interest accruing (the "Reimbursement Amount"). The Reimbursement Amount is funded through reimbursement of Available Pledged Revenues, which is subordinate to payment of the Bond. An annual Administrative Fee in the amount of $150,000 is also paid to the Agency from Available Pledged Revenues, which is also subordinate to payment of the Bond, but is payable prior to reimbursement of the Reimbursement Amount.

The Agency, acting by one or more resolutions adopted by its Board, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay as costs of the Additional Project as they are incurred (pay-as-you-go) or to pledge all or any portion of such revenues to the repayment of any moneys advance-funded by developers or property owners, borrowed, indebtedness incurred, or notes or bonds issued by the Agency to finance or to refinance the original Project Costs or the additional Project Costs (as defined in Idaho Code § 50-2903(14)) of one or more urban renewal projects. The Additional Project will be subordinate to the Bond and eligible for reimbursement using Available Pledged Revenues until such time as the Bond is fully redeemed. This Second Amendment contemplates the payment of administrative costs to the Agency.

The Agency may consider a note or line of credit issued by a bank or lending institution or the issuance of bonds premised upon revenue allocation funds generated by the Chobani expansion as contemplated by the Second Supplement to the Economic Feasibility Study, as defined in the Second Amendment, which would allow the Agency to more quickly fund the public improvements and eligible projects contemplated by this Second Amendment. Likewise, an owner advanced funding of certain eligible public infrastructure improvements and projects to be reimbursed pursuant to an owner participation agreement could achieve the same purpose.

The creation of the special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code § 50-2908 will continue through the duration of the Plan, as amended by this Second Amendment, and RAA #4-3, as amended. The Agency shall use such funds solely in accordance with Idaho Code § 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board.

A statement listing the additional public improvements and facilities, a schedule of improvements, the location of proposed public infrastructure improvements, a supplemental economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code § 50-2905 is included in this Second Amendment and in Attachment 3A to this Plan, as amended. This information necessarily incorporates estimates and projections based on the Agency's and consultants' present knowledge and expectations. Agency revenue and the ability to fund reimbursement of eligible Project Costs and/or debt service is more specifically detailed in the annual budget.

Subject to the existing Bond, the Agency may appropriate funds consisting of revenue allocation proceeds on an annual basis without the issuance of notes or bonds. The Agency may also obtain advances or loans from the City, or private entity and financial institutions in order to immediately commence construction of certain of the public improvements. Owner advanced funding of public improvements could also achieve the same purpose. The revenue allocation proceeds are and will continue to be irrevocably pledged for the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project and/or the Additional Project in whole or in part, including reimbursement to any owner/developer or public entity for the cost of eligible public improvements pursuant to a participation agreement.

Revenues will continue to be allocated to the Agency until termination of the revenue allocation area as set forth in the "Termination Date" Section of the Plan, as amended by the Second Amendment. The Study and the Second Supplement to the Economic Feasibility Study incorporate estimates and projections based on the Agency's and its consultants' present knowledge and expectations concerning the length of time to complete the improvements and estimated future revenues. The Second Supplement to the Economic Feasibility Study projects the Bonds, Reimbursement Amount and Project Costs for the Additional Project will be fully paid and/or reimbursed by 2040. The activity may take longer depending on the significance and timeliness of development. Alternatively, the activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds from another source.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project and the Additional Project.

The Agency reserves the right to either pay for Project Costs from available revenue (pay as you go basis) or borrow funds by incurring additional debt through notes, bonds, or other obligations.

Revenue allocation proceeds are deemed to be only a part of the proposed funding sources for the payment of public improvements and other project improvements. Additionally, project funding is proposed to be phased for the improvements, allowing various sources of funds to be accumulated for use.

C. Economic Feasibility Study

The Economic Feasibility Study in the original Plan and the Second Supplement to the Economic Feasibility Study set forth in Attachment 3A to the Second Amendment constitute the Economic Feasibility Study for RAA #4-3 (together, the "Study"). The Second Supplement to the Economic Feasibility Study was prepared by Kushlan | Associates. The Study constitutes the financial analysis required by the Act and is based upon existing information from Chobani, the Agency, the City and others. Projections are based upon input from Chobani, the Agency, Twin Falls County, City and other public entities.

D. Assumptions and Conditions/Economic Feasibility Statement

The information contained in the Second Supplement to the Economic Feasibility Study assumes certain completed and projected actions. All debt is projected to be repaid by 2040, and in any event, no later than the duration period of the Plan, as amended. The total amount of indebtedness (and all other loans or indebtedness), owner reimbursement and the amount of revenue generated by revenue allocation are dependent upon the extent and timing of the private development and the subsequent expansion. Should the expansion take place as projected and be valued as projected, the project indebtedness could be extinguished earlier, dependent upon other legal obligations. Should the expansion take longer to materialize, or should the private development and subsequent expansion be substantially less than projected, then the amount of revenue generated will be substantially reduced and debt may continue for its full term. To the extent the Bond, the Reimbursement Amount and the Project Costs for the Additional Project are fully redeemed, reimbursed and paid, it is the intent of the Agency to terminate the Plan, as

amended, and RAA #4-3 prior to 2046. The Second Supplement to the Economic Feasibility Study assumes an aggressive development timeline requiring early installation of the Additional Project. Significant time was spent identifying the eligible public infrastructure, the project costs, the development timeline, and projected cash flow to ensure specificity to support the goals of the Second Amendment. This Second Amendment recognizes the importance of the Additional Project to support the Chobani expansion. The Second Amendment also recognizes the goal of reallocating the values back to the regular tax rolls. It is intended that if the listed Additional Projects are no longer required for the expansion, the fact the improvements were identified, but not completed will not delay early termination, or extend the Termination Date. Likewise, to the extent the Chobani expansion is delayed, or the values are less than projected, and/or the levy rates are less than projected, the Termination Date will not be extended, and any reimbursement agreements may not be fully re-paid by September 30, 2047.

The Plan, as amended, and the Second Supplement to the Economic Feasibility Study incorporate estimates and projections based on the Agency's and consultants' present knowledge and expectations. The Second Amendment proposes certain additional public improvements as set forth in the Second Supplement to the Economic Feasibility Study, and in the "Public Works or Improvements" Section of the Plan, as amended, which will facilitate and support the Chobani expansion and associated public infrastructure projects and economic development opportunities in RAA #4-3 as more fully guided by the design, planning and desired goals set forth in the Comprehensive Plan.

The assumptions set forth in the Second Supplement to the Economic Feasibility Study are based upon the best information available to the Agency and its consultants through public sources or discussions with Chobani, City staff, the County, and others. The information has been analyzed by the Agency and its consultants in order to provide an analysis that meets the requirements set forth under the Law and Act. At the point in time when the Agency may seek to issue debt or seek a loan from lenders or others, a more detailed and then-current financial pro forma will be presented to those lenders or underwriters for analysis to determine the borrowing capacity of the Agency. As set forth herein, the Agency reserves the right to fund the Additional Project on a "pay as you go" basis. The Agency Board will prioritize the activities set forth in this Plan, as amended, and determine what funds are available and what activities can be funded. The Agency will establish those priorities through its mandated annual budgetary process.

The additional project list within Attachment 3A is prioritized by way of feasibility based on timing of the Chobani expansion, estimated revenues to be received, amounts funded, and by year of funding. The projected timing of funding is primarily a function of the availability of financial resources but is also strategic, considering the timing of the expansion and future growth within RAA #4-3.

The assumptions concerning revenue allocation proceeds are based upon certain anticipated or projected expansion in RAA #4-3, assessed value increases, and assumed tax levy rates as more specifically set forth in the Second Supplement to the Economic Feasibility Study. Attachment 3A has taken into account and excluded levies that do not generate revenue for the Agency consistent with Idaho Code § 50-2908. For purposes of the Study, the levy for the Twin Falls Ambulance is included through payment of the Bond, and thereafter, the Twin Falls Ambulance levy is excluded from the analysis. In projecting the expansion, the Second

Supplement to the Economic Feasibility Study considered communications with Chobani, City and County staff and others. The Study concludes the Additional Project is feasible. But for urban renewal and revenue allocation financing, and without a method to construct the Additional Project, the Chobani expansion and future planned expansion activity is unlikely to occur in RAA #4-3.

It is understood that application of certain exemptions, including Idaho Code § 63-602K, which provides for personal property tax exemption to businesses may have the effect of reducing the increment value, which in turn reduces revenue.

9. Amendment to the "Estimated Project Costs" Section of the Plan.

(a) The Section entitled "Estimated Project Costs" is amended by adding a new paragraph immediately following the existing table as follows:

The estimated Additional Project Costs to fund eligible public infrastructure costs to support the Chobani expansion are listed in Attachment 3A.

10. Amendment to the "Fiscal Impact Statement" Section of the Plan.

(a) The Section entitled "Fiscal Impact Statement" Section is amended by adding new paragraphs immediately following the existing table as follows:

An estimate of the current overall impact of the revenue allocation project on each taxing district is shown in the Second Supplement to the Economic Feasibility Study through the new expansion projections set forth in Attachment 3A.

The assessed value for each property in a revenue allocation area consists of a base value and an increment value. The base value is the assessed value as of January 1 of the year in which a revenue allocation area is approved by a municipality, with periodic adjustments allowed by Idaho law. The increment value is the difference between the adjusted base assessed value and current assessed taxable value in any given year while the property is in a revenue allocation area. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis. Taxing entities submit proposed budgets to the County Board of Commissioners, which budgets are required to comply with the limitations set forth in Idaho Code § 63-802. Therefore, the impact of revenue allocation on the taxing entities is more of a product of the imposition of Idaho Code § 63-802, than the effect of urban renewal.

The County Board of Commissioners calculates the levy rate required to produce the proposed budget amount for each taxing entity using the assessed values which are subject to each taxing entity's levy rate. Assessed values in urban renewal districts which are subject to revenue allocation (incremental values) are not included in this calculation. The combined levy rate for the taxing entities is applied to the incremental property values in a revenue allocation area to determine the amount of property tax revenue which is allocated to an urban renewal agency. The property taxes generated by the base values in the urban renewal districts and by properties outside revenue allocation areas are distributed to the other taxing entities. Properties in revenue allocation

areas are subject to the same levy rate as they would be outside a revenue allocation area. The difference is how the revenue is distributed. If the overall levy rate is less than assumed, the Agency will receive fewer funds from revenue allocation.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected during the term of the Plan, as amended; hence, there would be lower increases in assessed valuation to be used by the other taxing entities. The Second Supplement to the Economic Feasibility Study analysis is premised upon the fact the proposed expansion development and/or redevelopment would not occur but for the ability to use revenue allocation funds to fund certain significant public infrastructure improvements and projects removing certain impediments to the expansion development.

One result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction. From and after December 31, 2006, Idaho Code § 63-301A prohibits most taxing entities[2] from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated, or a deannexation occurs. Any new construction within the Revenue Allocation Area is not available in the short term for inclusion by the taxing entities to increase their budget capacity. Upon termination of this Plan, as amended, or deannexation of area, the taxing entities will be able to include a percentage of the increment value on the new construction roll for purposes of setting the following year's budget and revenue from such value is not limited to the budget caps set forth in Idaho Code § 63-802.

As the 2026 certified levy rates are not determined until late November 2026, the 2025 certified levy rates have been used for purposes of the analysis. For Tax Year 2025, those taxing districts and levy rates are as follows:

Taxing Districts	Levy Rates:
CSI	.000731166
City of Twin Falls	.005049695
Twin Falls County	.002705909
Twin Falls Ambulance* (retain through debt service on existing bond)	.000114419
Twin Falls Pest Abatement	.000056692
Twin Falls Highway	.000732473
Twin Falls School #411	.000015747
TOTAL:	**0.009406101**
Minus ambulance:	.009291682

[2] Except for certain fire protection districts and emergency medical services districts as set forth in Idaho Code Section 63-301A.

The Second Supplement to the Economic Feasibility Study has made certain assumptions concerning the levy rate. First, pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account. This is also the reason there is no anticipated impact to School District #411.

Second, Idaho Code § 50-2906(4) provides that fire protection and ambulance service districts are not subject to the financing provisions of a revenue allocation area modified after July 1, 2025, unless the fire protection district and/or the ambulance service district each consent to be included pursuant to the process outlined in Idaho Code § 50-2906(4). This amendment will apply to this Plan. Should Twin Falls County Ambulance fail to consent to be included in RAA #4-3, as amended, the levy from that district will not generate revenue for RAA #4-3. To be conservative the Plan, as amended, and the Second Supplement to the Economic Feasibility Study consider receipt of revenue allocation funds from the Twin Falls County Ambulance levy in the revenue model through payment of the Bond, and thereafter, the Twin Falls Ambulance levy is excluded from the analysis. If the overall levy rate is less than projected, or if the Chobani expansion development value is less than projected, the Agency shall receive fewer funds from revenue allocation; the Termination Date will not be further extended.

The Second Supplement to the Economic Feasibility Study utilizes the following assumptions, in part, to support the revenue projection:

The value of the Chobani expansion was provided by Chobani and the Study assumes taxable investment levels, timing and depreciation as provided by Chobani. Based on recent legislative changes to taxing entity budget calculations, the net levy rate is assumed to decrease over time, with steeper reductions the years existing revenue allocation areas terminate adding additional market value to the rolls.

11. Amendment to Plan to add new Section "Phasing and Other Fund Sources."

(a) The Plan is amended to add a new section entitled "Phasing and Other Fund Sources" as follows:

PHASING AND OTHER FUND SOURCES

The Agency anticipates other sources of funds for the Additional Projects listed on Attachment 3A which may include City, and other public entity parties, Chobani participation, and financing. It is important to note this Plan, as amended, does not financially bind or obligate the City, Agency, and/or any other public entity to any project. The City and/or other local government entities continue to be subject to statutory and constitutional budget and levy limitations. The City, Agency, and/or other public entity participation in any project shall be determined by the amount of revenue allocation funds generated and pursuant to the annual budgeting process.

12. Amendment to the "Termination Date" Section of the Plan, as amended by the First Amendment to the Plan.

(a) The Section entitled "Termination Date," as amended by the First Amendment is deleted and replaced as follows:

DURATION OF THIS PLAN, TERMINATION, AND ASSET REVIEW

In accordance with Idaho Code Section 50-2904(5), the duration of the Plan, as amended, and RAA #4-3, as amended is extended and will expire on December 15, 2046, except for any revenue allocation proceeds received in calendar year 2047, as contemplated by Idaho Code § 50-2905(7), unless earlier terminated following redemption and repayment of the Bond, Agency administrative costs, the Reimbursement Amount and the Project Costs associated with the Additional Project as set forth in Second Supplement to the Economic Feasibility Study. The Agency may use proceeds in 2047 to complete the projects set forth herein. Obligations under reimbursement agreements and/or debt service obligations shall terminate no later than the last date revenue allocation proceeds may be received and applied to outstanding obligations, September 30, 2047, if the Plan is not earlier terminated.

Pursuant to Idaho Code § 50-2914 the Agency may terminate an urban renewal plan containing a revenue allocation financing provision in accordance with the provisions of Idaho Code §§ 50-2903(5) and 50-2909(4). Idaho Code § 50-2903(5) provides "[i]n the event that the [A]gency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years", the Agency shall adopt a resolution of intent to terminate the revenue allocation area by September 1 in the year of termination. In order to provide sufficient notice of termination to the affected taxing districts to allow them to benefit from the increased budget capacity, the Agency will use its best efforts to provide notice of its intent to terminate this Plan and its revenue allocation authority by May 1, 2047, or if the Agency determines an earlier terminate date, then by May 1 of the early termination year:

> a. When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Idaho Code § 50-2908 shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located by the County Clerk in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the urban renewal agency under Idaho Code § 50-2909 shall thereupon terminate.

b. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan.

c. For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Idaho Code § 50-2909(4). In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by May 1, but in any event, no later than September 1, the Agency shall make its best efforts to adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Idaho Code § 50-2909 should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Idaho Code § 63-215.

Upon termination of the revenue allocation authority of the Plan, to the extent the Agency owns or possesses any assets, subject to the following paragraph, the Agency intends to dispose of any remaining assets by granting or conveying or dedicating such assets to the City, unless based on the nature of the asset, disposition to another public entity is more appropriate.

As allowed by Idaho Code § 50-2905(8), the Agency may retain assets or revenues generated from such assets as long as the Agency shall have resources other than revenue allocation funds to operate and manage such assets. For those assets which do not provide such resources or revenues, the Agency will likely convey such assets to the City, depending on the nature of the asset.

13. Amendment to Plan to add new Attachment 3A. The Plan, as amended by the First Amendment to the Plan, is further amended to add new Attachment 3A entitled "Second Supplement to the Economic Feasibility Study" attached hereto.

14. Amendment to Plan to add new Attachment 4. The Plan, as amended by the First Amendment to the Plan, is further amended to add new Attachment 4 entitled "Correction to Attachment 3 to the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3, the Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2025 Deannexation" attached hereto.

15. Urban Renewal Plan for Revenue Allocation Area #4-3. Except as expressly modified in this Second Amendment, the Plan and the Attachments thereto, as amended by the First Amendment, remain in full force and effect.

Attachment 3A
Second Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2026 Extension and Expansion

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ATTACHMENT 3A
Second Supplement to the Economic Feasibility Study

Public Improvements within the Revenue Allocation Area

This Attachment includes a list of proposed additional public works or improvements within RAA #4-3, or the "Project Area," to support the Chobani expansion. The proposed improvements within the Project Area include improvements to streets and utilities, including water, sewer, and power upgrades and expansions.

The Area 4-3 Extension District Public Improvement List set forth below identifies needed investments in capital facilities by the Urban Renewal Agency of the City of Twin Falls (the "Agency" or "Twin Falls URA"). Capital facilities generally have long useful lives and significant costs. Some of the improvement projects contained in the Area 4-3 Extension District Public Improvement List are also contained in the City of Twin Falls Capital Improvement Plan (CIP) and other planning documents. Some improvement projects included in the Area 4-3 Extension District Public Improvement List have evolved upon consideration of these and various other City plans and policies, including the Comprehensive Plan, and may have grant funding allocated. The Area 4-3 Extension District Public Improvement List is not an appropriation or approval of any specific project. The Revenue Allocation Yield sets forth the estimated revenue generation for a 20-year expansion from the existing termination date, through 2051. The Cash Flow model projects the existing Bond, Reimbursement Amount and the Project Costs for the Area 4-3 Extension District Public Improvements, including an estimated 7% interest rate for debt service, should be fully redeemed, reimbursed and paid by 2040. The project is economically feasible and supports termination well prior to 2051.

It is anticipated that the Agency will issue no indebtedness, instead relying on reimbursement to the project proponent through reimbursement agreements, or other similar agreements, to be satisfied from the Revenue Allocation proceeds generated by the taxable investment in the Project Area; however, alternative funding scenarios are contemplated, including the issuance of debt by Chobani and/or the Agency, with reimbursement models assuming a 7% interest rate on borrowed funds. There are $11,111,773 of debt service obligations including the principal and interest on existing Area 4-3 Bonds. The fiscal analysis also recognizes reimbursement of $14,234,032 of outstanding, unfunded obligations due to the project proponent. Project costs projected for the District Extension are projected to amount to $59,800,000, of which $53,050,000 is expected to be reimbursed through revenue allocation proceeds. A seven (7) percent interest rate was assumed on any outstanding obligations. It is anticipated that $2,250,000 will committed for administrative and operational costs of the District during the first 12 years of the Extension. It is anticipated that all of the obligations of the District can be satisfied in twelve (12) years, or by 2040, based upon the projections of project costs, taxable investment provided by the project proponent, and estimated revenue generation. Should those estimates prove overly optimistic, the 12-year pay-out would not be feasible, but in all cases the revenue generated should be sufficient to cover all project costs by September 30, 2047, the maximum termination date of the District.

Project Funding

Secure funding includes revenue allocation funds and is money the Twin Falls URA is highly likely to receive. The funds may not be in the Twin Falls URA's possession at the beginning of the Plan Extension period, but it is virtually certain that the Twin Falls URA will receive the funds. The Twin Falls URA may need to take specific actions to generate the funding, but those actions are within the Twin Falls URA's powers. Despite the high probability of secure funding, no project can proceed until a specific, enforceable funding plan is in place.

Potential funding is money that might be received by the Twin Falls URA. In every case the Twin Falls URA is eligible for the funding, and the source of funding exists under current law. However, each potential funding source requires one or more additional steps or decisions before the Twin Falls URA can obtain the resources, and the ultimate decision is outside of the Twin Falls URA's independent control. Under the current scenario, it is anticipated that in addition to the costs projected to be reimbursed by the Twin Falls Urban Renewal Agency through a reimbursement agreement, the City of Twin Falls is projected to commit $4,500,000 to the project for a sewer project as well as a State of Idaho contribution of $750,000 and $1,500,000 coming from Federal sources.

Additional potential funding is through the issuance of debt by the Agency, or Chobani advancing the funding and/or construction of projects, under which scenarios the Agency would either pay debt service, or reimburse Chobani for the eligible costs, plus interest. Both funding mechanisms have the effect of advancing the funding of projects secured by reimbursement of available revenue allocation proceeds.

Unfunded projects, or portions of projects lack secure or potential funding.

The amount of tax increment contributed to each project may vary. These projects will be funded in part from a variety of other revenue sources, as noted above, if available. The timing of each project and the availability of all revenue sources will determine the final combination of funding sources.

The Plan proposes certain public improvements that will facilitate development and support further investment in the Project Area. The investments are anticipated to be funded from a variety of financing methods and sources. The primary method of financing will be through the use of tax increment revenue (i.e., incremental property taxes from the revenue allocation area). This Plan, as amended, anticipates that the tax increment revenue will be used to pay for improvements through reimbursement agreements, bonded indebtedness, grants, or a combination of sources as noted above.

Other sources of funding for project may include, but are not limited to:

- Local Improvement District (LID)
- Business Improvement District (BID)

- Development Impact Fees
- Franchise Fees
- Grants from federal, state, local, regional agencies and/or private entities
- Improvements and/or payments by developers

The total project costs, project timing and the amount of tax increment contributed to each project are estimates. The estimated project costs and revenues are based on Chobani's and the Twin Falls URA's present knowledge and expectations supported by information from the City and Agency staff and consultants. The timing of each project and the availability of all revenue sources will determine the final combination of funding sources.

Summary of Projects

The following table summarizes the estimated total project costs to be incurred in implementing the Extension Plan in the Project Area. Specific project funding will be reviewed by the Twin Falls Urban Renewal Board during the annual budget cycle.

Area 4-3 District Extension Public Improvements List

	2025	2026	2027	2028	2029	CATEGORY TOTALS
Road improvements						
3300 East widening		$ 500,000				
Signal US30 / 3300 East			$ 2,300,000			
Additional widening 3300 East			$ 1,300,000			
						$ 4,100,000
Power upgrades						
Early Procurement	$ 900,000	$ 800,000	$ 1,700,000	$ 1,000,000		
Substation		$ 3,000,000	$ 4,000,000	$ 4,000,000	$ 3,500,000	
Rule H Distribution		$ 2,800,000				
						$ 21,700,000
Sewer/Water						
Sewer Pole Line from Eastland to mall			$ 9,000,000			
Sewer 4MGD capacity improvements				4,000,000		
Water 4MGD capacity improvements				19,000,000		
						$ 32,000,000
Impact fees		$ 2,000,000				
						$ 2,000,000
TOTALS BY YEAR	$ 900,000	$ 9,100,000	$ 18,300,000	$ 28,000,000	$ 3,500,000	**$ 59,800,000**

Revenue Allocation Income Generated by new Taxable investments by Year (2028-2040)

Year	Secure Funding	Potential Funding	Unfunded	Total Project Liabilities
2028	$14,162,507	$6,750,000 (1)	$0.00	$10,127,201
2029	$16,798,113	$0.00	$0.00	$13,399,654
2030	$15,821,626	$0.00	$0.00	$13,801,832
2031	$10,768,038	$0.00	$0.00	$11,103,148
2032	$12,475,367	$0.00	$0.00	$ 8,568,085
2033	$11,723,736	$0.00	$0.00	$ 8,568,085
2034	$10,071,363	$0.00	$0.00	$ 8,568,085
2035	$9,265,214	$0.00	$0.00	$ 7,918,085
2036	$8,907,247	$0.00	$0.00	$ 7,918,085
2037	$8,128,693	$0.00	$0.00	$7,918,085
2038	$7,066,192	$0.00	$0.00	$ 6,400,000
2039	$7,353,125	$0.00	$0.00	$7,150,000
2040	$6,849,893	$0.00	$0.00	$4,550,000
Total	$115,990,345	$0.00	$0.00	$115,990,345

- *1: Assumes City, State and Federal Funding is available in year one*

- *2: A positive cash balance of $2,299,893 remains at District termination after 2040, showing the Project could terminate early.*

Economic Feasibility Study

The Plan is economically feasible because the proposed development is consistent with the City's Comprehensive Plan, the amount of projected growth in the area is consistent with the growth projected in the Comprehensive Plan and the revenue from the proposed extended Project Area equals or exceeds the estimated costs of the projects to be funded by the Twin Falls URA.

The economic feasibility of the Plan is based on the following factors:

- The amount of development proposed in the extended Project Area
- The amount of tax revenue to be generated by the anticipated development.
- The amount of other funding received or contemplated to be received for the Twin Falls URA public improvement projects.
- The estimated cost of Twin Falls URA public improvement projects to be funded by the Twin Falls URA's tax increment revenue and other potentially available funds.

The following is a summary of the analysis and estimates of the factors used to determine the economic feasibility of Plan.

Updated Economic Feasibility Analysis

Summary:

The Revenue Allocation Yield sets forth the estimated revenue generation for a 20-year expansion from the existing termination date, through 2051. The Cash Flow model projects the existing Bond, Reimbursement Amount and the Project Costs for the Area 4-3 Extension District Public Improvements, including an estimated 7% interest rate for debt service, should be fully redeemed, reimbursed and paid by 2040. The project is economically feasible, and supports termination well prior to 2051. The Economic Feasibility Study Cash Flow Model assumes continuation of the $150,000 per year contribution to the Agency for administration and other project-related costs after a two-year catch up of delayed contributions, for a total of $2,250,000 (assuming a twelve-year pay-off of all obligations allowing for early termination of the District).

The spreadsheet entitled "Area 4-3 Extension Cash Flow Analysis" gives a more detailed outlook on the revenues and expenses of the proposed Project Area.

The following assumptions were made in the formulation of the Economic Feasibility Analysis:

- Taxable investment within the Revenue Allocation Area will be consistent with the estimates provided by the project proponent.
- The timing of the taxable investment within the Revenue Allocation Area will be consistent with the schedule provided by the project proponent.
- The property tax rates will fluctuate c

- Revenue Allocation proceeds will start to flow to the Agency in 2028 assuming Certificates of Occupancy (CO) issued in 2027. Delay in COs will delay revenue flow to the agency by one year for each year of delay in the construction schedule.
- Total estimated cost of the Area 4-3 Extension Public Improvements List over the life of the project: $59,800,000.
- Of the total project costs noted above, $53,050,000 is expected to be reimbursed by TFURA through the Revenue Allocation process. The balance is anticipated to come from City, State and Federal sources ($6,750,000).
- Tax rate does not include levies excluded pursuant to Idaho Code 50-2908, such as voter approved bonds/levies after 2007, judgment levies or the School District Plant or supplemental levies excluded by law.

The Updated Economic Feasibility Analysis shows that the project is 100% financially feasible and will generate adequate funds within the Project Area to fund the necessary capital improvements and terminate well prior to 2051, and projected to be as early as 2040. The Agency and Chobani have pursued outside funding sources to augment tax increment revenues. While primarily contemplated to be funded through a reimbursement model, there is flexibility built in to address the issuance of debt by the Agency. The Cash Flow Model projects a 7% interest cost for carrying Project Costs. The Agency is committed to closing the Project Area as soon as the projects are deemed completed and all infrastructure improvements are made, and financial obligations satisfied, with an outside termination year of September 30, 2047, five (5) years prior to the outside termination date of 2052. This analysis, based on the data supplied by the project proponent with meet all obligations within a twelve-year timeframe, allowing the extended district to terminate after 2040, but by 2047 at the latest.

Preliminary Revenue Allocation Yield Estimate for RA Area 4-3 Extension ~ Subject to Change

		Real Estate Value	Personal Property Value	Estimated total Assessed Value *	Base Area 4-3 value	Incremental Value	Net UR Tax Rate	Annual RA Yield	TFURA Operational Reserve	Net availabe for Project Costs and Debt Service	Cumulative Net Income Available for Project cost & Debt Service	
	$ 642,163											
2025		$ 224,346,878	$ 229,305,965									
2026		303,963,720	229,305,965	$ 533,269,685	$ 642,163	$ 532,627,522	0.9406101%	$ 5,009,948	$ 300,000	$ 4,709,948	$ 4,709,948	
2027		303,963,720	229,305,965	$ 533,269,685	$ 642,163	$ 532,627,522	0.9641254%	$ 5,135,197	$ 300,000	$ 4,835,197	$ 9,545,145	
2028		472,642,367	378,673,261	$ 851,315,628	$ 642,163	$ 850,673,465	0.9544841%	$ 8,119,543	$ 200,000	$ 7,919,543	$ 17,464,688	
2029		523,052,314	460,646,975	$ 983,699,290	$ 642,163	$ 983,057,127	0.9449393%	$ 9,289,293	$ 200,000	$ 9,089,293	$ 26,553,981	
2030		547,207,412	431,995,672	$ 979,203,084	$ 642,163	$ 978,560,921	0.9354899%	$ 9,154,338	$ 200,000	$ 8,954,338	$ 35,508,319	
2031		542,718,633	391,723,110	$ 934,441,742	$ 642,163	$ 933,799,579	0.9261350%	$ 8,648,244	$ 200,000	$ 8,448,244	$ 43,956,564	
2032		553,584,892	365,958,612	$ 919,543,504	$ 642,163	$ 918,901,341	0.9076123%	$ 8,340,061	$ 200,000	$ 8,140,061	$ 52,096,625	EMS Dist Goes Away
2033		567,615,989	348,434,747	$ 916,050,736	$ 642,163	$ 915,408,573	0.8985361%	$ 8,225,277	$ 200,000	$ 8,025,277	$ 60,121,902	
2034		573,598,078	320,930,032	$ 894,528,111	$ 642,163	$ 893,885,948	0.8895508%	$ 7,951,569	$ 200,000	$ 7,751,569	$ 67,873,471	
2035		573,499,688	297,169,161	$ 870,668,850	$ 642,163	$ 870,026,687	0.8806553%	$ 7,661,936	$ 200,000	$ 7,461,936	$ 75,335,407	
2036		578,605,920	277,702,797	$ 856,308,717	$ 642,163	$ 855,666,554	0.8718487%	$ 7,460,118	$ 200,000	$ 7,260,118	$ 82,595,525	
2037		577,613,231	251,837,935	$ 829,451,167	$ 642,163	$ 828,809,004	0.8493550%	$ 7,039,531	$ 200,000	$ 6,839,531	$ 89,435,056	Clif Bar Terminates
2038		575,782,436	228,271,908	$ 804,054,344	$ 642,163	$ 803,412,181	0.8408615%	$ 6,755,584	$ 200,000	$ 6,555,584	$ 95,990,640	
2039		572,445,354	219,464,766	$ 791,910,120	$ 642,163	$ 791,267,957	0.8324529%	$ 6,586,933	$ 200,000	$ 6,386,933	$ 102,377,572	
2040		575,902,579	219,126,494	$ 795,029,073	$ 642,163	$ 794,386,910	0.8241283%	$ 6,546,768	$ 200,000	$ 6,346,768	$ 108,724,340	
2041		551,275,803	221,069,460	$ 772,345,263	$ 642,163	$ 771,703,100	0.8158870%	$ 6,296,226	$ 200,000	$ 6,096,226	$ 114,820,565	
2042		550,800,396	224,766,213	$ 775,566,610	$ 642,163	$ 774,924,447	0.8077282%	$ 6,259,283	$ 200,000	$ 6,059,283	$ 120,879,849	
2043		552,220,610	231,779,271	$ 783,999,881	$ 642,163	$ 783,357,718	0.7892312%	$ 6,182,504	$ 200,000	$ 5,982,504	$ 126,862,352	Orchard Terminates
2044		561,809,543	236,685,024	$ 798,494,567	$ 642,163	$ 797,852,404	0.7311438%	$ 5,833,448	$ 200,000	$ 5,633,448	$ 132,495,800	Old Towne 2 Terminates
2045		565,518,951	245,320,154	$ 810,839,105	$ 642,163	$ 810,196,942	0.6864709%	$ 5,561,766	$ 200,000	$ 5,361,766	$ 137,857,567	SW RA Terminates
2046		578,185,089	250,523,201	$ 828,708,290	$ 642,163	$ 828,066,127	0.6796062%	$ 5,627,589	$ 200,000	$ 5,427,589	$ 143,285,155	
2047		581,697,630	253,673,945	$ 835,371,575	$ 642,163	$ 834,729,412	0.6728101%	$ 5,616,144	$ 200,000	$ 5,416,144	$ 148,701,299	
2048		564,767,499	256,460,558	$ 821,228,057	$ 642,163	$ 820,585,894	0.6660820%	$ 5,465,775	$ 200,000	$ 5,265,775	$ 153,967,075	
2049		545,999,037	259,624,227	$ 805,623,264	$ 642,163	$ 804,981,101	0.6594212%	$ 5,308,216	$ 200,000	$ 5,108,216	$ 159,075,291	
2050		530,590,848	261,418,964	$ 792,009,811	$ 642,163	$ 791,367,648	0.6528270%	$ 5,166,262	$ 200,000	$ 4,966,262	$ 164,041,552	
2051		530,930,723	264,154,426	$ 795,085,149	$ 642,163	$ 794,442,986	0.6462987%	$ 5,134,475	$ 200,000	$ 4,934,475	$ 168,976,027	
								$ 174,376,027	$ 5,400,000	$ 168,976,027		

*** Values supplied by project propoent**

Note. Revenue Generation Table reflects Revenue Allocation Yield if the project were to run to its full term. Cash Flow analysis suggests all obligations will be satisfied after 2040 allowing early termination of the District

Cash Flow Projection ~ Area 4-3 Extention

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Source of Funds														
Beginning Balance / Redev. Fund	$ 2,493,000	$ 4,035,306	$ 3,398,459	$ 2,019,794	$ 4,035,306	$ 3,398,459	$ 2,019,794	$ 1,503,278	$ 1,347,129	$ 989,162	$ 210,608	$ 666,192	$ 203,125	
Total RA 4-3 Fund Balance														
Source of Funds														
Total Revenue Allocation	$ 8,119,543	$ 9,289,293	$ 9,154,338	$ 8,648,244	$ 8,340,061	$ 8,225,277	$ 7,951,569	$ 7,661,936	$ 7,460,118	$ 7,039,531	$ 6,755,584	$ 6,586,933	$ 6,546,768	
Investent Income	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	
Debt Service Reserve	$ 3,449,964	$ 3,373,514	$ 3,168,829											
Total Funds Available	$ 14,162,507	$ 16,798,113	$ 15,821,626	$ 10,768,038	$ 12,475,367	$ 11,723,736	$ 10,071,363	$ 9,265,214	$ 8,907,247	$ 8,128,693	$ 7,066,192	$ 7,353,125	$ 6,849,893	
Use of Funds														
District Operating Expenses	$ 300,000	$ 300,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 2,250,000
Existing Debt Service Principal	$ 2,119,000	$ 2,225,000	$ 2,336,000	$ 2,353,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,033,000
Existing Debt Service Interest	$ 698,928	$ 534,971	$ 362,811	$ 182,063	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,778,773
Total Existing Debt Service	$ 3,117,928	$ 2,759,971	$ 2,698,811	$ 2,535,063	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,111,773
Required Debt Service Reserve	$ 3,449,964	$ 3,373,514	$ 3,168,829	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
repay elements (no interest)	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ -	$ -	$ -	$ 3,250,000	$ 2,000,000	$ 900,000	$ 7,900,000
Principal and Interest on 7% obligations	$ 2,609,309	$ 6,316,169	$ 7,134,192	$ 7,768,085	$ 7,768,085	$ 7,768,085	$ 7,768,085	$ 7,768,085	$ 7,768,085	$ 7,768,085	$ -	$ -		$ 70,436,265
Current Obligations	$ 9,727,201	$ 12,999,654	$ 13,401,832	$ 10,703,148	$ 8,168,085	$ 8,168,085	$ 8,168,085	$ 7,918,085	$ 7,918,085	$ 7,918,085	$ 3,400,000	$ 2,150,000	$ 1,050,000	
Reserve for Existing Note	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ -	$ -	$ -	$ 3,000,000	$ 5,000,000	$ 3,500,000	$ 14,300,000
Total Use of Funds	$ 10,127,201	$ 13,399,654	$ 13,801,832	$ 11,103,148	$ 8,568,085	$ 8,568,085	$ 8,568,085	$ 7,918,085	$ 7,918,085	$ 7,918,085	$ 6,400,000	$ 7,150,000	$ 4,550,000	$ 115,990,345
Ending Balance	$ 4,035,306	$ 3,398,459	$ 2,019,794	$ 4,035,306	$ 3,398,459	$ 2,019,794	$ 1,503,278	$ 1,347,129	$ 989,162	$ 210,608	$ 666,192	$ 203,125	$ 2,299,893	

Assumptions

- Revenue Allocation Proceeds reflect data provided by project proponent Provides
- 2-year catch up for District Operations, then historic agreed upon amount
- Recognizes Required Debt Service Reserve for current bonds
- Uses 10-year pay-off of 7% Debt to reduce overall interest cost
- Provides $7,900,000 to repay non-interest bearing cost reimbursement
- Fully funds outstanding $14,234,032 Note
- All obligations funded by 2040

THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

P.O. Box 1907 203 Main Avenue East Twin Falls, Idaho 83301-1907

September 8, 2026

Attachment 4

Correction to Attachment 3 to the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3, the Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2025 Deannexation

CORRECTION

The First Amendment (the "First Amendment") to the Urban Renewal Plan for Revenue Allocation Area #4-3 (the "Plan") adopted by Twin Falls City Council Ordinance No. O-2025-010, dated July 7, 2025, deannexed one (1) parcel of approximately 28.23 acres in the southeast corner of the existing Revenue Allocation Area #4-3. Attachment 3 to the First Amendment, the Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2025 Deannexation, included the following statement:

> Further, the Development Agreement between the Agency and Agro-Farma, under Section 18, states "...In the event that the assessed value of the A-F Plant shall in any year fail to result in distributions to URA of the Required Revenue Allocation for the URA financing, Agro-Farma (or the then owner of the A-F Plant) shall pay URA an amount equal to the difference between Required Revenue Allocation for such year and the amount of revenue allocation actually distributed to URA for such year."
>
> In fact, contributions required under Section 18 were made in Fiscal Years 2023 and 2024 in the amounts of $283,498 and $119,154 respectively.

Following review, it has been determined by The Urban Renewal Agency for the City of Twin Falls, Idaho (the "Agency") staff that Chobani did not owe or make the stated contributions to the Agency, and that the following statement was made in error and is inapplicable here: "In fact, contributions required under Section 18 were made in Fiscal Years 2023 and 2024 in the amounts of $283,498 and $119,154 respectively."

This letter is intended to correct the misstatement contained in Attachment 3 to the First Amendment. This correction does not impact the findings made in Attachment 3 finding the fiscal impact to the Agency as a result of the de-annexation does not impact the economic feasibility of the project.

Sincerely,

David P. McAlindin
Chair
The Urban Renewal Agency of the City of Twin Falls

Exhibit 2

NOTICE PUBLISHED IN THE
Times-News on October 8 and 22, 2026

NOTICE OF REGULAR MEETING AND PUBLIC HEARING
BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO,
TO CONSIDER THE SECOND AMENDMENT TO THE URBAN RENEWAL PLAN
FOR REVENUE ALLOCATION AREA #4-3
OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO

NOTICE IS HEREBY GIVEN that on **Monday, November 9, 2026, at 5:00 p.m.** , in the City Council Chambers , Twin Falls City Hall, 203 Main Avenue East Twin Falls, Idaho, 83301, the City Council (the "City Council") of the City of Twin Falls (the "City") will hold during its regular meeting, a public hearing to consider for adoption the proposed Second Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 ("Second Amendment"), of the Urban Renewal Agency of the City of Twin Falls, Idaho ("Agency"). The purpose of the Second Amendment is to extend the duration of the Urban Renewal Plan for Revenue Allocation Area #4-3, as amended (the "Plan"), which contains revenue allocation financing provisions, to add, revise and update provisions in the Plan, and to extend the corresponding revenue allocation area, as amended ("RAA #4-3"). The Plan contains previously adopted revenue allocation financing provisions, effective retroactively to January 1, 2011, with an original termination date of December 15, 2031, pursuant to the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended. Pursuant to Idaho Code Section 50-2904(5), the Second Amendment will extend the duration of the Plan, as amended, and RAA #4-3, as amended, and will terminate on December 15, 2046; however, revenue allocation proceeds may be received and used for outstanding reimbursement and/or debt service obligations in 2047 pursuant to Idaho Code § 50-2905(7), if not earlier terminated. The extension of the previously adopted revenue allocation financing provisions will continue to cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll for the original RAA #4-3 as of January 1, 2011, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the Second Amendment. The Second Amendment does not alter or change the boundaries of RAA #4-3. Following the public hearing, on November 9, 2026, the City Council may also consider the ordinance readings and/or final consideration of the ordinance consistent with the City's ordinance approval process.

The general scope and objectives of the Second Amendment are:

a. Pursuant to Idaho Code Section 50-2904(5), to amend the Plan and existing RAA #4-3 to extend the revenue allocation area financing provision to December 31, 2046, to support growth of a manufacturing project where RAA #4-3 includes only parcels owned or controlled by the project owner and its affiliates;

b. To provide for redemption, reimbursement and/or payment of existing Plan obligations, including Bonds;

c. To identify Additional Projects and project costs to be funded by revenue allocation proceeds, during the extension of the Plan and RAA #4-3 including:
• Road Improvements, including the engineering, design, installation, construction, and/or reconstruction of 3300 East, including the widening of 3300 East, improvements to the streetscapes, and related pedestrian and bicycle facilities, sidewalk, curb and gutter.
• Intersection Improvements, including the engineering, design, installation, construction, and/or reconstruction of improvements to the intersection of 3300 East and US30, including the installation of traffic signals.
• Power Upgrades, including the engineering, design, relocation, installation, construction, and/or reconstruction of the power distribution system and the addition of a transformer and installation of a new substation (within and outside of the Amended Project Area).
• Water System and Line Upgrades, including the engineering, design, relocation, installation, construction, and/or reconstruction of improvements and upgrades to the water distribution system and water capacity improvements for up to four (4) MGD, including water pipe from Falls Avenue south to the Hankins tank and the addition of pumps at the Hankins Pump Station as needed to meet four (4) MGD (within and outside of the Amended Project Area).
• Sewer System and Line Upgrades, including the engineering, design, relocation, installation, construction, and/or reconstruction of wastewater system improvements and upgrades, including extension of the wastewater collection system, lift stations, and improvements to accommodate wastewater treatment for up to four (4) MGD including sewer line in Pole Line Road from Eastland Drive North to the Magic Valley Mall and additional sewer line improvements from the Magic Valley Mall to the Canyon Springs Road corner and other lines as needed to provide four (4) MGD service to the Chobani plant (within and outside of the Amended Project Area).
• Impact Fees related to the Additional Project as assessed for building permits secured by December 31, 2029.

d. To add, revise and update Plan Sections to address current circumstances, statutory changes, statutory compliance, updated financing methods and fiscal impact statement, and to update the termination provisions; and

e. To supplement the Economic Feasibility Study.

Any such land uses as described in the Second Amendment will be in conformance with zoning for the City and the City's Comprehensive Plan, as amended. Land made available will be developed by private enterprises or public agencies as authorized by law. The Second Amendment identifies various public and private improvements which may be made within RAA #4-3.

RAA #4-3 was established effective retroactively to January 1, 2011. The Plan and RAA #4-3 were amended by the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 the ("First Amendment"), which First Amendment was adopted by Twin Falls City Council Ordinance No. O-2025-010 on July 7, 2025, which de-annexed a single parcel consisting of approximately 28.23 acres from RAA #4-3. The Second Amendment does not alter or change the boundaries of RAA #4-3, which continue to be particularly described as:

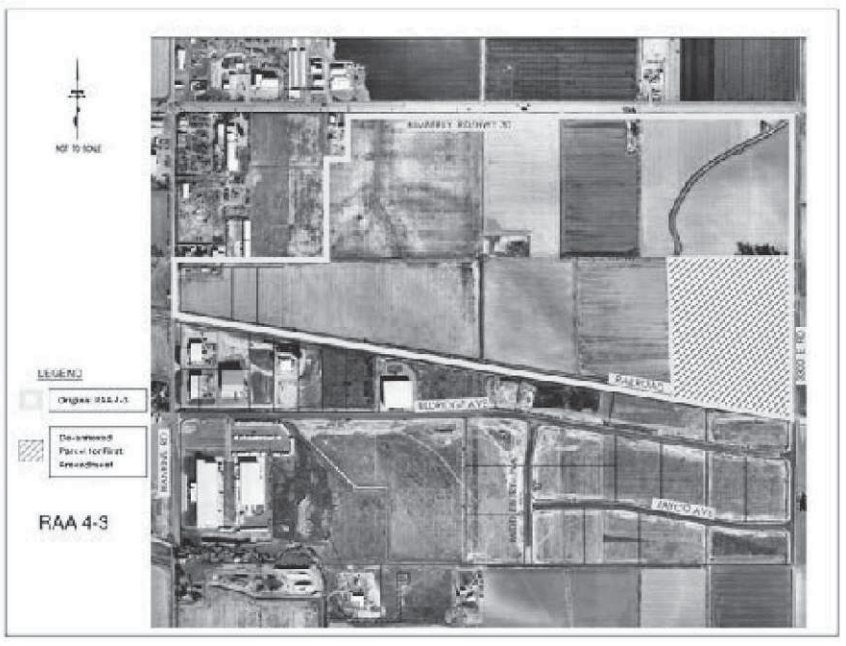
Revenue Allocation Area #4-3 consists of approximately two hundred twenty (220) acres and is generally located south of Kimberly Road (3800 North or Highway 30), west of 3300 East, and north of the railroad right of way, as shown on the attached map, and is legally described as follows:

A parcel of land located in the NE1/4 and the NW1/4 of Section 24, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:
N1/2 NE1/4; TOGETHER WITH S1/2 NE1/4 that lies North of the Northerly right-of-way boundary of the Union Pacific Railroad; TOGETHER WITH S1/2 NW1/4 that lies North of the Northerly right-of-way boundary of the Union Pacific Railroad; TOGETHER WITH a parcel of land located in the NW1/4 more particularly described as follows:
COMMENCING at the North one-quarter corner of said Section 24 from which the Northwest Section corner of said Section 24 bears South 89 ° 48'00" West 2638.80 feet; THENCE South 00 °31'07" East along the East boundary of the NE1/4 NW1/4 of said Section 24 for a distance of 50.00 feet to a point on the Southerly right-of-way of U.S. Highway 30 and being the TRUE POINT OF BEGINNING; THENCE continuing South 00 °31'07" East along the East boundary of the NE1/4 NW1/4 of said Section 24 for a distance of 1269.01 feet to the Southeast corner of the NE1/4 NW1/4 of said Section 24; THENCE South 89 °46'46" West along the South boundary of the NE1/4 NW1/4 of said Section 24 for a distance of 1320.34 feet to the Southwest corner of the NE1/4 NW1/4 of said Section 24; THENCE continuing South 89 °46'46" West along the South boundary of the NW1/4 of said Section 24 for a distance of 6.39 feet; THENCE North 00 °12'00" West for a distance of 2.39 feet to a found 5/8" rebar; THENCE continuing North 00 °12'00" West for a distance of 890.83 feet to a found 5/8" rebar; THENCE South 89 °43'47" East for a distance of 181.24 feet; THENCE North 00 °39'29" East for a distance of 377.78 feet to a point on the Southerly right-of-way U.S. Highway 30; THENCE North 89 °48'00" East parallel with the North boundary of the NE1/4 NW1/4 of and said Section 24 and along the Southerly right-of-way of U.S. Highway 30 for a distance of 1132.79 feet to the TRUE POINT OF BEGINNING.
All containing approximately 220.97 acres.

LESS

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, Section 24: The S1/2NE1/4 lying North of the Railroad; EXCEPT: Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, Section 24: A parcel of land located in the S1/2NE1/4 being more particularly described as follows:
COMMENCING at the Northeast corner of Section 24; said point lies North 00°27'29" East 2635.15 feet from the East quarter corner of said Section 24; THENCE South 00°27'29" West 1317.58 feet along the East boundary of Section 24 to the Northeast corner of the S1/2NE1/4; THENCE North 89°49'59" West 1047.92 feet along the North boundary of the S1/2NE1/4 to the REAL POINT OF BEGINNING. THENCE South 02°39'05" East 1134.38 feet along the centerline of a Twin Falls Canal Company lateral to a point on the Northerly right of way boundary of a railroad mainline; THENCE North 80°47'45" West 1710.09 feet along said Northerly right of way to a point on the West boundary of the S1/2NE1/4 of Section 24; THENCE North 00°08'34" West 864.41 feet along the West boundary of the S1/2NE1/4 of Section 24 to the Northwest corner thereof; THENCE South 89°49'59" East 1637.75 feet along the North boundary of the S1/2NE1/4 of Section 24 to the REAL POINT OF BEGINNING.

RAA #4-3 is depicted in the map below, which shows the area deannexed by the First Amendment:



Copies of the proposed Second Amendment are on file for public inspection and copying per the City of Twin Falls Public Records Policy at the office of the City Clerk, 203 Main Avenue East, Twin Falls, Idaho, 83301, between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, exclusive of holidays. The Second Amendment, together with the Plan and First Amendment, can also be accessed online at (https://www.tfid.org/126/Urban-Renewal-Agency). For additional assistance in obtaining a copy of the Second Amendment in the event of business office interruptions, contact the office of the City Clerk at 208-735-7287.

At the hearing date, time, and place noted above (November 9, 2026, at 5:00 p.m.), all interested persons are invited to attend the hearing to express their views regarding this proposal. Oral testimony may be offered at the meeting and may be restricted to no more than 3 minutes per person. Written testimony of more than two pages must be submitted at least five working days prior to the hearing by using this link: https://forms.tfid.org/Forms/CouncilPublicComment. Other written testimony may be submitted to the City Clerk by email at cityclerk@tfid.org no later than 3:00 p.m. on the date of the hearing. Additional information may be obtained by calling 208-735-7271 or by email at trothweiler@tfid.org.

Twin Falls City Hall is accessible to persons with disabilities. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments, individuals with other disabilities may receive assistance by contacting the City twenty-four (24) hours prior to the hearing.

Dated 9/17/2026
Amy Luna, City Clerk
Publish: October 8, 22, 2026
COL-NV-5003

NOTICE OF TRUSTEE'S SALE
TS No: **ID-26-1061209-BB** NOTICE IS HEREBY GIVEN that on **1/27/2027** , at the hour of **12:00 PM** , **Minidoka County Courthouse Front Steps 702 G Street Rupert, ID 83350** , the trustee will sell at public auction to the highest bidder, for cash in lawful money of the United States of America, all payable at the time of sale, the following described real property situated in the County of **MINIDOKA** , State of Idaho, and described as follows, to-wit: SITUATED IN MINIDOKA COUNTY, STATE OF IDAHO, TO-WIT: TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO SECTION 23: THAT PART OF FARM UNIT A, TRACT A AND FARM UNIT D, TRACT D OF THE NORTH SIDE PUMPING DIVISION OF THE MINIDOKA PROJECT, IDAHO (AS SHOWN BY PLAT, DATED MARCH 21, 1957, FILED IN THE OFFICE OF THE COUNTY RECORDER, MINIDOKA COUNTY, IDAHO), DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE EAST 1/4 SECTION CORNER OF SECTION 23, SAID CORNER MARKED BY A U.S. RECLAMATION SERVICE PIPE WITH BRASS CAP; THENCE SOUTH 0 DEG. 04'00" EAST ALONG SECTION LINE FOR 755.33 FEET TO A 1/2 INCH REBAR WHICH SHALL BE THE POINT OF BEGINNING; THENCE SOUTH 0 DEG. 04'00" EAST ALONG SECTION LINE FOR 168.72 FEET TO A 1/2 INCH REBAR; THENCE SOUTH 89 DEG. 56'00" WEST FOR 285.60 FEET TO A 1/2 INCH REBAR; THENCE NORTH 0 DEG. 04'00" WEST FOR 168.72 FEET TO A 1/2 INCH REBAR; THENCE NORTH 89 DEG. 56'00" EAST FOR 285.60 FEET TO THE POINT OF BEGINNING. SAVE AND EXCEPT, the following described tract which was released by Substitution of Trustee and Partial Release recorded April 8, 2019 as Instrument No. 549456; Part of Tract D located in Section 23 in Township 7 South, Range 24 East of the Boise Meridian, Minidoka County, State of Idaho. Beginning at the East ¼ Corner of Section 23 in T. 7 S., R. 24 E., B.M. said corner marked by a U.S.R.S. iron pipe with brass cap; Thence South 00 degrees 03 minutes 57 seconds East (S 0°04'00" E, Rec.) along the east line of Section 23 for a distance of 755.36 feet (755.33', Rec.) to a ½" rebar; Thence South 89 degrees 56 minutes 03 seconds West (S 89°56'00" W, Rec.) for a distance of 246.11 feet to a ½" rebar which shall be the Point of Beginning; THENCE South 01 degrees 01 minutes 45 seconds West for a distance of 42.18 feet to a ½" rebar; THENCE South 26 degrees 53 minutes 20 seconds East for a distance of 141.81 feet; THENCE South 89 degrees 56 minutes 03 seconds West (S 89°56'00" W, Rec.) for a distance of 102.67 feet to a ½" rebar; THENCE North 00 degrees 03 minutes 57 seconds West (N 0°04'00" W, Rec.) for a distance of 168.72 feet; THENCE North 89 degrees 56 minutes 03 seconds East (N 89°56'00" E, Rec.) for a distance of 39.49 feet to the Point of Beginning. The Current Trustee is **Robert W. McDonald, Esq.** , whose address is **108 1st Ave. South, Suite 450, Seattle, Washington 98104** and who can be reached by telephone at **(866) 925-0241** . The Trustee has no knowledge of a more particular description of the above-described real property, but for purposes of compliance with Idaho Code Section 60-113, the Trustee has been informed that the street address of **1233 N 300 E, RUPERT, ID 83350-8514** may be associated with said real property. The sale will be made, without covenant or warranty regarding title, possession or encumbrances, to satisfy the obligation secured by and pursuant to the power of sale conferred in the Deed of Trust made and entered into on **7/21/2016** , by and among **HECTOR VILLAGRANA, A MARRIED MAN CONTRACTING WITH HIS SOLE AND SEPARATE PROPERTY AND GLORIA VILLAGRANA, MARRIED** , as Grantor, and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION** , as Trustee, and **U.S. BANK NATIONAL ASSOCIATION** , as Beneficiary; said Deed of Trust having been filed of record on **8/15/2016** , as **Instrument No. 537226** Official Records of **MINIDOKA** County, Idaho. The naming of the above Grantor(s) is done to comply with Idaho Code Sections 45-1506(4)(a); no representation is made as to the responsibility of Grantor(s) for this obligation. The default for which foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: $6,242.56 TOTAL REQUIRED TO PAYOFF: $53,517.62 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. Dated this 17th day of September, 2026. By: Robert W. McDonald, Esq., Trustee TS No: **ID-26-1061209-BB**
IDSPub #0317300
Publish: September 24, October 1, 8, 15, 2026
COL-NV-5031

Legals

SUMMONS FOR PUBLICATION ON COMPLAINT FOR JUDICIAL FORECLOSURE AND DECLARATORY RELIEF
CASPER J. RANKIN (SBN 9107)
SYDNEY K. LEAVITT (SBN 8933)
ALDRIDGE PITE, LLP
3597 E. MONARCH SKY LN., STE. 240
MERIDIAN, ID 83646
Telephone: (208) 908-0709
Facsimile: (858) 726-6254
E-mail: sleavitt@aldridgepite.com

Attorneys for Plaintiff LAKEVIEW LOAN SERVICING, LLC

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF JEROME

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,

v.

PHYLLIS CHRISTENSEN AKA PHYLLIS BLAIR WEEDON; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF JAMES C. WEEDON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND DOES 1 THROUGH 20, et al.,
Defendants.

Case No. CV27-26-00660

TO: **DEFENDANTS THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF JAMES C. WEEDON and DOES 1 through 20** , inclusive, including all parties with an interest in and/or residing in real property commonly known as **616 WEST AVENUE G, JEROME, ID 83338:**
You have been sued by Lakeview Loan Servicing, LLC, the Plaintiff, in the District Court in and for the County of Jerome, Idaho, Case No. CV27-26-00660.
The nature of the claim against you is an action for declaratory relief and judicial foreclosure of the real property currently known as **616 WEST AVENUE G, JEROME, ID 83338** and legally described as

LOT 5 AND 6 IN BLOCK 150, JEROME TOWNSITE, JEROME COUNTY, IDAHO, AS THE SAME IS PLATTED IN THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

Any time after 21 days following the last publication of this summons, the court may enter a judgment against you without further notice, unless prior to that time you have filed a written response in the proper form, including the Case Number and paid any required filing fee to the Clerk of the Court at 233 W. Main St., Jerome, ID 83338, (208) 644-2600, and serve a copy of your response on the Plaintiff's attorney, SYDNEY K. LEAVITT, at ALDRIDGE PITE, LLP, 3597 E. Monarch Sky Ln., Ste. 240 Meridian, ID 83646.
A copy of the Summons and Complaint can be obtained by contacting either the Clerk of the Court or the attorney for Plaintiff.
If you wish for legal assistance, you should immediately retain an attorney to advise you in this matter.
Dated 9/24/2026

CLERK OF THE DISTRICT COURT

By: Traci Brandebourg
DEPUTY

Publish: October 8, 15, 22, 29, 2026
COL-NV-5081

Legals

Notice to Creditors
IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF CASSIA MAGISTRATE DIVISION
Case No. CV16-26-01067

IN THE MATTER OF THE ESTATE OF
EDWIN J. WIGHT
Deceased
By: ELLEN SUE WIGHT
NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the above-named estate. All persons having claims against the said deceased are required to present their claims within four (4) months after the date of the first publication of this Notice or said claims will be forever barred. Claims must be presented to Ellen Sue Wight , personal representative of the estate of EDWIN J. WIGHT , deceased, at the law offices of Darrington Marchant Law, PO Box 536, Rupert, Idaho 83350, the place fixed for the transaction of the business of said estate, and filed with the Court.
DATED this 2 nd day of October, 2026.
/s/ Ellen Sue Wight
ELLEN SUE WIGHT
Publish: October 8, 15, 22, 2026
COL-NV-5094

Legals

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS MAGISTRATE DIVISION

IN THE MATTER OF THE ESTATE OF
TAMMIE A. PETERSON, Deceased.

Case No: CV42-26-4373
NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that DALE BUTTERWORTH has been appointed Administrator of the above-named estate. All persons having claims against the said deceased are required to present their claims within four months after the date of the first publication of this notice or said claims will be forever barred. Claims must be presented to the undersigned attorney of the estate c/o Peterson Law Office, PLLC, P.O. Box 5827, Twin Falls, Idaho 83303-5827, and filed with the Clerk of the Court, in the form prescribed by rule.
DATED this 15 day of Sept. 2026.
PETERSON LAW OFFICE, PLLC
By: /s/ Steven D. Peterson
Attorney for the Administrator
Publish: October 1, 8, 15, 2026
COL-NV-5050

Uecker family salutes Brewers in Wednesday statement

Late broadcaster would be 'happy for the guys'

FIELD LEVEL MEDIA

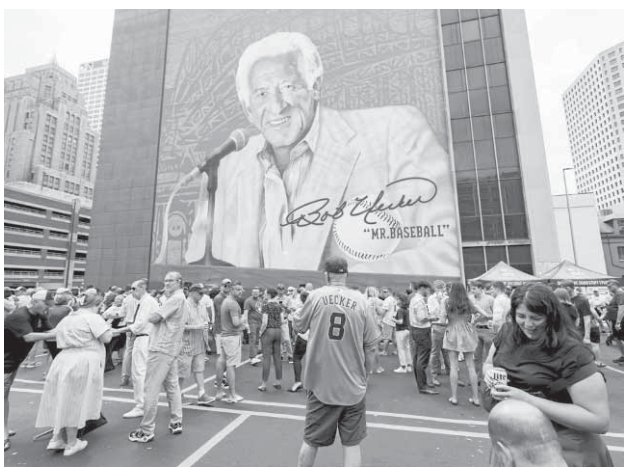
The Milwaukee Brewers' first World Series appearance in 44 years has arrived too late for beloved broadcaster Bob Uecker to enjoy, although the former player's family said the current playoff run has kept his spirit alive.

Uecker, who played from 1962-67 and was a Hall of Fame broadcaster for the Brewers, passed away on Jan. 16, 2025.

"We are filled with elation and pride, but also longing. A wish that Bob was here to see it, too," the Uecker family said in a statement released Wednesday. "While we could never speak for him, this is certain: Milwaukee, the Brewers, and the fans meant everything to Bob. Wherever we gather — in a packed stadium, a neighborhood bar, or a living room with the radio turned all the way up — we know he's right here cheering alongside us."

The Brewers are set to play host to Game 1 of the World Series on Friday against the Tampa Bay Rays. The franchise's only other World Series appearance came in 1982 when Milwaukee fell to the St. Louis Cardinals as a representative of the American League.

"To the players — You believed in each other and the power of friendship," the statement read. "You carried the city with you every time you took the field, making memories that will last a lifetime. Bob would have been so incredibly proud of what you've accomplished."



JOVANNY HERNANDEZ, IMAGN IMAGES

Fans attend a tailgate-themed celebration on June 30 marking the completion of "Mr. Baseball," a new 80-by-100-foot mural by artist Mauricio Ramirez depicting longtime Milwaukee Brewers broadcaster Bob Uecker in Milwaukee.

But while earning their spot in the World Series last week with a National League Championship Series sweep of the two-time defending champion Los Angeles Dodgers, Milwaukee manager Pat Murphy took a moment to remember the beloved longtime voice of the franchise.

"He'd be so happy for the guys," Murphy said of Uecker during the celebration following the NLCS victory. "Those who knew him well are all thinking about Ueck today."

After batting .200 over six seasons and 297 games for the Milwaukee Braves, Philadelphia Phillies and Cardinals, Uecker's fame grew as a funnyman with appearances alongside Johnny Carson on the "Tonight Show" and in the "Major League" movie franchise.

Uecker called Brewers games for 54 seasons and was named the recipient of the Hall of Fame's Ford C. Frick Award in 2003.

Suzuki out as Angels manager

The Los Angeles Angels began their offseason of expected upheaval Wednesday by announcing that Kurt Suzuki will not return as manager in 2027.

In his first season at the helm of the Angels, Suzuki guided the team to a 62-100 record, leaving the franchise with its first 100-loss season in its 65-year history.

Suzuki, 43, was only signed to a one-year contract with an option for 2027 when he took the job. He offered a spot to remain within the franchise as a special assistant.

The announcement was made by Angels baseball operations consultant John Mozeliak, who took over daily operations of the club when general manager Perry Minasian was fired in June.

"Kurt has earned tremendous respect in our clubhouse, and I've seen firsthand how much he cares about our players," Mozeliak said in a statement. "I do not believe our record this year was a true reflection of his abilities as a manager. I'm pleased we were able to offer Kurt a role to stay on as a special assistant, where his knowledge of our players and his perspective would continue to be valuable to the organization."

After attending Cal State Fullerton, a short drive from Angel Stadium, Suzuki batted .255 with 143 home runs and 730 RBIs over 1,635 games and 16 seasons for five different clubs, including seven seasons with the Athletics and two with the Angels. He was an All-Star for the Minnesota Twins in 2014.

The franchise currently is undergoing an ownership change after Arte Moreno sold the club for a reported $4 billion to Kroenke Sports & Entertainment, which also owns the NFL's Los Angeles Rams, the NBA's Denver Nuggets, the NHL's Colorado Avalanche and the MLS's Colorado Rapids, among other sports holdings.

The sale was agreed to in September but is not expected to become official until the first quarter of 2027.

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NOTICE OF GENERAL ELECTION
CASSIA COUNTY

PUBLIC NOTICE IS HEREBY GIVEN pursuant to Idaho Code 34-602, and 34-1406 of the General Election to be held on Tuesday, November 3, 2026, in the State of Idaho, County of Cassia. The polls will be open between the hours of 8:00 a.m. and 8:00 p.m. on said day, at the polling places listed below, as designated by the Board of Cassia County Commissioners.

NOTICE IS FURTHER GIVEN that in accordance with the Help America Vote Act of 2002, each of the polling places include parking spaces, path of travel, entrances, exits, and voting areas accessible to individuals with disabilities.

CASSIA COUNTY POLLING PLACES
November 3, 2026 General Election

Precinct Name	Vote At	Address
Burley 1	Cassia County Fairgrounds	1101 Elba Ave, Burley
Burley 2	Burley Event Center	2500 Washington Ave, Burley
Burley 3	Burley Event Center	2500 Washington Ave, Burley
Burley 4	Burley Event Center	2500 Washington Ave, Burley
Burley 5	United Methodist Church	450 E 27th St, Burley
Burley 6	Cassia County Fairgrounds	1101 Elba Ave, Burley
Albion	Albion Civic Center	124 S Main St, Albion
Almo	Vote by Mail	Vote by Mail
Bridge	Vote by Mail	Vote by Mail
Declo	Mountain Shadows Event Center at the Burley Straw Maze	845 E 500 S, Burley
Elba	Vote by Mail	Vote by Mail
Grandview	Truth Tabernacle Church	2459 Hiland Ave, Burley
Heglar Yale	Vote by Mail	Vote by Mail
Jackson	Mountain Shadows Event Center at the Burley Straw Maze	845 E 500 S, Burley
Malta	Raft River High School	55 W First Street N, Malta
Oakley 1	Oakley Fire Station	315 East Main, Oakley
Oakley 2	Oakley Fire Station	315 East Main, Oakley
Parsons	Vote by Mail	Vote by Mail
Pella	Burley Event Center	2500 Washington Ave, Burley
Springdale	Cassia County Fairgrounds	1101 Elba Ave, Burley
Starrh's Ferry	Burley Event Center	2500 Washington Ave, Burley
Sublett	Vote by Mail	Vote by Mail
Unity	Truth Tabernacle Church	2459 Hiland Ave, Burley
View	Mountain Shadows Event Center at the Burley Straw Maze	845 E 500 S, Burley
Absentee/Mail/Early Vote	Cassia County Courthouse	1459 Overland Ave, Rm#105, Burley

Joseph W. Larsen, Cassia County Clerk
Publish: October 22, 2026
COL-NV-5092

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NOTICE OF REGULAR MEETING AND PUBLIC HEARING
BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO,
TO CONSIDER THE SECOND AMENDMENT TO THE URBAN RENEWAL PLAN
FOR REVENUE ALLOCATION AREA #4-3
OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO

NOTICE IS HEREBY GIVEN that on **Monday, November 9, 2026, at 5:00 p.m.** , in the City Council Chambers , Twin Falls City Hall, 203 Main Avenue East Twin Falls, Idaho, 83301, the City Council (the "City Council") of the City of Twin Falls (the "City") will hold during its regular meeting, a public hearing to consider for adoption the proposed Second Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 ("Second Amendment"), of the Urban Renewal Agency of the City of Twin Falls, Idaho ("Agency"). The purpose of the Second Amendment is to extend the duration of the Urban Renewal Plan for Revenue Allocation Area #4-3, as amended (the "Plan"), which contains revenue allocation financing provisions, to add, revise and update provisions in the Plan, and to extend the corresponding revenue allocation area, as amended ("RAA #4-3"). The Plan contains previously adopted revenue allocation financing provisions, effective retroactively to January 1, 2011, with an original termination date of December 15, 2031, pursuant to the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended. Pursuant to Idaho Code Section 50-2904(5), the Second Amendment will extend the duration of the Plan, as amended, and RAA #4-3, as amended, and will terminate on December 15, 2046; however, revenue allocation proceeds may be received and used for outstanding reimbursement and/or debt service obligations in 2047 pursuant to Idaho Code § 50-2905(7), if not earlier terminated. The extension of the previously adopted revenue allocation financing provisions will continue to cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll for the original RAA #4-3 as of January 1, 2011, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the Second Amendment. The Second Amendment does not alter or change the boundaries of RAA #4-3. Following the public hearing, on November 9, 2026, the City Council may also consider the ordinance readings and/or final consideration of the ordinance consistent with the City's ordinance approval process.

The general scope and objectives of the Second Amendment are:

a. Pursuant to Idaho Code Section 50-2904(5), to amend the Plan and existing RAA #4-3 to extend the revenue allocation area financing provision to December 31, 2046, to support growth of a manufacturing project where RAA #4-3 includes only parcels owned or controlled by the project owner and its affiliates;

b. To provide for redemption, reimbursement and/or payment of existing Plan obligations, including Bonds;

c. To identify Additional Projects and project costs to be funded by revenue allocation proceeds, during the extension of the Plan and RAA #4-3 including:
- Road Improvements, including the engineering, design, installation, construction, and/or reconstruction of 3300 East, including the widening of 3300 East, improvements to the streetscapes, and related pedestrian and bicycle facilities, sidewalk, curb and gutter.
- Intersection Improvements, including the engineering, design, installation, construction, and/or reconstruction of improvements to the intersection of 3300 East and US30, including the installation of traffic signals.
- Power Upgrades, including the engineering, design, relocation, installation, construction, and/or reconstruction of the power distribution system and the addition of a transformer and installation of a new substation (within and outside of the Amended Project Area).
- Water System and Line Upgrades, including the engineering, design, relocation, installation, construction, and/or reconstruction of improvements and upgrades to the water distribution system and water capacity improvements for up to four (4) MGD, including water pipe from Falls Avenue south to the Hankins tank and the addition of pumps at the Hankins Pump Station as needed to meet four (4) MGD (within and outside of the Amended Project Area).
- Sewer System and Line Upgrades, including the engineering, design, relocation, installation, construction, and/or reconstruction of wastewater system improvements and upgrades, including extension of the wastewater collection system, lift stations, and improvements to accommodate wastewater treatment for up to four (4) MGD including sewer line in Pole Line Road from Eastland Drive North to the Magic Valley Mall and additional sewer line improvements from the Magic Valley Mall to the Canyon Springs Road corner and other lines as needed to provide four (4) MGD service to the Chobani plant (within and outside of the Amended Project Area).
- Impact Fees related to the Additional Project as assessed for building permits secured by December 31, 2029.

d. To add, revise and update Plan Sections to address current circumstances, statutory changes, statutory compliance, updated financing methods and fiscal impact statement, and to update the termination provisions; and

e. To supplement the Economic Feasibility Study.

Any such land uses as described in the Second Amendment will be in conformance with zoning for the City and the City's Comprehensive Plan, as amended. Land made available will be developed by private enterprises or public agencies as authorized by law. The Second Amendment identifies various public and private improvements which may be made within RAA #4-3.

RAA #4-3 was established effective retroactively to January 1, 2011. The Plan and RAA #4-3 were amended by the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 the ("First Amendment"), which First Amendment was adopted by Twin Falls City Council Ordinance No. O-2025-010 on July 7, 2025, which de-annexed a single parcel consisting of approximately 28.23 acres from RAA #4-3. The Second Amendment does not alter or change the boundaries of RAA #4-3, which continue to be particularly described as:

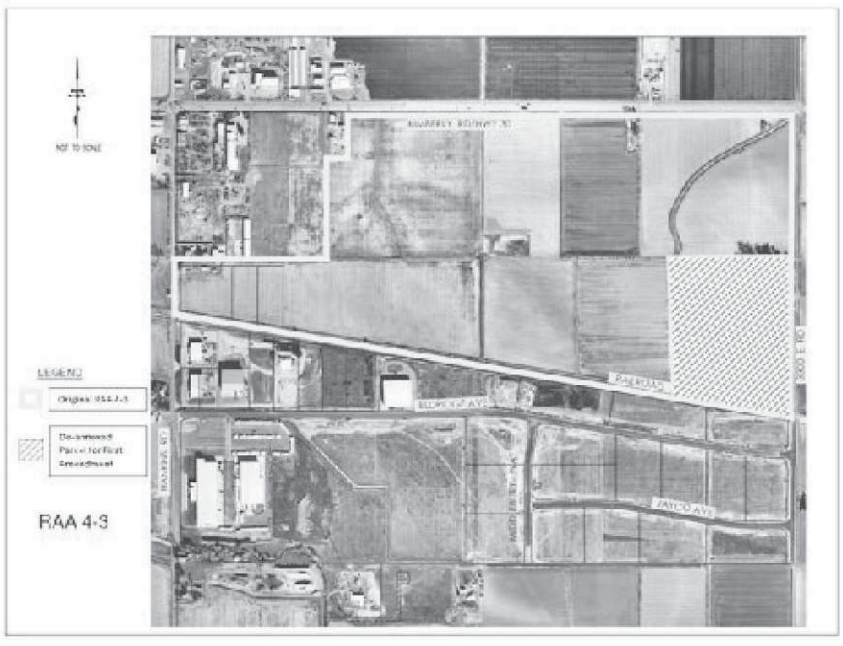
Revenue Allocation Area #4-3 consists of approximately two hundred twenty (220) acres and is generally located south of Kimberly Road (3800 North or Highway 30), west of 3300 East, and north of the railroad right of way, as shown on the attached map, and is legally described as follows:

A parcel of land located in the NE1/4 and the NW1/4 of Section 24, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:
N1/2 NE1/4; TOGETHER WITH S1/2 NE1/4 that lies North of the Northerly right-of-way boundary of the Union Pacific Railroad; TOGETHER WITH S1/2 NW1/4 that lies North of the Northerly right-of-way boundary of the Union Pacific Railroad; TOGETHER WITH a parcel of land located in the NW1/4 more particularly described as follows:
COMMENCING at the North one-quarter corner of said Section 24 from which the Northwest Section corner of said Section 24 bears South 89 ° 48'00" West 2638.80 feet; THENCE South 00 °31'07" East along the East boundary of the NE1/4 NW1/4 of said Section 24 for a distance of 50.00 feet to a point on the Southerly right-of-way of U.S. Highway 30 and being the TRUE POINT OF BEGINNING; THENCE continuing South 00 °31'07" East along the East boundary of the NE1/4 NW1/4 of said Section 24 for a distance of 1269.01 feet to the Southeast corner of the NE1/4 NW1/4 of said Section 24; THENCE South 89 °46'46" West along the South boundary of the NE1/4 NW1/4 of said Section 24 for a distance of 1320.34 feet to the Southwest corner of the NE1/4 NW1/4 of said Section 24; THENCE continuing South 89 °46'46" West along the South boundary of the NW1/4 of said Section 24 for a distance of 6.39 feet; THENCE North 00 °12'00" West for a distance of 2.39 feet to a found 5/8" rebar; THENCE continuing North 00 °12'00" West for a distance of 890.83 feet to a found 5/8" rebar; THENCE South 89 °43'47" East for a distance of 181.24 feet; THENCE North 00 °39'29" East for a distance of 377.78 feet to a point on the Southerly right-of-way U.S. Highway 30; THENCE North 89 °48'00" East parallel with the North boundary of the NE1/4 NW1/4 of and said Section 24 and along the Southerly right-of-way of U.S. Highway 30 for a distance of 1132.79 feet to the TRUE POINT OF BEGINNING.
All containing approximately 220.97 acres.

LESS

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, Section 24: The S1/2NE1/4 lying North of the Railroad; EXCEPT: Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, Section 24: A parcel of land located in the S1/2NE1/4 being more particularly described as follows:
COMMENCING at the Northeast corner of Section 24; said point lies North 00°27'29" East 2635.15 feet from the East quarter corner of said Section 24; THENCE South 00°27'29" West 1317.58 feet along the East boundary of Section 24 to the Northeast corner of the S1/2NE1/4; THENCE North 89°49'59" West 1047.92 feet along the North boundary of the S1/2NE1/4 to the REAL POINT OF BEGINNING. THENCE South 02°39'05" East 1134.38 feet along the centerline of a Twin Falls Canal Company lateral to a point on the Northerly right of way boundary of a railroad mainline; THENCE North 80°47'45" West 1710.09 feet along said Northerly right of way to a point on the West boundary of the S1/2NE1/4 of Section 24; THENCE North 00°08'34" West 864.41 feet along the West boundary of the S1/2NE1/4 of Section 24 to the Northwest corner thereof; THENCE South 89°49'59" East 1637.75 feet along the North boundary of the S1/2NE1/4 of Section 24 to the REAL POINT OF BEGINNING.

RAA #4-3 is depicted in the map below, which shows the area deannexed by the First Amendment:



Copies of the proposed Second Amendment are on file for public inspection and copying per the City of Twin Falls Public Records Policy at the office of the City Clerk, 203 Main Avenue East, Twin Falls, Idaho, 83301, between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, exclusive of holidays. The Second Amendment, together with the Plan and First Amendment, can also be accessed online at (https://www.tfid.org/126/Urban-Renewal-Agency). For additional assistance in obtaining a copy of the Second Amendment in the event of business office interruptions, contact the office of the City Clerk at 208-735-7287.

At the hearing date, time, and place noted above (November 9, 2026, at 5:00 p.m.), all interested persons are invited to attend the hearing to express their views regarding this proposal. Oral testimony may be offered at the meeting and may be restricted to no more than 3 minutes per person. Written testimony of more than two pages must be submitted at least five working days prior to the hearing by using this link: https://forms.tfid.org/Forms/CouncilPublicComment. Other written testimony may be submitted to the City Clerk by email at cityclerk@tfid.org no later than 3:00 p.m. on the date of the hearing. Additional information may be obtained by calling 208-735-7271 or by email at trothweiler@tfid.org.

Twin Falls City Hall is accessible to persons with disabilities. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments, individuals with other disabilities may receive assistance by contacting the City twenty-four (24) hours prior to the hearing.

Dated 9/17/2026
Amy Luna, City Clerk
Publish: October 8, 22, 2026
COL-NV-5003

Exhibit 3

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF TWIN FALLS, IDAHO, VALIDATING CONFORMITY OF THE SECOND AMENDMENT TO THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3 WITH THE CITY OF TWIN FALL'S COMPREHENSIVE PLAN

RESOLUTION NO. 2026-06

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF TWIN FALLS, IDAHO, VALIDATING CONFORMITY OF THE SECOND AMENDMENT TO THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3 WITH THE CITY OF TWIN FALL'S COMPREHENSIVE PLAN

WHEREAS, the Urban Renewal Agency of the City of Twin Falls, Idaho (hereinafter "Agency"), the duly constituted and authorized urban renewal agency of the City of Twin Falls, Idaho (the "City"), has submitted the proposed Second Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 (the "Second Amendment") to the City. The Second Amendment seeks to extend the duration of the Urban Renewal Plan for Revenue Allocation Area #4-3, as amended (the "Plan"), which contains revenue allocation financing provisions, to add, revise and update provisions in the Plan, and to extend the corresponding revenue allocation area, as amended ("RAA #4-3"); and

WHEREAS, the City Manager and Twin Falls City Council referred the Second Amendment to the City Planning and Zoning Commission for review and recommendations concerning the conformity of said Second Amendment with the City's Comprehensive Plan, *Grow With Us*, as amended ("Comprehensive Plan"); and

WHEREAS, the staff of the City Planning and Zoning Commission has reviewed said Second Amendment and has determined that it is in all respects in conformity with the Comprehensive Plan; and

WHEREAS, on September 15, 2026, the City Planning and Zoning Commission met to consider whether the Second Amendment conforms with the Comprehensive Plan for the City as required by Idaho Code Section 50-2008(b); and

WHEREAS, the City Planning and Zoning Commission has reviewed said Second Amendment in view of the Comprehensive Plan; and

WHEREAS, the City Planning and Zoning Commission has determined that the Second Amendment is in all respects in conformity with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF TWIN FALLS, IDAHO:

Section 1. That the Second Amendment, submitted by the Agency and referred to this Commission by the City Manager and City Council for review, is in all respects in conformity with the City's Comprehensive Plan.

Section 2. That **Exhibit A**, outlining the findings supporting the determination that the Second Amendment is in conformity with the City's Comprehensive Plan, is hereby adopted and incorporated as part of this Resolution.

Section 3. That the Director of the City's Planning and Zoning Department is hereby authorized and directed to provide the City Manager and Twin Falls City Council with a certified copy of this Resolution relating to said Second Amendment.

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

ADOPTED by the Planning and Zoning Commission of the City of Twin Falls, Idaho, this 15th day of September 2026.

APPROVED:

Cortney Campbell
Chair, Planning and Zoning Commission

ATTEST:

Jonathan Spendlove
Director, Planning and Zoning Department

EXHIBIT A

4917-7274-8611, v. 1

BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
	)	FINDINGS OF FACT,
	)	
	)	CONCLUSIONS OF LAW,
Urban Renewal Agency of the City of Twin Falls	)	
Urban Renewal Plan for Revenue Allocation Area "#4-3: Second Amendment")	)	AND DECISION
Applicant(s)		

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on Tuesday, September 15, 2026, for its recommendations as to conformity of the Urban Renewal Plan for Revenue Allocation Area "#4-3: Second Amendment" and the Planning and Zoning Commission being fully advised in the matter, now makes the following:

FINDINGS OF FACT

1. The Urban Renewal Plan for Revenue Allocation Area "#4-3: Second Amendment" provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the development, redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project Area.
2. The entire area is designated as "Industrial/Flex" by the Comprehensive Plan, and is currently zoned IND-2.
3. The property is well served by a high-capacity roadway Kimberly Rd and Champlin Way.
4. The plan provides for the upgrades to necessary public infrastructure for the development, redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project Area, including improvement of water lines, wastewater pretreatment, wastewater collection, wastewater treatment, electrical power and natural gas lines.
5. The Commission reviewed the proposed amendment to Revenue Allocation Area #4-3: Second Amendment and considered its conformity with the City Comprehensive Plan. Following staff and applicant presentations and discussion of the proposed amendment, the Commission found that the amendment is consistent with the goals and policies of the Comprehensive Plan and approved Resolution No. 2026-06 validating its conformity with the Comprehensive Plan.

Based on the foregoing Findings of Fact and the regulations and standards set forth within City Code, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The Urban Renewal Plan for Revenue Allocation Area "#4-3: Second Amendment" is in conformance with the Comprehensive Plan, the objective of the zoning ordinance, and is in conformity with the general plan for the development of the municipality in an orderly manner.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following:

DECISION

The City of Twin Falls Planning and Zoning Commission recommends that the City Council of the City of Twin Falls approve the Urban Renewal Plat for Revenue Allocation Area "#4-3: Second Amendment".

CHAIRPERSON-TWIN FALLS CITY PLANNING & ZONING COMMISSION

9/25/26

DATE

Exhibit 4

SUMMARY OF ORDINANCE NO. _O-2026-011

4867-3596-6145, v. 1

NOTICE AND PUBLISHED SUMMARY
OF ORDINANCE PURSUANT TO I.C. §50-901(A)

CITY OF TWIN FALLS ORDINANCE NO. O-2026-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, APPROVING THE SECOND AMENDMENT TO THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3, WHICH SECOND AMENDMENT SEEKS TO EXTEND THE DURATION OF THE PLAN, AS AMENDED, THE REVENUE ALLOCATION FINANCING PROVISION AND RAA #4-3 TO SUPPORT GROWTH OF A MANUFACTURING PROJECT; WHICH SECOND AMENDMENT AMENDS A PLAN, AS AMENDED, THAT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO THE COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; PROVIDING FOR WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS:

SECTION 1: It is hereby found and determined that:

(a) That the conditions of Idaho Code Section 50-2904(5) have been met in that RAA #4-3 includes only parcels that are owned or controlled by Chobani (or its affiliates), and that Chobani's expansion meets the growth of a manufacturing project as defined in Idaho Code Section 50-2903(12).

(b) Supporting the expansion of a manufacturing facility pursuant to the Plan, as amended by the Second Amendment, and recognizing the public benefits of economic growth and development, is in the best interests of the public and the residents of the City.

(c) There continues to be a need for the Agency to function in the City.

(d) The Plan, as amended by the Second Amendment, conforms to the City's Comprehensive Plan as a whole.

(e) The Plan, as amended by the Second Amendment, affords maximum opportunity consistent with the sound needs of the City as a whole for the continued development and redevelopment of the urban renewal area by private enterprises.

(f) The collective base assessment rolls for the existing revenue allocation areas together with RAA #4-3, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.

(g) The Plan, as amended by the Second Amendment, includes the requirements set forth in Idaho Code § 50-2905 with specificity.

(h) The Plan, as amended by the Second Amendment, is sufficiently complete to indicate such improvements, as may be proposed to be carried out in the urban renewal area, zoning, land uses, and any method or methods of financing such plan, which methods will include revenue allocation financing provisions.

(i) There are no families who will be displaced from the urban renewal area.

(j) The Plan, as amended by the Second Amendment, gives due consideration to the provision of adequate park and recreational areas and facilities recognizing the manufacturing and industrial uses within RAA #4-3.

SECTION 2: The Second Amendment attached hereto as **Exhibit 1** and made a part hereof, seeking to extend the duration of the Plan, including the revenue allocation financing provisions, and the RAA #4-3, to December 15, 2046, recognizing revenue will be allocated to the Agency in 2047, and to add, revise and update provisions in the Plan, is hereby approved. As directed by the City Council, the City Clerk may make certain technical corrections or revisions to the Second Amendment in keeping with the information and testimony presented at the November 9, 2026, hearing, and incorporate changes or modifications, if any.

SECTION 3: The boundaries of RAA #4-3 overlap the boundaries of the Twin Falls Highway District; however the City has, or will have, the responsibility for the maintenance of roads and highways in and around RAA #4-3. Therefore, pursuant to Idaho Code Section 50-2908(2)(a)(iv) the revenues from the Twin Falls Highway District levies will be allocated to the Agency without the need of a further agreement.

SECTION 4: The boundaries of RAA #4-3 do overlap the boundaries of the Ambulance District. Pursuant to Idaho Code Section 50-2906(4), the City and Agency requested the Ambulance District consent by resolution to be subject to the financing provision established by the Plan, as amended by the Second Amendment, through the original termination date of December 15, 2031, or following final payment, redemption, or refinancing of the Agency's issued Revenue Allocation Bonds, Series 2013, whichever is earlier. To the extent the resolution from the Ambulance District is filed with the City, the City is directed to transmit a copy of such resolution to the County Clerk and the State Tax Commission within ten (10) business days in accordance with Idaho Code Section 50-2906(4).

SECTION 5: No direct or collateral action challenging the Second Amendment shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Second Amendment.

SECTION 6: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Twin Falls County Auditor and Assessor, and to the appropriate officials of Twin Falls County Board of County Commissioners, City of Twin Falls, Twin Falls Ambulance, College of Southern Idaho, Twin Falls School District No. 411, Twin Falls Highway District, Twin Falls County Pest Abatement District, and the State Tax Commission, a copy of this Ordinance, a copy of the legal description and map of the boundary of RAA #4-3.

SECTION 7: The City Council hereby finds and declares that the equalized assessed valuation of RAA #4-3 as defined in the Plan, as amended by the First Amendment, and as further amended by the Second Amendment, is likely to increase, and to continue to increase, as a result of the initiation and completion of urban renewal projects pursuant to the Second Amendment.

SECTION 8: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Second Amendment, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 9: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code section 50-2006 to designate itself as the Agency Board.

SECTION 10: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication, with the RAA #4-3 maintaining its base assessment roll as of January 1, 2011, in accordance with the Act.

SECTION 11: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 12: The Summary of this Ordinance, a copy of which is attached hereto as **Exhibit 4**, is hereby approved.

SECTION 13: All ordinances, resolutions, orders, or parts thereof, in conflict herewith are hereby repealed, rescinded, and annulled.

SECTION 14: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

SECTION 15: That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1)

reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

PASSED by the City Council of the City of Twin Falls, Idaho, on this 9th day of November 2026

APPROVED by the Mayor of the City of Twin Falls, Idaho, on this 9th day of November 2026.

EXHIBITS TO THE ORDINANCE

Exhibit 1	Second Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3
Exhibit 2	Notice Published in the *Times-News* on October 8 and 22, 2026
Exhibit 3	A Resolution of the Planning and Zoning Commission for the City of Twin Falls, Idaho, Validating Conformity of the Second Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 with the City of Twin Fall's Comprehensive Plan
Exhibit 4	Ordinance Summary

SUMMARY OF SECOND AMENDMENT TO THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3

The Second Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 ("Second Amendment") was prepared by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), and all applicable laws and ordinances and was approved by the Urban Renewal Agency of the City of Twin Falls, Idaho (the "Agency"). The Second Amendment seeks to extend the duration of the Urban Renewal Plan for Revenue Allocation Area #4-3, as amended (the "Plan"), which contains revenue allocation financing provisions, to add, revise and update provisions in the Plan, and to extend the corresponding revenue allocation area, as amended ("RAA #4-3"). The Plan contains previously adopted revenue allocation financing provisions, effective retroactively to January 1, 2011, with an original termination date of December 15, 2031, pursuant to the Act. Pursuant to Idaho Code Section 50-2904(5), the Second Amendment will extend the duration of the Plan, as amended, and RAA #4-3, as amended, and will terminate on December 15, 2046; however, revenue allocation proceeds may be received and used for outstanding reimbursement and/or debt service obligations in 2047 pursuant to Idaho Code § 50-2905(7), if not earlier terminated. The extension of the previously adopted revenue allocation financing provisions will continue to cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll for the original RAA #4-3 as of January 1, 2011, to be allocated to the Agency for urban renewal purposes.

The general scope and objective of the Second Amendment are:

The general scope and objectives of the Second Amendment are:

a. Pursuant to Idaho Code Section 50-2904(5), to amend the Plan and existing RAA #4-3 to extend the revenue allocation area financing provision to December 15, 2046, to support growth of a manufacturing project where RAA #4-3 includes only parcels owned or controlled by the project owner and its affiliates;

b. To provide for redemption, reimbursement and/or payment of existing Plan obligations, including Bonds;

c. To identify Additional Projects and project costs to be funded by revenue allocation proceeds, during the extension of the Plan and RAA #4-3 including:

- Road Improvements, including the engineering, design, installation, construction, and/or reconstruction of 3300 East, including the widening of 3300 East, improvements to the streetscapes, and related pedestrian and bicycle facilities, sidewalk, curb and gutter.
- Intersection Improvements, including the engineering, design, installation, construction, and/or reconstruction of improvements to the intersection of 3300 East and US30, including the installation of traffic signals.
- Power Upgrades, including the engineering, design, relocation, installation, construction, and/or reconstruction of the power distribution system and the addition of a transformer and installation of a new substation (within and outside of the Amended Project Area).
- Water System and Line Upgrades, including the engineering, design, relocation, installation, construction, and/or reconstruction of improvements and upgrades to the water distribution system and water capacity improvements for up to four (4) MGD, including water pipe from Falls Avenue south to the Hankins tank and the addition of pumps at the Hankins Pump Station as needed to meet four (4) MGD (within and outside of the Amended Project Area).
- Sewer System and Line Upgrades, including the engineering, design, relocation, installation, construction, and/or reconstruction of wastewater system improvements and upgrades, including extension of the wastewater collection system, lift stations, and improvements to accommodate wastewater treatment for up to four (4) MGD including sewer line in Pole Line Road from Eastland Drive North to the Magic Valley Mall and additional sewer line improvements from the Magic Valley Mall to the Canyon Springs Road corner and other lines as needed to provide four (4) MGD service to the Chobani plant (within and outside of the Amended Project Area).
- Impact Fees related to the Additional Project as assessed for building permits secured by December 31, 2029.

d. To add, revise and update Plan Sections to address current circumstances, statutory changes, statutory compliance, updated financing methods and fiscal impact statement, and to

update the termination provisions; and

e. To supplement the Economic Feasibility Study.

Any such land uses as described in the Second Amendment will be in conformance with zoning for the City and the City's Comprehensive Plan, as amended. Land made available will be developed by private enterprises or public agencies as authorized by law. The Second Amendment identifies various public and private improvements which may be made within RAA #4-3.

RAA #4-3 was established effective retroactively to January 1, 2011. The Plan and RAA #4-3 were amended by the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 the ("First Amendment"), which First Amendment was adopted by Twin Falls City Council Ordinance No. O-2025-010 on July 7, 2025, which de-annexed a single parcel consisting of approximately 28.23 acres from RAA #4-3. The Second Amendment does not alter or change the boundaries of RAA #4-3, which continue to be particularly described as:

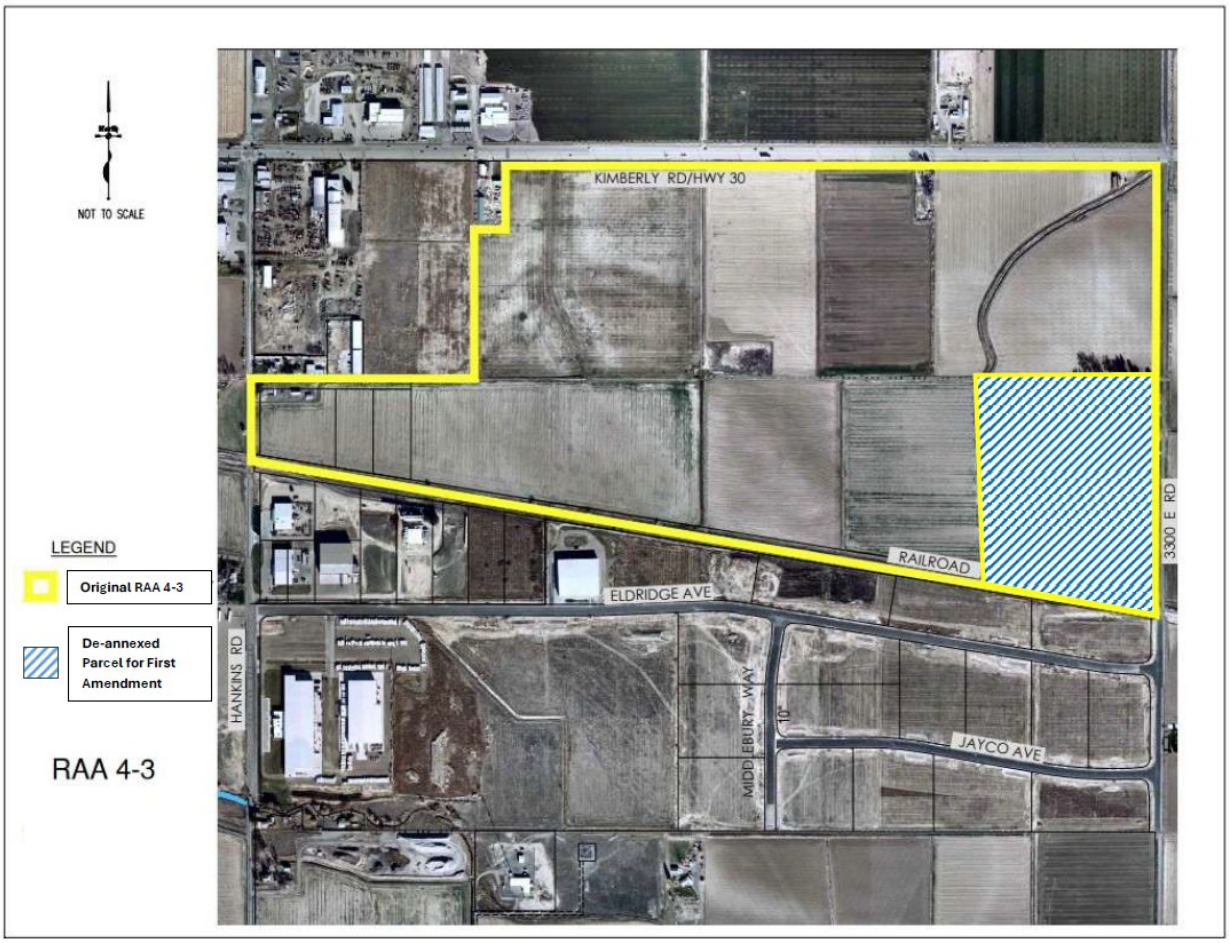
Revenue Allocation Area #4-3 consists of approximately two hundred (220) acres and is generally located south of Kimberly Road (3800 North or Highway 30), west of 3300 East, and north of the railroad right of way, as shown on the attached map, and is legally described as follows:

A parcel of land located in the NE¼ and the NW¼ of Section 24, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:
N½ NE¼;
TOGETHER WITH
S½ NE¼ that lies north of the Northerly right-of-way boundary of the Union Pacific Railroad;
TOGETHER WITH
S½ NW¼ that lies north of the Northerly right-of-way boundary of the Union Pacific Railroad;
TOGETHER WITH
A parcel of land located in the NW¼ more particularly described as follows:
COMMENCING at the North one-quarter corner of said Section 24 from which the Northwest Section corner of said Section 24 bears South 89°48'00" West 2638.80 feet;
THENCE South 00°31'07" East along the East boundary of the NE¼ NW¼ of said Section 24 for a distance of 50.00 feet to a point on the Southerly right-of-way of U.S. Highway 30 and being the TRUE POINT OF BEGINNING;
THENCE continuing South 00°31'07" East along the East boundary of the NE¼ NW¼ of said Section 24 for a distance of 1269.01 feet to the Southeast corner of the NE¼ NW¼ of said Section 24;
THENCE South 89°46'46" West along the South boundary of the NE¼ NW¼ of said Section 24 for a distance of 1320.34 feet to the Southwest corner of the NE¼ NW¼ of said Section 24;
THENCE continuing South 89°46'46" West along the South boundary of the NW¼ of said Section 24 for a distance of 6.39 feet;
THENCE North 00°12'00" West for a distance of 2.39 feet to a found 5/8" rebar;
THENCE continuing North 00°12'00" West for a distance of 890.83 feet to a found 5/8" rebar;
THENCE South 89°43'47" East for a distance of 181.24 feet;
THENCE North 00°39'29" East for a distance of 377.78 feet to a point on the Southerly right-of-way U.S. Highway 30;
THENCE North 89°48'00" East parallel with the North boundary of the NE¼ NW¼ of said Section 24 and along the Southerly right-of-way of U.S. Highway 30 for a distance of 1132.79 feet to the TRUE POINT OF BEGINNING.
All containing approximately 220.97 acres.

LESS

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 24: The S1/2NE1/4 lying North of the Railroad
EXCEPT:
Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 24: A parcel of land located in the S1/2NE1/4 being more particularly described as follows:
COMMENCING at the Northeast corner of Section 24; said point lies North 00°27'29" East 2635.15 feet from the East quarter corner of said Section 24;
THENCE South 00°27'29" West 1317.58 feet along the East boundary of Section 24 to the Northeast corner of the S1/2NE1/4;
THENCE North 89°49'59" West 1047.92 feet along the North boundary of the S1/2NE1/4 to the REAL POINT OF BEGINNING.
THENCE South 02°39'05" East 1134.38 feet along the centerline of a Twin Falls Canal Company lateral to a point on the Northerly right of way boundary of a railroad mainline;
THENCE North 80°47'45" West 1710.09 feet along said Northerly right of way to a point on the West boundary of the S1/2NE1/4 of Section 24;
THENCE North 00°08'34" West 864.41 feet along the West boundary of the S1/2NE1/4 of Section 24 to the Northwest corner thereof;
THENCE South 89°49'59" East 1637.75 feet along the North boundary of the S1/2NE1/4 of Section 24 to the REAL POINT OF BEGINNING.

RAA #4-3 is depicted in the map below, which shows the area deannexed by the First Amendment:



ATTACHMENTS TO THE SECOND AMENDMENT

Attachment 3A	Second Supplement to the Economic Feasibility Study
Attachment 4	Correction to Attachment 3 to the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3, the Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2025 Deannexation

The full text of Ordinance No. O-2026-011 is available for inspection at City Hall, City of Twin Falls, 203 Main Avenue East, Twin Falls, Idaho.

_____

City of Twin Falls
Mayor and City Council
By: City Clerk
Public Hearing: 11/09/2026; Consolidated Readings [enter].

STATEMENT OF TWIN FALLS CITY ATTORNEY AS TO ADEQUACY OF SUMMARY OF ORDINANCE NO. O-2026-011

I, Bruce Castleton, City Attorney for the City of Twin Falls, Idaho, hereby declare and certify that in my capacity as City Attorney of the City of Twin Falls, pursuant to Idaho Code Section 50 901A(3) of the Idaho Code as amended, I have reviewed a copy of the above Summary of Ordinance, have found the same to be true and complete, and said Summary of Ordinance provides adequate notice to the public of the contents, including the exhibits, of Ordinance No. O-2026-011.

DATED this _____ day of November 2026.

_____

Bruce Castleton, City Attorney

4897-7983-4962, v. 1