

Agro Farma (Chobani)/Twin Falls - Data Sheet

11/3/2011

<u>Costs</u>	<u>Costs</u>	<u>City</u>	<u>URA-TIF</u>	<u>State</u>	<u>Business +</u>	<u>Client</u>
<u>Land Acquisition</u>						
Approx. 190 acres less buy back	\$ 4,298,747	\$ -	\$ 4,298,747	\$ -	\$ -	\$ -
Total	\$ 4,298,747	\$ -	\$ 4,298,747	\$ -	\$ -	\$ -
<u>Water</u>						
Meters	\$ 18,200	\$ -	\$ -	\$ -	\$ -	\$ 18,200
Water Line	\$ 3,000,000	\$ -	\$ 2,500,000	\$ 500,000	\$ -	\$ -
Total	\$ 3,018,200	\$ -	\$ 2,500,000	\$ 500,000	\$ -	\$ 18,200
<u>Wastewater</u>						
Infrastructure improvements						
Pretreatment - UASB (City operated)	\$ 7,500,000	\$ 2,750,000	\$ 4,650,000	\$ -	\$ 100,000	\$ -
Sewer Line	\$ 6,000,000	\$ 4,000,000	\$ 2,000,000			\$ -
WWTP	\$ 3,000,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -
Total	\$ 16,500,000	\$ 6,750,000	\$ 9,650,000	\$ -	\$ 100,000	\$ -
<u>Utilities</u>						
Power - 10 MW load	\$ 750,000	\$ -	\$ 200,000	\$ 550,000	\$ -	\$ -
Natural Gas	\$ 550,000	\$ -	\$ 500,000	\$ -	\$ 50,000	\$ -
Total	\$ 1,300,000	\$ -	\$ 700,000	\$ 550,000	\$ 50,000	\$ -
Use of Funds	\$ 25,116,947	\$ 6,750,000	\$ 17,148,747	\$ 1,050,000	\$ 150,000	\$ 18,200
Unallocated Resources for additional eligible project costs		\$ -	\$ 191,253	\$ -	\$ -	

Wastewater Rates

<u>Daily Wastewater Discharge</u>	<u>Rates</u>
1-799,999 gallons	\$ 2.84 / 1000 gallons
800,000 + gallons	\$ 2.84 / 1000 gallons
<i>*Rates fixed for 10-year period</i>	

Land Acquisition: The land acquisition includes 190 less the "buy back" of \$4,000/acre from the client. The property provides easy access to both US Highway 30 and cross road 3300 East and provides for speedy development.

Wastewater Infrastructure Improvements: This "deal sheet" reflects the same additional \$2 million for an upsized pretreatment facility and \$3 million for WWTP expansion. These improvements will be paid by a combination of funds from the City of Twin Falls and URA-TIF. The previously quoted wastewater rates remain the same.

Financial Resources: This "deal sheet" reflects an additional \$500,000 Community Development Block Grant (CDBG) that can be used as part of the \$3,000,000 water line project. This leaves an additional \$500,000 of previously allocated URA-TIF funds that would be available for other eligible projects.

Allocation of Resources: Based on this allocation, a balance of \$191,253 remains for eligible project costs.

Disclaimer

The commitments made herein are based upon representations made by Agro Farma to the City of Twin Falls. Any changes to the project may change the commitments that can be made to Agro Farma.