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IDAHO FALLS REDEVELOPMENT AGENCY
(A Component Unit of the City of Idaho Falls, Idaho)

Financial Statements
and Supplementary Information
with
Independent Auditors' Report

September 30, 2024

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INDEPENDENT AUDITORS' REPORT

The Board of Trustees
Idaho Falls Redevelopment Agency
Idaho Falls, Idaho

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Idaho Falls Redevelopment Agency (the Agency), a component unit of the City of Idaho Falls, Idaho as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Idaho Falls Redevelopment Agency, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibility of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

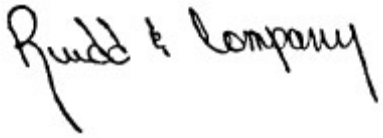
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4-9, and budgetary comparison information on pages 34-37 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 17, 2025, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Agency's internal control over financial reporting and compliance.



Idaho Falls, Idaho
February 17, 2025

This discussion and analysis of the Idaho Falls Redevelopment Agency's (the Agency) financial performance provides an overall review of the Agency's financial activities for the fiscal year ended September 30, 2024. The intent of the discussion and analysis is to look at the Agency's financial performance as a whole. Readers should also review the basic financial statements to enhance their understanding of the Agency's financial performance.

Financial Highlights

The Agency ended the year with a deficit of $(11,223,218) in net position. This represents a decrease in the deficit of $533,378 over the prior year.

The Agency ended the year with total cash and investments of $2,948,490. This represents an increase of $876,275 from the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the assets, liabilities, and deferred outflows/inflows of the Agency, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The *Statement of Activities* presents information showing how the net position of the Agency changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

Both the Statement of Net Position and the Statement of Activities present information as follows:

Governmental Activities. This includes all of the Agency's services, which are primarily supported by property taxes and interest income.

Business Type Activities. The Agency has no business type activities.

The government-wide financial statements can be found on pages 11-12 of this report.

Fund financial statements. A *fund* is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The Agency maintains four individual governmental funds and has elected to treat each of them as major funds. Information is presented separately in the governmental fund balance sheet and statement of revenues, expenditures, and changes in fund balances for each major fund.

The Agency adopts an annual budget for its special revenue funds. A budgetary comparison schedule has been provided for the River Commons Allocation, the Eagle Ridge Allocation, the Jackson Hole Allocation, and the Pancheri East Allocation special revenue funds to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 13 and 15 of this report.

Notes to the financial statements. The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 17-32 of this report.

Financial Analysis of the Agency

The following two tables provide condensed financial information on the Agency's net position and changes in net position for the fiscal years ended September 30, 2024 and 2023.

Government-wide Financial Analysis

Idaho Falls Redevelopment Agency's
Net Position

	Governmental Activities	
	2024	**2023**
Assets		
Current and other assets	$ 2,990,095	$ 2,078,574
Total Assets	2,990,095	2,078,574
Liabilities		
Current liabilities	597,751	119,745
Long-term liabilities	13,615,562	13,715,425
Total Liabilities	14,213,313	13,835,170
Net Position		
Unrestricted balance (deficit)	(11,223,218)	(11,756,596)
Total Net Position (Deficit)	$ (11,223,218)	$ (11,756,596)

As of September 30, 2024 and 2023, current assets including cash and investments, property tax receivables and other receivables made up 100% of assets. When the Agency purchases capital assets, they are ultimately contributed to the City of Idaho Falls, Idaho.

The $11,223,218 deficit in net position at September 30, 2024 is expected to be eliminated by the future taxes the Agency is expected to receive.

Idaho Falls Redevelopment Agency's
Changes in Net Position

	Governmental Activities	
	2024	**2023**
Revenues		
General Revenues		
Taxes	$ 1,432,374	$ 1,429,191
Other	187,443	95,629
Total General Revenues	1,619,817	1,524,820
Expenses		
General government	544,477	94,637
Interest on long-term debt	541,962	543,204
Total Expenses	1,086,439	637,841
Increase in Net Position	$ 533,378	$ 886,979

Property taxes received by the Agency are used to repay certain limited recourse promissory notes payable. These note payments will not be paid if property taxes are not sufficient to completely pay principal and interest on those obligations.

Financial Analysis of the Agency's Funds

As noted earlier, the Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental fund. The focus of the Agency's *governmental funds* are to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is used in assessing the Agency's financing requirements.

Special revenue funds. The special revenue funds are the chief operation funds of the Agency. At the end of the current fiscal year assigned fund balances were $2,495,897.

The fund balances of the Agency's special revenue funds increased by $437,376 during the current fiscal year. The main factor of this increase was the increased property taxes assessed and collected by Bonneville County.

Special Revenue Fund Budgetary Highlights. The Agency did not amend the budget during 2024. Significant variation between the budget amounts and actual results related to payments under the OPA agreements and expected costs related to projects that were approved but did not commence during the year.

Capital Assets

Capital assets such as streets, street improvements, water, sewer, and other capital improvements, are ultimately contributed to the City of Idaho Falls. There are currently no capital assets held by the Agency.

Long-term Debt

At September 30, 2024, the Agency had total long-term debt of $9,841,722 and OPA Obligations of $3,773,840, a decrease of $99,863 from the prior year.

The Agency has no employees; therefore there are no compensated absences.

Outstanding debt at September 30, 2024 was as follows:

	Governmental Activities	
	2024	**2023**
River Commons		
Series 2008		
Limited Recourse Promissory Note		
(amended and restated - January 16, 2009)	$ 7,876,375	$ 8,145,958
Series 2015		
Limited Recourse Promissory Note	321,351	324,811
Series 2015		
Limited Recourse Promissory Note	250,000	250,000
Eagle Ridge		
Series 2019		
Limited Recourse Promissory Note	1,393,996	1,432,495
Jackson Hole		
OPA Obligation	3,328,707	3,562,161
Pancheri East		
OPA Obligation	445,133	-
	$ 13,615,562	$ 13,715,425

Requests for Information

This financial report is designed to provide a general overview of the Idaho Falls Redevelopment Agency's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Idaho Falls Redevelopment Agency, P.O. Box 50220, Idaho Falls, ID 83405.

Basic Financial Statements

IDAHO FALLS REDEVELOPMENT AGENCY
Statement of Net Position
September 30, 2024

	Governmental Activities
Assets	
Cash and investments	$ 2,948,490
Property tax receivable	6,605
Developer receivable	35,000
Total Assets	2,990,095
Liabilities	
Accounts payable	9,367
Participation payable	478,226
Accrued interest payable	110,158
Long-term liabilities	
Due after one year	13,615,562
Total Liabilities	14,213,313
Net Position	
Unrestricted (Deficit)	(11,223,218)
Total Net Position	$ (11,223,218)

The Accompanying Notes are an Integral Part of the Financial Statements.

IDAHO FALLS REDEVELOPMENT AGENCY
Statement of Activities
Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for services	Program Revenues: Operating grants and contributions	Program Revenues: Capital grants and contributions	Net (Expense) Revenue and Changes in Net Assets: Total Governmental activities
Governmental Activities					
Administrative	$ 26,768	-	-	-	$ (26,768)
Insurance	3,111	-	-	-	(3,111)
Professional services	66,414	-	-	-	(66,414)
Office and other	3,051	-	-	-	(3,051)
Contribution of assets to the City of Idaho Falls	445,133	-	-	-	(445,133)
Interest	541,962	-	-	-	(541,962)
	1,086,439	-	-	-	(1,086,439)
General revenues					
Property taxes					1,432,374
Earnings on investments					104,450
Other revenues					82,993
					1,619,817
Change in net position					533,378
Net position beginning of year					(11,756,596)
Net position end of year					$ (11,223,218)

The Accompanying Notes are an Integral Part of the Financial Statements.

IDAHO FALLS REDEVELOPMENT AGENCY
Governmental Fund Types
Balance Sheet
September 30, 2024

	River Commons Allocation Fund	Eagle Ridge Allocation Fund	Jackson Hole Allocation Fund	Pancheri East Allocation Fund	Total
Assets					
Cash and investments	$ 2,575,454	$ 57,568	$ 307,128	$ 8,340	$ 2,948,490
Property tax receivable	-	6,605	-	-	6,605
Developer receivable	35,000	-	-	-	35,000
Total Assets	$ 2,610,454	$ 64,173	$ 307,128	$ 8,340	$ 2,990,095
Liabilities					
Accounts payable	$ 9,167	$ 200	$ -	$ -	$ 9,367
Participation payable	325,440	10,982	141,804	-	478,226
Total Liabilities	334,607	11,182	141,804	-	487,593
Deferred Inflows of Resources					
Unavailable revenues	-	6,605	-	-	6,605
Fund Balances					
Assigned	2,275,847	46,386	165,324	8,340	2,495,897
Total Fund Balances	2,275,847	46,386	165,324	8,340	2,495,897
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 2,610,454	$ 64,173	$ 307,128	$ 8,340	$ 2,990,095

The Accompanying Notes are an Integral Part of the Financial Statements.

IDAHO FALLS REDEVELOPMENT AGENCY
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position
September 30, 2024

Total government fund balances	$ 2,495,897
Property taxes receivable expected to be collected this year but are not available soon enough to pay for the current period expenditures and therefore are deferred in the funds.	6,605
Long-term liabilities are not due and payable in the current period and therefore are not reported as liabilities in the funds.	
Promissory notes	(9,841,722)
OPA obligation	(3,773,840)
Accrued interest	(110,158)
Net position (deficit) of governmental activities	$ (11,223,218)

The Accompanying Notes are an Integral Part of the Financial Statements.

IDAHO FALLS REDEVELOPMENT AGENCY
Governmental Fund Types
Statement of Revenues, Expenditures, and Changes in Fund Balances
Year Ended September 30, 2024

	River Commons Allocation Fund	Eagle Ridge Allocation Fund	Jackson Hole Allocation Fund	Pancheri East Allocation Fund	Total
Revenues					
Property taxes	$ 1,090,633	$ 55,895	$ 285,424	$ 176	$ 1,432,128
Earnings on investments	104,325	-	-	125	104,450
Other income	82,993	-	-	-	82,993
Total Revenues	1,277,951	55,895	285,424	301	1,619,571
Expenditures					
Administrative	21,418	2,700	2,300	350	26,768
Insurance	3,111	-	-	-	3,111
Professional services	51,613	14,801	-	-	66,414
Office and other	3,051	-	-	-	3,051
Debt service -					
Interest	537,855	-	-	-	537,855
Principal	273,043	38,499	233,454	-	544,996
Pancheri East participation	-	-	-	445,133	445,133
Jackson Hole participation	-	-	-	-	-
Total Expenditures	890,091	56,000	235,754	445,483	1,627,328
Excess of Revenues Over Expenditures	387,860	(105)	49,670	(445,182)	(7,757)
Other Financing Sources OPA obligation	-	-	-	445,133	445,133
Net Change in Fund Balances	387,860	(105)	49,670	(49)	437,376
Fund Balance September 30, 2023	1,887,987	46,491	115,654	8,389	2,058,521
Fund Balance September 30, 2024	$ 2,275,847	$ 46,386	$ 165,324	$ 8,340	$ 2,495,897

The Accompanying Notes are an Integral Part of the Financial Statements.

IDAHO FALLS REDEVELOPMENT AGENCY
Reconciliation of the Governmental Funds
Revenues, Expenditures, and Changes in Fund Balance to the Statement of Activities
Year Ended September 30, 2024

Net change in fund balances - total governmental funds	$	437,376
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net assets.		544,996
Issuance of OPA obligation is recorded as an other financing source in the funds but the issuance of the OPA obligation increases liabilities in the statement of activities.		(445,133)
Interest on long-term debt in the statement of activities differs from the amount reported in the governmental funds because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.		(4,107)
Because some property taxes will not be collected for several months after the Agency's fiscal year ends, they are not considered "available" revenues in the governmental funds.		246
Change in net position of governmental activities	$	533,378

The Accompanying Notes are an Integral Part of the Financial Statements.

1. Summary of Significant Accounting Policies

The Reporting Entity

The Idaho Falls Redevelopment Agency (the Agency) was created in July, 1966 for the purpose of redeveloping and rehabilitating certain deteriorating areas in the City of Idaho Falls Idaho, and was re-established by a resolution from the Idaho Falls City Council dated October 20, 1988. The Agency is authorized under the provisions of the Idaho Urban Renewal Law of 1965 (Chapter 20, Title 50, Idaho Code).

The Agency is a component unit, as defined by generally accepted accounting principles, of the City of Idaho Falls, Idaho, because of its operational or financial relationship with the City. The City appoints the governing body of the Agency.

The Agency's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for the state and local governments through its pronouncements of the Financial Accounting Standards Board (FASB) issued through November 30, 1989 that do not conflict with or contradict GASB pronouncements. The more significant accounting policies established in GAAP and used by the Agency are discussed below.

Government-Wide and Fund Financial Statements

The Agency's basic financial statements include both government-wide (reporting the Agency as a whole) and fund financial statements (reporting the Agency's major funds) in combined statements. Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. The Agency's activities and general administrative services are classified as governmental activities. The Agency has no business-type activities.

The financial transactions of the Agency are reported in individual funds in the combined financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, fund equity, revenues, and expenditures/expenses. The various funds are reported by generic classification within the financial statements.

1. Summary of Significant Accounting Policies (continued)

The following governmental fund types are used by the Agency:

- The Special Revenue Funds consist of the River Commons Allocation Fund, the Eagle Ridge Allocation Fund, the Jackson Hole Allocation Fund, and the Pancheri East Allocation Fund used to account for the property taxes received by the Agency and to disburse payments on the obligations of the Agency. The River Commons Allocation Fund is also used to account for expenditures for the exploration of new urban renewal districts.

Basis of Accounting

Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied.

Accrual. Governmental activities in the combined government-wide financial statements are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

Modified Accrual. The governmental funds financial statements are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e. both measurable and available. "Available" means collectible within the current period or within 60 days after year end. Expenditures are generally recognized under the modified accrual basis of accounting when the related liability is incurred. The exception to this general rule is that principal and interest on long-term debt, if any, is recognized when due.

Budget

Budgets for the Special Revenue Funds are adopted on a basis consistent with generally accepted accounting principles. All annual appropriations lapse at fiscal year-end.

Cash and Investments

Cash includes amounts in demand deposit accounts as well as short-term investments with a maturity date within three months of the date acquired by the Agency. Under state law, the Agency may deposit funds in demand deposits, interest-bearing demand deposits or time deposits with state banks organized under Idaho law and national banks having their principle offices in Idaho. State statutes authorize the Agency to invest in obligations of the U.S. Treasury, commercial paper, corporate bonds, and repurchase agreements.

1. Summary of Significant Accounting Policies (continued)

The Agency has elected to deposit cash in excess of immediate needs into the State of Idaho Local Government Investment Pool (LGIP). The LGIP was established as a cooperative endeavor to enable public entities of the State of Idaho to aggregate funds for investment. This pooling is intended to improve administrative efficiency and increase investment yield. The LGIP is managed by the State of Idaho Treasurer's office. An annual audit of LGIP is conducted by the State Legislative Auditors Office. The Legislative Auditor of the State of Idaho has full access to the records of the LGIP. All other cash is deposited with local banks in checking or savings accounts.

For deposits and investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Agency will not be able to recover the value of its deposits, investments or collateral securities that are in the possession of an outside party. The Agency does not have a policy for custodial credit risk outside of the deposit and investment agreements. The Agency is authorized to invest in the LGIP. This pooling is intended to improve administrative efficiency and increase investment yield. Investments are stated at cost which approximates fair value.

Revenues and Property Taxes
Substantially all governmental fund revenues are accrued. Property taxes are billed and collected within the same period in which the taxes are levied. The Agency does not levy property taxes; however, it is entitled to the increase in property taxes levied by the taxing districts after January 1, 1989.

In accordance with Idaho State law, property taxes are levied in September for each calendar year. All of the personal taxes and half of the real property taxes are due by December 20. The second half of the real property taxes is due by June 20. Property taxes attach as an enforceable lien as of January 1 of the following year. Notice of foreclosure is filed by the county clerk three years from the date of delinquency.

Expenditure
Expenditures are recognized when the related fund liability is incurred. Administrative expenses reflect amounts paid or payable to the City of Idaho Falls. The Agency's policy is to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available. When unrestricted resources are available for use, it is the Agency's policy to use committed resources first, then assigned, and then unassigned as needed.

1. Summary of Significant Accounting Policies (continued)

Capital Assets
Capital assets such as streets, street improvements, water, sewer, and other capital improvements, which the Agency pays for, are ultimately contributed to the City of Idaho Falls, Idaho.

Insurance
The Agency is exposed to certain risk of loss due to general liability, wrongful acts, faithful performance, and crime. The Agency has elected to transfer these risks through the purchase of insurance from a commercial enterprise.

Deferred Inflows of Resources
In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency's deferred inflows of resources represent unavailable revenues from property taxes, which arises only under a modified accrual basis of accounting and is reported only in the governmental funds balance sheet. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires the Agency to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Subsequent Events
In preparing these financial statements, the Agency has evaluated events and transactions for potential recognition or disclosure through February 17, 2025, the date which the financial statements were available to be issued.

2. Cash and Investments

Deposits

At September 30, 2024, the carrying amount of the Agency's deposits was $1,158,767 and the respective bank balances totaled $1,162,417. Of the bank balances, $250,000 were insured or collateralized with pooled securities held by the pledging financial institutions in the name of the Agency.

Custodial Credit Risk, Deposits

Custodial credit risk is the risk that in the event of bank failure, the government's deposits may not be returned. As of September 30, 2024, $908,767 of the Agency's deposits were not covered by Federal deposit insurance or the Securities Investor Protection Corporation, and thus were exposed to custodial credit risk.

Investments

As of September 30, 2024, the Agency had the following investments:

		Investment Maturities in Years			
	Fair Value	**Less than 1**	**1-5**	**6-10**	**More than 10**
State Investment Pool - Not rated	$ 1,789,723	$ 1,789,723	$ -	$ -	$ -
	$ 1,789,723	$ 1,789,723	$ -	$ -	$ -

Custodial Credit Risk Investments

As of September 30, 2024, the Agency's investments were covered by collateral held by the pledging financial institution's trust department or agent in the name of the Agency, and thus had no investments that were exposed to custodial credit risk.

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from changes in interest rates, the agency structures its portfolio so that securities mature to meet cash requirements for ongoing operations. The state investment pool is a short-term investment fund, participants have overnight availability to their funds and the weighted average maturity of investments at September 30, 2024, was 84 days.

2. Cash and Investments (continued)

Credit Risk

Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the Agency's policy to limit investments to the safest types and to diversify the Agency's investment portfolio so that potential losses on securities will be minimized. The Agency follows Idaho statute that outlines qualifying investment options.

Reconciliation of cash and investments reported on the Statement of Net Position and amounts classified as deposits for footnotes purposes:

Cash and investments as reported on the Statement of Net Position	$	2,948,490
Cash and investments classified as investments		(1,789,723)
Total deposits	$	1,158,767

3. Capital Assets

Capital assets such as streets, street improvements, water, sewer, and other capital improvements, are ultimately contributed to the City of Idaho Falls. There are currently no capital assets held by the Agency.

4. Long-term Liabilities

Governmental long-term liability activity for the year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
River Commons Allocation:				
Promissory note 2008 (amended and restated January 16, 2009)	$ 8,145,958	-	269,582	$ 7,876,376
Promissory note 2015	324,811	-	3,461	321,350
Promissory note 2015	250,000	-	-	250,000
Eagle Ridge Allocation:				
Promissory note 2019	1,432,495	-	38,499	1,393,996
Jackson Hole Junction Allocation:				
OPA obligation	3,562,161	-	233,454	3,328,707
Pancheri East Allocation:				
OPA obligation	-	445,133	-	445,133
	$ 13,715,425	$ 445,133	$ 544,996	$ 13,615,562

4. Long-term Liabilities (continued)

River Commons Allocation:
The Agency signed a $6,906,310 Limited Recourse Promissory Note, Series 2008 on July 17, 2008. A cash payment of $40,000 was made concurrent with the signing of the note, for a net principal balance of $6,866,310. The note matures on December 31, 2029, and the interest rate is 6.25%. On January 16, 2009 the Agency approved an amendment and restatement of this note to include an additional $1,946,292 for a total note balance of $8,812,602. All other terms remained the same.

The Agency signed a $250,000 Limited Recourse Promissory Note, Series 2015 in December 2014 with BV Lending, LLC. The note matures on December 31, 2029, and the interest rate is 4.5%.

The Agency signed a $365,000 Limited Recourse Promissory Note, Series 2015 in December 2014 with Bandon River, LLC. The note matures on December 31, 2029, and the interest rate is 4.5%.

Eagle Ridge Allocation:
The Agency signed a $1,619,082 Limited Recourse Promissory Note in December 2019. The note matures on December 31, 2035, and does not bear any interest.

Jackson Hole Junction Allocation:
The Agency signed a $4,000,000 owner participation agreement with JHJCC, LLC in March of 2018 that calls for reimbursement for the costs paid by the developer upon completion of Agency funded public improvements. The obligation bears no interest and will be paid from incremental tax revenues. The obligation will remain in effect until the sooner of December 31, 2030 or the date on which the Urban Renewal Plan terminates.

The Agency has agreed to pay on the owner participation obligation 80% of the tax increment monies, but will not retain more than the lesser of $50,000 or 20% of the monies received.

Pancheri East Allocation:
The Agency signed a $445,133 owner participation agreement with Sentinel Properties, LLC in February 2023 that calls for reimbursement for the costs paid by the developer upon completion of Agency funded public improvements. The obligation bears no interest and will be paid from incremental tax revenues. The obligation will remain in effect until the sooner of December 31, 2042 or the date on which the Urban Renewal Plan terminates.

4. Long-term Liabilities (continued)

The above notes and agreement are not callable, unless in default, and are not subject to prepayment penalty if redeemed. The Agency has agreed to pay the note holders 75%, 80%, or 85% as applicable, of the tax increment monies which the Agency receives as set forth in the law, and pay the remaining tax increment monies to the developer commencing upon receipt of tax increment monies received from the sites (as defined in the OPA's) for the period outlined in the agreement or until the principal is retired, whichever occurs first. The Agency's obligation to the note holders shall only be to pay above-described percentages or the amount of tax increment monies received by the Agency, notwithstanding said amount may be reduced, curtailed, or limited in any way, and there shall be no compounding of interest or amounts added to the principal in the event the tax increment monies are reduced, curtailed or limited in any way.

Because the tax increment monies to be received subsequent to these contracts cannot be reasonably estimated, debt service requirements through the next five years have not been disclosed.

5. Owner Participation Agreements

The Agency entered into an owner participation agreement (OPA) with BV Lending, LLC in March of 2005 wherein the Agency agreed to participate in the cost of certain public improvements referred to as the River Commons project in an amount not to exceed $8,852,602. Construction costs of $8,852,602 were incurred and expensed in previous fiscal years and a promissory note was issued for the amount of the expenditures.

In July 2013, the Agency amended the OPA with BV Lending, LLC. The amendment approves additional private developments of Snake River Landing and the funding or reimbursement of additional improvements. As part of the amendment, SRL Development, LLC and Bandon River, LLC are included as participants in the OPA. The agency has authorized reimbursement in cash of an additional $170,000 of costs incurred by Ball Ventures for storm water facilities and other costs in the construction of Snake River Landing and the issuance of a promissory note for remaining authorized costs of $500,000 to be incurred on the construction of Whitewater Drive. The OPA also authorizes assistance in the amount of $365,000 to Bandon River, LLC in the form of a promissory note for costs to be incurred in conjunction with the River Commons project. In April 2015, the Agency amended the OPA again to authorize additional cash assistance of $250,000 and a promissory note for $250,000 at an interest rate of 4.5% in place of the original promissory note of $500,000 that was authorized.

5. Owner Participation Agreements (continued)

During previous fiscal years, the Agency paid $420,000 of cash assistance under the amendments and issued promissory notes of $250,000 and $365,000 to Ball Ventures and Bandon River, LLC, respectively. In March 2016, the Agency amended the agreement to authorize assistance of $665,000 in the form of a promissory note to Ball Ventures for lava rock removal costs to be incurred in the development of Snake River Landing. In November 2017, the Agency approved $532,000 of the $665,000 note to be paid currently in cash, with the remaining $133,000 to be issued as a promissory note. The Agency paid the $532,000 in November 2017. As of September 30, 2024, no promissory note for the remaining amount has been issued.

In July 2015, the Agency entered into an OPA with Eagle Ridge Development, LLC. As part of the OPA, the Agency executed a quitclaim deed to transfer ownership of a 1.326 acre parcel of land, together with a public utility easement, to Eagle Ridge Development on July 10, 2015. The Agency also agreed to participate in the costs of certain public improvements up to a maximum of $1,752,624. Upon completion of the project, in December 2019 the Agency executed a limited recourse promissory note for $1,619,082, which shall be paid by the Agency from future tax revenues generated by the improvements. The promissory note does not bear any interest. During the current fiscal year, the OPA was amended to deannex a portion of the site that will be sold to Eagle Ridge Project, LLC.

In December 2023, the Agency entered into an additional OPA with Eagle Ridge Project, LLC to participate in costs to develop twelve apartment buildings totaling two hundred eighty-eight multifamily units in an amount not to exceed $1,519,373. Reimbursement shall be paid in the form of 75% of revenue allocation proceeds received by the Agency on a biannual basis. The Agency's reimbursement obligation will commence upon issuance of the certificate of occupancy for the first apartment building.

In March 2018, the Agency entered into an OPA with JHJCC, LLC. As part of the agreement, JHJCC, LLC will construct specified improvements to Jackson Hole Junction including basalt remediation and improvements to the street, sewer, water, and power systems. The Agency has agreed to participate in the costs of these improvements up to a maximum of $4,000,000 on a reimbursement basis. No interest shall accrue on the reimbursement obligation. Reimbursement shall not commence until the certificate of occupancy is issued for the development or upon the City's acceptance of the new public roadway through the project area, whichever is sooner, and the Agency has been reimbursed for the costs to create the project area. Reimbursement shall be paid in the form of 80% of revenue allocation proceeds received by the Agency on a biannual basis.

5. Owner Participation Agreements (continued)

The Agency shall not retain more than $50,000 in any year unless actual operating and administrative costs in any year exceed that amount, but the Agency will not retain more than 20% of tax revenues in any case. The reimbursement obligation will end when the $4,000,000 has been paid in full or the date on which the Urban Renewal Plan for Jackson Hole Junction terminates in 2030, whichever is sooner.

In February 2023, the Agency entered into an OPA with Sentinel Properties, LLC wherein the Agency agreed to financially participate with a private developer in the development of the approximately ninety room hotel. The Agency has to participate in the costs of all improvements to the site and those improvements adjacent to the site in an amount not to exceed $350,000 on a reimbursement basis. No interest shall accrue on the reimbursement obligation. Reimbursement shall not commence until the certificate of occupancy is issued for the development or upon the City's acceptance of the new public roadway through the project area, whichever is sooner, and the Agency has been reimbursed for the costs to create the project area. Reimbursement shall be paid in the form of 75% of revenue allocation proceeds received by the Agency on a biannual basis. The reimbursement obligation will end when the $350,000 has been paid in full or the date on which the Urban Renewal Plan for Pancheri East terminates in 2042, whichever is sooner.

In May 2023, the Agency amended the OPA with Sentinel Properties, LLC. The amendment allows for the reimbursement by the Agency of the actual eligible costs of the Agency funded public improvements in an amount not to exceed $445,133. This provision allows for additional reimbursement based on the increase in bid costs for the demolition and remediation of the vacant manufacturing facility. It does not alter the basic business purpose of the Agreement.

In August of 2023, the Agency entered into an OPA with Tailwater BF9 Venture LP wherein the Agency agreed to financially participate with a private developer in the improvements of the site. The Agency agreed to participate in the costs of all improvements to the site and those improvements adjacent to the site in an amount not to exceed $433,039 on a reimbursement basis. No interest shall accrue on the reimbursement obligation. Reimbursement shall not commence until the certificate of occupancy is issued for the development or upon the City's acceptance of the new public roadway through the project area, whichever is sooner, and the Agency has been reimbursed for the costs to create the project area. Reimbursement shall be paid in the form of 75% of revenue allocation proceeds received by the Agency on a biannual basis. The reimbursement obligation will end when the $433,039 has been paid in full, or December 31, 2043, or the date on which the Urban Renewal Plan for Anderson Bush terminates, whichever is sooner.

5. Owner Participation Agreements (continued)

In August of 2023, the Agency entered into an OPA with Tailwater BF4 Venture LP wherein the Agency agreed to financially participate with a private developer in the improvements of the site. The Agency agreed to participate in the costs of all improvements to the site and those improvements adjacent to the site in an amount not to exceed $1,702,562 on a reimbursement basis. No interest shall accrue on the reimbursement obligation. Reimbursement shall not commence until the certificate of occupancy is issued for the development or upon the City's acceptance of the new public roadway through the project area, whichever is sooner, and the Agency has been reimbursed for the costs to create the project area. Reimbursement shall be paid in the form of 75% of revenue allocation proceeds received by the Agency on a biannual basis. The reimbursement obligation will end when the $1,702,562 has been paid in full, or December 31, 2043, or the date on which the Urban Renewal Plan for Anderson Bush terminates, whichever is sooner.

6. Commitments

MOU with Yellowstone Square Development LLLP
In July 2023, the Agency entered into a memorandum of understanding (MOU) with Yellowstone Square Development, LLLP to provide funding for exploration costs of the potential Yellowstone Square Urban Renewal District. Yellowstone Square Development, LLLP agrees to provide funding in the estimated total of $8,000 to facilitate the preparation, consideration, and ultimate adoption of the eligibility report. $5,000 is due upon the effective date of the MOU, and any remaining amount for expenses when the city council takes action on the eligibility report. Yellowstone Square Development, LLLP also agrees to provide additional funding in the estimated amount of $27,000 to prepare the anticipated urban renewal plan for consideration and ultimate adoption by the Agency and the city council and negotiate the owner participation agreement. $20,000 is due within 7 days of the city council approval of the eligibility report, and any remaining amount for expenses within 60 days. The amount paid under this agreement by the developer during the fiscal year was $20,000 following city council approval of the eligibility report. The remaining amount of the commitment is dependent on the expenditures incurred to negotiate the owner participation agreement in the future.

6. Commitments (continued)

MOU with U.S. Development, Inc.

In November 2023, the Agency entered into a memorandum of understanding (MOU) with U.S. Development, Inc. to provide funding for the costs to prepare the First Amendment to the Eagle Ridge Plan, which would deannex certain parcels and right-of-way from the Eagle Ridge Plan, and any costs related to processing the approval of the amendment and the anticipated Snake River West urban renewal plan. U.S. Development, Inc. agrees to provide funding in the estimated total of $20,000 to prepare the amendment to the Eagle Ridge Plan. $10,000 is due with seven days of the effective date of the MOU, and any remaining amount within sixty days. U.S. Development, Inc. also agrees to provide funding in the estimated total of $8,000 to facilitate the preparation, consideration, and ultimate adoption of the eligibility report. $8,000 is due upon the effective date of the MOU, and any remaining amount for expenses when the city council takes action on the eligibility report. U.S. Development, Inc. also agrees to provide additional funding in the estimated amount of $27,000 to prepare the anticipated urban renewal plan for consideration and ultimate adoption by the Agency and the city council and negotiate the owner participation agreement. $20,000 is due within 7 days of the city council approval of the First Amendment to the Eagle Ridge Plan, and any remaining amount for expenses within 60 days. The amount paid under this agreement by the developer during the fiscal year was $18,000 upon the effective date of the MOU. The remaining amount of the commitment is dependent on the expenditures incurred to negotiate the owner participation agreement in the future.

MOU with Willow Creek Park, LLC

In July 2024, the Agency entered into a memorandum of understanding (MOU) with Willow Creek Park, LLC to provide funding to determine the eligibility of an area for an urban renewal project within the proposed Willow Creek Park Urban Renewal District. Willow Creek Park, LLC agrees to provide funding in the estimated total of $8,000 to facilitate the preparation, consideration, and ultimate adoption of the eligibility report. $4,000 is due upon the effective date of the MOU, and any remaining amount for expenses when the city council takes action on the eligibility report. Willow Creek Park, LLC also agrees to provide additional funding in the estimated amount of $30,000 to prepare the anticipated urban renewal plan for consideration and ultimate adoption by the Agency and the city council and negotiate the owner participation agreement. $15,000 is due within 7 days of the city council approval of the eligibility report, and any remaining amount for expenses within 30 days. The amount paid under this agreement by the developer during the fiscal year was $8,000 following city council approval of the eligibility report. The remaining amount of the commitment is dependent on the expenditures incurred to negotiate the owner participation agreement in the future.

7. Related Party

The Agency is a component unit of the City of Idaho Falls, Idaho (the City). In the current fiscal year, the agency entered into an agreement with the City of Idaho Falls, under which the City will provide administrative, clerical, GIS/mapping, and secretarial services and support to the Agency on an annual basis. The City provides monthly invoices with specified charges to the Agency. During the current fiscal year, the Agency paid the City $26,768 for administrative services and reimbursement for office expenses.

8. Other Required Individual Fund Disclosures

The Agency expenditures did not exceed the budgeted amounts in any of the funds during the year ended September 30, 2024.

Deficits in Individual Funds

There were no fund deficits as of September 30, 2024.

9. Fair Value Measurements

The Agency has implemented GASB No. 72, *Fair Value Measurement and Application*. This guidance requires government entities to measure investments and certain other items at fair value. The objective is to enhance comparability of financial statements among governments by requiring measurement of certain assets and liabilities at fair value using a consistent and more detailed definition of fair value and accepted valuation techniques. This guidance clarifies that fair value is an exit price, representing the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants. Under this guidance, fair value measurements are not adjusted for transaction costs. This guidance establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

9. Fair Value Measurements (continued)

GASB No. 72 specifies a hierarchy of valuation techniques based upon whether the inputs to those valuation techniques reflect assumptions other market participants would use based upon market data obtained from independent sources (observable inputs). The following summarizes the fair value hierarchy:

Level 1 Inputs – Unadjusted quoted market prices for identical assets and liabilities in an active market.

Level 2 Inputs – Inputs other than the quoted process in active markets that are observable either directly or indirectly.

Level 3 Inputs – Inputs based on prices or valuation techniques that are both unobservable and significant to the overall fair value measurements.

GASB No. 72 requires the use of observable market data, when available, in making fair value measurements. When inputs used to measure fair value fall within different levels of the hierarchy, the level within which the fair value measurement is categorized is based on the lowest level input that is significant to the fair value measurements. Valuation techniques used need to maximize the use of observable inputs.

Fair value assets measured on a recurring basis at September 30, 2024 are as follows:

		Fair Value Measurements at Reporting Date Using		
	Fair Value	Quoted Prices in Active Markets for Identical Assets/ Liabilities (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
State investment pool	$ 1,789,723	$ 1,789,723	$ -	$ -
Total	$ 1,789,723	$ 1,789,723	$ -	$ -

All investments have been valued using a market approach. There were no changes in the valuation techniques during the year. There are no assets or liabilities measured at fair value on a nonrecurring basis.

10. Fund Balances

Fund balance is classified depending on the relative strength of the spending constraints placed on the purposes for which resources can be used as follows:

Nonspendable fund balance – amounts that cannot be spent because they are either (1) not in spendable form or (2) legally or contractually required to be maintained intact.

Restricted fund balance – amounts constrained to specific purposes externally imposed by creditors (such as through debt covenants), grantor and contributors, or laws, or regulations of other governments, or through constitutional provisions, or by enabling legislation.

Committed fund balance – amounts that can only be used for specific purposes, pursuant to constraints imposed by formal action of the government's highest level of decision making authority. In the case of the Agency it is by Board action.

Assigned fund balance – amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed.

Unassigned fund balance – amounts that represent fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. In other governmental fund, it may be necessary to report a negative residual balance as unassigned.

	River Commons Allocation Fund	Eagle Ridge Allocation Fund	Jackson Hole Allocation Fund	Pancheri East Allocation Fund	Total
Fund Balances:					
Assigned	$ 2,275,847	$ 46,386	$ 165,324	$ 8,340	$ 2,495,897
Total Fund Balances	$ 2,275,847	$ 46,386	$ 165,324	$ 8,340	$ 2,495,897

Required Supplementary Information

IDAHO FALLS REDEVELOPMENT AGENCY
River Commons Allocation Fund Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget to Actual
Year Ended September 30, 2024

	Original and Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues			
Property taxes	$ 1,442,831	$ 1,090,633	$ (352,198)
Earnings on investments	2,575	104,325	101,750
Other income	-	82,993	82,993
Total Revenues	1,445,406	1,277,951	(167,455)
Expenditures			
Administrative	15,000	21,418	(6,418)
Insurance expense	5,000	3,111	1,889
Professional services	70,000	51,613	18,387
Office and other	10,000	3,051	6,949
Debt service			
Interest	-	537,855	(537,855)
Principal	1,082,123	273,043	809,080
Capital outlay	1,911,283	-	1,911,283
Total Expenditures	3,093,406	890,091	2,203,315
Net change in fund balance	(1,648,000)	387,860	2,035,860
Fund balance - September 30, 2023	1,648,000	1,887,987	239,987
Fund balance - September 30, 2024	$ -	$ 2,275,847	$ 2,275,847

See Independent Auditors' Report.

IDAHO FALLS REDEVELOPMENT AGENCY
Eagle Ridge Allocation Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget to Actual
Year Ended September 30, 2024

	Original and Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues			
Property taxes	$ 103,000	$ 55,895	$ (47,105)
Earnings on investments	258	-	(258)
Total Revenues	103,258	55,895	(47,363)
Expenditures			
Administrative	3,000	2,700	300
Professional services	10,000	14,801	(4,801)
Debt service			
Principal	87,550	38,499	49,051
Capital Outlay	64,508	-	64,508
Total Expenditures	165,058	56,000	109,058
Net change in fund balance	(61,800)	(105)	61,695
Fund balance - September 30, 2023	61,800	46,491	(15,309)
Fund balance - September 30, 2024	$ -	$ 46,386	$ 46,386

IDAHO FALLS REDEVELOPMENT AGENCY
Jackson Hole Allocation Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget to Actual
Year Ended September 30, 2024

	Original and Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues			
Property taxes	$ 206,000	$ 285,424	$ 79,424
Earnings on investment	258	-	(258)
Total Revenues	206,258	285,424	79,166
Expenditures			
Administrative	3,000	2,300	700
Professional services	9,000	-	9,000
Participation agreements	164,800	233,454	(68,654)
Capital outlay	122,158	-	122,158
Total Expenditures	298,958	235,754	63,204
Net change in fund balance	(92,700)	49,670	142,370
Fund balance - September 30, 2023	92,700	115,654	22,954
Fund balance - September 30, 2024	$ -	$ 165,324	$ 165,324

See Independent Auditors' Report.

IDAHO FALLS REDEVELOPMENT AGENCY
Pancheri East Allocation Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget to Actual
Year Ended September 30, 2024

	Original and Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues			
Property taxes	$ -	$ 176	$ 176
Earnings on investment	-	125	125
Other income	35,000	-	(35,000)
Total Revenues	35,000	301	(34,699)
Expenditures			
Administrative	-	350	(350)
Professional services	15,000	-	15,000
Capital outlay	20,000	-	20,000
Participation	-	445,133	(445,133)
Total Expenditures	35,000	445,483	(410,483)
Excess of Revenues Over Expenditures	-	(445,182)	(445,182)
Other Financing Sources			
OPA obligation	-	445,133	445,133
Net change in fund balance	-	(49)	(49)
Fund balance - September 30, 2023	-	8,389	8,389
Fund balance - September 30, 2024	$ -	$ 8,340	$ 8,340

See Independent Auditors' Report.

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Trustees
Idaho Falls Redevelopment Agency
Idaho Falls, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Idaho Falls Redevelopment Agency (the Agency), a component unit of the City of Idaho Falls, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise Idaho Falls Redevelopment Agency's basic financial statements, and have issued our report thereon dated February 17, 2025.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Idaho Falls Redevelopment Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Idaho Falls Redevelopment Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Idaho Falls Redevelopment Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did

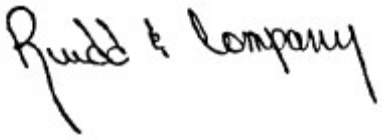
not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Idaho Falls Redevelopment Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Idaho Falls, Idaho
February 17, 2025