RDA MEETING

PACKET

DATE:

May 26, 2026

AGENDA
KANE COUNTY REDEVELOPMENT AGENCY/ CRA
MEETING TO BE HELD TUESDAY, May 26, 2026 at 9:15 AM
IN THE COMMISSION CHAMBERS AT THE KANE COUNTY COURTHOUSE

View Online www.kane.utah.gov/publicmeetings or Dial: (US) +1 240-394-8436 – PIN: 821 151 844#

CONSENT AGENDA: Approval of February 11, 2025 RDA Minutes

REGULAR AGENDA:

1. **Discussion/Approval of the Release of TIF Funds to the Zion Mountain Local Service District**

2. **East Zion Discovery Center Project Update**

Closed Session

- Discussing an individual's character, professional competence, or physical or mental health.
- Strategy sessions to discuss collective bargaining, pending or reasonably imminent litigation, or the purchase, exchange lease or sale of real property.
- Discussions regarding security personnel, devices or systems.
- Investigative proceedings regarding allegations of criminal misconduct.

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS:
In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Chameill Lamb at (435) 644-2458.
Agenda items may be accelerated or taken out of order without notice as the Administration deems appropriate.
All items to be placed on the agenda must be submitted to the Clerk's office by noon Tuesday, prior to the meeting date.

CONSENT AGENDA

Approval of:

RDA Meeting Minutes for February 11, 2025

MINUTES OF THE
KANE COUNTY REDEVELOPMENT AGENCY/ CRA
MEETING HELD TUESDAY, FEBRUARY 11, 2025 at 9:30 A.M.
IN THE COMMISSION CHAMBERS AT THE COURTHOUSE

PRESENT: Member Patty Kubeja, Member Gwen Brown, Member Celeste Meyeres, Attorney Van Dyke, Clerk/Auditor Chameill Lamb, Deputy Clerk/Auditor Candice Brown, Keiren Chatterley

CALL MEETING TO ORDER & WELCOME: Member Kubeja

CONSENT AGENDA: Approval of November 12, 2024 RDA Minutes

Motion to approve as written November 12, 2024 made by Member Meyeres and motion carried with all Board Members present voting in favor.

REGULAR AGENDA:

1. **Review/Action on the RDA Bylaws**

   Member Kubeja said that they have met a couple times and made some changes to the bylaws so that they are easier to read, make more sense, and go by how we are actually running the RDA.

   Motion to adopt the RDA Bylaws as written made by Member Meyeres and motion carried by all Members present voting in favor.

   Member Brown-aye
   Member Kubeja-aye
   Member Meyeres-aye

2. **Discuss/Vote on RDA Vice Chair Position**

   Motion to nominate Gwen Brown especially with her experience on County Planning and also past experience in working with government processes made by Member Meyeres and motion carried with all Board Members present voting in favor.

   Member Brown-aye
   Member Kubeja-aye
   Member Meyeres-aye

Motion to adjourn made by Member Brown and motion carried with all Members present voting in favor.

WHEREUPON MEETING ADJOURNED

Chairman Patty Kubeja

Secretary Chameill Lamb

AGENDA

ITEMS

ITEM # 1

Discussion/Approval of the Release of TIF Funds to the Zion Mountain Local Service District

SUNFIRE INC.

Consulting | Land & Water
Development | Solutions

Dirk Clayson
CONSULTANT

435-616-1234
dirkclayson@gma
7 West Center Stre
Kanab, Utah 8474

PUBLIC FINANCE ADVISORS

LEWIS | ROBERTSON | BURNINGHAM

$6,413,000.00

LOCAL BUILDING AUTHORITY OF ZION MOUNTAIN LOCAL SERVICE DISTRICT

Lease Revenue Bonds, Series 2025 Bonds (FINAL DEBT SERVICE CALCULATIONS)
(Visitor Center Project - Supplemental Funding)

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LEWIS | ROBERTSON | BURNINGHAM

$6,413,000.00

LOCAL BUILDING AUTHORITY OF
ZION MOUNTAIN LOCAL SERVICE DISTRICT
Lease Revenue Bonds, Series 2025 Bonds (FINAL DEBT SERVICE CALCULATIONS)
(Visitor Center Project - Supplemental Funding)

Sources & Uses

Dated 07/10/2025 | Delivered 07/10/2025

Sources Of Funds	
Par Amount of Bonds	$6,413,000.00
Total Sources	**$6,413,000.00**
Uses Of Funds	
Deposit to Project Construction Fund	6,320,536.00
Costs of Issuance	92,464.00
Total Uses	**$6,413,000.00**

PUBLIC FINANCE ADVISORS

LEWIS | ROBERTSON | BURNINGHAM

$6,413,000.00

LOCAL BUILDING AUTHORITY OF ZION MOUNTAIN LOCAL SERVICE DISTRICT

Lease Revenue Bonds, Series 2025 Bonds (FINAL DEBT SERVICE CALCULATIONS)
(Visitor Center Project - Supplemental Funding)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/10/2025	-	-	-	-	-
04/01/2027	158,000.00	2.000%	128,260.00	286,260.00	286,260.00
04/01/2028	161,000.00	2.000%	125,100.00	286,100.00	286,100.00
04/01/2029	164,000.00	2.000%	121,880.00	285,880.00	285,880.00
04/01/2030	168,000.00	2.000%	118,600.00	286,600.00	286,600.00
04/01/2031	171,000.00	2.000%	115,240.00	286,240.00	286,240.00
04/01/2032	175,000.00	2.000%	111,820.00	286,820.00	286,820.00
04/01/2033	178,000.00	2.000%	108,320.00	286,320.00	286,320.00
04/01/2034	182,000.00	2.000%	104,760.00	286,760.00	286,760.00
04/01/2035	185,000.00	2.000%	101,120.00	286,120.00	286,120.00
04/01/2036	189,000.00	2.000%	97,420.00	286,420.00	286,420.00
04/01/2037	193,000.00	2.000%	93,640.00	286,640.00	286,640.00
04/01/2038	197,000.00	2.000%	89,780.00	286,780.00	286,780.00
04/01/2039	200,000.00	2.000%	85,840.00	285,840.00	285,840.00
04/01/2040	204,000.00	2.000%	81,840.00	285,840.00	285,840.00
04/01/2041	209,000.00	2.000%	77,760.00	286,760.00	286,760.00
04/01/2042	213,000.00	2.000%	73,580.00	286,580.00	286,580.00
04/01/2043	217,000.00	2.000%	69,320.00	286,320.00	286,320.00
04/01/2044	221,000.00	2.000%	64,980.00	285,980.00	285,980.00
04/01/2045	226,000.00	2.000%	60,560.00	286,560.00	286,560.00
04/01/2046	230,000.00	2.000%	56,040.00	286,040.00	286,040.00
04/01/2047	235,000.00	2.000%	51,440.00	286,440.00	286,440.00
04/01/2048	240,000.00	2.000%	46,740.00	286,740.00	286,740.00
04/01/2049	244,000.00	2.000%	41,940.00	285,940.00	285,940.00
04/01/2050	249,000.00	2.000%	37,060.00	286,060.00	286,060.00
04/01/2051	254,000.00	2.000%	32,080.00	286,080.00	286,080.00
04/01/2052	259,000.00	2.000%	27,000.00	286,000.00	286,000.00
04/01/2053	265,000.00	2.000%	21,820.00	286,820.00	286,820.00
04/01/2054	270,000.00	2.000%	16,520.00	286,520.00	286,520.00
04/01/2055	275,000.00	2.000%	11,120.00	286,120.00	286,120.00
04/01/2056	281,000.00	2.000%	5,620.00	286,620.00	286,620.00
Total	**$6,413,000.00**	-	**$2,177,200.00**	**$8,590,200.00**	-

Yield Statistics

Bond Year Dollars	$113,509.43
Average Life	17.700 Years
Average Coupon	1.9180786%
Net Interest Cost (NIC)	1.9180786%
True Interest Cost (TIC)	1.8920580%
Bond Yield for Arbitrage Purposes	1.8920580%
All Inclusive Cost (AIC)	1.9912372%

IRS Form 8038

Net Interest Cost	1.9180786%
Weighted Average Maturity	17.700 Years

ZMLSD - VC Project - Seri | SINGLE PURPOSE | 7/ 8/2025 | 10:31 AM

$6,413,000.00

LOCAL BUILDING AUTHORITY OF
ZION MOUNTAIN LOCAL SERVICE DISTRICT

Lease Revenue Bonds, Series 2025 Bonds (FINAL DEBT SERVICE CALCULATIONS)
(Visitor Center Project - Supplemental Funding)

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Net New D/S	Fiscal Total
07/10/2025	-	-	-	-	-	-
04/01/2027	158,000.00	2.000%	128,260.00	286,260.00	286,260.00	286,260.00
04/01/2028	161,000.00	2.000%	125,100.00	286,100.00	286,100.00	286,100.00
04/01/2029	164,000.00	2.000%	121,880.00	285,880.00	285,880.00	285,880.00
04/01/2030	168,000.00	2.000%	118,600.00	286,600.00	286,600.00	286,600.00
04/01/2031	171,000.00	2.000%	115,240.00	286,240.00	286,240.00	286,240.00
04/01/2032	175,000.00	2.000%	111,820.00	286,820.00	286,820.00	286,820.00
04/01/2033	178,000.00	2.000%	108,320.00	286,320.00	286,320.00	286,320.00
04/01/2034	182,000.00	2.000%	104,760.00	286,760.00	286,760.00	286,760.00
04/01/2035	185,000.00	2.000%	101,120.00	286,120.00	286,120.00	286,120.00
04/01/2036	189,000.00	2.000%	97,420.00	286,420.00	286,420.00	286,420.00
04/01/2037	193,000.00	2.000%	93,640.00	286,640.00	286,640.00	286,640.00
04/01/2038	197,000.00	2.000%	89,780.00	286,780.00	286,780.00	286,780.00
04/01/2039	200,000.00	2.000%	85,840.00	285,840.00	285,840.00	285,840.00
04/01/2040	204,000.00	2.000%	81,840.00	285,840.00	285,840.00	285,840.00
04/01/2041	209,000.00	2.000%	77,760.00	286,760.00	286,760.00	286,760.00
04/01/2042	213,000.00	2.000%	73,580.00	286,580.00	286,580.00	286,580.00
04/01/2043	217,000.00	2.000%	69,320.00	286,320.00	286,320.00	286,320.00
04/01/2044	221,000.00	2.000%	64,980.00	285,980.00	285,980.00	285,980.00
04/01/2045	226,000.00	2.000%	60,560.00	286,560.00	286,560.00	286,560.00
04/01/2046	230,000.00	2.000%	56,040.00	286,040.00	286,040.00	286,040.00
04/01/2047	235,000.00	2.000%	51,440.00	286,440.00	286,440.00	286,440.00
04/01/2048	240,000.00	2.000%	46,740.00	286,740.00	286,740.00	286,740.00
04/01/2049	244,000.00	2.000%	41,940.00	285,940.00	285,940.00	285,940.00
04/01/2050	249,000.00	2.000%	37,060.00	286,060.00	286,060.00	286,060.00
04/01/2051	254,000.00	2.000%	32,080.00	286,080.00	286,080.00	286,080.00
04/01/2052	259,000.00	2.000%	27,000.00	286,000.00	286,000.00	286,000.00
04/01/2053	265,000.00	2.000%	21,820.00	286,820.00	286,820.00	286,820.00
04/01/2054	270,000.00	2.000%	16,520.00	286,520.00	286,520.00	286,520.00
04/01/2055	275,000.00	2.000%	11,120.00	286,120.00	286,120.00	286,120.00
04/01/2056	281,000.00	2.000%	5,620.00	286,620.00	286,620.00	286,620.00
Total	**$6,413,000.00**	**-**	**$2,177,200.00**	**$8,590,200.00**	**$8,590,200.00**	**-**

$6,413,000.00

LOCAL BUILDING AUTHORITY OF
ZION MOUNTAIN LOCAL SERVICE DISTRICT
Lease Revenue Bonds, Series 2025 Bonds (FINAL DEBT SERVICE CALCULATIONS)
(Visitor Center Project - Supplemental Funding)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
04/01/2056	Term 1 Step	-	1.968%	6,413,000.00	100.000%	6,413,000.00
Total	-	-	-	**$6,413,000.00**	-	**$6,413,000.00**

Bid Information

Par Amount of Bonds	$6,413,000.00
Gross Production	$6,413,000.00
Bid (100.000%)	6,413,000.00
Total Purchase Price	$6,413,000.00
Bond Year Dollars	$113,509.43
Average Life	17.700 Years
Average Coupon	1.9180786%
Net Interest Cost (NIC)	1.9180786%
True Interest Cost (TIC)	1.8920580%

LYRB

$15,550,000.00

LOCAL BUILDING AUTHORITY OF ZION MOUNTAIN LOCAL SERVICE DISTRICT

Series 2023 Bonds (Visitor Center Project)

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$15,550,000.00

LOCAL BUILDING AUTHORITY OF ZION MOUNTAIN LOCAL SERVICE DISTRICT

Series 2023 Bonds (Visitor Center Project)

Sources & Uses

Dated 04/27/2023 | Delivered 04/27/2023

Sources Of Funds

Par Amount of Bonds	$15,550,000.00
Total Sources	**$15,550,000.00**

Uses Of Funds

Costs of Issuance	100,000.00
Deposit to Project Construction Fund	15,450,000.00
Total Uses	**$15,550,000.00**

$15,550,000.00

LOCAL BUILDING AUTHORITY OF ZION MOUNTAIN LOCAL SERVICE DISTRICT

Series 2023 Bonds (Visitor Center Project)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
04/27/2023	-	-	-	-	-
04/01/2025	-	-	155,500.00	155,500.00	155,500.00
04/01/2026	-	-	155,500.00	155,500.00	155,500.00
04/01/2027	484,000.00	1.000%	155,500.00	639,500.00	639,500.00
04/01/2028	489,000.00	1.000%	150,660.00	639,660.00	639,660.00
04/01/2029	494,000.00	1.000%	145,770.00	639,770.00	639,770.00
04/01/2030	499,000.00	1.000%	140,830.00	639,830.00	639,830.00
04/01/2031	504,000.00	1.000%	135,840.00	639,840.00	639,840.00
04/01/2032	509,000.00	1.000%	130,800.00	639,800.00	639,800.00
04/01/2033	514,000.00	1.000%	125,710.00	639,710.00	639,710.00
04/01/2034	519,000.00	1.000%	120,570.00	639,570.00	639,570.00
04/01/2035	524,000.00	1.000%	115,380.00	639,380.00	639,380.00
04/01/2036	529,000.00	1.000%	110,140.00	639,140.00	639,140.00
04/01/2037	535,000.00	1.000%	104,850.00	639,850.00	639,850.00
04/01/2038	540,000.00	1.000%	99,500.00	639,500.00	639,500.00
04/01/2039	545,000.00	1.000%	94,100.00	639,100.00	639,100.00
04/01/2040	551,000.00	1.000%	88,650.00	639,650.00	639,650.00
04/01/2041	556,000.00	1.000%	83,140.00	639,140.00	639,140.00
04/01/2042	562,000.00	1.000%	77,580.00	639,580.00	639,580.00
04/01/2043	568,000.00	1.000%	71,960.00	639,960.00	639,960.00
04/01/2044	573,000.00	1.000%	66,280.00	639,280.00	639,280.00
04/01/2045	579,000.00	1.000%	60,550.00	639,550.00	639,550.00
04/01/2046	585,000.00	1.000%	54,760.00	639,760.00	639,760.00
04/01/2047	591,000.00	1.000%	48,910.00	639,910.00	639,910.00
04/01/2048	596,000.00	1.000%	43,000.00	639,000.00	639,000.00
04/01/2049	602,000.00	1.000%	37,040.00	639,040.00	639,040.00
04/01/2050	608,000.00	1.000%	31,020.00	639,020.00	639,020.00
04/01/2051	615,000.00	1.000%	24,940.00	639,940.00	639,940.00
04/01/2052	621,000.00	1.000%	18,790.00	639,790.00	639,790.00
04/01/2053	627,000.00	1.000%	12,580.00	639,580.00	639,580.00
04/01/2054	631,000.00	1.000%	6,310.00	637,310.00	637,310.00
Total	**$15,550,000.00**	-	**$2,666,160.00**	**$18,216,160.00**	-

Yield Statistics

Bond Year Dollars	$281,042.94
Average Life	18.074 Years
Average Coupon	0.9486664%
DV01	-
Net Interest Cost (NIC)	0.9486664%
True Interest Cost (TIC)	0.9413365%
Bond Yield for Arbitrage Purposes	0.9413365%
All Inclusive Cost (AIC)	0.9805802%

IRS Form 8038

Net Interest Cost	0.9486664%
Weighted Average Maturity	18.074 Years

ZMLSD - VC Project - FINA | SINGLE PURPOSE | 4/27/2023 | 11:18 AM

$15,550,000.00

LOCAL BUILDING AUTHORITY OF ZION MOUNTAIN LOCAL SERVICE DISTRICT

Series 2023 Bonds (Visitor Center Project)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
04/01/2054	Term 1 Step	-	0.982%	15,550,000.00	100.000%	15,550,000.00
Total	-	-	-	**$15,550,000.00**	-	**$15,550,000.00**

Bid Information

Par Amount of Bonds	$15,550,000.00
Gross Production	$15,550,000.00
Bid (100.000%)	15,550,000.00
Total Purchase Price	$15,550,000.00
Bond Year Dollars	$281,042.94
Average Life	18.074 Years
Average Coupon	0.9486664%
Net Interest Cost (NIC)	0.9486664%
True Interest Cost (TIC)	0.9413365%

$15,550,000.00

LOCAL BUILDING AUTHORITY OF ZION MOUNTAIN LOCAL SERVICE DISTRICT

Series 2023 Bonds (Visitor Center Project)

Derivation Of Form 8038 Yield Statistics

Maturity	Issuance Value	Coupon	Price	Issuance Price	Exponent	Bond Years
04/27/2023	-	-	-	-	-	-
04/01/2027	484,000.00	-	100.000%	484,000.00	3.9277778x	1,901,044.44
04/01/2028	489,000.00	-	100.000%	489,000.00	4.9277778x	2,409,683.33
04/01/2029	494,000.00	-	100.000%	494,000.00	5.9277778x	2,928,322.22
04/01/2030	499,000.00	-	100.000%	499,000.00	6.9277778x	3,456,961.11
04/01/2031	504,000.00	-	100.000%	504,000.00	7.9277778x	3,995,600.00
04/01/2032	509,000.00	-	100.000%	509,000.00	8.9277778x	4,544,238.89
04/01/2033	514,000.00	-	100.000%	514,000.00	9.9277778x	5,102,877.78
04/01/2034	519,000.00	-	100.000%	519,000.00	10.9277778x	5,671,516.67
04/01/2035	524,000.00	-	100.000%	524,000.00	11.9277778x	6,250,155.56
04/01/2036	529,000.00	-	100.000%	529,000.00	12.9277778x	6,838,794.44
04/01/2037	535,000.00	-	100.000%	535,000.00	13.9277778x	7,451,361.11
04/01/2038	540,000.00	-	100.000%	540,000.00	14.9277778x	8,061,000.00
04/01/2039	545,000.00	-	100.000%	545,000.00	15.9277778x	8,680,638.89
04/01/2040	551,000.00	-	100.000%	551,000.00	16.9277778x	9,327,205.56
04/01/2041	556,000.00	-	100.000%	556,000.00	17.9277778x	9,967,844.44
04/01/2042	562,000.00	-	100.000%	562,000.00	18.9277778x	10,637,411.11
04/01/2043	568,000.00	-	100.000%	568,000.00	19.9277778x	11,318,977.78
04/01/2044	573,000.00	-	100.000%	573,000.00	20.9277778x	11,991,616.67
04/01/2045	579,000.00	-	100.000%	579,000.00	21.9277778x	12,696,183.33
04/01/2046	585,000.00	-	100.000%	585,000.00	22.9277778x	13,412,750.00
04/01/2047	591,000.00	-	100.000%	591,000.00	23.9277778x	14,141,316.67
04/01/2048	596,000.00	-	100.000%	596,000.00	24.9277778x	14,856,955.56
04/01/2049	602,000.00	-	100.000%	602,000.00	25.9277778x	15,608,522.22
04/01/2050	608,000.00	-	100.000%	608,000.00	26.9277778x	16,372,088.89
04/01/2051	615,000.00	-	100.000%	615,000.00	27.9277778x	17,175,583.33
04/01/2052	621,000.00	-	100.000%	621,000.00	28.9277778x	17,964,150.00
04/01/2053	627,000.00	-	100.000%	627,000.00	29.9277778x	18,764,716.67
04/01/2054	631,000.00	-	100.000%	631,000.00	30.9277778x	19,515,427.78
Total	**$15,550,000.00**	-	-	**$15,550,000.00**	-	**$281,042,944.44**

Description of Bonds

Final Maturity Date	4/01/2054
Issue price of entire issue	15,550,000.00
Stated Redemption at Maturity	15,550,000.00
Weighted Average Maturity = Bond Years/Issue Price	18.074 Years
Bond Yield for Arbitrage Purposes	0.9413365%

Uses of Proceeds of Issue

Proceeds used for accrued interest	-
Proceeds used for bond issuance costs (including underwriters' discount)	100,000.00
Proceeds used for credit enhancement	-
Proceeds allocated to reasonably required reserve or replacement fund	-

LYRB

$15,550,000.00

LOCAL BUILDING AUTHORITY OF ZION MOUNTAIN LOCAL SERVICE DISTRICT

Series 2023 Bonds (Visitor Center Project)

Operation Of Project Construction Fund

Date	Principal	Rate	Interest	-Transfers	Receipts	Disbursements	Quarterly Expenditures
05/01/2023	-	2.5000000%	-	-	-	-	-
06/01/2023	754,891.00	2.5000000%	19,204.72	(19,204.72)	754,891.00	754,891.00	-
07/01/2023	591,149.00	2.5000000%	30,456.57	(30,456.57)	591,149.00	591,149.00	1,395,701.29
08/01/2023	814,145.00	2.5000000%	29,231.37	(29,231.37)	814,145.00	814,145.00	-
09/01/2023	1,080,823.00	2.5000000%	27,544.00	(27,544.00)	1,080,823.00	1,080,823.00	-
10/01/2023	1,356,867.00	2.5000000%	25,303.93	(25,303.93)	1,356,867.00	1,356,867.00	3,333,914.30
11/01/2023	1,581,778.00	2.5000000%	22,491.73	(22,491.73)	1,581,778.00	1,581,778.00	-
12/01/2023	1,771,970.00	2.5000000%	19,213.39	(19,213.39)	1,771,970.00	1,771,970.00	-
01/01/2024	1,796,066.00	2.5000000%	15,540.87	(15,540.87)	1,796,066.00	1,796,066.00	5,207,059.99
02/01/2024	1,693,801.00	2.5000000%	11,818.41	(11,818.41)	1,693,801.00	1,693,801.00	-
03/01/2024	1,466,805.00	2.5000000%	8,307.90	(8,307.90)	1,466,805.00	1,466,805.00	-
04/01/2024	1,146,167.00	2.5000000%	5,267.85	(5,267.85)	1,146,167.00	1,146,167.00	4,332,167.16
05/01/2024	829,677.00	2.5000000%	2,892.34	(2,892.34)	829,677.00	829,677.00	-
06/01/2024	565,861.00	2.5000000%	1,172.78	(1,172.78)	565,861.00	565,861.00	1,399,603.12
Total	**$15,450,000.00**	**-**	**$218,445.86**	**(218,445.86)**	**$15,450,000.00**	**$15,450,000.00**	**$15,668,445.86**

Investment Parameters

Investment Model [PV, GIC, or Securities]	GIC
Default investment yield target	Unrestricted
Cost of Investments Purchased with Bond Proceeds	15,450,000.00
Total Cost of Investments	$15,450,000.00
Target Cost of Investments at bond yield	$15,367,777.35
Yield to Receipt	2.4999999%
Yield for Arbitrage Purposes	0.9413365%

$9,200,000.00

Zion Mountain Local Service District

Tax Increment Revenue Bonds, Interest Only 2027/2028

Series 2026 (Water Reclamation Project)

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Report

$9,200,000.00

Zion Mountain Local Service District
Tax Increment Revenue Bonds, Interest Only 2027/2028
Series 2026 (Water Reclamation Project)

Sources & Uses

Dated 04/15/2026 | Delivered 04/15/2026

Sources Of Funds	
Par Amount of Bonds	$9,200,000.00
Total Sources	**$9,200,000.00**
Uses Of Funds	
Deposit to Project Construction Fund	9,006,500.00
Costs of Issuance	193,500.00
Total Uses	**$9,200,000.00**

$9,200,000.00

Zion Mountain Local Service District

Tax Increment Revenue Bonds, Interest Only 2027/2028
Series 2026 (Water Reclamation Project)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
04/15/2026	-	-	-	-	-
04/01/2027	-	-	88,422.22	88,422.22	88,422.22
04/01/2028	-	-	92,000.00	92,000.00	92,000.00
04/01/2029	571,000.00	1.000%	92,000.00	663,000.00	663,000.00
04/01/2030	577,000.00	1.000%	86,290.00	663,290.00	663,290.00
04/01/2031	583,000.00	1.000%	80,520.00	663,520.00	663,520.00
04/01/2032	589,000.00	1.000%	74,690.00	663,690.00	663,690.00
04/01/2033	595,000.00	1.000%	68,800.00	663,800.00	663,800.00
04/01/2034	601,000.00	1.000%	62,850.00	663,850.00	663,850.00
04/01/2035	607,000.00	1.000%	56,840.00	663,840.00	663,840.00
04/01/2036	613,000.00	1.000%	50,770.00	663,770.00	663,770.00
04/01/2037	619,000.00	1.000%	44,640.00	663,640.00	663,640.00
04/01/2038	625,000.00	1.000%	38,450.00	663,450.00	663,450.00
04/01/2039	631,000.00	1.000%	32,200.00	663,200.00	663,200.00
04/01/2040	638,000.00	1.000%	25,890.00	663,890.00	663,890.00
04/01/2041	644,000.00	1.000%	19,510.00	663,510.00	663,510.00
04/01/2042	650,000.00	1.000%	13,070.00	663,070.00	663,070.00
04/01/2043	657,000.00	1.000%	6,570.00	663,570.00	663,570.00
Total	**$9,200,000.00**	-	**$933,512.22**	**$10,133,512.22**	-

Yield Statistics

Bond Year Dollars	$93,351.22
Average Life	10.147 Years
Average Coupon	1.0000000%
Net Interest Cost (NIC)	1.0000000%
True Interest Cost (TIC)	0.9975317%
Bond Yield for Arbitrage Purposes	0.9975317%
All Inclusive Cost (AIC)	1.2203416%

IRS Form 8038

Net Interest Cost	1.0000000%
Weighted Average Maturity	10.147 Years

$9,200,000.00

Zion Mountain Local Service District
Tax Increment Revenue Bonds, Interest Only 2027/2028
Series 2026 (Water Reclamation Project)

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Net New D/S	Fiscal Total
04/15/2026	-	-	-	-	-	-
04/01/2027	-	-	88,422.22	88,422.22	88,422.22	88,422.22
04/01/2028	-	-	92,000.00	92,000.00	92,000.00	92,000.00
04/01/2029	571,000.00	1.000%	92,000.00	663,000.00	663,000.00	663,000.00
04/01/2030	577,000.00	1.000%	86,290.00	663,290.00	663,290.00	663,290.00
04/01/2031	583,000.00	1.000%	80,520.00	663,520.00	663,520.00	663,520.00
04/01/2032	589,000.00	1.000%	74,690.00	663,690.00	663,690.00	663,690.00
04/01/2033	595,000.00	1.000%	68,800.00	663,800.00	663,800.00	663,800.00
04/01/2034	601,000.00	1.000%	62,850.00	663,850.00	663,850.00	663,850.00
04/01/2035	607,000.00	1.000%	56,840.00	663,840.00	663,840.00	663,840.00
04/01/2036	613,000.00	1.000%	50,770.00	663,770.00	663,770.00	663,770.00
04/01/2037	619,000.00	1.000%	44,640.00	663,640.00	663,640.00	663,640.00
04/01/2038	625,000.00	1.000%	38,450.00	663,450.00	663,450.00	663,450.00
04/01/2039	631,000.00	1.000%	32,200.00	663,200.00	663,200.00	663,200.00
04/01/2040	638,000.00	1.000%	25,890.00	663,890.00	663,890.00	663,890.00
04/01/2041	644,000.00	1.000%	19,510.00	663,510.00	663,510.00	663,510.00
04/01/2042	650,000.00	1.000%	13,070.00	663,070.00	663,070.00	663,070.00
04/01/2043	657,000.00	1.000%	6,570.00	663,570.00	663,570.00	663,570.00
Total	**$9,200,000.00**	**-**	**$933,512.22**	**$10,133,512.22**	**$10,133,512.22**	**-**

PUBLIC FINANCE ADVISORS
LEWIS | ROBERTSON | BURNINGHAM

$9,200,000.00

Zion Mountain Local Service District
Tax Increment Revenue Bonds, Interest Only 2027/2028
Series 2026 (Water Reclamation Project)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
04/01/2043	Term 1 Coupon	1.000%	1.000%	9,200,000.00	100.000%	9,200,000.00
Total	-	-	-	**$9,200,000.00**	-	**$9,200,000.00**

Bid Information

Par Amount of Bonds	$9,200,000.00
Gross Production	$9,200,000.00
Bid (100.000%)	9,200,000.00
Total Purchase Price	$9,200,000.00
Bond Year Dollars	$93,351.22
Average Life	10.147 Years
Average Coupon	1.0000000%
Net Interest Cost (NIC)	1.0000000%
True Interest Cost (TIC)	0.9975317%

ZION MOUNTAIN LOCAL SERVICE DISTRICT

COMPREHENSIVE DEBT SERVICE SCHEDULE

	DISCOVERY CENTER BONDS						WATER RECLAMATION FACILITY BONDS				
YEAR	SERIES 2023			SERIES 2025			SERIES 2026			AGGREGATE ANNUAL P&I	Notes
	PRINCIPAL	INTEREST	TOTAL P&I	PRINCIPAL	INTEREST	TOTAL P&I	PRINCIPAL	INTEREST	TOTAL P&I		
4/1/2024	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
4/1/2025	-	155,500	155,500	-	-	-	-	-	-	155,500	Paid
4/1/2026	-	155,500	155,500	-	-	-	-	-	-	155,500	Paid
4/1/2027	484,000	155,500	639,500	158,000	128,260	286,260	-	88,422	88,422	1,014,182	
4/1/2028	489,000	150,660	639,660	161,000	125,100	286,100	-	92,000	92,000	1,017,760	
4/1/2029	494,000	145,770	639,770	164,000	121,880	285,880	571,000	92,000	663,000	1,588,650	
4/1/2030	499,000	140,830	639,830	168,000	118,600	286,600	577,000	86,290	663,290	1,589,720	
4/1/2031	504,000	135,840	639,840	171,000	115,240	286,240	583,000	80,520	663,520	1,589,600	
4/1/2032	509,000	130,800	639,800	175,000	111,820	286,820	589,000	74,690	663,690	1,590,310	
4/1/2033	514,000	125,710	639,710	178,000	108,320	286,320	595,000	68,800	663,800	1,589,830	
4/1/2034	519,000	120,570	639,570	182,000	104,760	286,760	601,000	62,850	663,850	1,590,180	
4/1/2035	524,000	115,380	639,380	185,000	101,120	286,120	607,000	56,840	663,840	1,589,340	
4/1/2036	529,000	110,140	639,140	189,000	97,420	286,420	613,000	50,770	663,770	1,589,330	
4/1/2037	535,000	104,850	639,850	193,000	93,640	286,640	619,000	44,640	663,640	1,590,130	
4/1/2038	540,000	99,500	639,500	197,000	89,780	286,780	625,000	38,450	663,450	1,589,730	
4/1/2039	545,000	94,100	639,100	200,000	85,840	285,840	631,000	32,200	663,200	1,588,140	
4/1/2040	551,000	88,650	639,650	204,000	81,840	285,840	638,000	25,890	663,890	1,589,380	
4/1/2041	556,000	83,140	639,140	209,000	77,760	286,760	644,000	19,510	663,510	1,589,410	
4/1/2042	562,000	77,580	639,580	213,000	73,580	286,580	650,000	13,070	663,070	1,589,230	
4/1/2043	568,000	71,960	639,960	217,000	69,320	286,320	657,000	6,570	663,570	1,589,850	
4/1/2044	573,000	66,280	639,280	221,000	64,980	285,980	-	-	-	925,260	
4/1/2045	579,000	60,550	639,550	226,000	60,560	286,560	-	-	-	926,110	
4/1/2046	585,000	54,760	639,760	230,000	56,040	286,040	-	-	-	925,800	
4/1/2047	591,000	48,910	639,910	235,000	51,440	286,440	-	-	-	926,350	
4/1/2048	596,000	43,000	639,000	240,000	46,740	286,740	-	-	-	925,740	
4/1/2049	602,000	37,040	639,040	244,000	41,940	285,940	-	-	-	924,980	
4/1/2050	608,000	31,020	639,020	249,000	37,060	286,060	-	-	-	925,080	
4/1/2051	615,000	24,940	639,940	254,000	32,080	286,080	-	-	-	926,020	
4/1/2052	621,000	18,790	639,790	259,000	27,000	286,000	-	-	-	925,790	
4/1/2053	627,000	12,580	639,580	265,000	21,820	286,820	-	-	-	926,400	
4/1/2054	631,000	6,310	637,310	270,000	16,520	286,520	-	-	-	923,830	
4/1/2055	-	-	-	275,000	11,120	286,120	-	-	-	286,120	
4/1/2056	-	-	-	281,000	5,620	286,620	-	-	-	286,620	
Total	**$ 15,550,000**	**$ 2,666,160**	**$ 18,216,160**	**$ 6,413,000**	**$ 2,177,200**	**$ 8,590,200**	**$ 9,200,000**	**$ 933,512**	**$ 10,133,512**	**$ 36,939,872**	

ITEM # 2

East Zion Discovery Center Project Update