

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**June 19, 2019 – 11:00 a.m.**  
**Paradise Conference Room – Pocatello City Hall**

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City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.us, 208.234.6248, or 5815 South 5<sup>th</sup> Avenue, Pocatello, Idaho.

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In the event this meeting is still in progress at 12:00 p.m., a ten-minute recess may be called.

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- 1. CALL TO ORDER, DISCLOSURE OF CONFLICT OF INTEREST, AND ACKNOWLEDGMENT OF GUESTS.**
- 2. ACTION ITEM – Minutes.** The Board may wish to waive the oral reading of the minutes and approve the minutes from the Board of Commissioners Regular Meeting held May 15, 2019, and the Executive Session held May 19, 2019. *See attached documents.*
- 3. ACTION ITEM - Financial Report.** A financial report for the PDA will be provided by PDA Treasurer. The Board may wish to approve the financial report. *To be supplemented.*
- 4. ACTION ITEM – Expense Payments & Reimbursements.** The Board may wish to approve the payment or reimbursement of the following PDA expenses.
  - a. \$943.56 from General Fund to Elam & Burke for legal fees re: Northgate TIF District creation.
  - b. \$860.00 from North Yellowstone District Fund to Elam & Buke for legal fees re: North Yellowstone District closure.
  - c. \$365.50 from North Portneuf District Fund to Elam & Burke for legal fees re: North Portneuf TIF District.
  - d. \$1,720.00 from North Portneuf District Fund to Stacey & Parks for legal services re: North Portneuf TIF District.
- 5. ACTION ITEM – North Portneuf TIF District.** The Board will receive a report of the status of the North Portneuf TIF District. This will include a report of the status of the sale by the PDA of the Hoku property, the status of the purchaser's compliance with the sale contracts, the status of unpaid property taxes on the Hoku property, and the status of the lawsuit filed by Celtic Life Sciences LLC with respect to the Hoku property.
- 6. EXECUTIVE SESSION – North Portneuf TIF District.** The Board may approve participation in an executive session as outlined in Idaho Code § 74-206(1)(f) to communicate with legal counsel for the PDA to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated, concerning the disposition of the Hoku property and the lawsuit filed by Celtic Life Sciences LLC with respect to the Hoku property.
- 7. ACTION ITEM – Naval Ordnance District.** The Board may wish to consider a request by Barbara Wischerath, representing Gateway West, for approval of a paving project and distribution of \$116,898.00 within the District. The Board may also receive a status report regarding the federal lawsuit involving the alleged sale of the Naval Ordnance Plant. *See attached documents.*
- 8. REPORT – Northgate District.** The Board may receive a status report regarding the Northgate District.
- 9. REPORT – North Yellowstone District.** The Board may receive a status report regarding closure of the North Yellowstone District.
- 10. ACTION ITEM – Disbursements under Previously Approved Grants & Loans.** The Board may wish to approve the following requested disbursements of funds from the general account under grants and loans previously approved by the Board. *See attached documents.*
  - a. BGS Holdings LLC is requesting disbursements of \$13,6565.07 under the loan agreement approved by the Board on 11/1/18 and \$42,990.00 under the grant agreement approved by the Board on 10/17/18.
  - b. Simmons Surgical LLC is requesting disbursements of \$14,524.86 under the loan agreement approved by the Board on 1/16/19 and \$1,050.00 under the grant agreement approved by the Board on 12/19/18.
  - c. Station Square is requesting disbursement of \$4,358.72 under the loan agreement approved by the Board on 7/18/18.
- 11. ACTION ITEM – Barthlome.** At the request of L. D. Barthlome, the Board may wish to rescind approval of loan portion of the approval for the building at 159 South Main.

12. **ACTION ITEM – Moratorium on Funding Requests.** The Board may consider and approve a moratorium on accepting funding requests from the PDA's general fund.
13. **ACTION ITEM – Positron Building.** The Board may consider an offer from Idaho State University for transfer of the Positron building.
14. **EXECUTIVE SESSION – Positron Building.** The Board may approve participation in an executive session as outlined in Idaho Code § 74-206(1)(d) to consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code.
15. **ACTION ITEM – Career Path Internship Program.** The Board may approve participation in Idaho State University's Career Path Internship Program.
16. **CALENDAR REVIEW –** The Board may wish to take this opportunity to inform other Board members of upcoming meetings and events that should be called to their attention.
17. **ADJOURN.**

**AGENDA ITEM**

**NO. 2**

**POCATELLO DEVELOPMENT AUTHORITY  
MEETING MINUTES  
April 17, 2019**

**Members present:** Mayor Brian Blad, Matt Bloxham, Chad Carr, Rob Lion, Scott Smith, Terrel Tovey, and Scott Turner

**Members excused/absent:** Jim Johnston, Thomas Ottaway

**Others present:** Melanie Gygli, Interim Executive Director; Merrill Quayle, Public Works Development Engineer; Joyce Stroschein, Treasurer; Jared Johnson, Pocatello City Attorney; Carl Anderson, Senior Planner; Heidi Adamson, City Council Member; Jeff Mansfield, Public Works Director/City Engineer; John Regetz, Bannock Development Corporation (ex officio); Steve Wright (BGS/Off The Rails Brewery); Denis Clijsters, Station Square; Matt Parks, Stacey & Parks (by phone from approximately 11:35 a.m. to 12:10 p.m.)

**Agenda Item No. 1: Call to Order and Disclosure of Conflicts of Interest.** Chairman Scott Smith called the meeting to order to 11:05 a.m. No conflicts were disclosed.

**Agenda Item No. 2: Minutes.** The minutes of the Regular and Executive Sessions of April 17, 2019 were considered. It was then **MSC (S. Turner, C. Carr)** to approve the minutes as presented.

**Agenda Item No. 3: Financial Report.** J. Stroschein presented the financial report for the month of April 2019. At the end of the reporting period, the Authority had cash on hand of \$3,319,380.93. The checking account balance was \$3,319,375.33 and the savings account was \$25.00. A negative amount of \$19.40 was accounted to the North Yellowstone district. Zions Trust holds no cash, as the bonds have been paid. The Authority recognized financial activity as follows: revenue totaled \$10,003.04, of which \$4687.13 was interest earnings on cash invested \$5,315.91 in property taxes from the North Yellowstone District. Expenses totaled \$65,811.41, including administrative expenses of \$133.26, professional services of \$6,900.25, and economic development grants and loans of \$58,778.00.

Following discussion, it was then **MSC (S. Turner, T. Tovey)** to approve the April 2019 financial report as presented.

**Agenda Item No. 4: Payment Requests/Reimbursements.** The following invoices were reviewed for payment:

- a. \$4,940.00 from General Fund to Elam & Burke for legal fees re: Northgate TIF District creation.
- b. \$774.00 from North Yellowstone District Fund to Elam & Buke for legal fees re: North Yellowstone District closure.
- c. \$473.00 from North Portneuf District Fund to Elam & Burke for legal fees re: North Portneuf TIF District.
- d. \$64.40 from General Fund to Elam & Burke for legal fees re: Special Counsel General
- e. \$4,420.00 from North Portneuf District Fund to Stacey & Parks for legal services re: North Portneuf TIF District.
- f. \$17.97 from General Fund to Melanie Gygli as reimbursement for Board's April and May lunch expenses.

- g. \$3,000.00 from North Yellowstone District Fund to Zions Bank for annual trustee, paying agent, and dissemination agent fees.
- h. \$4,150.00 from General Fund to Deaton & Company for FY2018 audit.

**Gygli** reported the invoices accurately reflect work performed or goods and services provided, and are appropriate for payment. It was then **MSC (M. Bloxham, R. Lion)** to approve the payment requests.

**Agenda Item No. 5: North Yellowstone TIF District.** **Gygli** presented a proposed resolution for closure of the North Yellowstone Urban Renewal Area, which includes a termination plan and preliminary termination budget. With adoption of the resolution, the district will close and receipt of tax funds will cease (after payment of the second half of 2018's remittance, anticipated toward the end of July). Once all bills are paid, any remaining money in the PDA's account (estimated to be approximately \$1 million dollars) will be transmitted to the Bannock County Treasurer for distribution to the taxing entities within the district. The City Council will adopt an ordinance formally closing the district; this must be accomplished before the end of the calendar year.

Board members discussed the use of TIF districts within Pocatello. **Mayor Blad** recounted that Pocatello is held as an example statewide of how to use this financing mechanism, noting that the City and PDA have been very successful in creating URAs, financing and completing projects, then closing them and returning funds to the County, and enhanced property values to the tax rolls.

It was **MSC (T. Tovey, B. Blad)** to adopt the resolution and attachments as presented, authorizing signature by the Chairman and Secretary.

**Agenda Item No. 6: North Portneuf TIF District.** Board members were provided an update on the status of the disposition and lawsuit. Solargise did not pay the 2015 delinquent taxes, so the extension approved at the April meeting was nullified. Further, closing on the property did not occur on April 30 as required by the disposition agreement. If this default is not cured, the PDA will own not only the land, but the built improvements as well. **Parks** explained that Solargise may have been concerned that paying only the 2015 taxes would not fully resolve issues with the County. In addition, the encroachment into Idaho Power's easement remains an issue.

**Parks** explained that the suit filed by Celtic Life against the PDA was served on 4/23/19. The deadline for response was 5/14/19, which was accomplished. A Motion to Dismiss and supporting brief were filed (copies will be forwarded to Board members), with the dismissal request based on timing of the original complaint filing being outside the statutory requirements. **Parks** has spoken with Chad Hansen, principal in Celtic Life, who stated they remain interested and would like to make a purchase proposal if Solargise does not close on the property. He reminded Board members of the suit filed by Celtic Life against VA Metals as to ownership of the buildings.

**Agenda Item No. 7: Executive Session – North Portneuf TIF District.** To allow discussion regarding pending litigation, **Smith** called for an executive session. Pursuant to I.C. §74-206(1)(f) to communicate with legal counsel for the PDA to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated, at approximately 11:48 a.m., **it was moved and seconded (T. Tovey, B. Blad)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(f). **The motion passed by roll call vote (Ayes: Tovey, Blad, Bloxham, Carr, Lion, Smith, Turner. Nays: None.** At approximately 12:10 p.m., the Board reconvened to regular session.

**Agenda Item No. 6: North Portneuf TIF District.** Following the executive session, **Smith** welcomed those who had been dismissed back to the meeting. It was then **MSC (B. Blad, T. Tovey)** to authorize Parks to send a notice of default to Solargise.

**Agenda Item No. 8: Northgate TIF Plan.** **Gygli** reported the City Council adopted the enacting ordinance at their meeting 5/2/19. It was published 5/8/19, so the URA is now in effect. Taxing entities and the State Tax Commission have been notified. The next steps going forward include creation of owner participation agreements governing reimbursements to developers and other entities.

**Blad** said in speaking with a developer, since the adoption of the ordinance, immediate interest in housing has increased.

Completion of the interchange is anticipated this fall.

**Agenda Item No. 9: Request for Grant/Loan Disbursements.**

- a. **BGS Holdings:** Disbursement of \$49,014.38 in loan funds was requested.
- b. **Simmons Surgical:** Disbursement of \$6,946.00 in loan funds and \$2,954.41 in grant funds was requested.
- c. **Barthlome:** Disbursement of \$10,000.00 in grant funds was requested.

**Gygli** reviewed the requests, explaining that permits and inspections have been completed where required. For activities not requiring a formal permit, she and Quayle have inspected the work. All requests appear appropriate for the work performed. She noted that Barthlome does not intend to request the approved loan funds. This will be on the next agenda for formal action on the loan change.

After review and discussion, it was **MSC (C. Carr, B. Blad)** to authorize the payments described above.

**Agenda Item No. 10: Request for Grant and/or Loan.** Denis Clijsters, representing Station Square, has requested additional funds for façade improvements. **Motion made by R. Lion** to postpone consideration of this request for one month to allow the Board to carefully review its financial situation. Discussion ensued regarding the need to determine funding availability for this and future requests, given the reduced balance in the general fund and potentially significant financial issues in the near future. At the next meeting, the Board will discuss whether to declare a moratorium on accepting funding requests from the general fund. **Motion withdrawn.**

Based on the Board's financial concerns and to allow Clijsters to go ahead with the project, it was then **MSC (B. Blad, R. Lion)** to deny the request for funding, allowing resubmission of the request, specifically including as a reimbursement for work already performed.

**Agenda Item No. 11: Calendar Review.** **Smith** reviewed the status of the lawsuit involving Gateway West, explaining that the decision that the purchase and sale agreement is unenforceable due to lack of a legal description has been appealed to the 9<sup>th</sup> Circuit. A request for funds is anticipated at the next meeting. There is an outstanding commitment of \$200,000.00 for electrical work.

**Turner** suggested discussing ISU's CPI program at the next meeting and how an intern might be useful for the PDA.

**Adjournment:**

There being no further business, the meeting adjourned at approximately 12:35 p.m.

By:   
Melanie Gygli, Interim Executive Director/Secretary

**POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES  
EXECUTIVE SESSION  
May 15, 2019**

**Members present:** Mayor Brian Blad, Matt Bloxham, Chad Carr, Rob Lion, Scott Smith, Terrel Tovey, and Scott Turner.

**Members absent/excused:** Jim Johnston, Thomas Ottaway.

**Others present:** Melanie Gygli, Interim Executive Director; Joyce Stroschein, Treasurer.

The Board of Commissioners adjourned from regular session into executive session pursuant to I.C. §74-206(1)(f) to communicate with legal counsel for the PDA to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. At approximately 11:48 a.m., **it was moved and seconded (T. Tovey, B. Blad)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(f). **The motion passed by roll call vote (Ayes: Tovey, Blad, Bloxham, Carr, Lion, Smith, Turner. Nays: None.** At approximately 12:10 p.m., the Board reconvened to regular session.

By:   
Melanie Gygli  
Interim Executive Director/Secretary



**AGENDA ITEM**

**NO. 7**

**POCATELLO DEVELOPMENT AUTHORITY (PDA)  
Preliminary Application for use of Tax Increment Financing**

Application:

Name: Gateway West Industrial Ctr. Date: 4/22/19.  
Mailing Address: 669 West Quinn Road, Pocatello  
Work Phone: \_\_\_\_\_ Cell Phone: 732-245-1243 E-Mail: barbwischera@  
gmail.com  
Project Description: Road repairs within complex and  
repair of deteriorated SMC steel laydown areas.  
(and Core Braces)  
Project Location: Gateway West Industrial Ctr.  
Is this project currently in an urban renewal area?  Yes  No  
Is the project currently in a revenue allocation area?  Yes  No

If you answered 'no' to both questions above, please describe the "deteriorated or deteriorating" conditions associated with this location:

\_\_\_\_\_  
\_\_\_\_\_

Current Assessed Value of Project Location: \_\_\_\_\_

Estimated Construction Value of Project: \_\_\_\_\_

Number of jobs created by this project: N/A Wage range of jobs: \_\_\_\_\_

Employee Benefits?  Yes  No If yes, please describe: The road repairs

will benefit all 600 employees within complex plus benefit  
all tenants that truck product in & out. SMC steel & Core Braces.

Time frame for job creation: will benefit from improvements to their  
areas

Construction start date for project: June 2019 Anticipated completion date: June 2019

Briefly describe other public benefit(s) associated with this project: All tenants  
shipping product in & out will benefit from road  
repairs. SMC steel & Core Braces will benefit from  
repair & improvements to their laydown areas.

Does this project compete with other, already established businesses? How? No

Is this project currently subject to a competitive bid process? Please explain:

No, Superior Asphalt has done work before in facility & we have found them competitive

Are there other applicants that may be interesting in applying for PDA assistance for this same project? Please explain: No

Relationship of named applicant to the project: Barbara Wischerath, partner in Gateway West Industrial Ctr.

Type of Assistance Requested

(check all that apply):

- Public Infrastructure (water, sewer, street, etc.).
- Public Facility (building, park, parking lot, etc.).
- Match for other funding.
- Inspections, tests, surveys, appraisals, etc.
- Property Acquisition.
- Structure Demolition and Clearance.
- Other? Please Specify \_\_\_\_\_

Amount of Assistance Requested: \$116,898.00

Form of Assistance Requested:

- Grant of Funds.
- Loan of Funds.
- Reimbursement for Approved Expenditures.
- Pay-As-You Go.
- Bonding.
- Other? Please specify \_\_\_\_\_

Other helpful information? Please list: See attached estimate

Return completed application to:

PDA Executive Director  
City of Pocatello  
P O Box 4169  
Pocatello ID 83205

# SUPERIOR ASPHALT INC.

13393 N Dekay Rd  
PO Box 5628  
Pocatello, ID 83202  
(208) 237-1752  
Lic. No. 11636-C-1-4 (32)

## Proposal

Proposal Submitted to: Barbara		Job Name:
Address: Gateway West		Job Location: Gateway West
City, State, and Zip Code: Pocatello, Id		Date: 3/21/2019
Attention: Barbara	Phone:	Job Phone:

We hereby submit specifications and estimates and propose to furnish the labor, material, and equipment to complete the following items of work as listed below.

Description	Unit Price	Total
3 Lanes extending asphalt approx. 7,725 sq.ft.		\$46,350.00
Old asphalt repair approx. 7,910 sq.ft.		\$47,460.00
Road repairs approx 3648 sq.ft.		\$21,888.00
Misc approx 200 sq.ft.		\$1,200.00
This bid includes removal and replacement of 6 inches of gravel and 3 inches of asphalt.		

- Existing oil deposits will be treated prior to sealing, but adhesion cannot be guaranteed
- Not responsible for human and animal tracking either on sealed or adjacent surfaces.
- Not responsible for reflective cracking when paving over existing cracked or broken asphalt.
- Crack Filling does not imply total crack elimination.
- Not responsible for existing grade or previous engineering related to drainage.
- Not responsible for back-fill or compaction accomplished by others.
- Engineering, testing, inspection, and permit fees are not included.
- Rock, calichi, or soft area removal will be an additional charge.

**Total: \$116,898.00**

TERMS: 50% DEPOSIT REQUIRED UPON  
ACCEPTANCE OF BID  
BALANCE DUE UPON COMPLETION

Submitted for *Superior Asphalt, Inc.*

By: Taylor Ankrum

Authorized  
Signature: \_\_\_\_\_

ACCEPTANCE OF PROPOSAL: I/We accept this proposal and agree to pay the said amount in accordance with the terms set forth. All of the terms and conditions on the reverse side are incorporated herein and made a part hereof.

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Please check appropriate box below:

Owner       Owners Agent with Owners Knowledge

(208) 237-1752

**Liddil Paving LLC**

12354 W Tyhee  
 Pocatello, ID 83202  
 208.237.8527  
 lpaving@yahoo.com

# Estimate

Date	Estimate #
5/28/2019	5523

<b>Name / Address</b>
Gateway West Industrial Center Barbara Wischerath 609 W Quinn Pocatello, ID 83201

<b>P.O. No.</b>	<b>Rep</b>	<b>Project</b>
	NO	2019 Pave Parking Lot

Qty	Item	Description	Cost	Total
1	Paving	Provide all labor, material, equipment, and supervision to excavate and remove up to 8" of asphalt, dirt, and debris. Deliver, spread, and compact up to 6" of 3/4"- Road Base as needed. Place 3" of hot mix asphalt over a prepared surface of 26,151 square feet and compact.	169,981.50	169,981.50

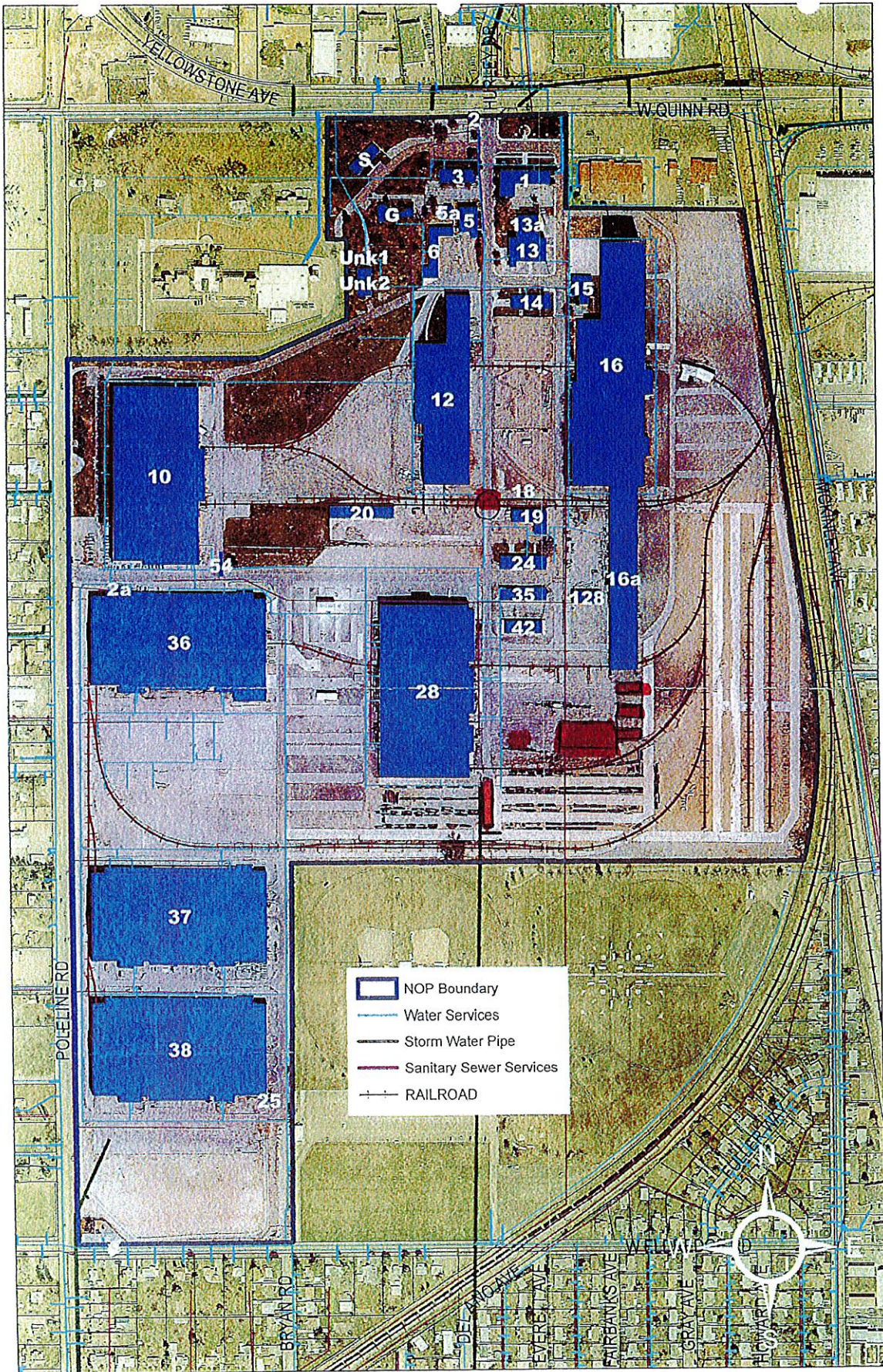
This proposal is valid through November 1, 2019. A 30% deposit is payable on signing this agreement. All invoices are payable upon job completion. Failure to pay by the due date will result in a .0484% per day (18% Annual Rate) late charge.  
 To accept this proposal and confirm order, please sign and date this form and return it to Liddil Paving LLC.

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Total**

**\$169,981.50**



Legend



600 ft

# Gateway West Industrial Ctr

Building 28

on St

Ruddock St

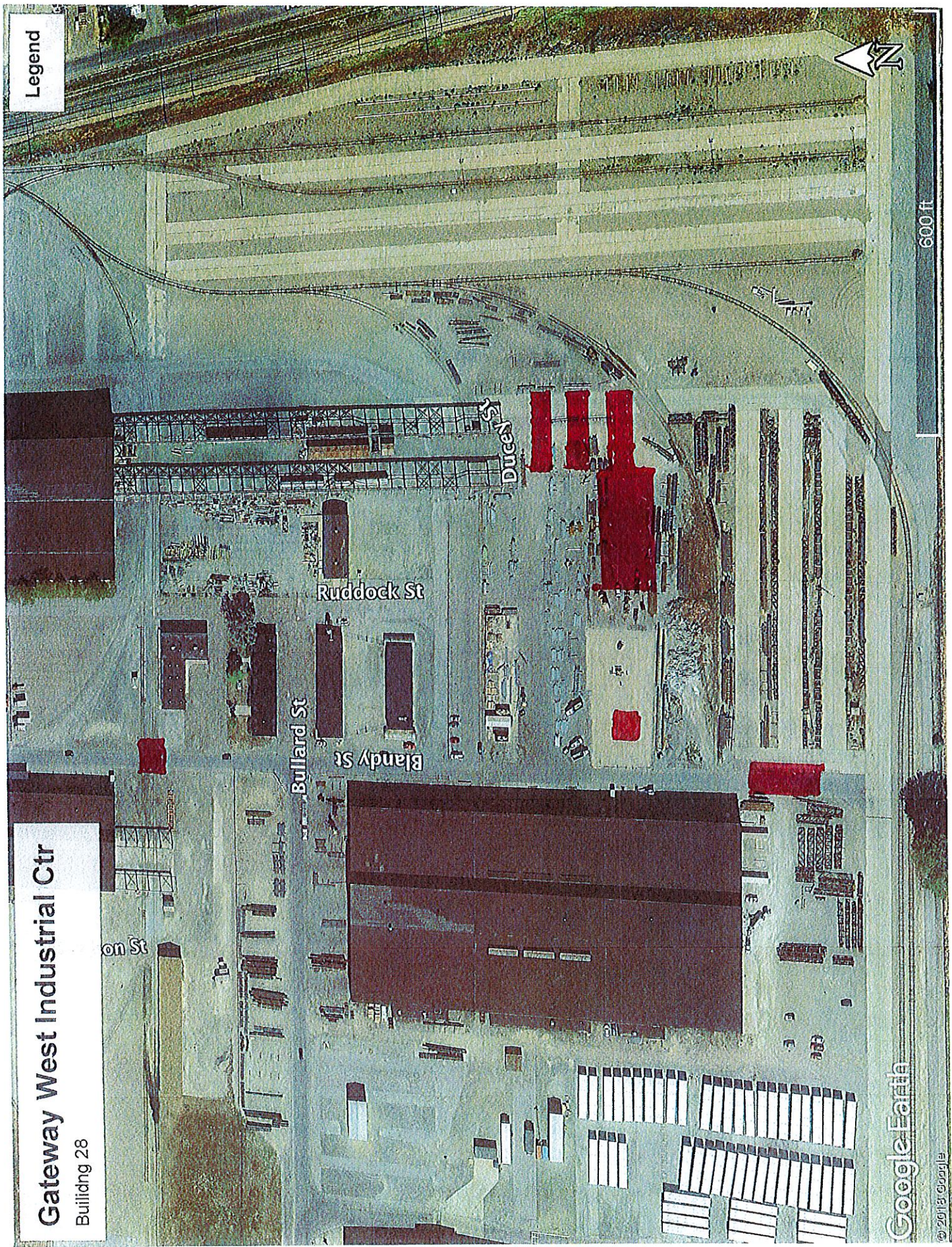
Bullard St

Blandy St

Ducel St

Google Earth

© 2018 Google



- s. assisting in the relocation of persons displaced from an urban renewal area;
- t. exercising all or any part or combination of powers herein granted.

By adopting this Plan, it is the intention of the PDA to facilitate improvements in the designated Naval Ordnance Plant Urban Renewal Area and enhance the economic viability of the area.

## II. NAVAL ORDNANCE PLANT URBAN RENEWAL AREA DESCRIPTION AND DETERIORATED OR DETERIORATING CONDITIONS ANALYSIS

The Urban Renewal Area boundary and Revenue Allocation District are identified with the same boundaries. The area is legally described in Attachment 1. State Urban Renewal Law and the Local Economic Development Act identify a number of conditions that qualify an area for urban renewal status. The following presents an analysis and reasoning why the proposed Naval Ordnance Plant area should be included as part of an Urban Renewal Area.

Idaho Code 50-2002 outlines a finding and declaration of necessity which states that areas that impose onerous municipal burdens which decrease the tax base, and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities and among other things aggravates traffic problems in an area will qualify to be included in an Urban Renewal Area. Additionally, in Idaho Code 50-2903 areas in which there is a predominance of buildings or improvements... which by reason of dilapidation, deterioration, age or obsolescence... contributes to the economic underdevelopment of an area qualify for assistance.

The Naval Ordnance Plant is property that is in need of improvement in the areas of building and infrastructure improvements. These deteriorating facilities have contributed to under use of the site for businesses and industry for several years. Several site issues currently impede redevelopment including:

- Poor building façade;
- Rail line deterioration;
- Equipment obsolescence (including needed upgrades to the crane equipment and facilities to bring up to current certified specifications);
- Road deterioration.

Without addressing these conditions, the feasibility of additional development in this area in the near future is minimal. Additionally, the range of issues and the costs associated with redevelopment contributes to the ongoing underutilization of this area and prompts the need to establish the Naval Ordnance Plant Urban Renewal Area.

## III. PROJECT PLAN

The project list outlined in this plan may be funded (all or part), if the PDA and Council decide to utilize tax increment financing funds as they become available from new construction. A description of the projects with estimated costs are as follows:



TABLE 1.

## Project Costs

PROJECT	COST
Building Façade and Equipment Upgrades and Enhancements	\$2,300,000
Rail Line Refurbishment	\$500,000
Road Reconstruction	\$500,000
Construction Contingency (10%)	\$330,000
<b>TOTAL</b>	<b>\$3,630,000</b>

## Project Description

- **Building Façade and Equipment Upgrades**—Exterior and interior improvements to buildings and needed equipment and facility enhancements to accommodate the needs of potential tenants of the site. Equipment upgrades are also included (including necessary enhancements to the overhead crane equipment) to ensure location and certification requirements of tenants.
- **Rail Line Refurbishment**—Repair an estimated 2,500 railroad ties including spikes, plugs and splice bars. This work would cover approximately 5,000 linear feet of track.
- **Road Reconstruction**—Repair and construction of roads (on site and off site), widening and improving roadways. Additionally, any roadway upgrades necessary to facilitate redevelopment of certain sites within the Revenue Allocation District Area.
- **Contingency costs**—An additional cost was calculated for work related to construction related costs including an increase in capital costs due to the length of time that it may take to complete the project and any other associated costs with the project.

Table 2 outlines the total project costs and the projected revenue for the proposed revenue allocation district.

TABLE 2. Project Costs and Revenues

ITEM	AMOUNT	TOTAL
<b>REVENUES</b>		
Revenue Allocation Proceeds	\$4,274,255	
Sub-Total		\$4,274,255
<b>COSTS</b>		
Building Façade and Equipment Upgrades and Enhancements	\$2,300,000	
Rail Line refurbishment	\$500,000	
Road reconstruction	\$500,000	
Contingency Cost (10%)	\$330,000	
Subtotal		\$3,630,000
Ending District Balance		\$644,255

## IV. ECONOMIC FEASIBILITY STUDY

The following tables provide a breakdown of base-assessed valuations for the proposed revenue allocation district for the Naval Ordnance Plant Urban Renewal

**TABLE 5.**

Year 12 months ending	TIF Tax Value <sup>4</sup>	Tax Levy Rate <sup>5</sup>	Gross Tax Revenue	School Levy Rate (.004 per Idaho Code 50-2908)	Net Revenue to PDA
2006		.023729804			
2007	\$12,500,000	.023729804	\$296,623	\$50,000	\$246,623
2008	\$12,500,000	.023017909	\$287,724	\$50,000	\$237,724
2009	\$12,500,000	.023017909	\$287,724	\$50,000	\$237,724
2010	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2011	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2012	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2013	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2014	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2015	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2016	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2017	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2018	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2019	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2020	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2021	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2022	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2023	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2024	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2025	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2026	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
<b>Total</b>					<b>\$4,274,255</b>

The total revenue amount that may be received by the PDA over 20 years is estimated at approximately \$4,274,255. This amount would be available to finance improvement projects within the Naval Ordnance Plant Urban Renewal Area.

**VI. CONFORMANCE WITH STATE LAW**

Redevelopment activities for the Naval Ordnance Plant Urban Renewal Area are governed by two applicable sections of Idaho Code: the Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code) and the Idaho Local Economic Development Act (Chapter 29, Title 50, Idaho Code).

The Idaho Legislature passed the Urban Renewal Law in 1965. Under this law, a Mayor and Council can declare areas as deteriorating, and declare that the rehabilitation,

<sup>4</sup> The TIF tax value (construction value) is projected to increase over time due to phased development through the life of the 20 year district.

<sup>5</sup> Calculations include holding the levy rate constant through 2006-2007 and then including a 3% reduction of the levy rate for two years (2008-2009). In 2010, it is reduced again, this time by 10% due to the anticipated Central Corridor Urban Renewal Area expiration which will generate a broader tax base resulting in a reduction in the levy rate.

and 72.17 respectively, for the lunch meeting and for the publishing of the annual public hearing. Year to date revenues of \$1,046,324.16 (see page 3) are greater than expenses of \$815,760.45. Overall Net income of \$230,563.71. Reminder a net loss indicates the use of cash reserves. At the end of May, the Authority had cash on hand of \$5,947,014.72. The checking account balance was \$2,912,265.15, the savings account was \$746,307.08, and cash being held by Zions Trust amounted to \$2,288,442.49. The Authority recognized minor financial activity during the month of May. The Authority received revenues totaling \$1,469.64 of which \$201.87 was interest earnings on cash invested. Property tax revenue totaled year to date revenues of \$1,047,793.80 (see page 3) are greater than expenses of \$815,760.45. Overall net income of \$232,033.35. Reminder a net loss indicates the use of cash reserves. As an update, the outstanding note owed by BBAD Investment was paid in full in the month of June. \$194,951.27 was received; \$193,566.55 was applied to principal and the remaining \$1,384.72 was interest accrued. It was then **MSC (B. Blad, D. Hillam)** to approve the April and May 2016 Financial Reports as presented.

**Agenda Item No. 3: Payment Requests/Reimbursements.** T. Olsen presented items 4(a) thru 4(c). It was **MSC (T. Ottoway, B. Blad)** to approve the following items:

(a) Idaho Accelerator Center Utilities:

1. February \$1,124.04
2. March \$968.52

(b) Positron Building Furnace/Water Damage Claim. ICRMP's deductible of \$500.00 and the pipe/furnace invoice in the amount of \$479.50 remain outstanding. **J. Stroschein** will issue a check to Quik & Kleen in the amount of \$979.50 and the claim will be closed.

(c) New Day Products and Resources in the amount of \$59.40 for the Board appreciation plaques for Cynthia Hill and Howard Manwaring.

**Agenda Item No. 4: Gateway West's Request for Funds Regarding Power within the NOP District.** T. Olsen reminded the Board that at the April 20, 2016 Meeting, the agenda item was tabled until more information could be obtained by City Staff as to the business owner's positions on the power upgrades and a timeframe of which to expect the 10 year plan from Swift. **M. Quayle** provided letters in support of the power upgrades from two tenants, VTCU and ATCO. VTCU believes the upgrades to be crucial to their work product and performance. If their business has issues with the power and diminished quality, they may relocate to a larger facility which was recently acquired. **M. Quayle** relayed that Earl Swift has purchased the equipment for Building 10 and has paid Idaho Power \$133,882.00 to date. The Board expressed some concern and hesitation with contributing to the power upgrades and perhaps later finding out that Swift raised the rent for the tenants as the property was now improved. **Chair Smith** reminded the Board the funds within the TIF District are there to improve the properties within the District pursuant to the specifications of the District Plan. **J. Stroschein** advised there is \$281,417 in the District with an expected tax remittance in July to be somewhere around \$90,000. There was no discussion pertaining to the 10 year plan. **It was MSC (S. Brown, C. Carr)** to pay 50%, up to \$200,000, for the power upgrades pertaining to Building Nos. 10, 36, 37 and 38 once the Board receives verification of the expenditure and certifies the power upgrade project has been successfully completed.

**Agenda Item No. 5: ISU IAC's Request to Lease Positron Facility.** Chair Smith provided the Board with an update on the Positron Facility; ISU Idaho Accelerator Center would like to lease the facility, for a 5 year term, for the rent payment of utilities plus \$500, and include a 30

**EXECUTIVE SUMMARY**

**GATEWAY WEST INDUSTRIAL CENTER – ELECTRICAL REIMBURSEMENT REQUEST**

**TO:** Chairman Scott Smith and PDA Board Members  
**FROM:** Merrill Quayle, P.E., PDA Engineer *MQ*  
**DATE:** Meeting Date – September 21, 2016  
**SUBJECT:** Gateway West Industrial Center – Electrical Reimbursement Request

**REQUEST**

Gateway West Industrial Center (GWIC) represented by Earl Swift (mailing address: 669 W Quinn Rd Pocatello Idaho 83204), request reimbursement for expenditures paid as of July 15, 2016. The electrical upgrade to building 10 has been completed. Idaho Power has been paid for the preliminary study and cost to connect building 10, 36, 37 and 38 to Idaho Power directly. Expenditures paid as of July 15, 2016 total \$158,750.62

**SUMMARY AND DOCUMENTATION**

I have reviewed the information provided and find the information and documentation accurate. Building 10 has been connected to Idaho Power and is operational. Documentation is attached providing proof that the items below has been paid in full.

Idaho Power (Idaho Power confirmed payment)	
Rule H Cost Quotes	\$4,154.00
Line connection/upgrade cost for building 10	\$15,706.00
Line connection/upgrade cost for buildings 36, 37 and 38	\$114,022.00
American Electric	
Building hook up to Idaho Power	\$24,868.62
GWIC provided trenching, backfill, grading and road repairs	\$0.00
	=====
Total Paid as of July 15, 2016	\$158,750.62

Recommend if the Board desires to reconsider its previous motion and allow for the reimbursement prior to the entire project being completed. The Board could do so and GWIC could be reimbursed \$158,750.62 of the \$200,000.00 committed to this project.

GWIC electrical upgrades have been split into 2 phases see the attachment.

**AGENDA ITEM**

**NO. 10**

# Pocatello Development Authority

City of Pocatello  
911 North 7th Avenue  
Pocatello, Idaho 83205

*An urban renewal agency for the City of Pocatello, Idaho*

TO: Pocatello Development Authority, Board of Commissioners

FROM: Melanie Gygli, Interim Executive Director *MG*  
Merril Quayle, Public Works Development Engineer *MB*

DATE: Meeting of June 19, 2019

SUBJECT: BGS Holdings – Issuance of Funds

As part of the Economic Development Agreements with BGS Holdings, the Board approved loan funds of up to \$200,000.00 and a grant for \$60,000.00 for costs related to a variety of work on the building at 228 South Main.

A request for payment in the amount of \$56,655.67 has been submitted for a variety of work on the interior. The necessary permits and inspections were obtained and the work has been completed to the extent of the invoices. The request is divided between the loan (\$13,665.07) and the grant (\$42,990.00).

With this request, the total drawn on the loan is \$188,542.19, with \$11,457.81 remaining. The total drawn on the grant is \$58,900.00 with \$1,100.00 remaining.

It is our determination that the fund request is appropriate for payment. Payment should be made as follows:

1. CP Integrity Construction, \$54,561.00
2. William Coryell, \$2,094.67

# Pocatello Development Authority

10b,

City of Pocatello  
911 North 7th Avenue  
Pocatello, Idaho 83205

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TO: Pocatello Development Authority Board of Directors *An urban renewal agency for the City of Pocatello, Idaho*

FROM: Melanie Gygli, Interim Executive Director *my*  
Merril Quayle, Public Works Development Engineer *MQ*

DATE: Meeting of June 19, 2019

SUBJECT: Simmons Surgical – Issuance of Grant Funds

As part of the Economic Development Loan & Grant Agreements with Simmons Surgical, the Board provided grant funds of \$75,000.00 for costs related to restoration of the hardwood floors, original skylights, original ceiling, and façade and storefront, along with associated plans and demolition, for the building at 312 West Center.

Dane Simmons, representing Simmons Surgical, has submitted a request for \$1,050.00 covering engineering work for the skylight restoration. Copies of the scopes of work and canceled checks have been submitted and we determined the fund request is proportionate to the work that has been done.

With this request, the total drawn on this grant will be \$46,220.35; remaining to be drawn is \$28,779.65. Payment will be made as follows:

1. Simmons Surgical in the amount of \$1,050.00

# Pocatello Development Authority

1062

City of Pocatello  
911 North 7th Avenue  
Pocatello, Idaho 83205

TO: Pocatello Development Authority Board of Directors

*An urban renewal agency for the City of Pocatello, Idaho*

FROM: Melanie Gygli, Interim Executive Director   
Merril Quayle, Public Works Development Engineer 

DATE: Meeting of June 19, 2019

SUBJECT: Simmons Surgical – Issuance of Loan Funds

As part of the Economic Development Loan & Grant Agreements with Simmons Surgical, the Board provided loan funds of \$125,000.00 for costs related to necessary repairs and add facilities to create a surgical skills training suite and an Air BnB-type lodging room in the building at 312 West Center.

Dane Simmons, representing Simmons Surgical, has submitted a request for \$14,524.86 covering construction management, materials and labor for a variety of interior work and supplies. A permit and inspection was completed for the electrical work. On June 12, 2019, the other work was inspected and we determined the fund request is proportionate to the work that has been done.

With this request, the total drawn on this loan will be \$60,100.29; remaining to be drawn is \$64,899.71.

Please make checks payable to:

1. Simmons Surgical in the amount of \$7,920.86
2. Electric Construction & Sales in the amount of \$6,604.00





# Pocatello Development Authority

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City of Pocatello  
911 North 7th Avenue  
Pocatello, Idaho 83205

*An urban renewal agency for the City of Pocatello, Idaho*

TO: Pocatello Development Authority Board of Directors

FROM: Melanie Gygli, Interim Executive Director   
Merril Quayle, Public Works Development Engineer 

DATE: Meeting of June 19, 2019

SUBJECT: Station Square – Issuance of Loan Funds

As part of the Economic Development Loan & Grant Agreements with Station Square, the Board provided loan funds of \$100,000.00 for costs related to installation of a Class A hood in the existing restaurant and electric meters on the outside of the building at 200 South Main.

Denis Clijsters, representing Station Square, has submitted a request for \$4,358.72 covering electrical work associated with installation of the Class A hood. The appropriate permits and inspections were completed, so the fund request is proportionate to the work that has been done.

With this request, the total drawn on this loan will be \$47,882.44; remaining to be drawn is \$52,117.56. Please make check payable to:

Electric Construction & Sales in the amount of \$4,358.72