

POCATELLO DEVELOPMENT AUTHORITY
Agenda for the meeting of
February 15, 2023 – 11:00 a.m.
Council Chambers – Pocatello City Hall
Iwamizawa Conference Room for Executive Session

During low/medium community level designations, individuals are encouraged, but not required, to wear masks/face coverings.
During high community level designations, individuals will be required to wear masks/face coverings.

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 5th Avenue, Pocatello, Idaho.

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

- 1. CALL TO ORDER, ROLL CALL, DISCLOSE CONFLICTS OF INTEREST, AND ACKNOWLEDGMENT OF GUESTS.**
- 2. ACTION ITEM: MEETING MINUTES.** The Board may wish to waive the oral reading of the Board of Commissioners' meeting minutes held January 18, 2023, and approve the minutes as written.
- 3. ACTION ITEM: EXECUTIVE SESSION.** The Board may wish to go into Executive Session to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Idaho Code Section 74-206(1)(f).
- 4. ACTION ITEM: MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.** The Board may wish to approve the monthly financial report, expenses and reimbursements.
- 5. ACTION ITEM: DISCUSS RFP FOR ON CALL PROFESSIONAL SERVICES.** The Board may wish to review the RFP for On Call Professional Services.
- 6. ACTION ITEM: REVIEW THE DRAFT 2022 ANNUAL REPORT.** The Board may wish to discuss and review the draft 2022 Annual Report.
- 7. 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.
- 8. NEWS FOR THE GOOD OF THE ORDER.** The board may wish to discuss news for the Good of the Order.
- 9. ADJOURN REGULAR MEETING.**

Action Item 2

POCATELLO DEVELOPMENT AUTHORITY
Meeting Minutes for January 18, 2023 at 11:00 A.M.
Council Chambers, 911 N 7th Avenue, Pocatello, Id

AGENDA 2

Agenda Item No. 1: Call to Order and Disclosure of Conflicts of Interest

Chair Villarreal called the meeting to order at approximately 11:00 a.m. No conflicts were disclosed.

Members present: Greg Gunter, Jeff Hough, Jim Johnston, Kirk Lepchenske, Scott Turner and David Villarreal.

Members excused/unexcused: Mayor Brian Blad and Rick Cheatum; Victoria Byrd (unexcused).

Others present: Executive Director Brent McLane, Treasurer Thane Sparks, Secretary Aceline McCulla, City of Pocatello PW Development Engineer Merril Quayle, City of Pocatello Attorney Jared Johnson, City of Pocatello PW Director/City Engineer Jeff Mansfield and other visitors.

Agenda Item No. 2: Approve the Minutes

The Board may wish to waive the oral reading of the minutes and approve the minutes from the Board of Commissioners regular and executive session meetings held December 21, 2022.

It was moved by **J. Johnston** and seconded by **K. Lepchenske** to approve the minutes as written from the regular and executive session meetings held December 21, 2022. Those in favor were G. Gunter, J. Hough, J. Johnston, K. Lepchenske, S. Turner and D. Villarreal. Unanimous. Motion Carried.

Agenda Item 3: Monthly Financial Report, Expenses and Reimbursements.

The Board may wish to approve the monthly financial report, expenses and reimbursements.

It was moved by **J. Johnston** and seconded by **S. Turner** to approve the financial report, expenses and reimbursements as presented. Those in favor were G. Gunter, J. Hough, J. Johnston, K. Lepchenske, S. Turner and D. Villarreal. Unanimous. Motion Carried.

Agenda Item 4: Amend Scope of Services with Elam & Burke.

The Board may wish to authorize the Chair to sign the engagement letter for professional services for the purpose of special litigation items.

McLane explained the amendment includes pricing for litigation items, separate from normal PDA business, per the engagement letter provided in the agenda materials.

It was moved by **J. Hough** and seconded by **K. Lepchenske** to approve amendment of the scope of work for litigation purposes with Elam & Burke as presented, and to authorize the Chair to sign the letter. Those in favor were G. Gunter, J. Hough, J. Johnston, K. Lepchenske, S. Turner and D. Villarreal. Unanimous. Motion Carried.

Agenda Item 5: 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.

McLane noted that the City received fund numbers that were less than half the amount of the previous year's funds. McLane sent the County an inquiry as to why the reduction in numbers and awaits the response with confirmed funds available in the NOP TIF District.

Agenda Item 6: News for the Good of the Order.

The board may wish to discuss news for the Good of the Order.

Quayle provided an update on the IRG water system, the buildings along Quinn Road are being demolished and the pads will be leased accordingly. Quayle noted that the City of Pocatello is working on a grant to make improvements to the intersection and lights at Pole Line Road and West Eldredge Road.

McLane stated that the draft RFP has been prepared and generalized to capture areas that would be beneficial for TIF Districts within City limits. McLane will send the draft RFP to members, with the understanding that there be no discussion on the draft among members. If a member has questions, contact Brent McLane directly at 208.234.6583 or bmclane@pocatello.us.

Agenda Item 7: Adjourn Regular Meeting.

With no further business, **Chair Villarreal** adjourned the meeting at 11:17 a.m.

Submitted by: _____ Approved on: _____
Aceline McCulla, Secretary

DRAFT

Action Item 4

**Pocatello Development Authority
 Monthly Finance Report
 February 15, 2023
 Fiscal Year 2023**

**Expenditure Approvals:
 Checks to be ratified:**

Vendor	Check #	Amount
--------	---------	--------

Checks to be approved:

Vendor	Check #	Amount	
ICCU - VISA	dbt23-1	148.24	Red Hot Roasters - Feb luncheon
Thane Sparks	1474	1,200.00	February Services
Elam & Burke	1475	12,207.76	January Services (invoices 200485, 200486, 200487) December Services (invoices 200005,200353)

Cash Balances as of February 15, 2023

	General Fund		Naval Ordinance		North Portneuf		Airport		Northgate		Total	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Cash	1,109,442.08		305,686.77		1,608,992.39		15,808.18		201,368.07		3,241,297.49	
Income												
Administrative fees	69,629										69,629	0.00
Property taxes		8,808.66	263,050	78,905.06	35,999	55,938.23	99,926	41,293.25	10,609	153,333.88	409,584	338,279.08
Note payments		3,679.78									-	3,679.78
Interest income	3,508	576.95	1,614	424.36	1,866	847.42	600	70.08	33	26.89	7,621	1,945.70
Other											-	0.00
Total Income	73,137	13,065.39	264,664	79,329.42	37,865	56,785.65	100,526	41,363.33	10,642	153,360.77	486,834	343,904.56
Expense												
Administrative expense			44,719		6,120		16,987		1,804		69,630	0.00
Luncheon costs	2,000	1,047.53									2,000	1,047.53
Office expenses	300	51.90									300	51.90
Dues and memberships											-	0.00
Insurance	7,500										7,500	0.00
Training and Travel												0.00
City admin charges	9,100	13,235.39									9,100	13,235.39
Professional services	48,000	9,210.00		1,363.00				10,939.26		1,268.50	48,000	22,780.76
Economic Development Grants		84,941.00										84,941.00
Non-capital Infrastructure	1,143,113		1,802,996	798,394.61	1,579,785		129,430		42,663		4,697,987	798,394.61
Total Expense	1,210,013	108,485.82	1,847,715	799,757.61	1,585,905	0.00	146,417	10,939.26	44,467	1,268.50	4,834,517	920,451.19

Red Hot Roasters
 737 E CLARK ST, POCATELLO ID 83201
 Phone: 208.233.0902 Contact: Karen, Email: uiekaren768@gmail.com
 City of Pocatello Tax Exempt ID: 82-6000244

City of Pocatello PDA Luncheon for February 15, 2023

Check payable to Red Hot Roasters

Deliver to: 911 N 7th Ave, City Hall Council Chambers by 10:50 a.m.

Call Aceline to confirm price & details on mobile 406.202.6444 / office 208.234.6184

Name	Items	Qty	Each Cost	Totals
1 Aceline	The Veggie w/spring mix - blue cheese dressing	1	\$ 8.99	\$ 8.99
2 Brent	Italiano w/spring mix - blue cheese dressing	1	\$ 8.99	\$ 8.99
3 Jim	The Squeak w/Red potato blue cheese salad	1	\$ 8.99	\$ 8.99
4 Jared	Chicken Chopotle Salad w/1000 dressing	1	\$ 8.49	\$ 8.49
5 Scott	Meaty McCabe w/Spring Mix w/sundried tomato dressing	1	\$ 8.99	\$ 8.99
6 Kirk	The Big Bubba GRILLED w/Red potato blue cheese salad	1	\$ 8.99	\$ 8.99
7 Merrill	The Big Bubba COLD w/Nacho Doritos	1	\$ 8.99	\$ 8.99
8 Brian	The Tuscany w/Spring Mix w/1000 dressing	1	\$ 8.99	\$ 8.99
9 Greg	Squeak panini w/Spring Mix w/sundried tomato dressing	1	\$ 8.99	\$ 8.99
10 Thane	Turkey Bacon Swiss w/red potatoe blue cheese salad	1	\$ 8.99	\$ 8.99
11 Jeff M	The Meaty McCabe NO LETTUCE w/Greek pasta salad	1	\$ 9.99	\$ 9.99
12 David	Classic Tuna on Croissant COLD w/Lays chips	1	\$ 8.99	\$ 8.99
13 Victoria	Italiano NO BELL PEPPERS w/spring mix w/ranch dressing	1	\$ 8.99	\$ 8.99
	TOTAL FOOD	13		\$ 117.37
	Gratuity 20% on food			\$ 23.47
	Delivery Charge			\$ 5.00

TOTAL CHECK AMOUNT **\$ 145.84**

INSTRUCTIONS:

- Please cut all sandwiches in half
- All dressings on side please
- Napkins 2-3 per person please

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Pocatello Development Authority
Attn: Brent McLane
City of Pocatello
P.O. Box 4169
Pocatello, ID 83205

DECEMBER 31, 2022

Invoice # 200005

Billing Atty - MSC

RE: Special Counsel General

CLIENT/MATTER: 09212-00003

DECEMBER 31, 2022

Invoice # 200005

***** INVOICE SUMMARY PAGE *****

PROFESSIONAL FEES	1,009.00
COSTS ADVANCED	.00
TOTAL INVOICE	1,009.00

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Pocatello Development Authority
Attn: Brent McLane
City of Pocatello
P.O. Box 4169
Pocatello, ID 83205

DECEMBER 31, 2022

Invoice # 200353

Billing Atty - MSC

RE: Frigitek Litigation

CLIENT/MATTER: 09212-00005

DECEMBER 31, 2022

Invoice # 200353

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	1,947.50
COSTS ADVANCED	.00
TOTAL INVOICE	1,947.50

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Pocatello Development Authority
Attn: Brent McLane
City of Pocatello
P.O. Box 4169
Pocatello, ID 83205

JANUARY 31, 2023

Invoice # 200485

Billing Atty - MSC

RE: Northgate Plan

CLIENT/MATTER: 09212-00001

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	1,268.50
COSTS ADVANCED	.00
TOTAL INVOICE	1,268.50

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Pocatello Development Authority
Attn: Brent McLane
City of Pocatello
P.O. Box 4169
Pocatello, ID 83205

JANUARY 31, 2023

Invoice # 200486

Billing Atty - MSC

RE: Special Counsel General

CLIENT/MATTER: 09212-00003

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	64.50
COSTS ADVANCED	.00
TOTAL INVOICE	64.50

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Pocatello Development Authority
Attn: Brent McLane
City of Pocatello
P.O. Box 4169
Pocatello, ID 83205

JANUARY 31, 2023

Invoice # 200487

Billing Atty - MSC

RE: Frigitek Litigation

CLIENT/MATTER: 09212-00005

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	7,777.50
COSTS ADVANCED	140.76
TOTAL INVOICE	7,918.26

PAGE 7

Action Item 5

REQUEST FOR PROPOSALS For Professional Consultant Services

The Urban Renewal Agency of the City of Pocatello, Idaho, also known as Pocatello Development Authority (“Agency”), is requesting proposals from qualified consultants to conduct an eligibility study and prepare an eligibility report to determine whether one, or more, proposed geographic areas are eligible to be included in an urban renewal revenue allocation area pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended. At the option of the Agency, the engagement may be extended for additional consultant services required as part of the urban renewal revenue allocation planning process, including, but not limited to, preparation of the economic feasibility study required for such planning efforts.

SCOPE OF WORK

Eligibility Study

Agency has a need for a consultant to conduct an eligibility study and prepare an eligibility report related to one or more geographic areas as outlined on the attached Exhibit A. The work will include reviewing the site conditions of the area by onsite investigation; evaluating the conditions against the statutory criteria for eligibility; preparing a written report setting forth the specific findings. The following services are anticipated in the agreement with the Agency. The descriptions are illustrative in nature and not exhaustive. The actual scope of services will be negotiated after the selection process has been completed.

- Work with Agency Board and staff to review the proposed study area boundary or boundaries, and refine the boundaries as necessary to support Agency goals;
- Onsite review of the proposed study areas to become familiar with the existing site conditions;
- Procure parcel data, including the current assessed values;
- Work cooperatively with other public entities including City of Pocatello Public Works, Bannock County Assessor’s Office, as well as property owners;
- Work cooperatively with Agency legal counsel;
- Work with Agency staff to develop a project schedule;
- Prepare a written eligibility report;
- Attend and present at Agency and Pocatello City Council meetings, as needed

Economic Feasibility Study

To the extent a geographic area is deemed eligible for urban renewal planning purposes, Agency has a need for a consultant to conduct an economic feasibility study and prepare an economic feasibility study report related to one or more geographic areas as determined to be eligible. The work will include reviewing parcel data; projecting new development within the area over a defined period of time not to exceed twenty (20) years as set forth by Idaho Code; projecting potential cash flow; and working with City and Agency staff to determine a proposed public improvement list and cost estimate for the improvements; and preparing a written report setting forth the specific findings. The following services are anticipated in the agreement with the Agency. The descriptions are illustrative in nature and not exhaustive. The actual scope of services will be negotiated after the selection process has been completed.

- Work with Agency Board and staff to review projected development to occur within the proposed project area, and refine the projects as necessary based on existing and projected market conditions and City planning and development documents and goals;
- Review and identify the overlapping taxing districts and determine projected levy rates;
- Review and provide input on public infrastructure needs and potential projects within the project area and work with City staff and others on cost estimates;
- Onsite review of the proposed project area or areas to become familiar with the area and infrastructure needs;
- Work cooperatively with other public entities including City of Pocatello Public Works, Bannock County Assessor's Office, as well as property owners;
- Work cooperatively with Agency legal counsel;
- Work with Agency staff to develop a project schedule;
- Prepare a written economic feasibility study report;
- Attend and present at Agency and Pocatello City Council meetings, as needed

GENERAL

The selection process is proposal and qualifications based, and rates and other compensation will be negotiated. The specific project schedule and deliverables will be determined following selection; however, it is anticipated the eligibility study will be completed on or before May 1, 2023, and the economic feasibility study will be completed on or before August 1, 2023.

SUBMISSION REQUIREMENTS

RFP response submissions must be received at the address below by 3:00 p.m. MDT, _____, 2022. Only one (1) original submission is required.

Pocatello Development Authority
 Attn: Brent McLane, Executive Director
 911 North 7th Avenue
 Pocatello, Idaho 83201

To be considered, each RFP response must include the following minimum information:

1. Cover letter; including name, address, telephone, and e-mail contact
2. Resume
3. List of relevant experience
4. Proposed methodology for accomplishing the Scope of Services described in the RFP above
5. Cost for services

6. RFP Waiver and Release
7. References

Agency may, at its own discretion, accept such submissions as it deems to be in the best public interest and in furtherance of the purposes of Idaho Law, or it may proceed with further selection processes, or it may reject any and all submissions. Agency reserves the right to, in its discretion, waive any immaterial defects in any submissions, reissue the request for statements of qualifications, and invite additional respondents to submit proposals. Agency reserves the right to reject any submissions based on real or apparent conflict of interest, to reject any submission containing inaccurate or misleading information, and to request additional data and information from any and all respondents.

PUBLIC RECORDS

Agency is a public agency. All documents in its possession are public records subject to inspection and copying under the Idaho Public Records Act, Chapter 1, Title 74, Idaho Code. If any Proposer claims any part of a proposal is exempt from disclosure under the Idaho Public Records Act, the Proposer must: 1.) Indicate by marking the pertinent document “CONFIDENTIAL”; and 2.) Include the specific basis for the position that it be treated as exempt from disclosure. Marking the entire proposal as “Confidential” is not in accordance with Idaho Public Records Act and will not be honored. Agency, to the extent allowed by law and in accordance with these Instructions, will honor a nondisclosure designation. By claiming materials to be exempt from disclosure under the Idaho Public Records Act, Proposer expressly agrees to defend, indemnify, and hold Agency harmless from any claim or suit arising from Agency’s refusal to disclose such materials pursuant to the Proposer’s designation. Any questions regarding the applicability of the Public Records Act should be addressed to your own legal counsel prior to submission.

SELECTION CRITERIA

Selection will be based on the submitted proposals. Final selection is made by the Agency’s Board of Commissioners, which has the right to waive or alter submission requirements or to reject any or all submissions.

The issuance of the RFP and the receipt and evaluation of submissions do not obligate Agency to award a contract. Agency will not pay costs incurred in responding to this RFP. Agency may in its discretion cancel this process at any time prior to the execution of a contract without liability.

Proposals will be evaluated according to completeness, content, experience with similar projects, and cost. Award of a contract to one party responding to this RFP does not mean the other proposals lacked merit, but that, all factors considered, the selected proposal was deemed to be most advantageous to the Agency.

QUESTIONS

Direct any questions to: Brent McLane at (208) 234-6583 or bmclane@pocatello.us.

RESPONSE

By submitting this proposal, the potential parties responding to this RFP certify the following:

1. This proposal is signed by the individual submitting the RFP.
2. The party responding to this RFP has read and understands the terms, conditions, and specifications set forth in this RFP.
3. Any exceptions to the terms, conditions, and/or specifications are specified in the proposal submitted by the parties responding to this RFP.

Therefore, in compliance with this Request for Proposals, and subject to all conditions herein, the undersigned offers and agrees, if their proposal is accepted within 30 days from the date of the opening, to negotiate a contract to furnish the subject services as outlined in this request.

BUSINESS NAME: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE NUMBER: _____

E-MAIL ADDRESS: _____

LEGAL NOTICE

REQUEST FOR PROPOSALS

Professional Consultant Services

The Urban Renewal Agency of the City of Pocatello, Idaho, also known as Pocatello Development Authority, a public body corporate and politic (“Agency”) invites individuals and entities to submit proposals for a qualified consultant to conduct an eligibility study and prepare an eligibility report to determine whether a proposed geographic area is eligible to be included in an urban renewal/revenue allocation area pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended. At the option of the Agency, the engagement may be extended for additional consultant services required as part of the urban renewal/revenue allocation planning process.

The individual or entity would negotiate with Agency for a services agreement.

Interested individuals and entities are invited to obtain submission instructions by contacting Brent McLane at bmclane@pocatello.us. Submission instructions are also available at the Agency offices located at 911 North 7th Avenue, Pocatello, Idaho 83201. Submissions will be accepted until 3:00 p.m. MDT, _____, 2022. Late or incomplete submissions will not be accepted.

The consultant services contract will be awarded to the individual or agency who, in the sole opinion of Agency, is best qualified to perform the work. The right is reserved to reject any or all submissions not conforming to the intent and purpose of the “Request for Proposals” whenever such action appears to be in the best interests of Agency.

Publish _____, 2022.

EXHIBIT A – MAP OF GEOGRAPHIC AREAS FOR REVIEW

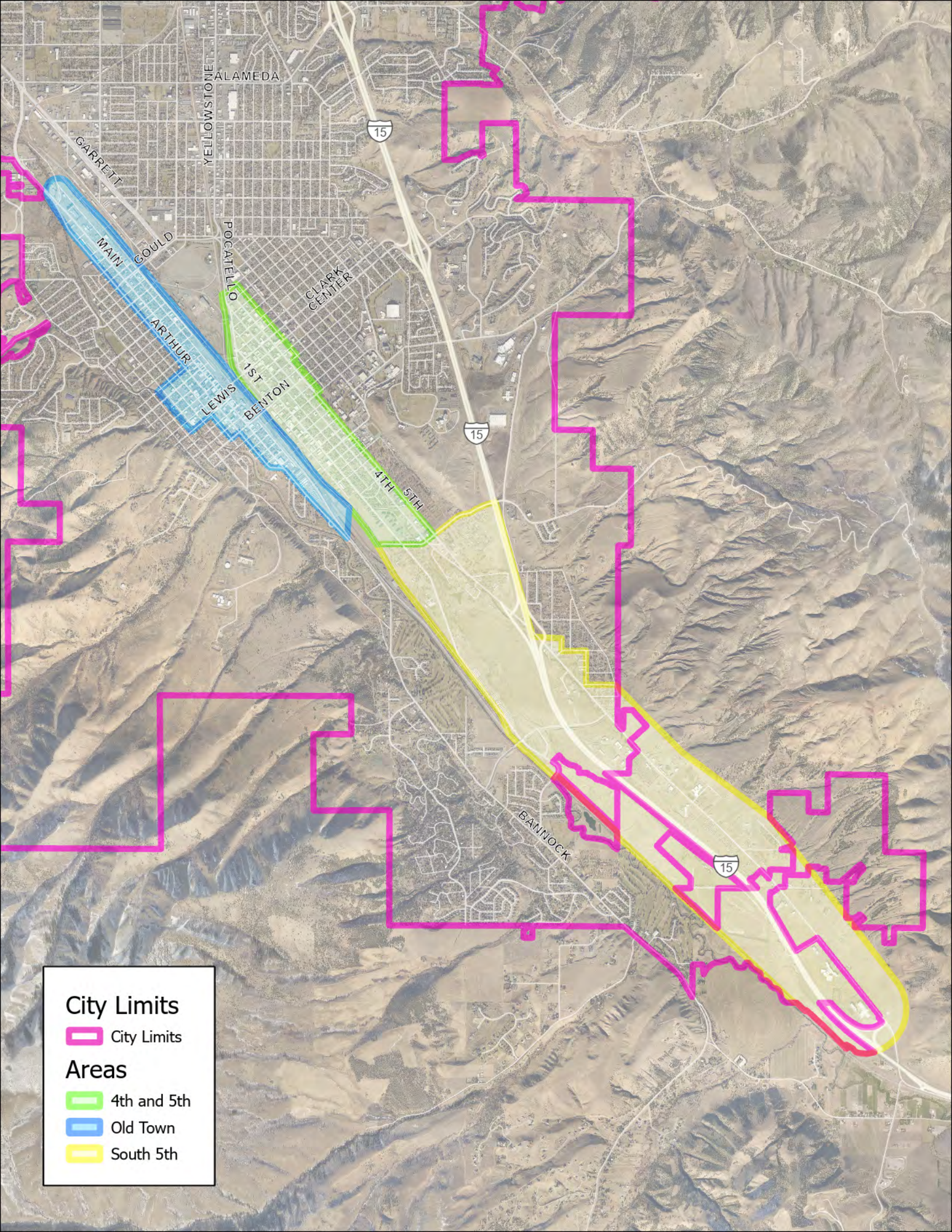
EXHIBIT B-REQUIRED WAIVER & RELEASE (REQUIRED FOR SUBMISSION)

The undersigned has read this waiver and release and fully accepts the Agency’s discretion and non-liability as stipulated herein, and expressly for, but not limited to, Agency’s decision to proceed with a qualification based selection process in response to the Request for Proposals (RFP) to select a company to supply consultant services to Agency for the project.

- A. Discretion of Agency: The Proposer submitting a response to this RFP agrees that Agency has the right to, unless contrary to applicable state law:
 - a. Modify or suspend any and all aspects of the process seeking proposals and making any decisions concerning the consultant services RFP;
 - b. Obtain further information from any person, entity, or group regarding the Proposer, and to ascertain the depth of Proposer’s capability and experience for supplying consultant services and in any and all other respects to meet with and consult with any Proposer or any other person, entity, or group;
 - c. Waive any formalities or defects as to form, procedure, or content with respect to Agency’s RFP to select a consultant and any response by any Proposer thereto;
 - d. Accept or reject any sealed proposal received in response to the RFP, including any sealed proposal submitted by the undersigned; or select any one proposal over another in accordance with the selection criteria; and
 - e. Accept or reject all or any part of any materials or statements, including, but not limited to, the nature and type of proposal.

- B. Non-Liability of Agency:
 - a. The undersigned agrees that Agency shall have no liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of Agency as identified above.
 - b. The undersigned, including all team members, have carefully and thoroughly reviewed the RFP and has found it to be complete and free from ambiguities and sufficient for their intended purpose.


Proposer’s Signature: _____
Print Name: _____
Print Title: _____
Name of Firm: _____
Date: _____




City Limits

 City Limits

Areas

 4th and 5th

 Old Town

 South 5th

ALAMEDA
YELLOWSTONE

15

GARRETT
GOULD

MAIN

POCATELLO

CLARK
CENTER

ARTHUR

LEWIS

1ST
BENTON

4TH
5TH

15

BANNOCK

15

Action Item 6

NORTHGATE DISTRICT

Established:	2019
Expires:	2039
2022 Tax Increment:	\$46,064
Present Fund Balance:	
\$49,275	
Bonded Debt:	None
Non-Bonded Debt:	None

Some Projects Currently in the District:

Kartchner Homes Multi-Family Development

The Crossings Division 1 consisting of 97 lots.

The Crossings Division 2 consisting of 15 lots.

Portneuf Health Trust



Improvements:

The new Northgate Parkway I-15 interchange was opened in December 2019. This project was made possible through a public-private partnership to which the PDA contributed approximately \$2,000,000. With the completion of many of the Kartchner Homes Northgate Apartment development and the North Campus of the Portneuf Health Trust, Fiscal Year 2022 was the first year the PDA was able to receive any significant tax increment. The PDA anticipates being able to provide reimbursements related to the initial improvements in the next fiscal year.



Employee Statistics:

As of September 2022, the Northgate District URA includes 2 employees, an increase from 0 in September 2021. These employees have estimated quarterly wages of \$25,429. This number is less now with the completion of recent developments that were not included in the current counts.

Pocatello Development Authority



Board of Commissioners

David Villarreal (Chair)
Scott Turner (Vice-Chair)
Brian Blad (Pocatello Mayor)
Victoria Byrd
Rick Cheatum (Pocatello City Council President)
Greg Gunter
Jeff Hough (Bannock County Commissioner)
Kirk Lepchenske
Jim Johnston

PDA/City Staff

Brent McLane
(Executive Director)

Thane Sparks
(Treasurer)

Aceline McCulla
(Secretary)

Merril Quayle
(Public Works Engineer)

Profile of the Pocatello Development Authority

The Pocatello Development Authority was created by the City of Pocatello in 1988 by Resolution 1988-13 in accordance with the Urban Renewal Law of 1965 and the Local Economic Development Act. The Authority is an independent public body corporate and politic, and a discrete component of the City of Pocatello.

The purpose of the Pocatello Development Authority is to undertake urban renewal projects in areas designated by the City of Pocatello to be deteriorating and to implement the rehabilitation, conservation, redevelopment, or a combination thereof, of such area or areas, in the interest of the public health, safety, morals or welfare of the residents of the City of Pocatello. The Authority is to afford maximum opportunity, consistent with the needs of the City of Pocatello as a whole, to the rehabilitation or redevelopment of the urban renewal areas by private enterprise.

The Board of Commissioners of the Pocatello Development Authority consists of nine members. Membership includes the President of the Pocatello City Council; a member of the Board of Bannock County Commissioners (or designee); the Mayor of the City of Pocatello; one member with financial expertise such as accounting, banking or lending-institution experience; one member from the education community; and four other members from the citizenry at large. Each commissioner serves a four (4) year term and may serve up to two (2) consecutive terms or eight (8) years. Terms are staggered in such a fashion that no more than two expire in any given year.

At the regular meeting in October, the Board elects the Chairman, Vice-Chairman, Secretary, and Treasurer for a term of one year. The Board may also appoint other positions as may be determined necessary. The Chairman of the Board is the chief presiding officer of the Pocatello Development Authority. The Chairman executes all deeds, bonds, contracts and other legal documents authorized by the Board. Some of the Chairman's duties may be delegated by the Board to the Executive Director of the Authority.

HOW DOES THE PDA WORK?

The Pocatello Development Authority (PDA) works with the City of Pocatello, Bannock Development Corporation and the private sector to remedy blighted and/or deteriorating or deteriorated areas in accordance with Idaho State Law. The PDA administers the funding for this process using tax increment financing according to an urban renewal plan approved by the local legislative body.

The City of Pocatello (via the City Council) is responsible for determining which areas of the City qualify under urban renewal law to be categorized as deteriorated or deteriorating and considered as an urban renewal area (URA). These areas typically lack adequate infrastructure, which may include water, sewer, power, roads or access. These improvements are in most cases too costly for a developer (or the City) to fund up-front and in many cases includes property outside of the primary developer's control.

Once an urban renewal area is established, the City recruits businesses or works through other recruiting efforts such as Bannock Development Corporation to attract businesses to these areas. Businesses that are interested in moving are looking for a site that makes business sense and, in some instances, will consider moving if there is financial aid for infrastructure development or other construction costs such

as demolition. This is where the PDA steps in, through the use of tax increment financing (TIF).

Tax increment financing is a mechanism that allows for funding of urban renewal projects according to an adopted urban renewal plan. When the City establishes a TIF district the value of the property in the district is frozen at its current valuation, creating the base value. The property taxes collected on this base value continue to be distributed to the various taxing entities providing services to that property, (e.g., cities, counties, and school districts), but the property taxes paid on the increased valuation goes to the Pocatello Development Authority (property values typically increase due to new development based on added value). The PDA can issue bonded debt, based upon expected valuation increases, or provide reimbursement to provide funding for infrastructure or site development necessary for the business to build in the district. Approximately two years after the business has moved in, property taxes begin to be collected on the increased valuation and allocated to the Authority to pay debt or reimburse costs. If planned projects are completed and all debt is paid prior to the maximum 20 year period the district may be closed "early" and the added valuation is returned to the various taxing districts.

EXECUTIVE SUMMARY

The mission of the Pocatello Redevelopment Agency (PDA) is to strengthen the tax base of the City of Pocatello and Bannock County through the encouragement of growth and development within the Portneuf Valley. To achieve this goal, four urban renewal districts are currently open. Through the financing of public improvements such as water, sewer, streets, and storm drainage facilities, the PDA has contributed the following to the tax base:

Urban Renewal District	Year Created	Year of Termination	Tax Increment Value, 2022
Naval Ordinance District	2006	2030	\$212,341
North Portneuf District	2007	2030	\$98,202
Pocatello Regional Airport District	2010	2033	\$136,799
Northgate District	2019	2039	\$46,064

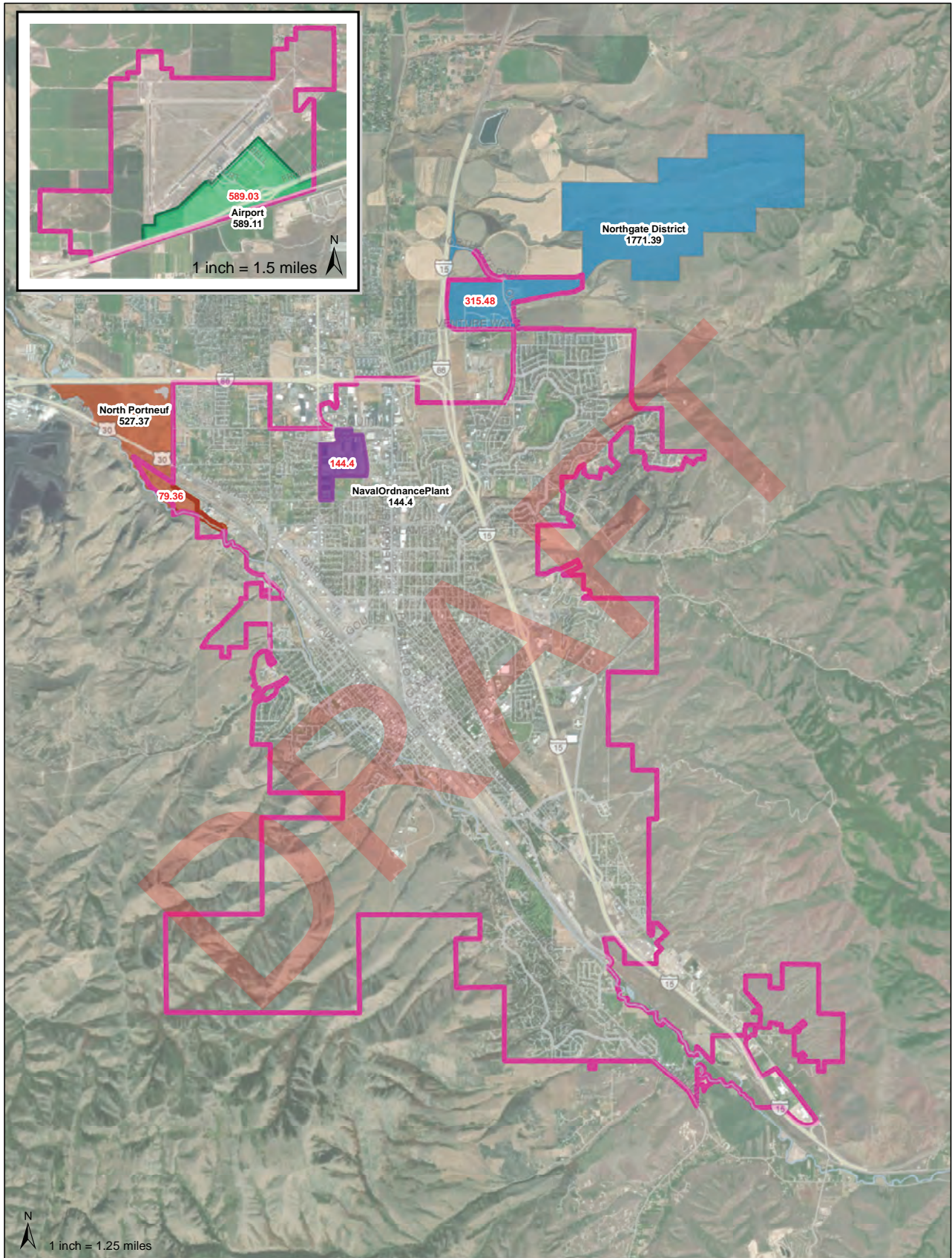
The land area of these four urban renewal districts is approximately 3,032 acres. Of the total land area of the districts about 589 acres are located in Power County and the remaining 2,443 is located in Bannock County. The amount of land that is within a district located within the Pocatello city limits is approximately 1,128 acres, or 5.39% of the City's total land area. The Fiscal Year 2022 tax increment value of all districts was about \$493,405.

In the year 2022, the following progress was made in the PDA's Urban Renewal Districts:

- Initialized working with IRG (Industrial Realty Group), the new owners of the Naval Ordinance Plant property. IRG utilized TIF funds for significant facade improvements including painting, siding repairs, and window replacement. The project also proposes to add a commercial component to the property along Quinn Road which was rezoned from Industrial to Commercial.
- The Northgate District has seen increased activity in the development of the multi-family portion of the district. There have also been infrastructure investments in private property that includes residential and commercial development. The North Campus of the Portneuf Health Trust has been completed. Last year the PDA has begun to see increment to be generated in the Northgate District and should be able to start providing reimbursement for investments made in the extensions of Olympus Drive and Northgate Parkway.
- The PDA is looking into the feasibility of providing a rail crossing to connect River Park Way to US Highway 30. This connection would be a vital to the growth of industry in the North Portneuf District as it would provide an alternative truck route over the rail lines. Currently, all freight traffic must traverse Kraft Road to North Main Street. This intersection is identified as one that needs significant improvement due to the unusual configuration of the intersection.



Pocatello TIF Districts



District, Acreage	District, City Acreage	City Limits - Acreage
Airport, 589.11	Airport, 589.03	City Limits - Acreage 20936.62
NavalOrdnancePlant, 144.40	NavalOrdnancePlants, 144.40	
North Portneuf, 527.37	North Portneuf, 79.36	
Northgate District, 1771.39	Northgate District, 315.48	
		$100(1128/20937) = 5.39\%$

Document Path: N:\001_Pocatello_GIS\03-MXD\01\PocatelloTIF_Districts_2021.mxd

Date: 2/2/2021

The City of Pocatello does not guarantee any information contained in this map to be an accurate representation of existing conditions. No reproduction of this material in any form is authorized without written consent from the City of Pocatello.

THE INFORMATION PROVIDED ON THIS MAP IS TO BE USED ONLY FOR REFERENCE PURPOSES. THE MAP AND DATA ARE COMPILATIONS OF STATE, COUNTY, AND CITY RECORDS.



NAVAL ORDINANCE DISTRICT

Established:	2006
Expires:	2030
2022 Tax Increment:	\$212,341
Fund Balance:	\$1,026,115
Bonded Debt:	None
Non-Bonded Debt:	None

Some Companies Currently in the District:

IRG Realty Advisers LLC

SME Steel

Virginia Transformer VTCU
Corp.

Mountainland Supply LLC

Western Industrial Motor and
Machine

McNabb Manufacturing LLC

Novatech PC



Improvements:

Most recently there have been significant improvements to the facades of the building in the Naval Ordinance Plant. IRG has invested great energy into rebranding the facility into the Tiron Center and is looking forward to future potential opportunities to partner with the PDA. The western portion of the facility was recently rezoned to a Commercial Zone to accommodate the development of a commercially oriented redevelopment of the property and enhance the overall potential of the property.



Employee Statistics:

As of September 2022, the Naval Ordinance Plant URA included 744 employees, an increase of approximately 28.5% from September 2021. These employees have estimated quarterly wages of \$12,538,250. (Source: Idaho Department of Labor)

NORTH PORTNEUF DISTRICT

Established:	2007
Expires:	2030
2022 Tax Increment:	\$98,202
Fund Balance:	\$1,550,206
Bonded Debt:	None
Non-Bonded Debt:	None

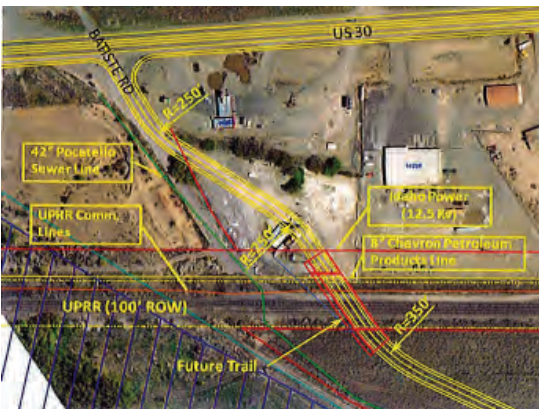
Some Companies Currently in the District:

The Rustic Rose LLC
Idaho Rock and Sand LLC
Hot Rod Construction
Jerry Van Sickle



Improvements:

The PDA is looking into the feasibility of providing a rail crossing to connect River Park Way to US Highway 30. This connection would be a vital to the growth of industry in the North Portneuf District as it would provide an alternative truck route over the rail lines. Currently, all freight traffic must traverse Kraft Road to North Main Street. This intersection is identified as one that needs significant improvement due to the unusual configuration of the intersection.



Employee Statistics:

As of September 2022, the North Portneuf URA included 236 employees, an decrease of approximately 0.4% from September 2021. These employees have estimated quarterly wages of \$4,228,587. Approximately 44.1% of the employment in the district consisted of Construction jobs and 21.6% consisted of Transportation and Warehousing jobs. (Source: Idaho Department of Labor)

POCATELLO REGIONAL AIRPORT DISTRICT

Established:	2010
Expires:	2033
2022 Tax Increment:	\$136,799
Fund Balance:	(\$14,616)
Bonded Debt:	None
Non-Bonded Debt:	None

Some Companies Currently in the District:

McNabb Trucking

Peterson Inc.

Driscoll Tophany

Kase Warbonnett Inc.

Larson & Associates Inc.



Improvements:

There are two different Master Plans being developed for the Pocatello Regional Airport. One that is being initiated by the airport and relates to the airport facility itself. The other plan has been initiated by Bannock Development Corporation and encompasses the property around the airport that is owned by the City of Pocatello. This plan incorporates property that lays within the Airport District, and will help to direct the future growth and development of this area. Additionally, the PDA is woking with the City of Pocatello to establish a right-of-way plat to establish the road network and provide clarity to future investors of what land is available for development. While the PDA is not financially invested in either of these plans, it does recognise their importance in the success of the district and the Executive Director has been directly involed in the planning process.



Employee Statistics:

As of September 2022, the Pocatello Airport URA includes 173 employees, an decrease of approximately 13.1% from September 2021. These employees have estimated quarterly wages of \$2,162,044. (Source: Idaho Department of Labor)