

POCATELLO DEVELOPMENT AUTHORITY
Amended Agenda for the meeting of
January 17, 2024 – 11:00 a.m.
Council Chambers – Pocatello City Hall
Iwamizawa Conference Room for Executive Session

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with two (2) 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: 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).
- 3. Action Item: Meeting Minutes.** The Board may wish to waive the oral reading of the Board of Commissioners' meeting and executive session meeting minutes held December 20, 2023, and approve the minutes as written.
- 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: Fiscal Year 23 Annual Report.** The Board may wish to discuss, review, and recommend changes from the FY2022 Annual Report for direction to produce the Fiscal Year 2023 Annual Report.
- 6. 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.
- 7. News for the Good of the Order.** The board may wish to discuss news for the Good of the Order.
- 8. Adjourn Meeting.**

Action Item 3

POCATELLO DEVELOPMENT AUTHORITY
Meeting Minutes for December 20, 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: Mayor Brian Blad, Rick Cheatum, G. Gunter, Jeff Hough (left at 11:36 a.m.), Jim Johnston, Kirk Lepchenske, Nathan Richardson, Scott Turner and David Villarreal.

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

Agenda Item No. 2: 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).

It was moved by **R. Cheatum** and seconded by **B. Blad** that the Board enter executive session pursuant to Idaho Code 74-206 subsection (1)(f) 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 like to be litigated at 11:06 a.m. Roll Call: those in favor: B. Blad, R. Cheatum, G. Gunter, J. Hough, J. Johnston, K. Lepchenske, N. Richardson, S. Turner, and D. Villarreal. Those against: none. Unanimous. Motion carried.

The regular meeting reconvened at 11:39 a.m.

Agenda Item No. 3: Approve the Minutes.

The Board may wish to waive the oral reading of the Board of Commissioners' meeting minutes held November 15, 2023, and to approve the minutes as written.

It was moved by **J. Johnston** and seconded by **R. Cheatum** to approve the minutes as written from the Board of Commissioners' regular and executive session meetings held November 15, 2023. Those in favor: R. Cheatum, G. Gunter, J. Johnston, K. Lepchenske, N. Richardson, S. Turner, and D. Villarreal. Those against: none. Unanimous. Motion carried.

Agenda Item 4: Pocatello Quinn LLC-IRG Second OPA Reimbursement Request No. 1.

The Board may wish to authorize payment of Pocatello Quinn LLC-IRG's reimbursement request no.1 on the OPA 2 for phase two public improvements to Building 12 in the amount of \$166,066.00, documents included with agenda item 4. Partial payment of \$57,000.00 will be paid from available funds, and the balance of \$109,066.00 will be paid upon receipt of future Bannock County TIF Remittances to the NOP District.

McLane noted the reimbursement invoices and property inspections were completed and all comply with the OPA.

R. Cheatum noted that he has a relation, a cousin, that is included in this reimbursement request.

It was moved by **J. Johnston** and seconded by **G. Gunter** to approve the Pocatello Quinn LLC-IRG's reimbursement request no.1 on the OPA 2 for phase two public improvements to Building 12 in the amount of \$166,066.00, for a partial payment of \$57,000.00 payment from available funds, and the balance of \$109,066.00 will be paid upon receipt of future Bannock County TIF Remittances to the NOP District. Those in favor: B. Blad, R. Cheatum, G. Gunter, J. Johnston, K. Lepchenske, N. Richardson, S. Turner, and D. Villarreal. Those against: none. Unanimous. Motion carried.

Agenda Item 5: 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 monthly financial report, expenses and reimbursements as presented. Those in favor: B. Blad, R. Cheatum, G. Gunter, J. Hough, J. Johnston, K. Lepchenske, N. Richardson, S. Turner, and D. Villarreal. Those against: none. Unanimous. Motion carried.

Agenda Item 6: Doran Lambson will present the PDA Audit Report for Fiscal Year 2023 (FY23). The Board will hear an update on the PDA Audit Report for FY23 by Doran Lambson of Deaton and Company.

Doran Lambson, CPA and Partner of Deaton and Company presented the Board with the findings of the Fiscal Year 23 audit report, included in the agenda materials.

Villarreal asked that the balance corrections be made before approval, and once the corrections are submitted the Board will review for approval.

Cheatum asked a question on page 15 and asked about outstanding balance. **Lambson** noted the difference is in the interest earned on September 3 and not recorded until the October statement as cash, a different Fiscal Year.

McLane stated the corrections were made in the Audit Report and Sparks and McLane reviewed them to verify they are correct. McLane noted that if the Board would like to go back to agenda item 6 and approve the item today, it would be done.

It was moved by **B. Blad** and seconded by **K. Lepchenske** to approve the PDA Audit Report for FY2023 by Doran Lambson of Deaton and Company as presented with the corrections. Those in favor: B. Blad, R. Cheatum, G. Gunter, J. Johnston, K. Lepchenske, N. Richardson, S. Turner, and D. Villarreal. Those against: none. Unanimous. Motion carried.

Agenda Item 7: Update on the Professional Services for Eligibility and Economic Feasibility Study. The Board may wish to hear an update by SB Friedman on the Professional Services for Eligibility and Economic Feasibility Study.

Geoff Dickinson of SB Friedman introduced the team and presented an update on the study.

The Board will review the information and get questions submitted to McLane by December 31, 2023, who will compile the questions and forward to SB Friedman.

Agenda Item 8: 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.

There was no discussion.

Agenda Item 9: News for the Good of the Order.

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

There was no discussion.

Agenda Item 10: Adjourn Meeting.

With no further business, **Villarreal** adjourned the meeting at 12:15 p.m.

Submitted by:

Aceline McCulla, Secretary

Approved on: *January __, 2024*

DRAFT

Pocatello Develop Authority Board of Commissioners
Executive Session Minutes
December 20, 2023
City Hall, Iwamizawa Conference Room

Chair Villarreal called the meeting to order at 11:08 a.m.

Members present: Brian Blad, Rick Cheatum, Greg Gunter, Jeff Hough, Jim Johnston, Kirk Lepchenske, Nathan Richardson, Scott Turner, and David Villarreal.

Members excused/unexcused: none. **present:** Executive Director Brent McLane, PDA Secretary Aceline McCulla, PDA Attorney Molly A. Miragas (via GoToMeeting), Ruby Walsh.

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).

With no further discussion, it was moved by **J. Hough** and seconded by **N. Richardson** to adjourn from the executive session pursuant to Idaho Code §74-206(1)(f) at approximately 11:35 a.m. and reconvene to the regular meeting session. Call Vote: Brian Blad, Rick Cheatum, Greg Gunter, Jeff Hough, Jim Johnston, Kirk Lepchenske, Nathan Richardson, Scott Turner, and David Villarreal. Those in favor: B. Blad, R. Cheatum, G. Gunter, J. Hough, J. Johnston, K. Lepchenske, N. Richardson, S. Turner, and D. Villarreal. Unanimous. Motion Carried.

By:
Aceline McCulla, Secretary

Approved on: *January 17, 2024*

Action Item 4

**Pocatello Development Authority
Monthly Finance Report
January 17, 2024
Fiscal Year 2024**

Expenditure Approvals:

Checks to be ratified:

<u>Vendor</u>	<u>Check #</u>	<u>Amount</u>
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Checks to be approved:

<u>Vendor</u>	<u>Check #</u>	<u>Amount</u>
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ICCU VISA	dbt24-1	143.16	Red Hot Roasters (146.44), Walmart (credit 3.28)
Thane Sparks	2010	1,500.00	January services

Board Approval

Cash Balances as of January 17, 2024

	General Fund		Naval Ordinance		North Portneuf		Airport		Northgate		Total	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Cash	1,107,947.21		392.15		1,737,549.20		6,548.06		387,543.68		3,239,980.30	
Income												
Administrative fees	75,100										75,100	0.00
Property taxes	14,400		124,000		103,000	63,505.56	83,800		295,000	3,451.49	620,200	66,957.05
Note payments		1,839.89									-	1,839.89
Interest income	21,960	39,218.48	200		32,960		200		6,900		62,220	39,218.48
Other											-	0.00
Total Income	111,460	41,058.37	124,200	0.00	135,960	63,505.56	84,000	0.00	301,900	3,451.49	757,520	108,015.42
Expense												
Administrative expense			18,200		15,500		17,700		15,500		66,900	0.00
Luncheon costs	2,100	735.08									2,100	735.08
Office expenses	500	274.99									500	274.99
Dues and memberships											-	0.00
Insurance	8,500										8,500	0.00
Training and Travel												0.00
City admin charges	16,000	7,717.01									16,000	7,717.01
Professional services	130,000	17,322.00					15,000	45,615.88			145,000	62,937.88
Economic Development Grants												0.00
Non-capital Infrastructure	1,052,360		166,000	57,000.00	1,768,460		62,100		633,300		3,682,220	57,000.00
Total Expense	1,209,460	26,049.08	184,200	57,000.00	1,783,960	0.00	94,800	45,615.88	648,800	0.00	3,921,220	128,664.96

Red Hot Roasters

737 E CLARK ST

POCATELLO ID 83201

Phone: 208.233.0902

Contact: Karen

Email: huiekaren768@gmail.com

City of Pocatello Tax Exempt ID: 82-6000244City of Pocatello PDA Meeting for **January 17, 2024**

Deliver to: 911 N 7th Ave, City Hall Council Chambers by 10:45 a.m. (across from the Utility Billing Windows, if you reach the restrooms, you have gone too far.

Call Aceline to confirm price, details, & take payment on my mobile 406.202.6444 by 4 p.m. on 1.11.2024

Name	Items	Qty	Each Cost	Totals
Aceline	Asian Chicken Salad	1	\$ 8.49	\$ 8.49
Brent	Asian Chicken Salad	1	\$ 8.49	\$ 8.49
Thane	Chicken Chipotle wrap with Lays chips	1	\$ 8.49	\$ 8.49
Jeff M	Meaty McCabe w/Greek Pasta	1	\$ 9.99	\$ 9.99
Jeff H	Chicken Club Wrap w/Lays chips	1	\$ 8.49	\$ 8.49
Linda	The Spyke w/Red potato-blue cheese salad	1	\$ 8.99	\$ 8.99
Kirk	Big Bubba (HOT) W/Lays chips	1	\$ 8.99	\$ 8.99
Ruby	The Campagnolo w/Greek pasta	1	\$ 8.99	\$ 8.99
Merril	Italiano, no bell peppers, w/Red potato salad	1	\$ 8.99	\$ 8.99
Jim	Meaty McCabe w/Red potato blue cheese salad	1	\$ 9.99	\$ 9.99
David	Classic Tuna on Croissant, Cold , w/Lays	1	\$ 8.99	\$ 8.99
Scott	Big Bubba (HOT) W/Nacho Cheese Doritos	1	\$ 8.99	\$ 8.99
Nathan	Turkey Bacon Swiss w/Greek pasta	1	\$ 9.99	\$ 9.99
	TOTAL FOOD	13		\$ 117.87
	Gratuity 20% on food			\$ 23.57
	Delivery Charge			\$ 5.00
	TOTAL CHECK AMOUNT			<u>\$ 146.44</u>

INSTRUCTIONS:

Please cut all sandwiches in half, wrap sandwich, and write the person's name on sandwich.

All dressings on side please.

Napkins 2-3 per person please.

Give us feedback @ survey.walmart.com
Thank you! ID #:7SLKSCPLPVS

Walmart 

WM Supercenter
208-237-5090 Mer. TODD
4240 YELLOWSTONE AVE
CHUBBUCK ID 83202-2420
WALMART STORE
CHUBBUCK, ID

ST# 01995 OP# 000546 TE# 91 TR# 01190
MERCHANT# 590060019950000
VISA

	*** CREDIT ISSUED ***	
GENERAL MDSE TOTAL		3.28-
VISA	**** **	0272
APPROVAL #		702844

Low prices You Can Trust. Every Day.
Savings Catcher! Scan with Walmart app

12/18/23 18:04:47

*** CUSTOMER COPY ***

INVOICE

Thane Sparks

3506 E 126 N
Rigby, Idaho 83442
(208) 206-8457

DATE: January 17, 2024
INVOICE # 24-1
FOR: Professional Services

BILL TO:

Pocatello Development Authority
911 N 7th Avenue
Pocatello, Idaho 83201

DESCRIPTION			AMOUNT
Professional Services - January 2024			\$ 1,500.00

SUBTOTAL	\$ 1,500.00
TAX RATE	
SALES TAX	\$ -
OTHER	
TOTAL	\$ 1,500.00

Make all checks payable to .

Total due in 15 days. Overdue accounts subject to a service charge of 1% per month.

THANK YOU FOR YOUR BUSINESS!

REMITTANCE REPORT	
From County Auditor of Bannock County	

Remittance No.	030
Date:	December 25, 2023

To: POCATELLO URBAN

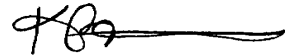
SOURCE AND FUND	PREPAID	CURRENT	----- DELINQUENT TAXES -----						INTEREST	MISC	TOTAL
	2024	2023	2022	2021	2020	2019	2018	2017/prior			COLLECTION
NORTH YELLOWSTONE (1-0013)											0.00
NAVAL ORDINANCE (1-0014)											0.00
NORTH PORTNEUF 801 (1-0016)	63397.3										63,397.30
NORTHGATE (1-0017)	3451.49										3,451.49
NORTHGATE (83-0000)											0.00
NORTHGATE (84-0000)											0.00
NORTH PORTNEUF 802 (82-0000)	108.26										108.26
PRSN PROPERTY RPLCMNT											0.00
CIRCUIT BREAKER											0.00
COLUMN TOTALS	66957.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66,957.05

Amount of Remittance	66,957.05
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STATE OF IDAHO, }
 }ss.
COUNTY OF BANNOCK }

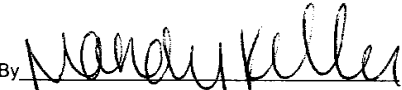
I, JASON C. DIXON, County Clerk in and for the County aforesaid, being duly sworn on oath, make the following statement:

That the foregoing is a full, true, and correct report, in accordance with Section 3326, Compiled Statutes of Idaho, as amended by Chapter 169, laws of 1925, by source and fund, of all monies paid into the treasury of said county and apportioned to the POCATELLO URBAN and included district since the 30TH OF NOV the date of my last report. Subscribed and sworn to in duplicate before me on the 25TH OF DEC



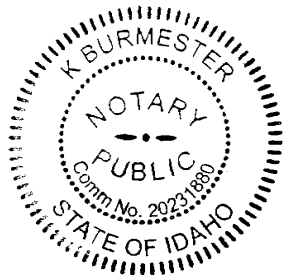
Notary Public of Bannock County.

County Clerk: JASON C. DIXON

By 

Deputy Auditor

N B. The Clerk will countersign the attached order and transmit same to the treasurer of the municipality or district accompanied by a duplicate of this report.



Action Item 5

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
Terrel Tovey (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, 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 four 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

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 Ordnance Plant 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

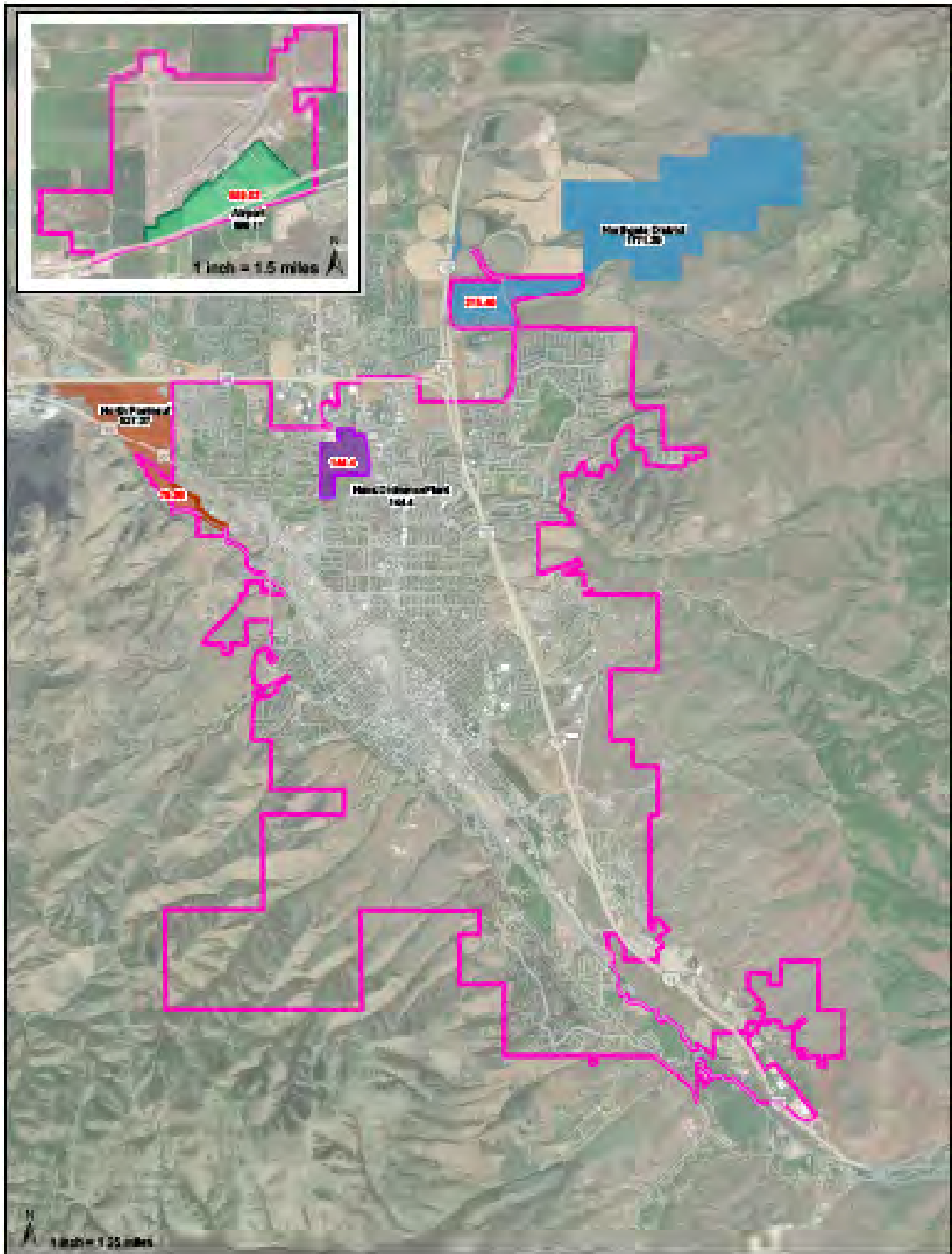
The land area of these four urban renewal districts is approximately 3,032 acres. Of the total land area of the districts about 589 acres are located in Power County and the remaining 2,443 is located in Bannock County. The amount of land that is within a district located within the Pocatello city limits 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 Ordnance 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 and investments to private property that includes residential and commercial development. The North Campus of the Portneuf Health Trust has been completed. Last year the PDA began to see increment generated in the Northgate District and may begin to provide 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 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



City Limits, Airspace	Various City Airspace (100.27)	City Limits Airspace (100.01)
Airport 100.17	South 100.03	
North Commercial/Plaza 100.4	North Commercial/Plaza 100.4	
North Parkway 101.27	North Parkway 101.27	
Northwest District 177.08	Northwest District 177.08	

1001 T 1202000070 10 0.020



NAVAL ORDNANCE PLANT 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
Atco Structures and Logistics

Improvements:

Most recently there have been significant improvements to the facades of the buildings in the Naval Ordnance Plant. IRG has invested great energy into rebranding the facility into the Titon Center and is looking forward to future potential opportunities to partner with the PDA. The western portion of the facility was recently rezoned for Commercial use 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 Ordnance 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

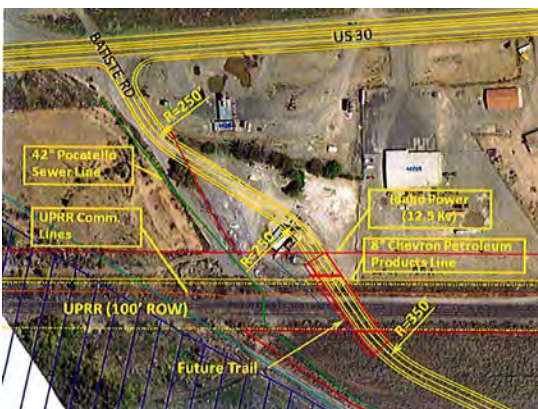
Some Companies Currently in the District:

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, a 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 Tophay LLC
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 located within the Airport District, and will help to direct the future growth and development of this area. Additionally, the PDA is working with the City of Pocatello to establish a right-of-way plat for a road network to provide clarity for future investors of what land is available for development. While the PDA is not financially invested in either of these plans, it does recognize their importance in the success of the district and the Executive Director is directly involved in the planning process.



Employee Statistics:

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

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.