

POCATELLO DEVELOPMENT AUTHORITY
Agenda for the meeting of
February 21, 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 January 17, 2024, 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 2023 Annual Report.** The Board may wish to discuss, update, and approve the Fiscal Year 2023 Annual Report changes.
- 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 January 17, 2024 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

Turner called the meeting to order at approximately 11:09 a.m. No conflicts were disclosed.

Members present: Jeff Hough, Jim Johnston, Kirk Lepchenske, Nathan Richardson, and Scott Turner.

Members excused/unexcused: Mayor Brian Blad, Rick Cheatum, David Villarreal, and Ruby Walsh.

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

No conflicts of interest were reported by the Board.

Agenda Item 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 **J. Johnston** and seconded by **K. Lepchenske** 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 11:10 a.m. Roll call vote taken. Those in favor: J. Hough, J. Johnston, K. Lepchenske, N. Richardson, and S. Turner. Those against: none. Unanimous. Motion carried.

Agenda Item 3: Meeting Minutes.

The Board may wish to waive the oral reading of the meeting minutes and approve the minutes from the Board of Commissioners regular and executive session meetings held December 21, 2024.

Hough stated he left after executive session and asked to remove his name from agenda item five (5).

It was moved by **J. Johnston** and seconded by **K. Lepchenske** to approve the minutes with the correction by Hough from the regular and executive session meetings held December 20, 2023. Those in favor: Jeff Hough, Jim Johnston, Kirk Lepchenske, Nathan Richardson, and Scott Turner. Those against: none. Unanimous. Motion carried.

Agenda Item 4: Monthly Financial Report, Expenses and Reimbursements.

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

Sparks noted we received a small remittance from Bannock County, which will be reflected on the next financial report.

It was moved by **K. Lepchenske** and seconded by **J. Johnston** to approve the financial report, expenses and reimbursements with changes. Those in favor: Jeff Hough, Jim Johnston, Kirk Lepchenske, Nathan Richardson, and Scott Turner. Those against: none. Unanimous. Motion carried.

Agenda Item 5: 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.

McLane stated he is preparing the Annual Report for Fiscal Year 2023, the FY22 Annual Report is attached to make changes if desired, please email your comments to McLane by January 31. The PDA will be meeting with City Council on February 8, and McLane would like the draft ready for this meeting. McLane noted that the State Labor Department does not provide statistic data that was provided a few years prior unless the PDA obtains written authorization from the businesses, and the business emails the letter to the State Labor Department. **Johnston** thought the layout and information is readable and a good format. **Hough** asked if visionary information could be included in the report of future projects. **McLane** stated we could talk about the studies and the areas the PDA is looking at for possible future activities identified from the studies.

Agenda Item 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.

Nothing was reported.

Agenda Item 7: News for the Good of the Order.

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

Johnston noted increased activity in the Northgate activity.

McLane noted that a preliminary plat and short plat application are in progress in the Northgate area through the planning department.

Agenda Item 7: Adjourn Regular Meeting.

With no further business, **Turner** adjourned the meeting at 11:35 a.m.

Submitted by:

Aceline McCulla, Secretary

Approved on:

Pocatello Develop Authority Board of Commissioners
Executive Session Minutes
City Hall, Iwamizawa Conference Room
January 17, 2024

Turner called the meeting to order at 11:12 a.m.

Members present: Jeff Hough, Jim Johnston, Kirk Lepchenske, Nathan Richardson, Scott Turner, and Ruby Walsh.

Members excused: Mayor Brian Blad, Rick Cheatum, and David Villarreal.

Others present: Executive Director Brent McLane, Secretary Aceline McCulla, and PDA Attorneys Molly Miragas (via GoToMeeting).

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 11:23 a.m., and to reconvene with the regular meeting session. Roll call vote taken. Those in favor: Jeff Hough, Jim Johnston, Kirk Lepchenske, Nathan Richardson, and Scott Turner. Unanimous. Motion Carried.

By:
Aceline McCulla, Secretary

Approved on:

Action Item 4

Pocatello Development Authority
Monthly Finance Report
February 21, 2024
Fiscal Year 2024

Expenditure Approvals:

Checks to be ratified:

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

Checks to be approved:

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

Board Approval

| | | | |
|-------------------|---------|------------|--|
| ICCU VISA | dbt24-2 | 110.39 | lunch (Goody's Deli) |
| IRG | 2012 | 109,066.00 | OPA-2 Reimbursement No.2 final payment |
| Elam & Burke | 2013 | 24,968.27 | Dec23(206059-100.00, 206060-75.00,206061-4980.02) Jan24(206504-275.00, 206505-19,538.25) |
| City of Pocatello | 2014 | 3,645.15 | 1st Qtr Staff Reimbursement |
| Thane Sparks | 2015 | 1,500.00 | February services |
| Acelilane McCul | 2016 | 15.00 | Feb lunch expenses (invoice 24-1) |

Cash Balances as of February 21, 2024

| | General Fund | | Naval Ordinance | | North Portneuf | | Airport | | Northgate | | Total | |
|-----------------------------|--------------|-----------|-----------------|------------|----------------|-----------|-----------|-----------|------------|------------|--------------|------------|
| | Budget | Actual | Budget | Actual | Budget | Actual | Budget | Actual | Budget | Actual | Budget | Actual |
| Cash | 1,132,437.67 | | 26,692.47 | | 1,760,908.67 | | 22,468.60 | | 713,768.55 | | 3,656,275.96 | |
| Income | | | | | | | | | | | | |
| Administrative fees | 75,100 | | | | | | | | | | 75,100 | 0.00 |
| Property taxes | 14,400 | 16,837.25 | 124,000 | 135,366.32 | 103,000 | 86,865.03 | 83,800 | 40,438.81 | 295,000 | 329,676.36 | 620,200 | 609,183.77 |
| Note payments | | 1,839.89 | | | | | | | | | - | 1,839.89 |
| Interest income | 21,960 | 52,592.23 | 200 | | 32,960 | | 200 | | 6,900 | | 62,220 | 52,592.23 |
| Other | | | | | | | | | | | - | 0.00 |
| Total Income | 111,460 | 71,269.37 | 124,200 | 135,366.32 | 135,960 | 86,865.03 | 84,000 | 40,438.81 | 301,900 | 329,676.36 | 757,520 | 663,615.89 |
| Expense | | | | | | | | | | | | |
| Administrative expense | | | 18,200 | | 15,500 | | 17,700 | | 15,500 | | 66,900 | 0.00 |
| Luncheon costs | 2,100 | 860.47 | | | | | | | | | 2,100 | 860.47 |
| 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 | 11,362.16 | | | | | | | | | 16,000 | 11,362.16 |
| Professional services | 130,000 | 19,272.00 | | | | | 15,000 | 70,134.15 | | | 145,000 | 89,406.15 |
| Economic Development Grants | | | | | | | | | | | | 0.00 |
| Non-capital Infrastructure | 1,052,360 | | 166,000 | 166,066.00 | 1,768,460 | | 62,100 | | 633,300 | | 3,682,220 | 166,066.00 |
| Total Expense | 1,209,460 | 31,769.62 | 184,200 | 166,066.00 | 1,783,960 | 0.00 | 94,800 | 70,134.15 | 648,800 | 0.00 | 3,921,220 | 267,969.77 |

Goody's Deli

905 S 5th Avenue
Pocatello, ID 83201

PDA Luncheon for February 21, 2024

Phone: 208-233-9210 Contact: Jeffry, GM, email: goodysdeli2022@gmail.com

City of Pocatello Tax Exempt ID: 82-6000244

Deliver to 911 N 7th Avenue, City Hall Council Chambers by 10:45 a.m.

PDA Contact: Aceline McCulla mobile: 406.202.6444, Office line: 208.234.6184

| Items | Qty | Ea Cost | Totals |
|---|-----|---------|-------------------------|
| #2 4" Salami, Black Forest Ham & Pepper Jack | 1 | \$ 4.49 | \$ 4.49 |
| #6 8" Goody's Club Ham, Turkey & Pepper Jack (4) | 2 | \$ 8.49 | \$ 16.98 |
| #8 4" Ham & Swiss | 1 | \$ 4.49 | \$ 4.49 |
| #9 8" Turkey & Pepper Jack (2) | 1 | \$ 8.49 | \$ 8.49 |
| #9 4" Turkey & Pepper Jack | 1 | \$ 4.49 | \$ 4.49 |
| #13 8" Roast Beef & Pepper Jack (2) | 1 | \$ 8.49 | \$ 8.49 |
| #3 4" Italian Supreme & Provolone No Lettuce, Add Tom/Onion | 1 | \$ 4.49 | \$ 4.49 |
| Gr Chicken, Pepper Jack Salad, Blue Cheese (Side) | 1 | \$ 8.99 | \$ 8.99 |
| Chips - 2 Cool Ranch, 3 S&O, 2 Jalep, 3 Nacho & 3 Harv Ched | 13 | \$ 1.75 | \$ 22.75 |
| TOTAL FOOD (verify prices) | | | \$ 83.66 |
| Gratuuity 20% of food | | | \$ 16.73 |
| Delivery Charge, Zero if over \$100, \$10 if under \$100 | | | \$ 10.00 |
| TOTAL CHECK AMOUNT | | | <u>\$ 110.39</u> |

NOTES:

- 1) All sandwiches dry, provide mayo & mustard packets on side
- 2) Cut all 8" sandwiches in half and wrap each half.
- 3) Please label each sandwich to identify (ITALIAN, TURKEY, ROAST BEEF...)
- 4) Lettuce & Tomato on all, **except the #3, Label JEFF M, NO Lettuce, Add O/V, Tomato & Onion**
- 5) Three (3) napkins per sandwich please
- 6) Salad Items: Lettuce, spinach, green pepper, tomato, cucumber, mushroom

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



January 31, 2024

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

Invoice No. 206504
Client No. 9212
Matter No. 3
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from January 18, 2024 through January 31, 2024.

RE: Special Counsel General

| | |
|-----------------------------|-------------------|
| Total Professional Services | \$ 275.00 |
| Total Costs Advanced | <u> \$.00</u> |
| TOTAL THIS INVOICE | \$ 275.00 |

251 E. Front Street, Suite 300
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Fax 208-384-5844



January 31, 2024

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

Invoice No. 206505
Client No. 9212
Matter No. 5
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from January 8, 2024 through January 31, 2024.

RE: Frigitek Litigation

| | |
|-----------------------------|---------------------|
| Total Professional Services | \$ 19,480.00 |
| Total Costs Advanced | <u> \$ 58.25</u> |
| TOTAL THIS INVOICE | \$ 19,538.25 |

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



December 31, 2023

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

Invoice No. 206059
Client No. 9212
Matter No. 2
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from December 5, 2023 through December 31, 2023.

RE: Hoku Property Disposition

| | |
|-----------------------------|-------------------|
| Total Professional Services | \$ 100.00 |
| Total Costs Advanced | <u> \$.00</u> |
| TOTAL THIS INVOICE | \$ 100.00 |

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



December 31, 2023

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

Invoice No. 206060
Client No. 9212
Matter No. 3
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from December 5, 2023 through December 31, 2023.

RE: Special Counsel General

| | |
|-----------------------------|-------------------|
| Total Professional Services | \$ 75.00 |
| Total Costs Advanced | <u> \$.00</u> |
| TOTAL THIS INVOICE | \$ 75.00 |

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



December 31, 2023

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

Invoice No. 206061
Client No. 9212
Matter No. 5
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from December 1, 2023 through December 31, 2023.

RE: Frigitek Litigation

| | |
|-----------------------------|--------------------|
| Total Professional Services | \$ 4,300.00 |
| Total Costs Advanced | <u>\$ 680.02</u> |
| TOTAL THIS INVOICE | \$ 4,980.02 |

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

| TYPE | CHK# | TRAN DT | REF # | VOUCH# | VEND # | BUDGET DESCRIPTION | PROJECT-TO-DATE | YEAR-TO-DATE | ENCUMBERED | BALANCE |
|-------------------|---------|------------|--------------------------|--------|--------|-------------------------|-----------------|--------------|------------|----------------|
| | | | | | | | TRANS AMT | TRANS | ENCUMBERED | FISC YR PERIOD |
| 01-0200-414.31-03 | | | POSTAGE | | | .00 | 2.52 | 2.52 | .00 | 2.52- |
| AP | 7158044 | 12/27/2023 | | 004713 | 17110 | U S POSTAL SERVICE-POST | 1.26 | 1.26 | .00 | 2024 03 |
| | | | METERED POSTAGE DEC23 | | | | | | | |
| AP | 7156964 | 10/31/2023 | | 000561 | 17110 | U S POSTAL SERVICE-POST | 1.26 | 1.26 | .00 | 2024 01 |
| | | | METERED MAIL FOR OCT23 | | | | | | | |
| | | | TRANSACTION TOTAL: | | | | 2.52 | | .00 | |
| 01-0200-414.40-20 | | | CENTRAL COPIER | | | .00 | 127.05 | 127.05 | .00 | 127.05- |
| AP | 7158045 | 12/27/2023 | | 004483 | 22841 | VALLEY OFFICE SYS (NEW | 58.57 | 58.57 | .00 | 2024 03 |
| | | | MAILROOM COPIER DEC23 | | | 855 COLOR COPIES/PDA | | | | |
| AP | 7157571 | 11/30/2023 | | 002773 | 22841 | VALLEY OFFICE SYS (NEW | 5.27 | 5.27 | .00 | 2024 02 |
| | | | MAILROOM COPIER NOV 2023 | | | 77 COLOR COPIES/PDA | | | | |
| AP | 7156967 | 10/31/2023 | | 000587 | 22841 | VALLEY OFFICE SYS (NEW | 63.21 | 63.21 | .00 | 2024 01 |
| | | | MAILROOM COPIER OCT 2023 | | | 1013 COLOR COPIES/PDA | | | | |
| | | | TRANSACTION TOTAL: | | | | 127.05 | | .00 | |
| 01-0600-415.10-01 | | | PERS.-EXEMPT, FULL | | | .00 | 1,415.25 | 1,415.25 | .00 | 1,415.25- |
| AJ | | 12/22/2023 | PR1222 | | | PAYROLL SUMMARY | 222.00 | 222.00 | .00 | 2024 03 |
| AJ | | 12/08/2023 | PR1208 | | | PAYROLL SUMMARY | 55.50 | 55.50 | .00 | 2024 03 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | 693.75 | 693.75 | .00 | 2024 02 |
| AJ | | 11/09/2023 | PR1109 | | | PAYROLL SUMMARY | 222.00 | 222.00 | .00 | 2024 02 |
| AJ | | 10/27/2023 | PR1027 | | | PAYROLL SUMMARY | 111.00 | 111.00 | .00 | 2024 01 |
| | | | TRANSACTION TOTAL: | | | | 1,304.25 | | .00 | |
| 01-0600-415.10-02 | | | PERS.-NONEXEMPT, FU | | | .00 | 1,048.74 | 1,048.74 | .00 | 1,048.74- |
| AJ | | 12/22/2023 | PR1222 | | | PAYROLL SUMMARY | 217.92 | 217.92 | .00 | 2024 03 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | 204.30 | 204.30 | .00 | 2024 02 |
| AJ | | 11/09/2023 | PR1109 | | | PAYROLL SUMMARY | 95.34 | 95.34 | .00 | 2024 02 |
| AJ | | 10/27/2023 | PR1027 | | | PAYROLL SUMMARY | 320.07 | 320.07 | .00 | 2024 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | 251.97 | 251.97 | .00 | 2024 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | 197.49- | 197.49- | .00 | 2024 01 |
| | | | TRANSACTION TOTAL: | | | | 892.11 | | .00 | |
| 01-0600-415.21-01 | | | MEDICAL | | | .00 | 472.02 | 472.02 | .00 | 472.02- |
| AJ | | 12/22/2023 | PR1222 | | | PAYROLL SUMMARY | 79.75 | 79.75 | .00 | 2024 03 |
| AJ | | 12/08/2023 | PR1208 | | | PAYROLL SUMMARY | 11.87 | 11.87 | .00 | 2024 03 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | 176.81 | 176.81 | .00 | 2024 02 |

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

| TYPE | CHK# | TRAN DT | REF # | VOUCH# | VEND # | BUDGET DESCRIPTION | PROJECT-TO-DATE | YEAR-TO-DATE TRANS AMT | ENCUMBERED TRANS ENCUMBERED | FISC YR | BALANCE PERIOD |
|--------------------------|------|------------|--------|--------|--------|--------------------|-----------------|------------------------|-----------------------------|---------|----------------|
| AJ | | 11/09/2023 | PR1109 | | | PAYROLL SUMMARY | | 61.91 | .00 | 2024 | 02 |
| AJ | | 10/27/2023 | PR1027 | | | PAYROLL SUMMARY | | 72.33 | .00 | 2024 | 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | | 42.00 | .00 | 2024 | 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | | 21.00- | .00 | 2024 | 01 |
| TRANSACTION TOTAL: | | | | | | | | 423.67 | .00 | | |
| 01-0600-415.21-02 LIFE | | | | | | .00 | .73 | .73 | .00 | | .73- |
| AJ | | 12/22/2023 | PR1222 | | | PAYROLL SUMMARY | | .19 | .00 | 2024 | 03 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | | .33 | .00 | 2024 | 02 |
| AJ | | 10/27/2023 | PR1027 | | | PAYROLL SUMMARY | | .21 | .00 | 2024 | 01 |
| TRANSACTION TOTAL: | | | | | | | | .73 | .00 | | |
| 01-0600-415.21-03 DENTAL | | | | | | .00 | 14.62 | 14.62 | .00 | | 14.62- |
| AJ | | 12/22/2023 | PR1222 | | | PAYROLL SUMMARY | | 2.51 | .00 | 2024 | 03 |
| AJ | | 12/08/2023 | PR1208 | | | PAYROLL SUMMARY | | .32 | .00 | 2024 | 03 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | | 5.09 | .00 | 2024 | 02 |
| AJ | | 11/09/2023 | PR1109 | | | PAYROLL SUMMARY | | 1.83 | .00 | 2024 | 02 |
| AJ | | 10/27/2023 | PR1027 | | | PAYROLL SUMMARY | | 2.49 | .00 | 2024 | 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | | 1.60 | .00 | 2024 | 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | | .80- | .00 | 2024 | 01 |
| TRANSACTION TOTAL: | | | | | | | | 13.04 | .00 | | |
| 01-0600-415.21-04 VISION | | | | | | .00 | 3.12 | 3.12 | .00 | | 3.12- |
| AJ | | 12/22/2023 | PR1222 | | | PAYROLL SUMMARY | | .55 | .00 | 2024 | 03 |
| AJ | | 12/08/2023 | PR1208 | | | PAYROLL SUMMARY | | .05 | .00 | 2024 | 03 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | | .93 | .00 | 2024 | 02 |
| AJ | | 11/09/2023 | PR1109 | | | PAYROLL SUMMARY | | .36 | .00 | 2024 | 02 |
| AJ | | 10/27/2023 | PR1027 | | | PAYROLL SUMMARY | | .63 | .00 | 2024 | 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | | .46 | .00 | 2024 | 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | | .23- | .00 | 2024 | 01 |

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

| TYPE | CHK# | TRAN DT | REF # | VOUCH# | VEND # | BUDGET DESCRIPTION | PROJECT-TO-DATE | YEAR-TO-DATE | ENCUMBERED | BALANCE |
|--------------------|------|------------|--------|--------|--------|--------------------|-----------------|--------------|------------|----------------|
| | | | | | | | TRANS AMT | TRANS | ENCUMBERED | FISC YR PERIOD |
| TRANSACTION TOTAL: | | | | | | | 2.75 | | .00 | |
| 01-0600-415.21-05 | | | | | | EAP | .00 | 1.24 | | 1.24- |
| AJ | | 12/08/2023 | PR1208 | | | PAYROLL SUMMARY | .04 | | .00 | 2024 03 |
| AJ | | 11/09/2023 | PR1109 | | | PAYROLL SUMMARY | .31 | | .00 | 2024 02 |
| AJ | | 10/27/2023 | PR1027 | | | PAYROLL SUMMARY | .56 | | .00 | 2024 01 |
| TRANSACTION TOTAL: | | | | | | | .91 | | .00 | |
| 01-0600-415.22-00 | | | | | | WORKERS COMPENSATI | .00 | 3.57 | | 3.57- |
| AJ | | 12/22/2023 | PR1222 | | | PAYROLL SUMMARY | .62 | | .00 | 2024 03 |
| AJ | | 12/08/2023 | PR1208 | | | PAYROLL SUMMARY | .08 | | .00 | 2024 03 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | 1.26 | | .00 | 2024 02 |
| AJ | | 11/09/2023 | PR1109 | | | PAYROLL SUMMARY | .45 | | .00 | 2024 02 |
| AJ | | 10/27/2023 | PR1027 | | | PAYROLL SUMMARY | .60 | | .00 | 2024 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | .36 | | .00 | 2024 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | .18- | | .00 | 2024 01 |
| TRANSACTION TOTAL: | | | | | | | 3.19 | | .00 | |
| 01-0600-415.24-03 | | | | | | PERSI | .00 | 283.82 | | 283.82- |
| AJ | | 12/22/2023 | PR1222 | | | PAYROLL SUMMARY | 49.19 | | .00 | 2024 03 |
| AJ | | 12/08/2023 | PR1208 | | | PAYROLL SUMMARY | 6.25 | | .00 | 2024 03 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | 100.42 | | .00 | 2024 02 |
| AJ | | 11/09/2023 | PR1109 | | | PAYROLL SUMMARY | 35.66 | | .00 | 2024 02 |
| AJ | | 10/27/2023 | PR1027 | | | PAYROLL SUMMARY | 48.19 | | .00 | 2024 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | 28.16 | | .00 | 2024 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | 14.08- | | .00 | 2024 01 |
| TRANSACTION TOTAL: | | | | | | | 253.79 | | .00 | |
| 01-0600-415.24-04 | | | | | | MEDICAL SAVINGS | .00 | 94.23 | | 94.23- |
| AJ | | 12/22/2023 | PR1222 | | | PAYROLL SUMMARY | 6.94 | | .00 | 2024 03 |
| AJ | | 12/08/2023 | PR1208 | | | PAYROLL SUMMARY | .65 | | .00 | 2024 03 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | 66.32 | | .00 | 2024 02 |

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

| TYPE | CHK# | TRAN DT | REF # | VOUCH# | VEND # | BUDGET DESCRIPTION | PROJECT-TO-DATE | YEAR-TO-DATE | ENCUMBERED | BALANCE |
|---------------------------------------|------|------------|--------|--------|--------|--------------------|-----------------|--------------|------------|----------------|
| | | | | | | | TRANS AMT | TRANS | ENCUMBERED | FISC YR PERIOD |
| AJ | | 11/09/2023 | PR1109 | | | PAYROLL SUMMARY | 4.63 | | .00 | 2024 02 |
| AJ | | 10/27/2023 | PR1027 | | | PAYROLL SUMMARY | 7.94 | | .00 | 2024 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | 5.95 | | .00 | 2024 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | 2.98 | | .00 | 2024 01 |
| TRANSACTION TOTAL: | | | | | | | 89.45 | | .00 | |
| 01-0600-415.25-00 SOCIAL SECURITY | | | | | | .00 | 184.83 | 184.83 | .00 | 184.83 |
| AJ | | 12/22/2023 | PR1222 | | | PAYROLL SUMMARY | 32.06 | | .00 | 2024 03 |
| AJ | | 12/08/2023 | PR1208 | | | PAYROLL SUMMARY | 3.97 | | .00 | 2024 03 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | 64.89 | | .00 | 2024 02 |
| AJ | | 11/09/2023 | PR1109 | | | PAYROLL SUMMARY | 23.08 | | .00 | 2024 02 |
| AJ | | 10/27/2023 | PR1027 | | | PAYROLL SUMMARY | 31.65 | | .00 | 2024 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | 18.93 | | .00 | 2024 01 |
| AJ | | 10/13/2023 | PR1013 | | | PAYROLL SUMMARY | 9.47 | | .00 | 2024 01 |
| TRANSACTION TOTAL: | | | | | | | 165.11 | | .00 | |
| 01-0601-445.10-01 PERS.-EXEMPT, FULL | | | | | | .00 | 342.36 | 342.36 | .00 | 342.36 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | 237.02 | | .00 | 2024 02 |
| TRANSACTION TOTAL: | | | | | | | 237.02 | | .00 | |
| 01-0601-445.10-02 PERS.-NONEXEMPT, FU | | | | | | .00 | 26.54 | 26.54 | .00 | 26.54 |
| AJ | | 12/08/2023 | PR1208 | | | PAYROLL SUMMARY | 26.54 | | .00 | 2024 03 |
| TRANSACTION TOTAL: | | | | | | | 26.54 | | .00 | |
| 01-0601-445.21-01 MEDICAL | | | | | | .00 | 65.30 | 65.30 | .00 | 65.30 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | 45.22 | | .00 | 2024 02 |
| TRANSACTION TOTAL: | | | | | | | 45.22 | | .00 | |
| 01-0601-445.21-02 LIFE | | | | | | .00 | .08 | .08 | .00 | .08 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | .08 | | .00 | 2024 02 |
| TRANSACTION TOTAL: | | | | | | | .08 | | .00 | |
| 01-0601-445.21-03 DENTAL | | | | | | .00 | 2.09 | 2.09 | .00 | 2.09 |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | 1.45 | | .00 | 2024 02 |

PROJECT: PDA001-POCATELLO DEVELOPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

| TYPE | CHK# | TRAN DT | REF # | VOUCH# | VEND # | BUDGET DESCRIPTION | PROJECT-TO-DATE | YEAR-TO-DATE | ENCUMBERED | BALANCE |
|--------------------|------|------------|--------|--------|--------|------------------------------------|-----------------|--------------|------------|----------------|
| | | | | | | | TRANS AMT | TRANS | ENCUMBERED | FISC YR PERIOD |
| TRANSACTION TOTAL: | | | | | | | 1.45 | | .00 | |
| 01-0601-445.21-04 | AJ | 11/22/2023 | PR1122 | | | VISION PAYROLL SUMMARY | .32 | .32 | .00 | .32- |
| TRANSACTION TOTAL: | | | | | | | .22 | | .00 | 2024 02 |
| 01-0601-445.21-05 | AJ | 12/08/2023 | PR1208 | | | EAP PAYROLL SUMMARY | .13 | .13 | .00 | .13- |
| TRANSACTION TOTAL: | | | | | | | .04 | | .00 | 2024 03 |
| 01-0601-445.22-00 | AJ | 12/08/2023 | PR1208 | | | WORKERS COMPENSATI PAYROLL SUMMARY | 5.40 | 5.40 | .00 | 5.40- |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | | .39 | .00 | 2024 03 |
| TRANSACTION TOTAL: | | | | | | | 3.47 | | .00 | 2024 02 |
| TRANSACTION TOTAL: | | | | | | | 3.86 | | .00 | |
| 01-0601-445.24-03 | AJ | 12/08/2023 | PR1208 | | | PERSI PAYROLL SUMMARY | 41.27 | 41.27 | .00 | 41.27- |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | | 2.97 | .00 | 2024 03 |
| TRANSACTION TOTAL: | | | | | | | 26.52 | | .00 | 2024 02 |
| TRANSACTION TOTAL: | | | | | | | 29.49 | | .00 | |
| 01-0601-445.24-04 | AJ | 12/08/2023 | PR1208 | | | MEDICAL SAVINGS PAYROLL SUMMARY | 4.76 | 4.76 | .00 | 4.76- |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | | .65 | .00 | 2024 03 |
| TRANSACTION TOTAL: | | | | | | | 2.82 | | .00 | 2024 02 |
| TRANSACTION TOTAL: | | | | | | | 3.47 | | .00 | |
| 01-0601-445.25-00 | AJ | 12/08/2023 | PR1208 | | | SOCIAL SECURITY PAYROLL SUMMARY | 26.91 | 26.91 | .00 | 26.91- |
| AJ | | 11/22/2023 | PR1122 | | | PAYROLL SUMMARY | | 2.03 | .00 | 2024 03 |
| TRANSACTION TOTAL: | | | | | | | 17.16 | | .00 | 2024 02 |
| TRANSACTION TOTAL: | | | | | | | 19.19 | | .00 | |

=== PROJECT: PDA001 ===== P R O J E C T T O T A L S =====

| | | | | |
|-------------------------|---------------|----------|-----|-----------|
| CLASSIFICATION TOTALS: | EXPENDITURES: | 3,645.15 | | |
| TRANSACTION TOTAL: | | 3,645.15 | .00 | |
| ESTIMATE COMPARISON: | .00 | 4,166.90 | | 4,166.90- |
| (ACTUAL) SUMMARY TOTAL: | .00 | 4,166.90 | .00 | 4,166.90- |

MISCELLANEOUS INFO: CODE FREEFORM INFORMATION DATE

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

| TYPE | CHK# | TRAN DT | REF # | VOUCH# | VEND # | BUDGET DESCRIPTION | PROJECT-TO-DATE | YEAR-TO-DATE | ENCUMBERED | BALANCE |
|------|------|---------|-------|--------|--------|--|-----------------|--------------|------------------|----------------|
| | | | | | | | | TRANS AMT | TRANS ENCUMBERED | FISC YR PERIOD |
| MISC | | | | | | TO TRACK TIME SPENT WORKING ON PDA IN CASE THE | | 06/18/2019 | | |
| MISC | | | | | | CITY WANTS TO BILL THEM FOR SERVICES. | | 06/18/2019 | | |

Aceline McCulla
904F McKinley Ave
Pocatello, ID 83201
406.202.6444

Invoice Date: February 14, 2024

Invoice #: 24-1

City of Pocatello
Pocatello Development Authority
911 N 7th Ave
Pocatello, ID 83201
Tax Exempt: 82-6000244

Delivery Date: February 21, 2024

Delivery Time: 10:45 a.m.

Delivery Location: City Hall Paradise Conference Room

| Description | Qty | Cost |
|----------------------|-----|---------|
| Lemon Raspberry Cake | 1 | \$15.00 |
| | | |
| | | |
| | | |

Total Due Upon Receipt :

\$15.00

| |
|---------------------------------------|
| REMITTANCE REPORT |
| From County Auditor of Bannock County |

| | |
|----------------|------------------|
| Remittance No. | 030 |
| Date: | January 25, 2024 |

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) | | 135,366.32 | | | | | | | | 135,366.32 |
| NORTH PORTNEUF 801 (1-0016) | | 7,890.45 | | | | | | | | 7,890.45 |
| NORTHGATE (1-0017) | | 326,203.39 | | | | | | | | 326,203.39 |
| (1-0018) | | 21.48 | | | | | | | | 21.48 |
| NORTHGATE (83-0000) | | | | | | | | | | 0.00 |
| NORTHGATE (84-0000) | | | | | | | | | | 0.00 |
| NORTH PORTNEUF 802 (82-0000) | | 15,469.02 | | | | | | | | 15,469.02 |
| PRSN PROPERTY RPLCMNT | \$ | 8,596.30 | | | | | | | | 8,596.30 |
| CIRCUIT BREAKER | | - | | | | | | | | 0.00 |
| HOMEOWNER TAX RELIEF | | 4,713.18 | | | | | | | | 4,713.18 |
| ADDITIONAL TAX RELIEF | | 3,527.77 | | | | | | | | 3,527.77 |
| NOV 2023 TAX ADJUSTMENT | | | | | | | | | | 0.00 |
| COLUMN TOTALS | 0.00 | 501,787.91 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 501,787.91 |


| | |
|----------------------|------------|
| Amount of Remittance | 501,787.91 |
|----------------------|------------|


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:

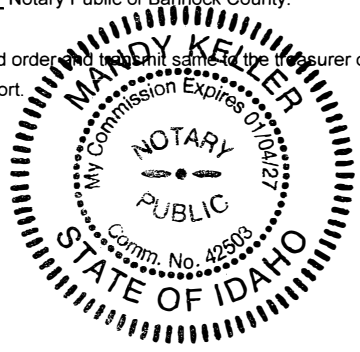
That the foregoing is a full, true, and correct report, in accordance with Section 3326, Compiled Statutes of Idaho, as amended by Chapter 169, laws of 1925, by source and fund, of all monies paid into the treasury of said county and apportioned to the POCATELLO URBAN and included district since the 31 OFDEC the date of my last report. Subscribed and sworn to in duplicate before me on the 25TH OF JAN

County Clerk: JASON C. DIXON

 Notary Public of Bannock County.

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.



REMITTANCE REPORT

FOR THE PERIOD ENDING 12/31/2023

OK 2024-00996

REMITTED TO CITY OF POCATELLO (U/R)
ATTN: POCATELLO DEVELOPMENT AUTHORITY
P.O BOX 4169
POCATELLO ID 83205

12.31.2023

THE ATTACHED CHECK IS A REMITTANCE OF FUNDS COLLECTED BY POWER COUNTY, AS DESCRIBED BELOW.

--- COUNTY REFERENCE ---

| REF # | DATE | ACCOUNT # | DESCRIPTION | COLLECTION AMOUNT |
|---------|------------|-------------------|-------------------------------|-------------------|
| 2024441 | 12/15/2023 | 9016-00-0024-0005 | PERSONAL PROPERTY REPLACEMENT | 1,224.68 |
| 2024441 | 12/15/2023 | 9016-00-0024-0005 | PERSONAL PROPERTY REPLACEMENT | 38.17 |
| | | | TOTAL ACCOUNT - 0024-0005 | 1,262.85 |
| 2024441 | 12/15/2023 | 9016-00-0024-0022 | HB389 PP REPLACEMENT | 1,108.01 |
| | | | TOTAL ACCOUNT - 0024-0022 | 1,108.01 |
| 2024515 | 12/31/2023 | 9016-00-0301-2023 | PROPERTY TAXES - REAL 2023 | 38,067.95 |
| | | | TOTAL ACCOUNT - 0301-2023 | 38,067.95 |
| | | | TOTAL REMITTANCE | 40,438.81 |

WARRANT NO. 2024-0000996
DATED 12/31/2023

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT OF MONIES RECEIVED, APPORTIONED AND DUE TO THE ABOVE ACCOUNT AS OF 12/31/2023.

SHAREE SPRAGUE, POWER COUNTY AUDITOR

DATED 12/31/2023 BY

DEPUTY

Chelsy Fehring

Action Item 5

Pocatello Development Authority



Board of Commissioners (During 2023)

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

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, political and a discrete component of the City of Pocatello.

The purpose of the Pocatello Development Authority is to promote 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 rehabilitate or redevelop 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 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

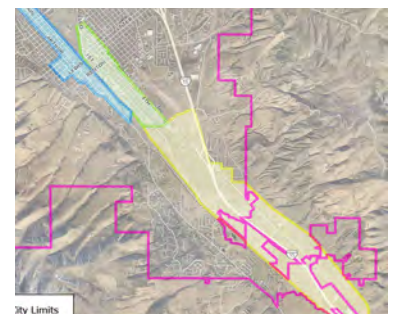
The mission of the Pocatello Redevelopment Agency (PDA) is to strengthen the tax base of the City of Pocatello and Bannock County through the encouragement of growth and development within the Portneuf Valley. To achieve this goal, four urban renewal districts are currently open. Through the financing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

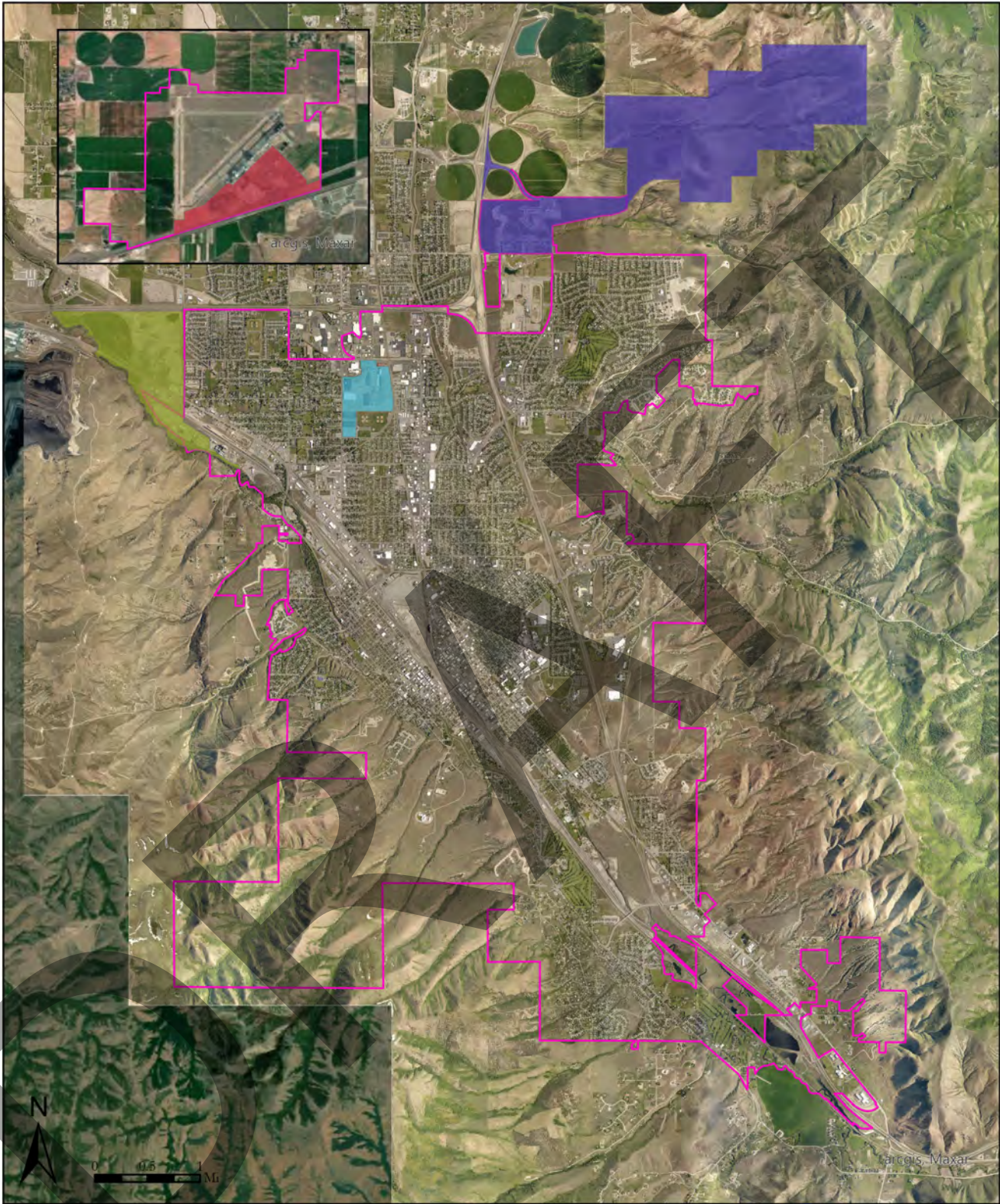
| Urban Renewal District | Year Created | Year of Termination | Tax Increment Value, 2023 |
|-------------------------------------|--------------|---------------------|---------------------------|
| Naval Ordnance Plant District | 2006 | 2030 | \$120,562 |
| North Portneuf District | 2007 | 2030 | \$97,613 |
| Pocatello Regional Airport District | 2010 | 2033 | \$83,594 |
| Northgate District | 2019 | 2039 | \$331,327 |

The land area of these four urban renewal districts is approximately 3,032 acres. Of the total district land area about 589 acres are located in Power County and the remaining 2,443 acres are 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 2023 tax increment value of all districts was about \$633,096. This was an increase in increment value of approximately \$139,691 from last year.

In the year 2023, the following progress was made in the PDA's Urban Renewal Districts:

- Continued working with IRG (Industrial Realty Group) utilizing TIF funds to complete significant facade improvements including painting, siding repairs, and replacing windows. The PDA is continuing discussions about further upgrades to the facility.
- The Northgate District has seen continued activity in the development of the multi-family portion of the district. In 2022 the PDA began to see increment generated in the Northgate District, and in 2023 the increment value took a significant step. In 2023, the increment value increased from \$46,064 to \$331,327 an increase of 619.27%. The district will begin reimbursing contributing government entities.
- The PDA has engaged a consultant service with SB Friedman to conduct an eligibility study and prepare an eligibility report related to three geographic areas within the City of Pocatello. These areas include:
 - » The South 5th Corridor
 - » The Historic Downtown and Portneuf Districts (as identified in the City of Pocatello Downtown Development Plan)
 - » The Downtown East, Warehouse, and Bengal Districts (as identified in the City of Pocatello Downtown Development Plan)





TIF_Districts

| District_Name |
|--------------------|
| Airport |
| NavalOrdnancePlant |
| North Portneuf |
| Northgate District |
| <all other values> |

Pocatello TIF Districts



NAVAL ORDNANCE PLANT DISTRICT

| | |
|---------------------|-----------|
| Established: | 2006 |
| Expires: | 2030 |
| 2023 Tax Increment: | \$120,562 |
| Fund Balance: | \$57,392 |
| 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 USA.
- Pocatello Storage and Logistics LLC

Titan Center

Improvements:

Most recently the improvements to the facades of the buildings in the Naval Ordnance Plant were completed per the plans. IRG has invested great energy into rebranding the facility into the Titan Center and is looking forward to future potential opportunities to partner with the PDA. IRG is also planning the installation of a large mural on the tower building's east side. Additionally, IRG is actively pursuing new tenants and is looking to developing a new commercial center along Quinn Road on the northern end of the property.



Titan Center Retail Commercial Center

NORTH PORTNEUF DISTRICT

| | |
|---------------------|-------------|
| Established: | 2007 |
| Expires: | 2030 |
| 2023 Tax Increment: | \$97,613 |
| Fund Balance: | \$1,674,044 |
| Bonded Debt: | None |
| Non-Bonded Debt: | None |

Some Companies Currently in the District:

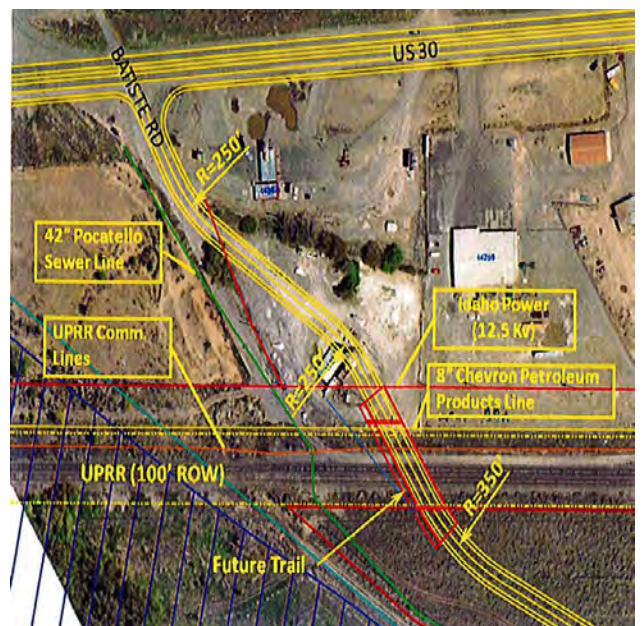
The Rustic Rose LLC
Idaho Rock and Sand LLC
Hot Rod Construction
Jerry Van Sickle
Great Western Malt



Great Western Malting

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 vital to the growth of industry in the North Portneuf District, as it would provide an alternative truck route over the rail lines. Additionally, Great Western Malt purchased a portion of the facility on the southern end adjacent to their current facility for future expansion and development.



Draft design of the potential rail crossing

POCATELLO REGIONAL AIRPORT DISTRICT

| | |
|---------------------|----------|
| Established: | 2010 |
| Expires: | 2033 |
| 2022 Tax Increment: | \$85,594 |
| Fund Balance: | 33,003 |
| 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.



Peterson Inc.

Improvements:

Continuing efforts are moving forward with the creation of two different Master Plans for the Pocatello Regional Airport. The first one is being initiated by the airport and relates to the airport facility itself. The second 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 finalize a right-of-way plat for a road network to provide clarity for future investors of what land is available for development.



Aerial photo of the Pocatello Regional Airport

NORTHGATE DISTRICT

| | |
|----------------------------|------------------|
| Established: | 2019 |
| Expires: | 2039 |
| 2023 Tax Increment: | \$331,327 |
| Fund Balance: | \$384,816 |
| Bonded Debt: | None |
| Non-Bonded Debt: | None |

Preferred Master plan

| | ACRES | % |
|-----------------|-------|-----|
| BUILDING AREA | 5.9 | 49% |
| PARKING AREA | 4.3 | 41% |
| PLAZA/OS/FUTURE | 0.0 | 30% |
| TOTAL SITE | 20 | |



Portneuf Health Trust North Campus Preferred Manster Plan

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 North Campus Northgate District Division 2

Beard, St. Clair, & Gaffney Attorneys
BBSI

Improvements:

The Kartchner Homes Northgate Apartment development and the North Campus of the Portneuf Health Trust were completed in 2023. Also, The Crossings Division 1 and 2 have continued to fill in, but still have a significant number of undeveloped lots. In the district, construction of the new Beard, St. Clair, & Gaffney Attorneys and the BBSI office building has begun and is anticipated to be completed in 2024. Additionally, there are a number of other projects in the planning phase including Broulim's Groceries, Westmark Credit Union, and Idaho Central Credit Union. There has also been progress in the development of Northgate District Division 2 with the extension of sewer and water infrastructure, as well as, District Lane and District Drive. Northgate District Division 2 consists of 14 commercial lots that are currently for sale.



Kartchner Homes Northgate Apartment Development