

AGENDA
POCATELLO DEVELOPMENT AUTHORITY
MEETING
April 17, 2024 – 11:00 AM
IWAMIZAWA CONFERENCE ROOM | 911 N 7TH AVENUE

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. 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). **(ACTION ITEM)**
- 3. ACTION ITEM: MEETING MINUTES.** The Board may wish to waive the oral reading of the Board of Commissioners' regular and special meeting minutes held February 21 and April 2, 2024, and approve the minutes as written. **(ACTION ITEM)**
- 4. MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.** The Board may wish to approve the monthly financial report, expenses and reimbursements. **(ACTION ITEM)**
- 5. 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. **(ACTION ITEM)**
- 6. NORTH PORTNEUF DISTRICT OPA PROPOSAL.** The Board may wish to hear a proposal by Portneuf Capital LLC for site improvements that fall within the district plan. The Board may wish to direct staff to draft an Owner's Participation Agreement with Portneuf Capital LLC for the proposed work. **(ACTION ITEM)**
- 7. NORTH PORTNEUF DISTRICT RAILWAY OVERPASS.** The Board may wish to discuss the possibility of creating a design for a new roadway and overpass. **(ACTION 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.
- 9. ADJOURN MEETING.**

Action Item 3

MINUTES

POCATELLO DEVELOPMENT AUTHORITY SPECIAL EXECUTIVE SESSION MEETING

April 2, 2024 – 12:00 PM

IWAMIZAWA CONFERENCE ROOM | 911 N 7TH AVENUE

A Special Executive Session Meeting of the Pocatello Development Authority (PDA) was called to order by Chair Villarreal at 12:02 PM.

PDA members in attendance were Linda Leeuwrik, Kirk Lepchenske, Nathan Richardson, Scott Turner and David Villarreal, and Ruby Walsh. **Members excused** were Mayor Brian Blad, Jeff Hough, and Jim Johnston. **Others in attendance** were Executive Director Brent McLane, Secretary Aceline McCulla, and PDA Attorney Molly Miragas (via GoToMeeting).

A motion was made by **S. Turner** and seconded by **L. Leeuwrik** to convene into Executive Session in accordance with Idaho Code Section 74-206(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 likely to be litigated. **Those in favor:** Linda Leeuwrik, Kirk Lepchenske, Nathan Richardson, Scott Turner, David Villarreal, and Ruby Walsh. **Motion carries. Unanimous.**

PDA members discussed topics within the parameters of the above statute.

With no further discussion, it was moved by **L. Leeuwrik** and seconded by **S. Turner** to adjourn the executive session pursuant to Idaho Code §74-206(1)(f) at 12:36 PM. **Those in favor:** L. Leeuwrik, K. Lepchenske, K. Lepchenske, S. Turner, D. Villarreal, and R. Walsh. **Unanimous. Motion Carried.**

By:
Aceline McCulla, Secretary

Approved on:

MINUTES

CITY OF POCATELLO

POCATELLO DEVELOPMENT AUTHORITY MEETING

FEBRUARY 21, 2024 – 11:00 AM

COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCATELLO

1. CALL TO ORDER, ROLL CALL, AND DISCLOSURE OF CONFLICTS OF INTEREST.

Turner called the meeting to order at 10:59 AM. No conflicts were disclosed.

Members present: Mayor Brian Blad (arrived at 11:16 a.m.), Jeff Hough, Jim Johnston, Linda Leeuwrik, N. Richardson (arrived at 11:02 a.m.), Scott Turner, and Ruby Walsh.

Members excused/unexcused: Kirk Lepchenske, and David Villarreal.

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.

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).

With no executive session business, this agenda item was not discussed.

3. 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 January 17, 2024.

It was moved by **J. Johnston** and seconded by **J. Hough** to approve the minutes as written from the regular and executive session meetings held January 17, 2024. Those in favor: J. Hough, J. Johnston, L. Leeuwrik, S. Turner, and Ruby Walsh. Those against: none. Motion carried. Unanimous.

4. MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.

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

Sparks noted the final payment for the Pocatello Quinn LLC-IRG OPA 2 is shown on the report, following receipt of the increment, this is now complete.

It was moved by **J. Hough** and seconded by **J. Johnston** to approve the financial report, expenses and reimbursements as presented. Those in favor: J. Hough, J. Johnston, L. Leeuwrik, N. Richardson, S. Turner, and Ruby Walsh. Those against: none. Motion carried. Unanimous.

5. FISCAL YEAR 2023 ANNUAL REPORT.

The Board may wish to discuss, update, and approve the Fiscal Year 2023 Annual Report changes.

McLane asked if the Board had any questions. **Hough** asked **Sparks** about the difference from the executive summary and the audit report. The financial report shows the Airport coming in at \$83,594.00 and the audit report shows \$83,970.00. **Sparks** noted the reason and **Hough** asked if **Sparks** would explain this to the Board. **Sparks** noted the numbers should be fairly close at the end of the year from the estimate budgeted. The audit

report shows the actual amount received for tax increment. When preparing the audit for the end of the year, it was decided to go off the audited financial statement numbers and a small adjustment was made for taxes receivable from the monthly financial report.

It was moved by **J. Johnston** and seconded by **L. Leeuwrik** to approve the FY2023 Annual Report as presented. Those in favor: J. Hough, J. Johnston, L. Leeuwrik, N. Richardson, S. Turner, and Ruby Walsh. Those against: none. Motion carried. Unanimous.

Johnston asked if we could send the annual report to service organizations and other programs that may utilize our program. **Leeuwrik** noted the Chambers. **Johnston** noted the Rotary, Kiwanis, Lions, and groups of this nature. **Turner** noted that people are surprised that increment is coming in, especially from Northgate. If Board members would send McLane their recommendations, McLane will reach out to them.

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.

7. NEWS FOR THE GOOD OF THE ORDER.

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

Johnston asked if we could identify those in the Pocatello area who are developing and creating economic development in our area.

Turner noted that he and McLane are on a new committee started by the new ISU Vice President for Research and Economic Development, Martin Blair, and this committee could be a new means to learn about others developing in Pocatello. This could include projects for housing and active student activities to create more involvement with the City and off campus projects.

Leeuwrik noted another meeting to be determined once announced and scheduled.

8. ADJOURN REGULAR MEETING.

With no further business, **Turner** adjourned the meeting at 11:22 a.m.

Submitted by: _____
Aceline McCulla, Secretary

Approved on: _____

Action Item 4

Pocatello Development Authority
Monthly Finance Report
April 17, 2024
Fiscal Year 2024

Expenditure Approvals:

Checks to be ratified:

<u>Vendor</u>	<u>Check #</u>	<u>Amount</u>	
ICRMP	2017	4,249.50	2nd half policy premium
SB Friedman	2018	32,569.73	Invoice# 1
ICCU VISA	dbt24-3	23.59	OfficeMax

Checks to be approved:

<u>Vendor</u>	<u>Check #</u>	<u>Amount</u>	
ICCU VISA	dbt24-4	189.26	CostCo \$9.53, Jimmy Johns \$63.25, Red Roasters \$116.48
City of Pocatello	2019	3,935.17	Quarterly staff reimbursement
Thane Sparks	2020	3,000.00	March and April services
Elam & Burke	2021	7,056.27	invoice# 207002, 207003

Board Approval

Cash Balances as of April 17, 2024

	General Fund		Naval Ordinance		North Portneuf		Airport		Northgate		Total	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Cash	1,114,991.46		26,692.47		1,760,908.67		15,612.33		904,138.17		3,822,343.10	
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	520,045.98	620,200	799,553.39
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	520,045.98	757,520	853,985.51
Expense												
Administrative expense			18,200		15,500		17,700		15,500		66,900	0.00
Luncheon costs	2,100	1,049.73									2,100	1,049.73
Office expenses	500	298.58									500	298.58
Dues and memberships											-	0.00
Insurance	8,500	8,499.00									8,500	8,499.00
Training and Travel												0.00
City admin charges	16,000	15,297.33									16,000	15,297.33
Professional services	130,000	55,041.73					15,000	76,990.42			145,000	132,032.15
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	80,186.37	184,200	166,066.00	1,783,960	0.00	94,800	76,990.42	648,800	0.00	3,921,220	323,242.79

Member Billing Contact:

Brent McLane
 Pocatello Development Authority
 PO Box 4169
 Pocatello, ID 83205

Invoice Date: 3/1/2024
Invoice Number: 18045 - 2024 - 2
Policy Period: 10-1-23 to 9-30-24
Policy Number: 43A18045100123

Insurance Billing

DESCRIPTION	
23-24 Policy Year Annual Premium:	\$8,499.00
Paid to Date:	\$4,249.50
Balance Due:	\$4,249.50
For proper application, please do not combine other payments with your premium remittance.	

Please Detach and Submit with Payment

Member:

Pocatello Development Authority
 PO Box 4169
 Pocatello, ID 83205

Make Checks Payable to:

ICRMP
 PO Box 15116
 Boise, ID 83715

Invoice Date:	3/1/2024
Invoice Number:	18045 - 2024 - 2
Due Date:	4/15/2024
Balance Due:	\$4,249.50
Amount Paid:	

Write Amount Paid Here

SB Friedman Development Advisors, LLC
 70 W. Madison St., Suite 3700
 Chicago, IL 60602
 312/424-4250

February 14, 2024
 Invoice No: 1

Brent McLane
 Pocatello Development Authority
 P.O. Box 4169
 Pocatello, ID 83205-4169

Project 00112.23 Pocatello – URA Feasibility Studies
 4th and 5th

Professional Services Rendered Re: Prepare for and conduct fieldwork, conduct eligibility analyses, calls with PDA staff, Prepare for and present at PDA board presentation, gather data from Bannock County, work 10% test, call with attorney

October 18, 2023 to February 2, 2024

	Hours	Rate	Amount	
G. Dickinson, Senior Vice President	22.50	\$300.00	\$6,750.00	
E. Caminer, Project Manager	4.00	\$245.00	\$980.00	
A. Daniel, Associate	20.00	\$180.00	\$3,600.00	
G. Vara, Research Associate	20.00	\$160.00	\$3,200.00	
L. Zanden, Associate	80.00	\$180.00	\$14,400.00	
	146.50		\$28,930.00	
	Total Professional Fees			\$28,930.00
Expenses				
Airfare Reimbursable			\$2,562.40	
Lodging Reimbursable			\$397.46	
Ground Transportation Reimbursable			\$913.91	
Local Transportation Reimbursable			\$29.99	
Meals Reimbursable			\$707.49	
	Total Expenses		\$4,611.25	\$4,611.25
	Total this Invoice			\$33,541.25

Thank you. We appreciate the opportunity to work with you.

Invoices are payable within 30 days.

We welcome EFT and ACH payments. Please contact Carolyn Hines at 312-424-4261 or chines@sbfriedman.com to establish electronic payment

SB Friedman Development Advisors, LLC
70 W. Madison St., Suite 3700
Chicago, IL 60602
312/424-4250

February 14, 2024
Invoice No: 1

Brent McLane
Pocatello Development Authority
P.O. Box 4169
Pocatello, ID 83205-4169

Project 00112.23 Pocatello – URA Feasibility Studies
Old Town

Professional Services Rendered Re: Prepare for and conduct fieldwork, conduct eligibility analyses, calls with PDA staff, Prepare for and present at PDA board presentation, gather data from Bannock County, work 10% test, call with attorney

October 18, 2023 to February 2, 2024

	Hours	Rate	Amount
G. Dickinson, Senior Vice President	22.25	\$300.00	\$6,675.00
E. Caminer, Project Manager	3.75	\$245.00	\$918.75
A. Daniel, Associate	20.00	\$180.00	\$3,600.00
G. Vara, Research Associate	90.00	\$160.00	\$14,400.00
L. Zanden, Associate	15.00	\$180.00	\$2,700.00
	<u>151.00</u>		<u>\$28,293.75</u>
Total Professional Fees			\$28,293.75
Expenses			
Airfare Reimbursable			\$796.80
Lodging Reimbursable			\$3,248.61
Local Transportation Reimbursable			\$53.32
Meals Reimbursable			\$177.25
			<u>\$4,275.98</u>
Total Expenses			\$4,275.98
Total this Invoice			\$32,569.73

Thank you. We appreciate the opportunity to work with you.

Invoices are payable within 30 days.

We welcome EFT and ACH payments. Please contact Carolyn Hines at 312-424-4261 or chines@sbfriedman.com to establish electronic payment

SB Friedman Development Advisors, LLC
70 W. Madison St., Suite 3700
Chicago, IL 60602
312/424-4250

February 14, 2024
Invoice No: 1

Brent McLane
Pocatello Development Authority
P.O. Box 4169
Pocatello, ID 83205-4169

Project 00112.23 Pocatello – URA Feasibility Studies
South 5th

Professional Services Rendered Re: Prepare for and conduct fieldwork, conduct eligibility analyses, calls with PDA staff, Prepare for and present at PDA board presentation, gather data from Bannock County, work 10% test, call with attorney

October 18, 2023 to February 2, 2024

	Hours	Rate	Amount	
G. Dickinson, Senior Vice President	22.50	\$300.00	\$6,750.00	
E. Caminer, Project Manager	4.00	\$245.00	\$980.00	
A. Daniel, Associate	80.00	\$180.00	\$14,400.00	
G. Vara, Research Associate	20.00	\$160.00	\$3,200.00	
L. Zanden, Associate	20.00	\$180.00	\$3,600.00	
	126.50		\$28,930.00	
	Total Professional Fees			\$28,930.00
		Total this Invoice		\$28,930.00

Thank you. We appreciate the opportunity to work with you.

Invoices are payable within 30 days.

We welcome EFT and ACH payments. Please contact Carolyn Hines at 312-424-4261 or chines@sbfriedman.com to establish electronic payment

Order Details

Pickup

OfficeMax

1134 Yellowstone Avenue
Pocatello, ID 83201 USA
(208) 237-6111

Payment

Amount: \$23.59

VISA ***0272

Additional Info

Ordered By: MCCUACEL@GMAIL.COM

Phone: (406) 202-6444

Rewards #: 5577590929

Store Pickup 1 of 1

ORDER NUMBER	ORDER STATUS	TOTAL
354609049-001	Processing	\$23.59

Pickup on February 22, 2024



HP Heavyweight Project Paper, Letter Size (8 1/2" x 11"), 250 Sheets, 95 (U.S.) Brightness, 40 Lb. White
Item # 715561

Qty: 1 @ \$29.49 / each

\$29.49

Eco Conscious

20% Off Qualifying Purchase: -\$5.90

Store Purchase



354609049 001

Item Subtotal:	\$29.49
Discounts:	(\$5.90)

Order Total \$23.59

COSTCO WHOLESALE

Pocatello #1033
305 West Quinn Rd.
Pocatello, ID 83202

SELF-CHECKOUT

DY Member 111854619894
E 1719747 LMN BB LOAF 8.99 A
SUBTOTAL 8.99
TAX 0.54
**** TOTAL **9.53**

XXXXXXXXXXXX0272 CHIP Read
AID: A000000031010
Seq# 203829 APP#: 695003
Visa Resp: APPROVED
Tran ID#: 409200203829....

APPROVED - Purchase
AMOUNT: \$9.53
04/01/2024 15:32 1033 203 142 703

Visa 9.53
CHANGE 0.00

A 6.00 % TAX RATE 0.54
TOTAL TAX 0.54
TOTAL NUMBER OF ITEMS SOLD = 1
~~04/01/2024~~ 15:32 1033 203 142 703



21103320301422404011532

OP#: 703 Name: SCO

Thank You!

Please Come Again

Whse:1033 Trm:203 Trn:142 OP:703

Items Sold: 1
DY 04/01/2024 15:32

PDA Luncheon for April 2, 2024

Jimmy John's
625 S 5th Ave, Pocatello, ID 83204
208-478-1693

City of Pocatello Tax Exempt ID: 82-6000244

On April 2, 2024, Deliver order to: City Hall 911 N. 7th Avenue by 11:30 AM.
Call Aceline 406.202.6444 when you arrive at the internal locked doors.

Items	Qty	Each Cost	Totals
#1 Pepe - H&C - Giant	1	\$ 14.48	\$ 14.48
#2 Big John - RB - Giant	1	\$ 14.48	\$ 14.48
#12 Beach Club Giant	1	\$ 17.48	\$ 17.48
9 Chips (2 Jale, 2 Classic, 2 S&V, 3 BBQ)	9	\$ 1.59	\$ 14.31
TOTAL CHECK AMOUNT			\$ 60.75
Delivery Charge			\$ 2.50
Paid with Credit Card ending in 0272			\$ 63.25
Gratuuity 20% of food			\$ 12.15

Instructions:

- | |
|-----------------------------------------------------------------------------------------------------------------------------|
| * Cut each Giant into 3 equal sections, wrap each section individually.
There will be a total of nine (9) 4" sandwiches. |
| * All sandwiches will be dry: add lettuce and tomato to each 4" section. |
| * Include 1 mayo, 1 mustard packet and three (3) napkins for each sandwich. Thank you. |

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: 82-6000244

City of Pocatello PDA Meeting for April 17, 2024

Deliver between 10:30-10:45 a.m. to: 911 N 7th Ave, City Hall Council Chambers, located 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 4.10.2024

Name	Items	Qty	Each Cost	Totals
Aceline	Chicken and Blue Cheese Salad w/Blue Cheese Dressing	1	\$ 8.49	\$ 8.49
Linda	Chicken and Blue Cheese Salad w/Sundried Tomato Dressing	1	\$ 8.49	\$ 8.49
Jeff M	Meaty McCabe (NO LETTUCE) w/Greek Pasta Salad	1	\$ 9.99	\$ 9.99
Nathan	Meaty McCabe w/Red potato blue cheese salad	1	\$ 9.99	\$ 9.99
Ruby	Campagnolo w/Greek pasta salad	1	\$ 8.99	\$ 8.99
Merril	Big Bubba (COLD) Nacho Cheese Doritos chips	1	\$ 8.99	\$ 8.99
Scott	Big Bubba (HOT) w/Natcho Cheese Doritios	1	\$ 8.99	\$ 8.99
David	Classic Tuna on Croissant, Cold , w/Lays	1	\$ 8.99	\$ 8.99
Thane	Turkey Bacon Swiss w/Greek Pasta	1	\$ 9.99	\$ 9.99
Jim	Turkey Bacon Swiss w/Spring mix with Ranch Dressing	1	\$ 9.99	\$ 9.99
TOTAL FOOD		10		\$ 92.90
Gratuity 20% on food				\$ 18.58
Delivery Charge				\$ 5.00
TOTAL CREDIT CARD PAYMENT PAID				\$ 116.48

INSTRUCTIONS:

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

All dressings on side please

Napkins 2-3 per person please

Thank you, your food and friendly services is greatly appreciated.

Project selection

From project : PDA001 To project : PDA001

Type : O (O=Only, R=Range, S=Selective)

Description begins with :

Description contains . :

From project estimate : .00 To project estimate : 99,999,999,999.99

From project type : To project type : 99

From project sub-type : To project sub-type : 99

Sequence options

OPTION: 3 Project

Project options

Print projects without detail (Y/N/O) : N

Print inactive projects (Y/N) : N

Print budget projects (Y/N) : Y

Print projects miscellaneous info? (Y/N) : Y

Account selection

From fiscal year : 2024 To fiscal year : 2024

From account : 001-0000-400.00-00 To account : 980-9999-999.99-99

Type : S (O=Only, R=Range, S=Selective)

Account type selection : Assets: X Liabilities: X Revenue: X Expense: X

Print zero activity accounts (Y/N) : N

Transaction selection

From period : 04 of 2024 To period : 06 of 2024

From transaction date : 00/00/0000 To transaction date : 99999999

Transaction type. : AJ . . . :X AP . . . :X CR . . . :X EN . . . :X TF . . . :X BA . . . :

Print transaction detail? (Y/N) : Y

Print transaction description (Y/N) : Y

Print work order # and job # (Y/N) : N

Summary options

Print classification totals (Y/N) : Y

Print project estimate totals (Y/N) : Y

Print project totals (Y/N) : Y

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	42.84	42.84	.00	42.84-
AP	7159101	02/28/2024		008829	17110	U S POSTAL SERVICE-POST	1.28		.00	2024 05
						METERED POSTAGE FEB24				
AP	7158767	02/13/2024		007141	17110	U S POSTAL SERVICE-POST	39.04	4.1.24	.00	2024 05
						METERED POSTAGE JAN24				
						TRANSACTION TOTAL:	40.32	D. Stearns in Finance removed.	.00	
01-0200-414.40-20			CENTRAL COPIER			.00	139.52	139.52	.00	139.52-
AP	7159103	02/28/2024		008366	22841	VALLEY OFFICE SYS (NEW	12.47		.00	2024 05
						MAILROOM COPIER FEB24				
						TRANSACTION TOTAL:	12.47		.00	
01-0600-415.10-01			PERS.-EXEMPT, FULL			.00	2,164.50	2,164.50	.00	2,164.50-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY	83.25		.00	2024 06
AJ		03/01/2024	PR0301			PAYROLL SUMMARY	166.50		.00	2024 06
AJ		02/16/2024	PR0216			PAYROLL SUMMARY	277.50		.00	2024 05
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	166.50		.00	2024 05
AJ		01/19/2024	PR0119			PAYROLL SUMMARY	55.50		.00	2024 04
AJ		01/05/2024	PR0105			PAYROLL SUMMARY	111.00		.00	2024 04
						TRANSACTION TOTAL:	860.25		.00	
01-0600-415.10-02			PERS.-NONEXEMPT, FU			.00	1,756.98	1,756.98	.00	1,756.98-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY	95.34		.00	2024 06
AJ		03/15/2024	PR0315			PAYROLL SUMMARY	27.24		.00	2024 06
AJ		03/01/2024	PR0301			PAYROLL SUMMARY	279.21		.00	2024 06
AJ		02/16/2024	PR0216			PAYROLL SUMMARY	54.48		.00	2024 05
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	149.82		.00	2024 05
AJ		01/19/2024	PR0119			PAYROLL SUMMARY	102.15		.00	2024 04
AJ		01/05/2024	PR0105			PAYROLL SUMMARY	156.63		.00	2024 04
						TRANSACTION TOTAL:	864.87		.00	
01-0600-415.11-01			PERS.-OVERTIME			.00	10.22	10.22	.00	10.22-
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	10.22		.00	2024 05
						TRANSACTION TOTAL:	10.22		.00	
01-0600-415.21-01			MEDICAL			.00	743.53	743.53	.00	743.53-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY	33.77		.00	2024 06

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		03/01/2024	PR0301			PAYROLL SUMMARY		82.16	.00	2024	06
AJ		02/16/2024	PR0216			PAYROLL SUMMARY		68.45	.00	2024	05
AJ		02/02/2024	PR0202			PAYROLL SUMMARY		59.75	.00	2024	05
AJ		01/19/2024	PR0119			PAYROLL SUMMARY		27.38	.00	2024	04
AJ		01/05/2024	PR0105			PAYROLL SUMMARY		48.35	.00	2024	04
TRANSACTION TOTAL:								319.86	.00		
01-0600-415.21-02 LIFE						.00	1.02	1.02	.00		1.02-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY		.09	.00	2024	06
AJ		02/16/2024	PR0216			PAYROLL SUMMARY		.12	.00	2024	05
AJ		01/19/2024	PR0119			PAYROLL SUMMARY		.08	.00	2024	04
TRANSACTION TOTAL:								.29	.00		
01-0600-415.21-03 DENTAL						.00	23.18	23.18	.00		23.18-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY		1.09	.00	2024	06
AJ		03/01/2024	PR0301			PAYROLL SUMMARY		2.73	.00	2024	06
AJ		02/16/2024	PR0216			PAYROLL SUMMARY		1.95	.00	2024	05
AJ		02/02/2024	PR0202			PAYROLL SUMMARY		1.88	.00	2024	05
AJ		01/19/2024	PR0119			PAYROLL SUMMARY		.91	.00	2024	04
AJ		01/05/2024	PR0105			PAYROLL SUMMARY		1.58	.00	2024	04
TRANSACTION TOTAL:								10.14	.00		
01-0600-415.21-04 VISION						.00	5.02	5.02	.00		5.02-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY		.25	.00	2024	06
AJ		03/01/2024	PR0301			PAYROLL SUMMARY		.66	.00	2024	06
AJ		02/16/2024	PR0216			PAYROLL SUMMARY		.35	.00	2024	05
AJ		02/02/2024	PR0202			PAYROLL SUMMARY		.42	.00	2024	05
AJ		01/19/2024	PR0119			PAYROLL SUMMARY		.22	.00	2024	04
AJ		01/05/2024	PR0105			PAYROLL SUMMARY		.37	.00	2024	04
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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
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							.58		.00	2024 06
	AJ	02/02/2024	PR0202			PAYROLL SUMMARY		.36	.00	2024 05
	AJ	01/05/2024	PR0105			PAYROLL SUMMARY		.33	.00	2024 04
TRANSACTION TOTAL:							1.27		.00	
01-0600-415.22-00	AJ	03/29/2024	PR0329			.00 WORKERS COMPENSATI	5.40	5.40	.00	5.40-
							.22		.00	2024 06
	AJ	03/15/2024	PR0315			PAYROLL SUMMARY		.03	.00	2024 06
	AJ	03/01/2024	PR0301			PAYROLL SUMMARY		.55	.00	2024 06
	AJ	02/16/2024	PR0216			PAYROLL SUMMARY		.41	.00	2024 05
	AJ	02/02/2024	PR0202			PAYROLL SUMMARY		.40	.00	2024 05
	AJ	01/19/2024	PR0119			PAYROLL SUMMARY		.22	.00	2024 04
	AJ	01/05/2024	PR0105			PAYROLL SUMMARY		.38	.00	2024 04
TRANSACTION TOTAL:							2.21		.00	
01-0600-415.24-03	AJ	03/29/2024	PR0329			.00 PERSI	448.38	448.38	.00	448.38-
							20.09		.00	2024 06
	AJ	03/15/2024	PR0315			PAYROLL SUMMARY		3.05	.00	2024 06
	AJ	03/01/2024	PR0301			PAYROLL SUMMARY		50.01	.00	2024 06
	AJ	02/16/2024	PR0216			PAYROLL SUMMARY		37.11	.00	2024 05
	AJ	02/02/2024	PR0202			PAYROLL SUMMARY		36.67	.00	2024 05
	AJ	01/19/2024	PR0119			PAYROLL SUMMARY		17.63	.00	2024 04
	AJ	01/05/2024	PR0105			PAYROLL SUMMARY		30.03	.00	2024 04
TRANSACTION TOTAL:							194.59		.00	
01-0600-415.24-04	AJ	03/29/2024	PR0329			.00 MEDICAL SAVINGS	119.04	119.04	.00	119.04-
							3.13		.00	2024 06
	AJ	03/15/2024	PR0315			PAYROLL SUMMARY		.63	.00	2024 06
	AJ	03/01/2024	PR0301			PAYROLL SUMMARY		8.54	.00	2024 06
	AJ	02/16/2024	PR0216			PAYROLL SUMMARY		4.38	.00	2024 05

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
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AJ		02/02/2024	PR0202			PAYROLL SUMMARY	5.36		.00	2024 05
AJ		01/19/2024	PR0119			PAYROLL SUMMARY	2.77		.00	2024 04
AJ		01/05/2024	PR0105			PAYROLL SUMMARY	4.78		.00	2024 04
TRANSACTION TOTAL:							29.59		.00	

01-0600-415.25-00			SOCIAL SECURITY			.00	292.24	292.24	.00	292.24-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY	13.03		.00	2024 06
AJ		03/15/2024	PR0315			PAYROLL SUMMARY	2.07		.00	2024 06
AJ		03/01/2024	PR0301			PAYROLL SUMMARY	32.90		.00	2024 06
AJ		02/16/2024	PR0216			PAYROLL SUMMARY	23.90		.00	2024 05
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	23.96		.00	2024 05
AJ		01/19/2024	PR0119			PAYROLL SUMMARY	11.55		.00	2024 04
AJ		01/05/2024	PR0105			PAYROLL SUMMARY	19.72		.00	2024 04
TRANSACTION TOTAL:							127.13		.00	

01-0601-445.10-01			PERS.-EXEMPT, FULL			.00	1,218.58	1,218.58	.00	1,218.58-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY	770.88		.00	2024 06
AJ		03/01/2024	PR0301			PAYROLL SUMMARY	52.67		.00	2024 06
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	52.67		.00	2024 05
AJ		01/05/2024	PR0105			PAYROLL SUMMARY	105.34		.00	2024 04
TRANSACTION TOTAL:							981.56		.00	

01-0601-445.10-02			PERS.-NONEXEMPT, FU			.00	53.08	53.08	.00	53.08-
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	26.54		.00	2024 05
TRANSACTION TOTAL:							26.54		.00	

01-0601-445.21-01			MEDICAL			.00	370.35	370.35	.00	370.35-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY	284.97		.00	2024 06
AJ		03/01/2024	PR0301			PAYROLL SUMMARY	10.04		.00	2024 06
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	10.04		.00	2024 05
AJ		01/05/2024	PR0105			PAYROLL SUMMARY	20.08		.00	2024 04

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
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TRANSACTION TOTAL:							325.13		.00	
01-0601-445.21-02						.00	.49		.00	.49-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY	.41		.00	2024 06
TRANSACTION TOTAL:							.41		.00	
01-0601-445.21-03						.00	8.74		.00	8.74-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY	6.01		.00	2024 06
AJ		03/01/2024	PR0301			PAYROLL SUMMARY	.32		.00	2024 06
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	.32		.00	2024 05
AJ		01/05/2024	PR0105			PAYROLL SUMMARY	.64		.00	2024 04
TRANSACTION TOTAL:							7.29		.00	
01-0601-445.21-04						.00	1.62		.00	1.62-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY	1.20		.00	2024 06
AJ		03/01/2024	PR0301			PAYROLL SUMMARY	.05		.00	2024 06
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	.05		.00	2024 05
AJ		01/05/2024	PR0105			PAYROLL SUMMARY	.10		.00	2024 04
TRANSACTION TOTAL:							1.40		.00	
01-0601-445.21-05						.00	.25		.00	.25-
AJ		03/01/2024	PR0301			PAYROLL SUMMARY	.04		.00	2024 06
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	.08		.00	2024 05
AJ		01/05/2024	PR0105			PAYROLL SUMMARY	.09		.00	2024 04
TRANSACTION TOTAL:							.21		.00	
01-0601-445.22-00						.00	8.08		.00	8.08-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY	.95		.00	2024 06
AJ		03/01/2024	PR0301			PAYROLL SUMMARY	.69		.00	2024 06
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	1.04		.00	2024 05
AJ		01/05/2024	PR0105			PAYROLL SUMMARY	1.54		.00	2024 04
TRANSACTION TOTAL:							4.22		.00	
01-0601-445.24-03						.00	142.24		.00	142.24-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY	86.18		.00	2024 06

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

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							TRANS AMT	TRANS	ENCUMBERED	FISC YR PERIOD
AJ		03/01/2024	PR0301			PAYROLL SUMMARY	5.89		.00	2024 06
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	8.90		.00	2024 05
AJ		01/05/2024	PR0105			PAYROLL SUMMARY	11.78		.00	2024 04
TRANSACTION TOTAL:							112.75		.00	

01-0601-445.24-04						MEDICAL SAVINGS	21.71		.00	21.71-
AJ		03/29/2024	PR0329			PAYROLL SUMMARY	15.00		.00	2024 06
AJ		03/01/2024	PR0301			PAYROLL SUMMARY	.65		.00	2024 06
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	1.30		.00	2024 05
AJ		01/05/2024	PR0105			PAYROLL SUMMARY	1.29		.00	2024 04
TRANSACTION TOTAL:							18.24		.00	

01-0601-445.25-00						SOCIAL SECURITY	36.66		.00	36.66-
AJ		03/01/2024	PR0301			PAYROLL SUMMARY	3.86		.00	2024 06
AJ		02/02/2024	PR0202			PAYROLL SUMMARY	5.89		.00	2024 05
AJ		01/05/2024	PR0105			PAYROLL SUMMARY	7.72		.00	2024 04
TRANSACTION TOTAL:							17.47		.00	

53-5300-416.40-99						OTHER PURCH. PROF.	3.51		.00	3.51-
AJ		03/01/2024	PR0301			PAYROLL SUMMARY	3.51		.00	2024 06
TRANSACTION TOTAL:							3.51		.00	

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

CLASSIFICATION TOTALS: EXPENDITURES: 3,974.21-39.04= 3,935.17
 from Postage above, moved to 001.0600.415

TRANSACTION TOTAL: 3,974.21 Correct 3,935.17 .00
 ESTIMATE COMPARISON: .00 7,619.36 7,619.36 7,619.36-
 (ACTUAL) SUMMARY TOTAL: .00 7,619.36 7,619.36 .00 7,619.36-

MISCELLANEOUS INFO: CODE FREEFORM INFORMATION DATE

 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

INVOICE

Thane Sparks

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

DATE: April 17, 2024
INVOICE # 24-4
FOR: Professional Services

BILL TO:

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

DESCRIPTION			AMOUNT
Professional Services - March 2024			\$ 1,500.00
Professional Services - April 2024			1,500.00

SUBTOTAL	\$ 3,000.00
TAX RATE	
SALES TAX	\$ -
OTHER	
TOTAL	\$ 3,000.00

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!

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



February 29, 2024

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

Invoice No. 207002
Client No. 9212
Matter No. 3
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from February 6, 2024 through February 29, 2024.

RE: Special Counsel General

Total Professional Services	\$ 200.00
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 200.00

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



February 29, 2024

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

Invoice No. 207003
Client No. 9212
Matter No. 5
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from February 1, 2024 through February 29, 2024.

RE: Frigitek Litigation

Total Professional Services	\$ 6,325.00
Total Costs Advanced	<u>\$ 531.27</u>
TOTAL THIS INVOICE	\$ 6,856.27

REMITTANCE REPORT
From County Auditor of Bannock County

Remittance No.	030
Date:	February 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)		-								0.00	
NORTH PORTNEUF 801 (1-0016)		-								0.00	
NORTHGATE (1-0017)		607.90							6.11	614.01	
(1-0018)		-								0.00	
NORTHGATE (83-0000)										0.00	
NORTHGATE (84-0000)										0.00	
NORTH PORTNEUF 802 (82-0000)		-								0.00	
PRSN PROPERTY RPLCMNT	\$	-								0.00	
CIRCUIT BREAKER		-								0.00	
HOMEOWNER TAX RELIEF		-								0.00	
ADDITIONAL TAX RELIEF		-								0.00	
NOV 2023 TAX ADJUSTMENT										0.00	
COLUMN TOTALS	0.00	607.90	0.00	0.00	0.00	0.00	0.00	0.00	6.11	0.00	614.01

Amount of Remittance	614.01
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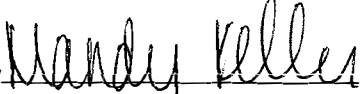
STATE OF IDAHO, }
 }ss.
 COUNTY OF BANNOCK }

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 31ST OF JAN the date of my last report. Subscribed and sworn to in duplicate before me on the 25TH OF FEB

 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.



REMITTANCE REPORT
From County Auditor of Bannock County

Remittance No.	030
Date:	March 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)		-								0.00	
NORTH PORTNEUF 801 (1-0016)		-								0.00	
NORTHGATE (1-0017)		190,250.24							119.38	190,369.62	
(1-0018)		-								0.00	
NORTHGATE (83-0000)										0.00	
NORTHGATE (84-0000)										0.00	
NORTH PORTNEUF 802 (82-0000)		-								0.00	
PRSN PROPERTY RPLCMNT		\$ -								0.00	
CIRCUIT BREAKER		-								0.00	
HOMEOWNER TAX RELIEF		-								0.00	
ADDITIONAL TAX RELIEF		-								0.00	
COLUMN TOTALS	0.00	190,250.24	0.00	0.00	0.00	0.00	0.00	0.00	119.38	0.00	190,369.62

Amount of Remittance	190,369.62
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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:

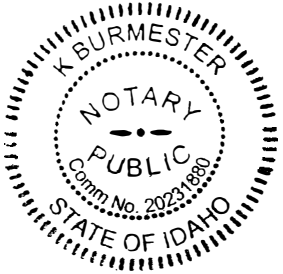
That the foregoing is a full, true, and correct report, in accordance with Section 3326, Compiled Statutes of Idaho, as amended by Chapter 169, laws of 1925, by source and fund, of all monies paid into the treasury of said county and apportioned to the POCATELLO URBAN and included district since the 29TH OF FEB the date of my last report. Subscribed and sworn to in duplicate before me on the 25TH OF MARCH

 Notary Public of Bannock County.

County Clerk: JASON C. DIXON

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.

By: 
 Deputy Auditor



Action Item 5



POCATELLO PROPOSED URAs

Preliminary Eligibility Findings

Pocatello Development Authority | March 22, 2024



VISION
ECONOMICS
STRATEGY
FINANCE
IMPLEMENTATION

AGENDA

- 1. Introduction
 - SB Friedman
 - Proposed URAs
- 2. Methodology
 - Improved and Open Land Eligibility
 - 10% Limitation
- 3. Old Town URA
 - Improved Land Eligibility
 - Required Tests and Findings
- 4. 4th and 5th URA
 - Improved Land Eligibility
 - Required Tests and Findings
- 5. South 5th URA
 - Improved Land and Open Land Eligibility
 - Required Tests and Findings
- 6. Discussion

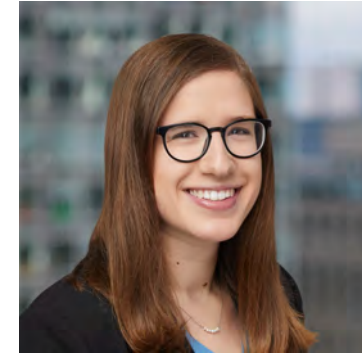
01 Introduction

WHO WE ARE

- **SB Friedman Development Advisors, LLC** is a Chicago-based consultancy working with the public and private sectors in a range of disciplines
 - Special Taxing District Designations and Feasibility Studies
 - Market Analysis and Real Estate Economics
 - Development Strategy and Planning
 - Public-Private Partnerships and Implementation



Geoff Dickinson, AICP
Partner



Elena Caminer
Project Manager



Adam Daniel
Associate



Lille van der Zanden
Associate



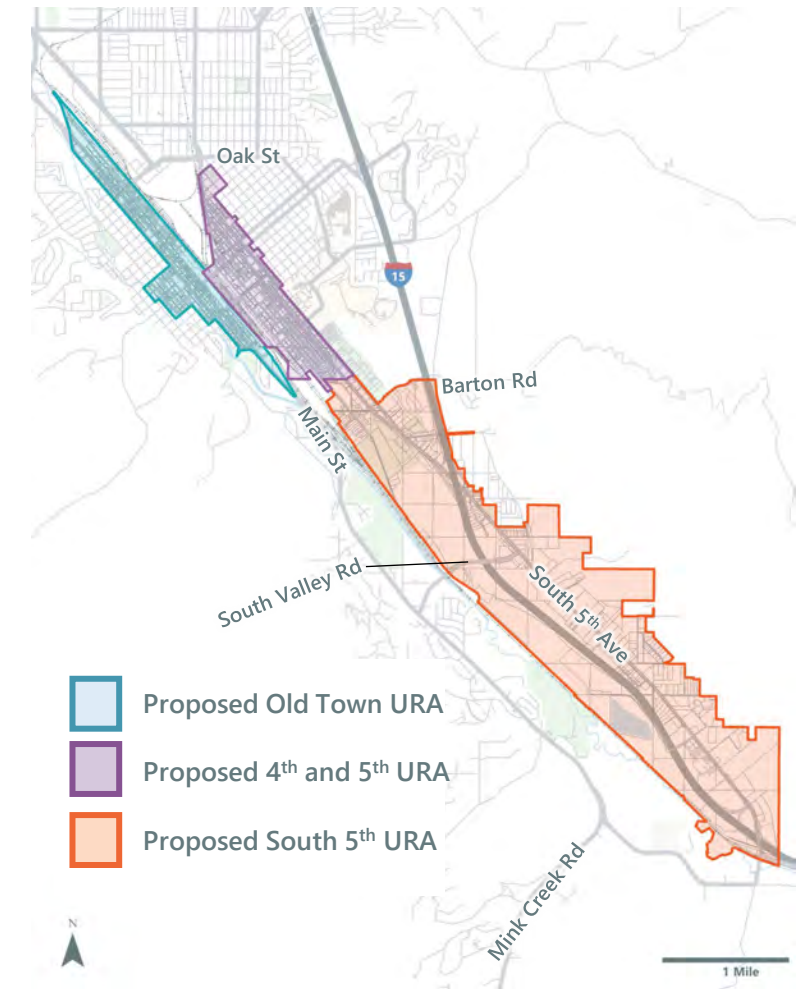
Gabriel Vara
Research Associate

PROPOSED URBAN RENEWAL AREAS (URAs)

The Pocatello Development Authority (PDA) has requested we study three proposed new URAs

- **Old Town URA**
 - Encompassing much of the city center southwest of the Union Pacific railroad tracks and yard and following the Main and Arthur Street corridors
- **4th and 5th URA**
 - Encompassing much of the city center east of the Union Pacific railroad tracks and yard and following the 4th and 5th Avenue corridors
- **South 5th URA**
 - Covers both incorporated and unincorporated land mostly east of the railroad tracks on the south side of the city, including the majority of the South 5th Avenue corridor to Exit 63 of Interstate-15

PROPOSED URA BOUNDARIES



Source: Bannock County, City of Pocatello, Esri, SB Friedman

PROPOSED OLD TOWN URA

The Historic Downtown/Old Town area is the center of cultural and civic identity for the City of Pocatello

829
PARCELS

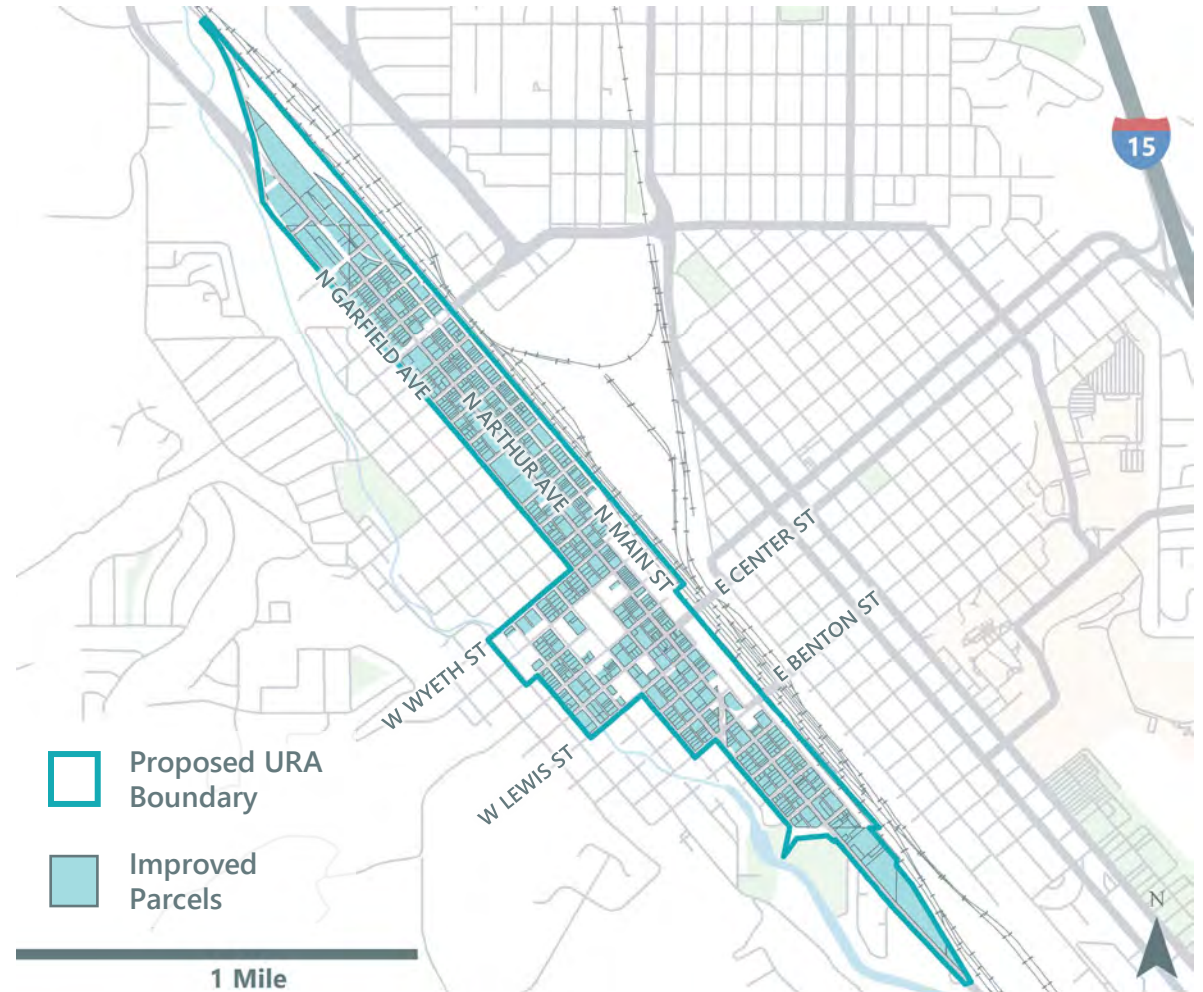
352
ACRES

210
ACRES IMPROVED

CURRENT LAND USES
PUBLIC/INSTITUTIONAL,
COMMERCIAL, RESIDENTIAL,
INDUSTRIAL

142
ACRES EXCLUDED
FROM ANALYSIS

PROPOSED OLD TOWN URA PARCELS AND BOUNDARY



Source: Bannock County, City of Pocatello, Esri, SB Friedman

PROPOSED 4TH AND 5TH URA

The 4th and 5th corridor encompasses the eastern half of downtown adjoining Idaho State University

944
PARCELS

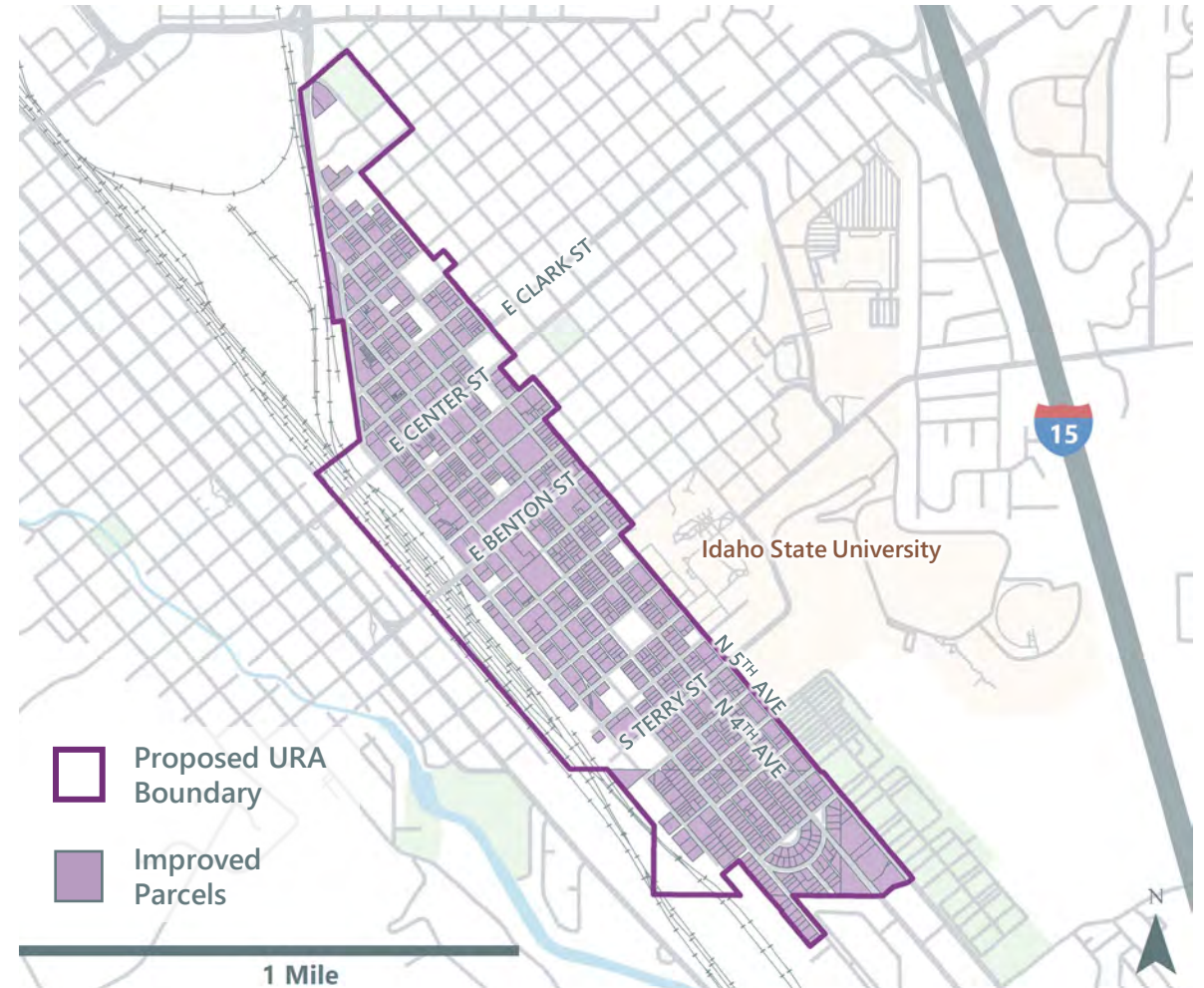
403
ACRES

194
ACRES IMPROVED

CURRENT LAND USES
PUBLIC/INSTITUTIONAL,
COMMERCIAL, RESIDENTIAL,
INDUSTRIAL

210
ACRES EXCLUDED
FROM ANALYSIS

PROPOSED 4TH AND 5TH URA PARCELS AND BOUNDARY



Source: Bannock County, City of Pocatello, Esri, SB Friedman

PROPOSED SOUTH 5TH URA

The South 5th corridor contains a mix of uses and serves as a key southern gateway into the city

594

PARCELS

2,292

ACRES

685

ACRES IMPROVED

CURRENT LAND USES

RESIDENTIAL, COMMERCIAL,
INDUSTRIAL

613

ACRES OPEN LAND

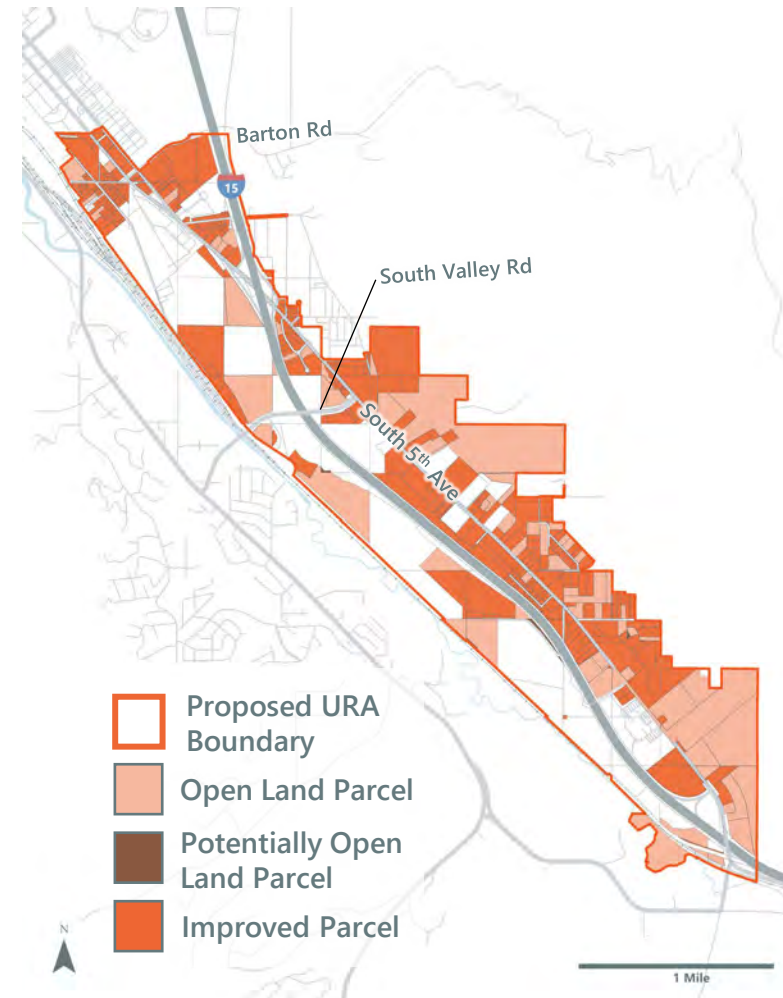
3

ACRES POTENTIALLY
OPEN LAND

990.8

ACRES EXCLUDED
FROM ANALYSIS

PROPOSED SOUTH 5TH URA PARCELS AND BOUNDARY



Source: Bannock County, City of Pocatello, Esri, SB Friedman

02 Methodology

OVERVIEW

The Pocatello Development Authority has requested we study three proposed new URAs

- The Pocatello Development Authority requested that SB Friedman study three proposed areas for eligibility as urban renewals areas (URAs)
- SB Friedman was to review each study area as proposed in the initial request for proposal documents and recommend refined boundaries as needed
- SB Friedman evaluated eligibility under the current Idaho Local Economic Development Act 50-20 Urban Renew Law (the "Law")

PARCEL CATEGORIZATION

SB Friedman categorized parcels for eligibility analysis

IMPROVED

Contains a vertical structure, paved lot or is less than one acre

OPEN LAND

Does not contain a vertical structure nor paved lot

DISREGARDED

Publicly-owned parcels, railroad-owned parcels and parcelized right-of-way

POTENTIALLY OPEN LAND

Potentially eligible for classification as Open Land or as Improved land. SB Friedman included these Potentially Open Land Parcels (POLPs) in both Improved and Open Land eligibility analyses.

DISREGARDED FROM ELIGIBILITY ANALYSIS

These areas were not considered for any eligibility finding

- Publicly-owned parcels, railroad-owned parcels, parcelized right-of-way and non-parcelized land were disregarded from analysis^[1]

PUBLIC LANDOWNERS

- Bannock County
- Bannock County Region 6 Juvenile Detention
- Bannock County Veterans
- Bannock Youth Foundation Inc.
- City Of Pocatello
- Class A School District #25
- Department Of Employment
- Housing Alliance & Community Partners
- Housing Authority Of City
- Housing Alliance And Community Partnerships
- Housing Authority
- Idaho State University
- Ind School District #1
- Pocatello-Chubbuck
- Pocatello Housing Authority
- Pocatello Public Library
- Pocatello School District #25
- State Board Of Education
- State Board Of Education Trust
- State Of Idaho
- United States
- Idaho State Police
- State Of Idaho Transportation Department
- Idaho Transportation
- Southern Branch University Of Idaho

RAILROAD LANDOWNERS

- Oregon Short Line Railroad Co.
- Pacific Fruit Express
- Union Pacific Land Resources
- Union Pacific Railroad Co.

OTHER

- Non-parcelized land (i.e. railyard, road/right-of-way, etc.)

[1] Ownership of parcel where the courthouse sits is assumed to be public and therefore has been removed from analysis.

IMPROVED LAND URA ELIGIBILITY

Two paths to eligibility as a “Deteriorated” or “Deteriorating” Area for improved land under the Law

DETERIORATED AREA

- At least one of six possible factors:
 - Dilapidation
 - Deterioration
 - Age or obsolescence
 - Inadequate provision for ventilation, light, air, sanitation or open spaces
 - High density of population and overcrowding
 - Existence of conditions which endanger life or property by fire and other causes

DETERIORATING AREA

- At least one of nine possible factors:
 - The presence of a substantial number of deteriorated or deteriorating structures
 - Predominance of defective or inadequate street layout
 - Faulty lot layout in relation to size, adequacy, accessibility or usefulness
 - Insanitary or unsafe conditions
 - Deterioration of site or other improvements
 - Diversity of ownership
 - Tax or special assessment delinquency exceeding the fair value of the land
 - Defective or unusual conditions of title
 - Existence of conditions which endanger life or property by fire and other causes

SB Friedman added a standard that the factor must be present to a meaningful extent and reasonably distributed.

IMPROVED LAND REQUIRED TESTS & FINDINGS

In addition to eligibility, there is an additional test that must be satisfied to designate an area as a URA

- The Idaho Local Economic Development Act 50-2903(8b) requires the finding that an eligibility factor *“results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.”*

SB Friedman understood this to mean that current conditions must result in an economic and/or social liability.

OPEN LAND URA ELIGIBILITY

Eligible by at least one of three factors

URA Eligibility

- At least one of three possible factors
 - Obsolete platting
 - Diversity of ownership
 - Deterioration of structures or improvements

SB Friedman added a standard that the factor must be present to a meaningful extent and reasonably distributed.

OPEN LAND REQUIRED TESTS AND FINDINGS

In addition to eligibility, there is an additional test to designate a URA

- The Idaho Local Economic Development Act 50-2903(8c) requires the finding that an eligibility factor *“results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality”*

SB Friedman understood this to mean that current conditions deter development in the proposed URA or within the municipality.

PROPOSED URA ELIGIBILITY

Methodology

SB Friedman completed the following steps to categorize parcels and evaluate eligibility factors:

- Collected **parcel-level data** from Bannock County
- Conducted **fieldwork** in December 2023 to document external property conditions
- Reviewed **plans** and **reports**, including:
 - **City's Comprehensive Plan**, adopted in 2023
 - **Downtown Development Plan**, adopted in 2022
 - **Historic Preservation Plan**, prepared in 2019
 - **Terry First Transportation Report**, prepared in 2018
 - **Portneuf River Vision Study**, prepared in 2016
 - **Bicycle and Pedestrian Master Plan**, adopted in 2019
 - **Bannock County Comprehensive Plan**, adopted in 2020
- **Categorized parcels** based on existing conditions based on fieldwork observations and other data
- Compiled and mapped all potential factors to assess **eligibility**

10% LIMITATION

SB Friedman calculated that less than 10% of Pocatello’s assessed value would be within URAs

- The Idaho Local Economic Development Act, 50-2903(15) dictates the maximum proportion of a city’s land value that can be in an URA:

 - *“Revenue allocation area’ means that portion of an urban renewal area or competitively disadvantaged border community area where the equalized assessed valuation (as shown by the taxable property assessment rolls) of which the local governing body has determined, on and as a part of an urban renewal plan, is likely to increase as a result of the initiation of an urban renewal project or competitively disadvantaged border community area. The base assessment roll or rolls of revenue allocation area or areas shall not exceed at any time ten percent (10%) of the current assessed valuation of all taxable property within the municipality.”*

- SB Friedman calculated that less than 10% of citywide assessed value would be contained within existing and proposed URAs

URA AND CITY OF POCATELLO ASSESSED VALUE SUMMARY

Geography	Assessed Value
Existing URAs (Base Value Years)	\$16,280,194
Naval Ordinance URA (2008)	\$5,962,424
North Portneuf URA (2008)	\$2,053,629
Pocatello Regional Airport URA (2010)	\$995,883
Northgate URA ^[1] (2019)	\$7,268,258
Proposed URAs (2023)	\$525,207,654
Old Town URA	\$153,748,454
4 th and 5 th URA	\$222,817,468
South 5 th URA	\$148,541,732
Total Value in URAs	\$541,487,848
Total Value of city (2023)^[2]	\$6,714,179,506
URA share of city value at approval	8.06%

[1] Northgate URA notes the total value, not just the portion within the city of Pocatello.

[2] This value represents the actual value as reported by Bannock and Power counties for 2023. Additional annexation of unincorporated lands in the proposed South 5th URA would raise the city value and lower the percentage of URA value as a share of city value.

Source: Bannock County, City of Pocatello, Power County, Esri, SB Friedman

03 PROPOSED OLD TOWN URA

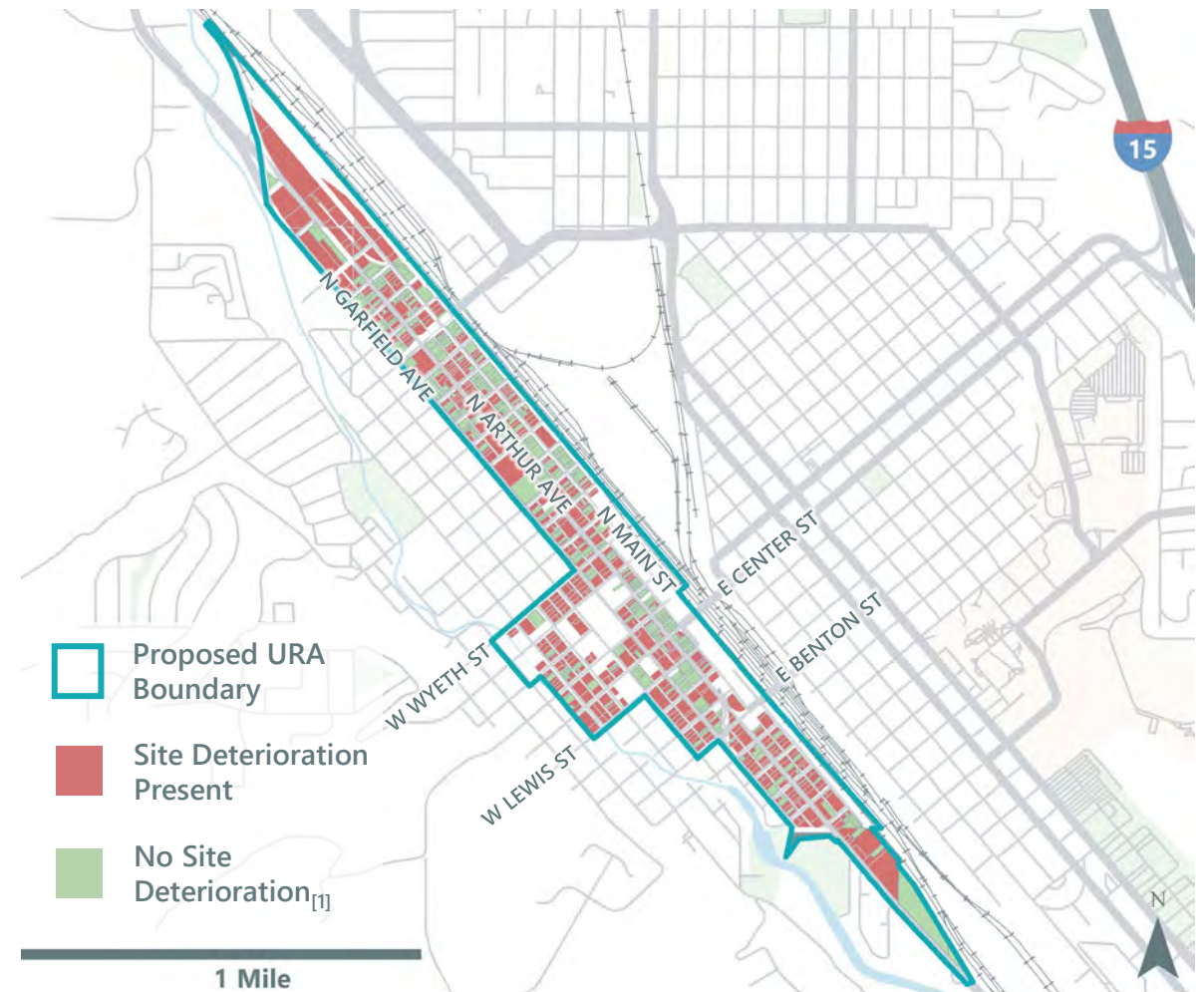
A. Improved Land Eligibility

IMPROVED LAND ELIGIBILITY FINDINGS

Study Area qualifies as a Deteriorating Area

- The Idaho Local Economic Development Act 50-2903(8b) identifies the **deterioration of site improvements** as a factor indicating a deteriorating area
- **69% (118 out of 171 acres)** of improved land in the Old Town study area was observed to have deterioration of site improvements, such as:
 - Cracked roads, parking lots, sidewalks
 - Damaged driveways
- SB Friedman found this factor to be **meaningfully present and reasonably distributed** in the proposed Old Town URA

PROPOSED OLD TOWN URA PARCELS AND BOUNDARY



[1] Includes land where no site deterioration was observed, land was under construction during fieldwork, or no data was collected.

Source: Bannock County, City of Pocatello, Esri, SB Friedman

SITE DETERIORATION

Examples within the proposed Old Town URA on private property and adjacent rights-of-way



Source: SB Friedman

B. Required Tests and Findings

IMPROVED LAND REQUIRED TESTS AND FINDINGS

Economic liability

- The Idaho Local Economic Development Act 50-2903(8b) requires the finding that an eligibility factor results in an economic or social liability
- SB Friedman analyzed the assessed value history of the city and of parcels in the proposed Old Town URA from 2019 to 2023
- Assessed value of improved parcels in the proposed Old Town URA grew slower than the balance of the city for each of the last four year-to-year periods
- From 2019 to 2023, the total growth in assessed value of improved parcels in the proposed URA grew slower than the balance of the city
- **Due to property value growth lagging behind that of the balance of the city, the proposed Old Town URA is determined to constitute an economic liability**

ASSESSED VALUE HISTORY

YEAR	2019	2020	2021	2022	2023
City AV Less Old Town URA Improved Parcels	\$4.0 B	\$4.2 B	\$4.9 B	\$6.3 B	\$6.6 B
Change in City AV Less Old Town URA Improved Parcels	---	5.5%	15.3%	29.4%	3.8%
Change in Old Town URA Improved Parcels AV	---	3.3%	9.7%	28.0%	3.3%
Old Town URA Improved Parcels – Growth Less than City	---	YES	YES	YES	YES

Source: Bannock County, Power County, SB Friedman

IMPROVED LAND REQUIRED TESTS AND FINDINGS

Social Liability

- The Idaho Local Economic Development Act 50-2903(8b) requires the finding that an eligibility factor results in an economic or social liability
- This URA encompasses the historic downtown and is the vibrant downtown core which supports the proposed URA overall
- The City recognizes that and seeks to enhance and preserve historic assets
 - *Pocatello Comprehensive Plan 2040 (2023)*
 - Goal 4: "Promote Downtown as the economic engine for the city. Implement the Downtown Development Plan such as relocating City Hall to Historic Downtown..."
 - *Pocatello Historic Preservation Plan (2019)*
 - Objective 1: "Incorporate the preservation of important historic, cultural, industrial, and educational resources into all planning and development"
- **Site deterioration detracts from the historic downtown and the proposed URA as a whole and thus results in a social liability**

NATIONAL REGISTER OF HISTORIC PLACES



Source: City of Pocatello, SB Friedman

04 PROPOSED 4TH AND 5TH URA

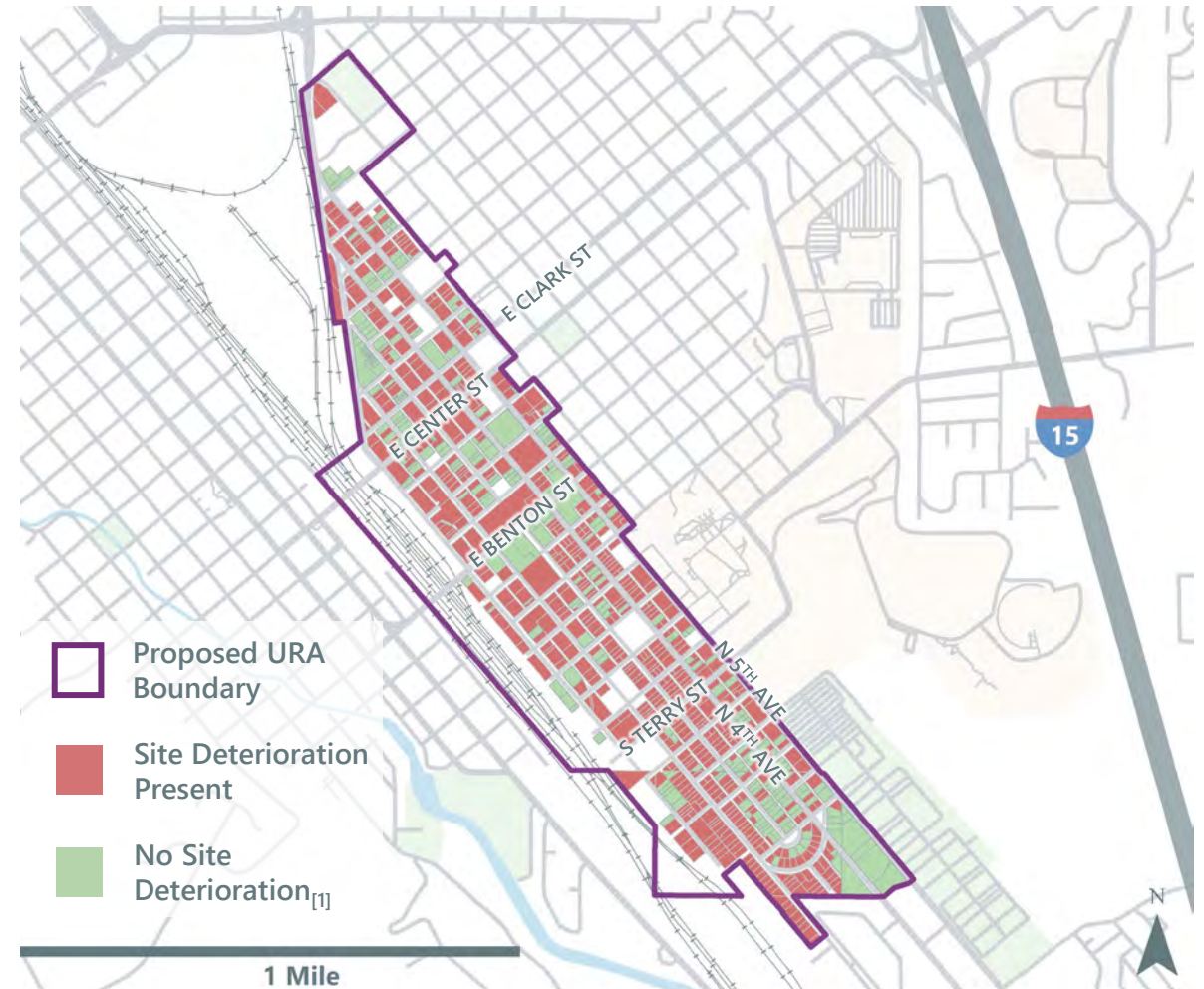
A. Improved Land Eligibility

IMPROVED LAND ELIGIBILITY FINDINGS

Study Area qualifies as a Deteriorating Area

- The Idaho Local Economic Development Act 50-2903(8b) identifies the **deterioration of site improvements** as a factor indicating a deteriorating area
- **72% (139.0 out of 193.5 acres)** of improved land in the 4th and 5th study area were observed to have deterioration of site improvements, such as:
 - Cracked roads, parking lots, sidewalks
 - Damaged driveways
- SB Friedman found this factor to be **meaningfully present and reasonably distributed** in the proposed 4th and 5th URA

PROPOSED 4TH AND 5TH URA PARCELS AND BOUNDARY



[1] Includes land where no site deterioration was observed, land was under construction during fieldwork, or no data was collected.

Source: Bannock County, City of Pocatello, Esri, SB Friedman

SITE DETERIORATION

Examples within the proposed 4th and 5th URA on private property and adjacent rights-of-way



IMPROVED LAND ELIGIBILITY FINDINGS

Study Area qualifies as a Deteriorating Area

- The Idaho Local Economic Development Act 50-2903(8b) identifies the **predominance of defective or inadequate street layout** as a factor indicating a deteriorating area
- “Street layout” may encompass the entire dedicated right-of-way, including the presence or lack of infrastructure for pedestrian, automobile and other vehicular traffic connectivity and safety
- Street layouts throughout the proposed 4th and 5th URA are inadequate because few have bike lanes and other related infrastructure that separate bikers from traffic according to the *Bannock Transportation Planning Organization Bicycle and Pedestrian Master Plan (2019)*
 - Limited existing north/south lanes with an absence of east/west lanes and connections
 - Existing bike lines lack connections to nearby routes and lanes
 - The Benton Street overpass and the Center Street underpass currently do not have a distinguished bike path from the pedestrian path
- SB Friedman found this factor to be **meaningfully present and reasonably distributed** in the proposed 4th and 5th URA

EXISTING BIKE NETWORK



Source: “Bannock Transportation Planning Organization Bicycle and Pedestrian Master Plan” (2019), SB Friedman

B. Required Tests and Findings

IMPROVED LAND REQUIRED TESTS AND FINDINGS

Economic liability

- The Idaho Local Economic Development Act 50-2903(8b) requires the finding that an eligibility factor results in an economic or social liability
- SB Friedman analyzed the assessed value history of the city and of parcels in the proposed 4th and 5th URA from 2019 to 2023
- Assessed value of improved parcels in the proposed 4th and 5th URA grew slower than the balance of the city in three of the last four year-to-year periods
- From 2019 to 2023, the total growth in assessed value of improved parcels in the proposed URA grew slower than the balance of the city
- **Due to property value growth lagging behind that of the balance of the city, the proposed 4th and 5th URA is determined to constitute an economic liability**

ASSESSED VALUE HISTORY

YEAR	2019	2020	2021	2022	2023
City AV Less 4 th and 5 th URA Improved Parcels	\$4.0 B	\$4.2 B	\$4.8 B	\$6.3 B	\$6.5 B
Change in City AV Less 4 th and 5 th URA Improved Parcels	---	5.5%	15.4%	29.4%	3.8%
Change in 4 th and 5 th URA Improved Parcels AV	---	3.6%	8.4%	27.7%	4.5%
4 th and 5 th URA Improved Parcels – Growth Less than City	---	YES	YES	YES	NO

Source: Bannock County, Power County, SB Friedman

IMPROVED LAND REQUIRED TESTS AND FINDINGS

Social Liability

- The Idaho Local Economic Development Act 50-2903(8b) requires the finding that an eligibility factor results in an economic or social liability
- Investments in improved and expanded bike and pedestrian infrastructure have been a priority in recent planning efforts; some progress has been made however, these goals have yet to be fully achieved
 - The *Pocatello 2040 Comprehensive Plan* identifies a goal to “develop a mobility network that interconnects and distributes pedestrian, bicycle, and vehicle traffic to multiple streets and nodes of activity”
 - Prior plans identify target locations for transportation infrastructure improvements within the proposed 4th and 5th URA
 - *Pocatello Downtown Development Plan (2022)*
 - Improve walking path and bike lanes along 1st Street to connect to the underpass at Center Street
 - Create a Center Street pedestrian bridge
 - *Terry First Report (2018)*
 - Improvements to overpass at Benton Street
 - Make the pedestrian route from the Terry First pilot project permanent
- **Due to the limited bike network and need for improved pedestrian infrastructure, the proposed 4th and 5th URA was found to constitute a social liability**

EXISTING & PROPOSED BIKE NETWORK



05 PROPOSED SOUTH 5TH URA

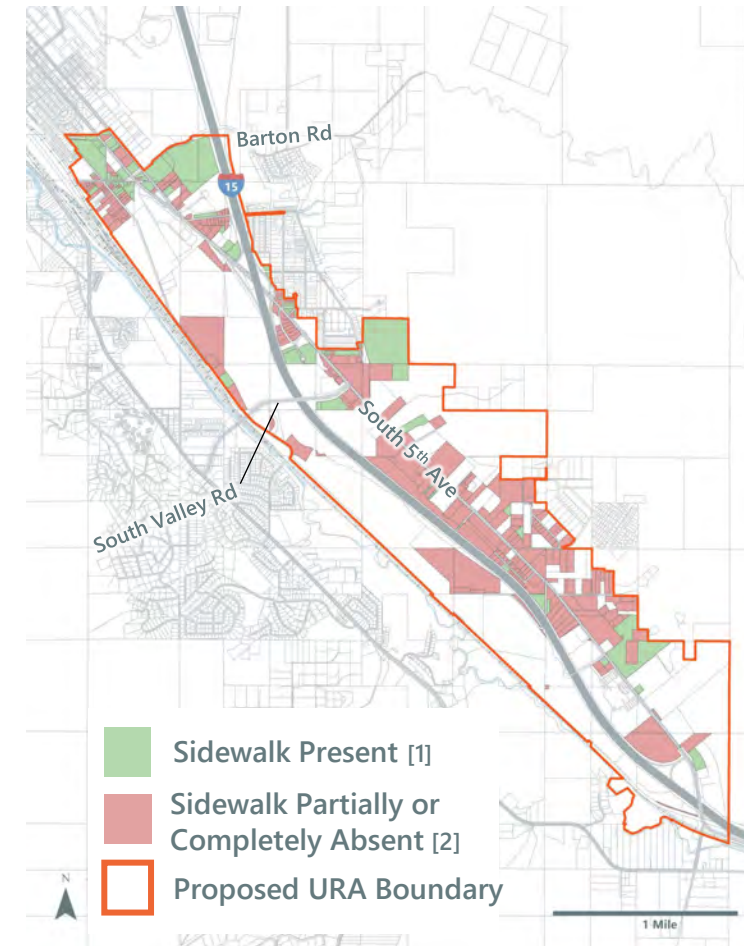
A. Improved Land and Open Land Eligibility

IMPROVED LAND ELIGIBILITY FINDINGS

Predominance of defective or inadequate street layout

- The Idaho Local Economic Development Act 50-2903(8b) identifies the **predominance of defective or inadequate street layout** as a factor indicating a Deteriorating Area for Improved Land
- “Street layout” may encompass the entire dedicated right-of-way, including the presence or lack of infrastructure for pedestrian, automobile and other vehicular traffic connectivity and safety
- SB Friedman conducted fieldwork to assess the presence of a **sidewalk network** in the proposed South 5th URA on a parcel-shape basis
- SB Friedman found this factor to be **meaningfully present and reasonably distributed** in the proposed URA with more than **73% of improved parcel shapes having an inadequate sidewalk network**

COMPLETENESS OF SIDEWALK NETWORK OF IMPROVED PARCELS



[1] Includes parcels where sidewalks were observed during fieldwork or no data collected

[2] Includes parcels where no sidewalks were observed or were inaccessible from public right-of-way

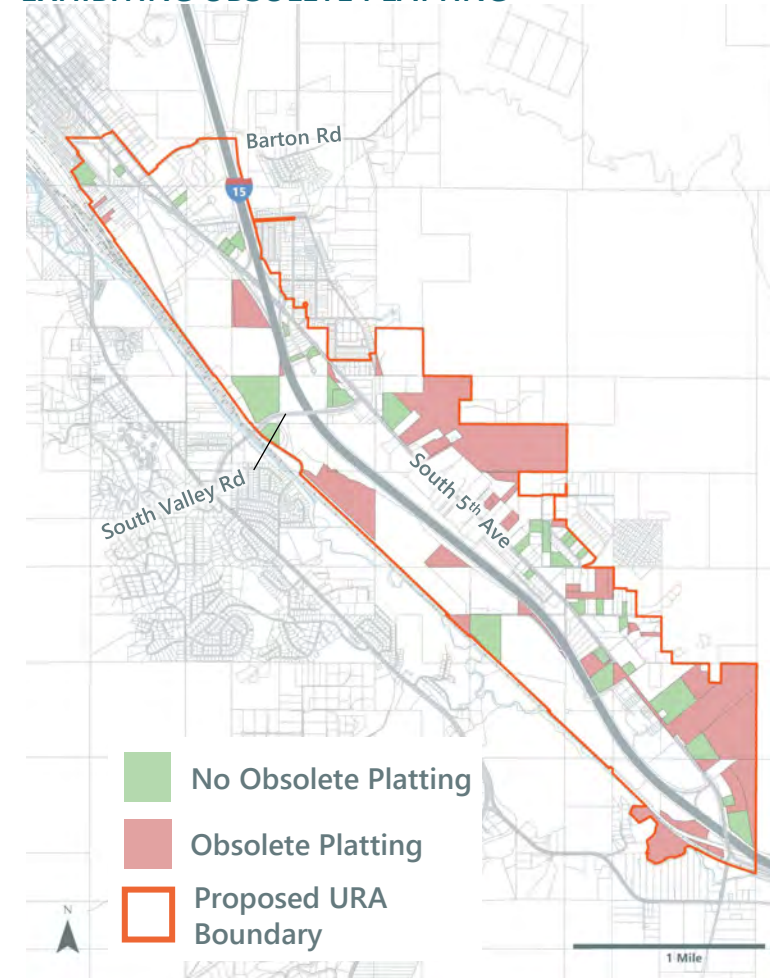
Source: Bannock County, City of Pocatello, Esri, SB Friedman

OPEN LAND ELIGIBILITY FINDINGS

Obsolete platting

- The Idaho Local Economic Development Act 50-2903(8c) identifies **obsolete platting** as a factor for Open Land
- SB Friedman considered the presence of the following criteria as obsolete platting of Open Land:
 - Lack of direct access to right-of-way
 - Irregular parcel shape
 - Parcel sizes which are too large or too small to be reasonably developed without subdivision or acquisition of additional land
- SB Friedman found this factor to be **meaningfully present and reasonably distributed** among Open Land in the proposed URA with nearly **73% of open land** (by share of acreage) **considered to have obsolete platting**

PROPOSED SOUTH 5TH URA OPEN LAND PARCELS EXHIBITING OBSOLETE PLATTING



Source: Bannock County, City of Pocatello, Esri, SB Friedman

B. Required Tests and Findings

IMPROVED LAND REQUIRED TESTS AND FINDINGS

Economic liability

- The Idaho Local Economic Development Act 50-2903(8b) requires the finding that an eligibility factor results in an economic or social liability
- SB Friedman analyzed the assessed value history of the city and of parcels in the proposed South 5th URA from 2019 to 2023
- Assessed value of improved parcels in the proposed South 5th URA grew slower than the balance of the city in three of the last four year-to-year periods
- From 2019 to 2023, the total growth in assessed value of improved parcels in the proposed URA grew slower than the balance of the city
- **Due to property value growth lagging behind that of the balance of the city, the proposed South 5th URA is determined to constitute an economic liability**

ASSESSED VALUE HISTORY

YEAR	2019	2020	2021	2022	2023
City AV Less South 5 th URA Improved Parcels	\$4.0 B	\$4.3 B	\$4.9 B	\$6.3 B	\$6.6 B
Change in City AV Less South 5 th URA Improved Parcels	---	5.6%	15.2%	29.5%	3.6%
Change in South 5 th URA Improved Parcels AV	---	-1.8%	10.9%	25.1%	12.2%
South 5th URA Improved Parcels – Growth Less than City	---	YES	YES	YES	NO

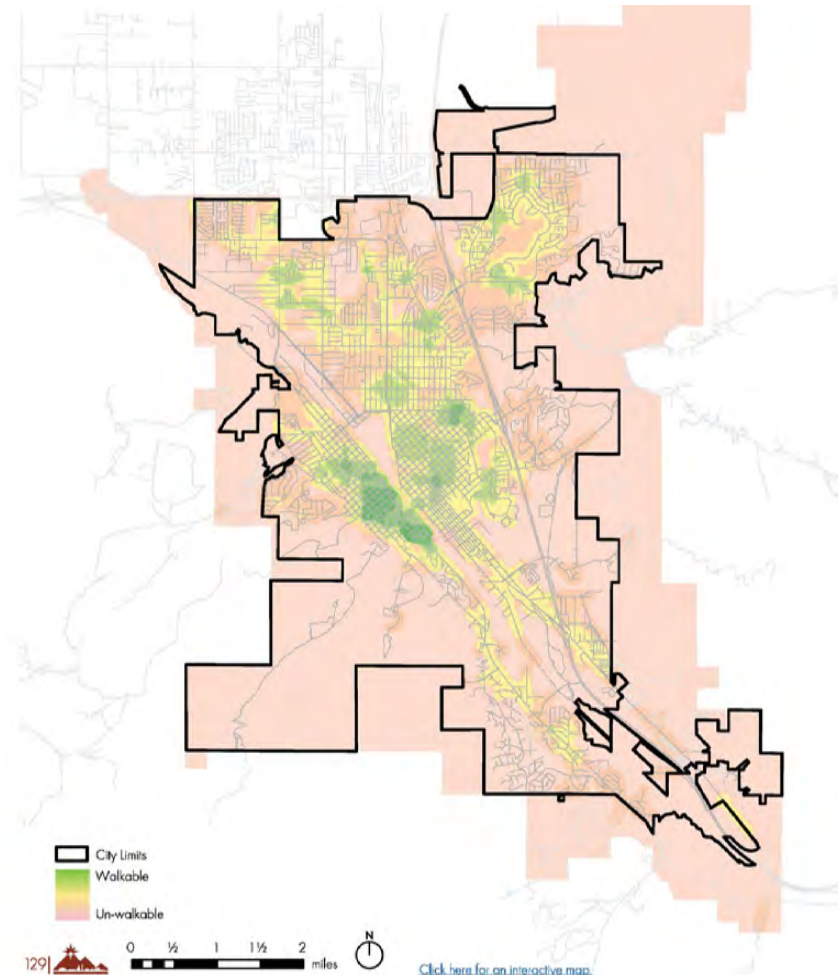
Source: Bannock County, SB Friedman, Power County

IMPROVED LAND REQUIRED TESTS AND FINDINGS

Social liability

- The Idaho Local Economic Development Act 50-2903(8b) requires the finding that an eligibility factor results in an economic or social liability
- The *Pocatello 2040 Comprehensive Plan* outlines two goals related to walkability:
 - “Improve existing paths, sidewalks, curbs, and roadways”
 - “Improve sidewalks with funding from local improvement districts and the sidewalk grant program from Community Development Block Grants”
- According to the walkability map in the plan, much of the proposed South 5th URA is considered “unwalkable”
- SB Friedman found more than **73%** of parcel shapes in the proposed South 5th URA to be lacking sidewalk infrastructure and thus not supportive of with the goals of the 2040 Comprehensive Plan
- Consequently, we find that the presence of this factor constitutes a social liability

WALKABILITY IN THE CITY OF POCATELLO



Source: Pocatello Comprehensive Plan 2040

OPEN LAND REQUIRED TESTS AND FINDINGS

Economic underdevelopment

- The Idaho Local Economic Development Act 50-2903(8c) requires that an Open Land eligibility factor must result in economic underutilization for the Open Land in the URA and/or the city as a whole
- SB Friedman found that nearly **73% of Open Land** (by share of acreage) had **obsolete platting**
 - Parcel shapes which exhibit obsolete platting are more difficult to develop, often requiring subdivision or assembly
- Obsolete platting contributes to underdevelopment and thus leads to underutilization of those Open Land parcels exhibiting the factor

06 Discussion



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VISION | ECONOMICS
MARKET ANALYSIS AND REAL ESTATE ECONOMICS

STRATEGY
DEVELOPMENT STRATEGY AND PLANNING

FINANCE | IMPLEMENTATION
PUBLIC-PRIVATE PARTNERSHIPS AND IMPLEMENTATION

Action Item 6

April 8, 2024

Portneuf Capital LLC

PDA proposal

Concrete demolition on property
Power installation for building D and E

Concrete Removal (4 months)

These two projects will start the clean up process of the land and provide permanent power for buildings D and E. The concrete removal will consist of digging the concrete columns out of the ground, and then breaking them up with the concrete breaker attached to the excavator. There are just over 400 columns to break up. I have attached pictures of the columns in the ground, dug up and broke up.

Installing permanent power to buildings D and E. This will consist of Idaho Power and electricians trenching from existing Idaho Power service line to each building. Conduit and wire will be installed in the trenches, and a concrete pad will also be installed for the transformers to sit on. The disconnect switch will then be connected to the transformer for power distribution to the buildings.

Equipment rental Western States Caterpillar(excavator with concrete breaker)	\$85,280.00
Equipment operators	\$41,600.00
Fuel and maintenance	\$8,800.00
Breaker bit replacement	\$12,960.00
Disposal	\$26,000.00

Power Installation Building D

Engineering	\$12,000.00
Idaho Power Transformer installation	\$85,000.00
Idaho Power Transformer	\$22,000.00
Idaho Power Disconnect Switch	\$13,000.00

Power Installation Building E

Engineering	\$12,000.00
Idaho Power Transformer installation	\$97,000.00
Idaho Power Transformer	\$22,000.00
Idaho Power Disconnect Switch	\$13,000.00

Total Project	\$450,640.00
---------------	--------------



concrete in gound



concrete dug up



Concrete that has been
broken up



Yellow line : Idaho Power Install

Bid E WW

Bid D Reactor

Bid C Warehouse

Bid B Control

Bid A Admin

U Pull Auto Parts Pocatello

Cottage Ave

Hwy 30

American Construction Supply

Hoker Way



May

U Pull Auto Parts Pocatello

Cottage Ave

Bld E WW

Hoku Way

Hwy 30

American Construction Supply

Bld D Reactor

Bld C Warehouse

Bld B Control

Bld A Admin