

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
August 18, 2010 – 11:00am

City Hall
911 North 7th Avenue

11:00am Council Chambers

Call to order – Ryan Ward

Acknowledge guests of the Board

Disclosure of conflicts of interest

Agenda – add or delete action or discussion items

Action and Discussion Items

Minutes of July 21, 2010 – Motion to approve and/or amend

Financial Report: July Income and Expenses

General Discussion:

Airport URA/TIF Process:

September 15th

- 1) PDA Resolution
- 2) URA/TIF Plan
 - Send to Planning & Zoning Commission
- 3) Public Hearing Notice

October 21st

- 1) Hold Public Hearing
- 2) Pass Resolution Hearing
- 3) Direct Legal to Create Ordinance

November 4th

- 1) Adopt Ordinance
- 2) Publish
- 3) Transmit Documents

Acceloris Update
IsoRay – Response Letter
Project Domus Update

Executive Session:

Items from staff

Items from commission members

Adjourn

Executive Session

Matters exist for discussion in an executive session as per I.C. 67-2345 (1) (e)

Motion: "I move that we enter into an executive session as per Idaho Code 67- 2345 (1) (e) to consider preliminary negotiations involving matters of trade or commerce in which the PDA may be in competition with other jurisdictions."

Financial Report

July 2010

POCATELLO DEVELOPMENT AUTHORITY
STATEMENT OF CASH AS OF JULY 31, 2010

Cash in Checking	\$1,678,993.26
Cash in Savings (Wells Fargo Money Market Account)	132,896.92
Cash in held by third parties (Wells Fargo Corporate Trust)	4,398,681.64
Total cash	<u>6,210,571.82</u>
Cash restricted by bond covenants	-2,963,752.50
Total cash available	<u>\$3,246,819.32</u>

STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS
FOR THE MONTH ENDED JULY 31, 2010

Receipts for the Month

CC	Property taxes received - Central Corridor	\$586,287.77
NY	Property taxes received - North Yellowstone	\$651,017.98
NO	Property taxes received - Naval Ordinance	\$71,280.55
NP	Property taxes received - North Portneuf	\$7,364.07
GF	Interest earnings on savings - Wells Fargo Managed Cash	1.09
	Interest earning on Trust Accounts - Wells Fargo Trusts	36.17
	Total receipts	<u>1,295,987.63</u>

Expenditures for the Month

# 3086	GF	Great Harvest Bread July Luncheon costs	108.28
		Total expenditures	<u>108.28</u>
		Net change in cash	<u>\$1,295,879.35</u>

Cash balances as of July 31, 2010	\$6,210,571.82
Cash balances as of June 30, 2010	\$4,914,692.47
Net change in cash	<u>\$1,295,879.35</u>

CC = Central Corridor, NY = North Yellowstone, GF = General Fund, NO = Naval Ordinance
 NP = North Portneuf, EC = East Center

POCATELLO DEVELOPMENT AUTHORITY
CASH ANALYSIS FOR THE MONTH ENDING JULY 31, 2010

	Balance 30-Jun-10	Balance 31-Jul-10	Change in Balance
Total Cash:			
General Fund			
Cash in checking	\$298,641.51	\$298,533.23	-\$108.28
Money Market Account	132,895.83	132,896.92	\$1.09
Total General Fund Cash	<u>431,537.34</u>	<u>431,430.15</u>	<u>-\$107.19</u>
Central Corridor District			
Cash in checking	33,937.56	600,225.33	\$566,287.77
Bond Trust Fund (Wells Fargo)	0.21	0.21	\$0.00
Revenue Allocation Trust Fund (Wells)	2,133,380.78	2,133,398.32	\$17.54
Total Central Corridor District Cash	<u>2,167,318.55</u>	<u>2,733,623.86</u>	<u>\$566,305.31</u>
North Yellowstone District			
Cash in checking	-14,887.33	636,130.65	\$651,017.98
Bond Trust Fund (Wells Fargo)	128,442.54	458,226.06	\$329,783.52
Revenue Allocation Trust Fund (Wells)	804,885.63	475,109.79	-\$329,775.84
Total Yellowstone District Cash	<u>918,440.84</u>	<u>1,569,468.50</u>	<u>\$651,025.66</u>
Central Corridor District Debt Service	650,013.89	650,019.23	\$5.34
North Yellowstone District Debt Service	681,922.42	681,928.03	\$5.61
East Center District	0.00	0.00	\$0.00
North Portneuf - Cash in checking	48,386.44	55,750.51	\$7,364.07
Naval Ordinance Plant - Cash in checking	17,072.99	88,353.54	71,280.55
Total cash	<u>\$4,914,892.47</u>	<u>\$6,210,571.82</u>	<u>\$1,295,879.35</u>
Cash Restricted By Bond Covenants:			
Central Corridor Cash			
Next bond payment	956,865.00	956,865.00	0.00
North Yellowstone Cash			
Next bond payment	674,987.50	674,987.50	0.00
Central Corridor District Debt Service	650,000.00	650,000.00	0.00
North Yellowstone District Debt Service	681,900.00	681,900.00	0.00
Total restricted cash	<u>2,963,752.50</u>	<u>2,963,752.50</u>	<u>0.00</u>
Total unrestricted cash	<u>1,950,939.97</u>	<u>3,246,819.32</u>	<u>1,295,879.35</u>
Cash Available			
General Fund	430,459.28	431,430.15	-\$107.19
Central Corridor District	1,211,531.63	1,776,758.86	566,305.31
North Yellowstone District	243,453.34	894,479.00	651,025.66
Central Corridor District Debt Service	13.89	19.23	5.34
North Yellowstone District Debt Service	22.42	28.03	5.61
East Center District	0.00	0.00	0.00
North Portneuf District	48,388.44	55,750.51	7,364.07
Naval Ordinance Plant District	17,072.99	88,353.54	71,280.55
Total available cash	<u>1,950,939.97</u>	<u>3,246,819.32</u>	<u>1,295,879.35</u>

Cash movement analysis:

During July, 2010 Pocatello Development Authority received cash of \$1,295,987.63 and had \$108.28 in expenses so that there was an increase in cash of \$1,295,879.35.

General Fund revenue received \$1.09 in interest earnings on the Money Market Account and paid \$108.28 in luncheon costs for a net reduction in cash of \$107.19.

The Central Corridor District received \$22.88 interest revenues on trust funds and property taxes of \$566,287.77. It had no expenses. The districts cash balance increased \$566,310.65.

The North Yellowstone District received interest revenues on trust funds of \$13.29 and property taxes of \$651,017.98. The District had no expenses. The district's cash increased by \$651,031.27.

The Naval Ordinance Plant District received property taxes of \$71,280.55 with no expenses.

The North Portneuf District received property taxes of \$7,364.07 with no expenses.

External Debt:

Consolidated Corridor District: Two payment left 2010 (interest only \$23,432.50) and 2011. Principal due \$910,000.00, interest due \$46,865.00, for a total of \$956,865.00.

North Yellowstone District: Final payment due 2027. Principal due \$7,630,000.00, interest due \$5,061,650.00, for a total of \$12,691,650.00.

**POCATELLO DEVELOPMENT AUTHORITY
GENERAL FUND CASH FLOW PROJECTIONS
2010 THROUGH 2015**

YEARS ENDED	Budget 2010	YTD 2010 As of July	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014
Previous Year Balance:	\$203,712.87	\$203,712.87	\$431,430.15	\$513,372.25	\$487,517.25	\$1,315,032.38	\$614,692.41
INCOME:							
Central Corridor Admin fee		16,318.12			853,370.13		
North Yellowstone Loan (finished 2010)	285,514.38	285,514.38	0.00				
Tetridyn Loan (finished 2010)	50,000.00		50,000.00				76,000.00
Shaver loan		26,719.00	-26,719.00				
Refunds and reimbursements		53.10	-53.10				
Interest Income	800.00	11.03	788.97	800.00	800.00	1,315.03	814.69
Total Projected Income:	338,314.38	328,615.63	24,016.87	800.00	854,170.13	1,315.03	75,614.69
EXPENSE:							
RDA loan payoff Naval Ordinance District						675,000.00	
Varsity Square LLC Grant		100,000.00					
Management salaries	16,625.00		16,625.00	16,625.00	16,625.00	16,625.00	16,625.00
Luncheon costs	1,320.00	868.57	451.43	1,320.00	1,320.00	1,320.00	1,320.00
Office expenses	200.00		200.00	200.00	200.00	200.00	200.00
Legal advertising	50.00		50.00	50.00	50.00	50.00	50.00
Banking and Professional services	8,460.00	29.78	8,430.22	8,460.00	8,460.00	8,460.00	8,460.00
Total Projected Expense:	26,655.00	100,898.35	25,756.65	26,655.00	28,655.00	701,655.00	26,655.00
CALCULATED ANNUAL BALANCE	\$513,372.25 \$705,943.52 \$679,288.52	\$431,430.15	\$429,690.37	\$487,517.25	\$1,315,032.38	\$614,692.41	\$663,652.10

**POCATELLO DEVELOPMENT AUTHORITY
CENTRAL CORRIDOR CASH FLOW PROJECTIONS
2010 THROUGH 2012****

YEARS ENDED	Budget 2010	Actual 2010 As of July	Remaining 2010	Budget 2011	Budget 2012
Previous Year Balance*:	\$3,222,333.55	\$3,222,333.55	\$3,383,643.09	\$1,177,756.18	-\$96,056.68
INCOME:					
Projected Estimated Tax Revenues: ^{8,9}	1,500,000.00	1,103,589.22	396,410.78	1,500,000.00	
Taxes Received from Previous Years & yearly interest: ⁷			0.00		
South Cliffs Repayment: ¹²	196,867.85		196,867.85		
AMI Repayment (Building Owners): ¹²			0.00		1,200,000.00
Positron Repayment: ^{12 (\$600,000.00)}			0.00		
Interest earning on trust accounts	9,000.00	182.64	8,817.36	9,000.00	9,000.00
Total Projected Income:	1,705,867.85	1,103,771.86	602,095.99	1,509,000.00	1,209,000.00
EXPENSE:					
Current Year Debt Service:	928,795.00	905,362.50	23,432.50	933,432.50	
Cheyenne Crossing: Committed \$3 million total ^{12 & 16}	2,117,700.22	5,645.82	2,112,054.40	1,347,130.36	
Whitman/Yellowstone Hotel: Committed \$613,000 ^{10 exp 356 300}			0.00		
Clark Street Overpass: Committed \$253,880.93					258,800.93
Admin Transfer to Unrestricted Account: ¹¹			0.00		853,370.13
General Fund - loan for Triangle development City of Pocatello, triangle land reimbursement					206,000.00
Arbitrage		1,700.00	0.00		
Trustee fees	2,250.00		2,250.00	2,250.00	
<u>Unapproved Projects</u>					
Farmer's Project #1 org. 500,000.00	200,000.00	29,754.00	170,246.00		
Unnamed Project #3 (\$500,000.00 new Jan 2009): ¹⁸	500,000.00		500,000.00	500,000.00	
Total Projected Expense:	3,748,745.22	942,462.32	2,807,982.90	2,782,812.86	1,318,171.06
CALCULATED ANNUAL BALANCE	\$1,179,456.18	\$3,383,643.09	\$1,177,756.18	-\$96,056.68	-\$205,227.74
Debt service restriction (reserve \$650,000.00)		\$650,003.68	\$650,003.68		0.00
Current debt payment allocation fund reserve		\$956,865.00	\$956,865.00		
Available cash:		\$1,776,774.41	-\$429,112.50	-\$96,056.68	-\$205,227.74

** TIF District slated to close in 2012

**POCATELLO DEVELOPMENT AUTHORITY
NORTH YELLOWSTONE FUND CASH FLOW PROJECTIONS
2010 THROUGH 2028**

YEARS ENDED	Budget 2010	YTD 2010 As of July	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2028
Previous Year Balance:	\$1,546,739.44	\$1,546,739.44	\$2,251,394.53	\$1,567,171.46	\$1,880,898.86	\$2,193,101.26	\$2,504,603.66
INCOME:							
Property taxes (orig \$761,120.03)	1,114,527.36	1,215,765.21	0.00	1,114,527.36	1,114,527.36	1,114,527.36	16,717,910.40
Interest on trust accounts	144.00	129.26	14.74	5,000.00	5,000.00	5,000.00	300,000.00
Loan from General Fund							
Total Projected Income:	1,114,671.36	1,215,894.47	14.74	1,119,527.36	1,119,527.36	1,119,527.36	17,017,910.40
EXPENSE:							
Current Year Debt Service:	681,450.00	223,225.00	458,225.00	678,525.00	680,050.00	680,750.00	10,194,100.00
Rail Crossing			0.00				
Peg Development Land Acquisition			0.00				
Legal Advertising			0.00				
Arbitrage fees	5,260.00			5,260.00	5,260.00	5,260.00	78,900.00
Trustee fees		2,500.00	0.00				330,000.00
Loan payment to PDA General Fund (orig 100,000)	285,514.38	285,514.38	0.00				285,514.38
Costco employment payment (\$354,105.00) 1	122,014.96		0.00	122,014.96	122,014.96	122,014.96	366,044.88
Total Projected Expense:	1,094,239.34	511,239.38	458,225.00	805,799.96	807,324.96	808,024.96	10,639,044.88
CALCULATED ANNUAL BALANCE	\$1,567,171.46	\$2,251,394.53	\$1,793,164.27	\$1,880,898.86	\$2,193,101.26	\$2,504,603.66	\$8,883,469.18
Bond reserve trust fund		681,900.00	681,900.00	681,900.00	681,900.00	681,900.00	0.00
Current debt payment allocation fund reserve		674,987.50	582,545.00	676,600.00	677,440.00	677,440.00	0.00
Amount available		694,507.03	528,739.27	522,398.86	833,761.26	1,145,263.66	8,883,469.18

Note: \$691,458.36 in bonded debt reserves are included in cash balance

1 = Per letter from David Messner, Costco Agent, the \$1 mil employment grant was reduced by a construction advance to PEG development of \$145,885.00, Dated 12/31/2007

**POCATELLO DEVELOPMENT AUTHORITY
NORTH PORTNEUF DISTRICT CASH FLOW PROJECTIONS - Tentative
2010 THROUGH 2028**

YEARS ENDED	Budget 2010	YTD 2010 As of July	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2028
Previous Year Balance:	\$41,127.85	\$41,127.85	\$55,750.51	\$799.87	\$799.87	\$799.87	\$0.00
INCOME:							
Property taxes	400.00	14,622.68	-14,222.66	1,492,442.00	2,895,337.00	2,808,447.00	39,342,425.00
Interest on trust accounts			0.00				
Loan from General Fund			0.00				
Total Projected Income:	400.00	14,622.68	-14,222.66	1,492,442.00	2,895,337.00	2,808,447.00	39,342,425.00
EXPENSE:							
Debt service			0.00	1,492,442.00	2,895,337.00	2,808,447.00	2,724,228.00
Hokur:			0.00				
Infrastructure reimbursement			0.00				15,000,000.00
Employment reimbursement			0.00				9,269,328.00
Other payments:							
City infrastructure			0.00				2,000,000.00
PDA admin			0.00				741,546.00
Taxing Entity operational costs			0.00				8,527,779.00
Total Projected Expense:	0.00	0.00	0.00	1,492,442.00	2,895,337.00	2,808,447.00	38,262,874.00
CALCULATED ANNUAL BALANCE	\$41,527.85	\$55,750.51	\$41,527.85	\$799.87	\$799.87	\$799.87	\$1,079,551.00
Assessed valuation 2009	\$6,639,105.00						
Base valuation	\$3,458,800.00						
Increase 2009	\$3,180,305.00						

**POCATELLO DEVELOPMENT AUTHORITY
 NAVAL ORDINANCE PLANT FUND CASH FLOW PROJECTIONS
 2010 THROUGH 2028**

YEARS ENDED	Budget 2010	YTD 2010 As of July	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2028
Previous Year Balance:	\$5,898.54	\$5,898.54	\$88,353.54	\$6,535.78	\$7,173.02	\$7,800.26	\$8,427.50
INCOME:							
Property taxes	75,637.24	82,455.00	-6,817.76	75,637.24	75,627.24	75,627.24	1,058,781.36
Interest on trust accounts			0.00				
Loan from General Fund			0.00			675,000.00	
Total Projected Income:	75,637.24	82,455.00	-6,817.76	75,637.24	75,627.24	750,627.24	1,058,781.36
EXPENSE:							
Log Homes (\$225,000.)	75,000.00		75,000.00	75,000.00	75,000.00		
Owner Contract (RDA)			0.00			750,000.00	
Repay loan to General Fund			0.00				750,000.00
			0.00				
			0.00				
Total Projected Expense:	75,000.00	0.00	75,000.00	75,000.00	75,000.00	750,000.00	750,000.00
CALCULATED ANNUAL BALANCE	\$6,535.78	\$88,353.54	\$6,535.78	\$7,173.02	\$7,800.26	\$8,427.50	\$317,208.86

Airport URA/TIF Process

URBAN RENEWAL AREAS AND REVENUE ALLOCATION DISTRICTS – AUGUST 2010

Creation – Management - Termination

Applicable State Laws

I.C. 50 – 20: Urban Renewal Law

I.C. 50 – 29: Local Economic Development Act

Creation

1. Resolution of the City Council determining an area to be deteriorated or deteriorating and therefore appropriate for an urban renewal project.
2. Plan Creation.
 - a. Urban Renewal Plan Considerations.
 - i. A feasible method exists for the location of families who will be displaced from the urban renewal area.
 - ii. The plan conforms to the general plan of the City.
 - iii. The plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement.
 - iv. The plan affords maximum opportunity for the rehabilitation or redevelopment of the urban renewal area by private enterprise: provided that if an urban renewal area consists of an area of open land to be acquired by the agency, it shall NOT be so acquired unless:
 1. If it is to be developed for residential uses, the city shall determine that a shortage of housing of sound standard and design which is decent, safe and sanitary exists, that housing needs will increase due to slum clearance, that conditions of blight and the shortage of housing contributes to an increase in and spread of disease and crime, and that acquisition for residential use is integral and essential to the program of the city.
 2. If it is to be developed for nonresidential uses, the city shall determine that such uses are necessary and appropriate to facilitate proper growth and development of the community in accordance with sound planning standards and local community objectives.
 - b. Revenue Allocation Plan Considerations.
 - i. The kind, number, and location of all proposed public works or improvements within the revenue allocation area.
 - ii. An economic feasibility study.
 - iii. A detailed list of estimated project costs.
 - iv. Fiscal impact statements showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area.
 - v. A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.
 - vi. A termination date for the plan and the revenue allocation area (recognize that revenues will be received in the calendar year following the last year of the plans termination).
 - vii. A description of the disposition or retention of any assets of the agency upon the termination date.

3. Plan Submittal to the Planning and Zoning Commission for review and recommendation as to the plan's conformity to the city's general plan.
4. Public Hearing
 - a. Notice at least 30-days prior to date set for final reading of the ordinance.
 - b. Transmit/publish notice and plan to newspaper and governing body of each taxing district impacted.
5. Ordinance Creating the Urban Renewal Area, the Revenue Allocation District, and approving the Plan.
 - a. Copies of the ordinance, plan, maps, and legal description are sent to the county auditor, county tax assessor, and the state tax commission.
6. Contestation of legality – 30-days following the effective date of the ordinance.

Management

1. Board Appointment
 - a. Mayor, by and with the advice and consent of the city council.
 - b. Not less than 3 and not more than 9 commissioners.
 - c. Terms not to exceed 5-years.
 - d. No more than 2 commissioner's terms may expire in the same year.
 - e. Board vacancies are filled for the unexpired term.
 - f. Commissioners receive no compensation.
 - g. A certificate of appointment or reappointment shall be filed with the City Clerk.
 - h. A majority of the commission constitutes a quorum.
 - i. The commission may elect a chair and a co-chair. Term of office is 1-year.
2. Reports
 - a. Report of activities, including a complete financial statement setting forth assets, liabilities, income and operating expense as of the end of the calendar year shall be filed with the City Council on or before March 31st of each year. At the time of filing, the agency shall publish in the newspaper that the report is available for inspection.
 - b. Agencies have the same fiscal year and the same audit requirements as a city.
 - c. Annual Financial Report and Annual Budget. An annual financial report shall be prepared and filed with the city council. An annual budget (an annual estimate of revenue and expenses for the following fiscal year) shall be prepared, approved, and adopted for informational purposes.
3. Law Compliance
 - a. Public records law.
 - b. Opening meeting law.
 - c. Ethics in government law.
 - d. Competitive bidding provisions.

Termination

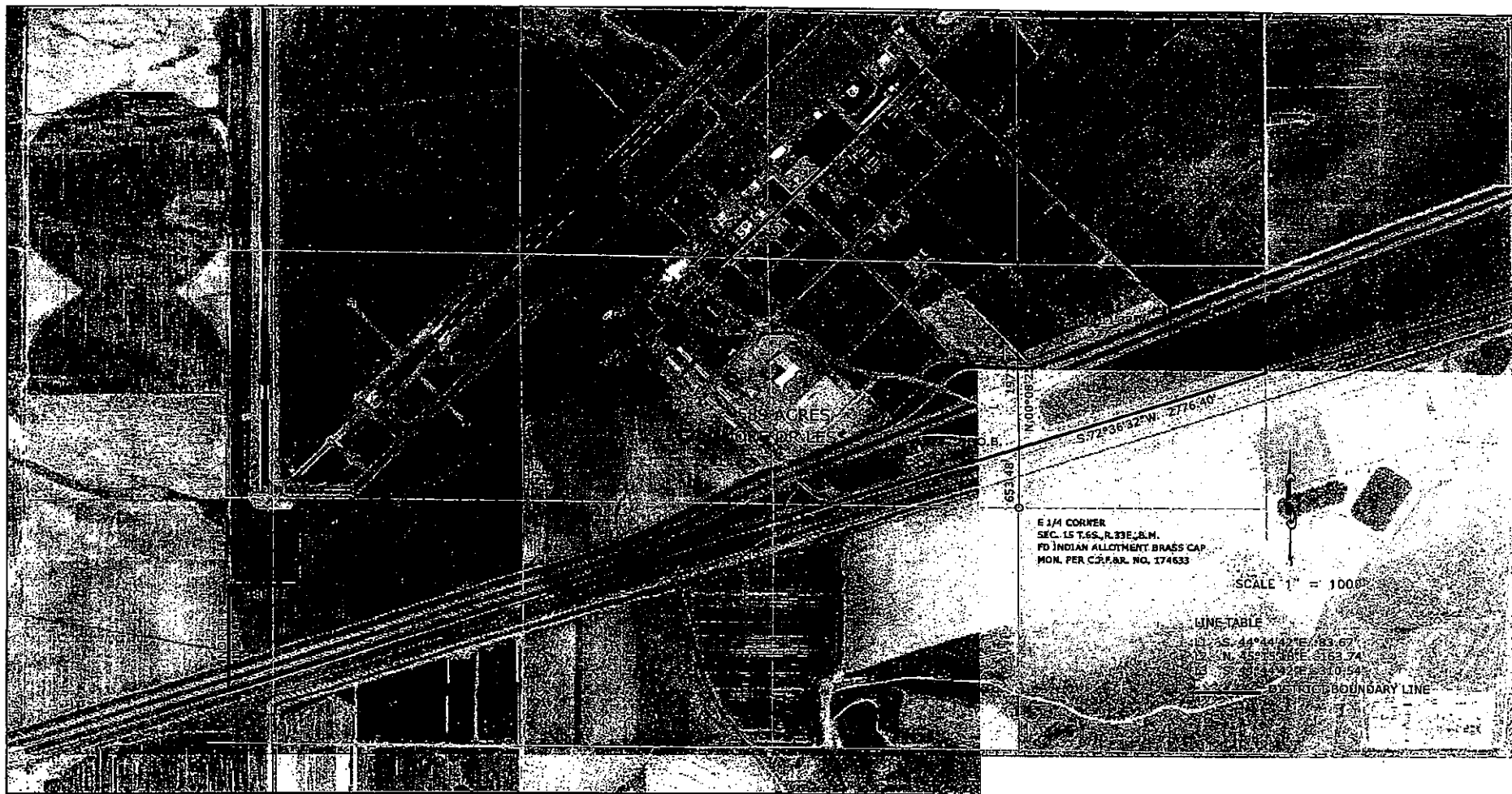
1. The agency adopts a resolution advising and notifying the local governing body, the county auditor and the Idaho State Tax Commission and recommending the adoption of an ordinance for termination of the revenue allocation area and declaring a surplus (if any exists) to be distributed as described in I.C. 50-2909.
2. The City Council acts upon the recommendation of the agency and directs the creation of an ordinance for termination.
3. The ordinance is approved and published by the City.
4. The agency files the ordinance with the office of the county recorder and the Idaho State Tax Commission as per I.C. 63-215.

REVENUE ALLOCATION DISTRICT

A PARCEL OF LAND WITHIN THE CITY OF POCATELLO MUNICIPAL AIRPORT PROPERTY PART OF THE CITY OF POCATELLO BY ORDINANCE NO. 2294 RECORDED UNDER INSTRUMENT NO. 151063 OF THE RECORDS OF POWER COUNTY IDAHO, BEING IN SECTIONS 10,11,14,15, AND 16, TOWNSHIP 6, RANGE 33 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 33 EAST, BOISE MERIDIAN, MARKED BY A 1912 INDIAN ALLOTMENT BRASS CAP MONUMENT DESCRIBED ON CORNER PERPETUATION AND FILING RECORD INSTRUMENT NO. 174633 IN THE RECORDS OF POWER COUNTY, IDAHO; THENCE NORTH 00°08'25" EAST (BASIS OF BEARING PER THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM) ALONG THE EAST LINE OF SAID SECTION 15 A DISTANCE OF 653.48 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE CITY OF POCATELLO MUNICIPAL AIRPORT PROPERTY, THE SAME BEING THE NORTHERLY RIGHT OF WAY LINE OF OLD U.S. HIGHWAY 30 NORTH PER FEDERAL AID PROJECT NO. FI-1024(1), WHICH POINT ALSO BEING SOUTH 00°08'25" WEST A DISTANCE OF 1971.52 FEET MORE OR LESS FROM THE SECTION CORNER COMMON TO SECTIONS 10,11,14, AND 15 **THE TRUE POINT OF BEGINNING**; THENCE SOUTH 72°36'32" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 8791.70 FEET; THENCE NORTH LEAVING SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1125.64 FEET; THENCE EAST A DISTANCE OF 786.65 FEET; THENCE NORTH A DISTANCE OF 621.60 FEET; THENCE NORTH 70°48'57" EAST A DISTANCE OF 1545.69 FEET; THENCE NORTH 47°10'07" EAST A DISTANCE OF 2400.75 FEET; THENCE SOUTH 44°44'42" EAST A DISTANCE OF 83.67 FEET; THENCE NORTH 45°15'18" EAST A DISTANCE OF 163.74 FEET; THENCE SOUTH 44°44'42" EAST A DISTANCE OF 310.54 FEET, TO A POINT WHICH IS 25 FEET NORTHWESTERLY AND 20 FEET SOUTHWESTERLY FROM THE INTERSECTION OF "A" STREET (THUNDERBOLT) AND "1ST" AVENUE (MOONEY); THENCE NORTH 45°15'18" EAST ALONG A LINE WHICH IS PARALLEL WITH AND 25 FEET NORTHWESTERLY OF THE CENTERLINE OF "A" STREET (THUNDERBOLT), SAID CENTERLINE BEING MARKED BY A CITY OF POCATELLO 2 INCH DIA. ALUM. CAP MONUMENT AT THE INTERSECTION OF "A" STREET (THUNDERBOLT) AND "1ST" AVENUE (MOONEY) AND A 3" BRASS CAP MONUMENT IN CITY STANDARD MONUMENT VAULT AT THE INTERSECTION OF "A" STREET (THUNDERBOLT) AND "10TH" AVENUE (BOEING), A DISTANCE OF 4292.19 FEET TO A POINT WHICH IS 25 FEET NORTHWESTERLY AND 25 FEET NORTHEASTERLY OF THE INTERSECTION OF "A" STREET (THUNDERBOLT) AND "10TH" AVENUE (BOEING); THENCE SOUTH 44°44'42" EAST PARALLEL WITH 25 FEET NORTHEASTERLY OF "10TH" AVENUE (BOEING) AND THE EXTENSION THEREOF, A DISTANCE OF 3645.94 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 86 WEST, FEDERAL AID HIGHWAY PROJECT I-G-15W-4(11)76; THENCE SOUTH 00°11'32" WEST A DISTANCE OF 377.74 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID INTERSTATE; THENCE NORTH 68°11'21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1106.19 FEET MORE OR LESS TO A POINT ON THE EAST BOUNDARY LINE OF SAID AIRPORT PROPERTY; THENCE SOUTH 00°11'32" WEST ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 730.20 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID AIRPORT PROPERTY, THE SAME BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 30 NORTH; THENCE SOUTH 72°36'32" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 2776.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 589 ACRES MORE OR LESS



REVENUE ALLOCATION DISTRICT

Prepared by the City of Pocatello

City of Pocatello
 No representation is made as to the accuracy
 of any data, in particular without
 the consent of the City of Pocatello
 The City of Pocatello does not
 guarantee the information contained
 in this map to be an accurate
 representation of actual existing
 conditions