

11:00 a.m.

Call to order by Chairman Ryan Ward

Acknowledge guests of the Board

Disclosure of conflicts of interest

Agenda; add or delete action or discussion items

Action and Discussion Items:

I. Minutes:

- A. Motion to approve and/or amend Minutes of February 19, 2014

II. Financial Report:

- A. February 2014 Income and Expenses
- B. Payment Request: Idaho State Publishing

III. General Discussion:

- A. Presentation and public comment on 2013 Annual Report
- B. Review and adoption of FY2014 PDA Budget
- C. Vote to approve Linda Tigert, Bannock County Planning Director, to replace the County Commissioner's seat previously held by Karl Anderson, as the Bannock County Commissioner's designee, which seat's term expires on May 1, 2014
- D. South 5th Avenue TIF/URA

IV. Items from staff:

V. Items from Commission members:

VI. Upcoming Events:

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."

Adjourn

POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES
March 19, 2014

Members present: Brian Blad, Cynthia Hill, Larry Fisher, Russ Meyers, Michael Orr, John Regetz (ex officio) and Chair Ryan Ward

Members absent: Karl Anderson and Darlene Gerry

Staff present: Lonnie Crowell, Executive Director; Merrill Quayle, City Development Engineer; Dean Tranmer and Tiffany Olsen, City Legal Dept.; Jerry Higgins and David Swindell, City Finance Dept.

Chair R. Ward called the meeting to order at 11:03 a.m.

1. Preliminary matters:

A. Introductions, Conflicts, and Agenda: Guests included Michael Seibert. No disclosures or conflicts with agenda items were acknowledged by the Commissioners. R. Meyers requested permission by Chair Ward to add an item to the agenda to discuss current legislative topics.

B. Minutes: The Minutes of the regularly scheduled meeting of February 19, 2014 were reviewed. It was **MSC (B. Blad, L. Fisher)** to approve the Minutes as presented.

C. Financial Report: J. Higgins presented the Financial Report for the month of February 2014. February was a modest month for revenue. The Authority received \$134.86 in interest income on savings accounts, loan repayments of \$1,000.00 which \$827.67 was interest, and property taxes of \$70,095.76 for total receipts of \$71,230.62. Expenses were high in February due to the payment of \$88,278.75 in interest on the North Yellowstone bonded debt. Other expenses consisted of administrative costs of \$4,252.30 including \$4,150.00 to Deaton and Company for the 2013 audit of our financial statements, and professional services consisting of \$1,500.00 to Arbitrage Compliance Specialists for arbitrage reports on the North Yellowstone District, \$1,500.00 to Idaho Power for preliminary engineering on a power solution at the Airport and \$1,000.00 to Xcell Engineering for an geotechnical engineering evaluation also at the Airport. At month end, the Authority had \$1,108,880.29 in the checking account, \$4,245,253.02 in the savings account and \$2,320,942.79 in the North Yellowstone Bond trust accounts at Zions Bank of which \$677,500.00 is reserved for debt service. It was **MSC (B. Blad, C. Hill)** to approve the Financial Report as presented. Additionally, there was one payment request to Idaho State Publishing for \$69.63 to publish notice of the Authority's public hearing on the 2013 Annual Report. It was **MSC (B. Blad, R. Meyers)** to approve the payment of \$69.63 to Idaho State Publishing.

2. General Discussion Items:

A. 2013 PDA Annual Report, Public Hearing: L. Crowell presented the Pocatello Development Authority 2013 Annual Report, pursuant to Idaho Code §50-2006(c) at 11:06 a.m. Michael Seibert was the only member of the public in attendance and presented comment. Mr. Seibert suggested the Authority expand the proposed South 5th Avenue TIF/URA boundary lines to include the property south of Century High School to stimulate additional growth in that area. He further suggested the Authority consider its consolidation of risk since the Authority banks at one financial institution. To lessen the credit risk, he suggested the Authority diversify and bank at more than one financial institution. Members of the Authority briefly responded to his questions and the public hearing was closed at 11:15 a.m.

B. Review and Adoption of the FY2014 PDA Budget: J. Higgins asked the Authority to review a proposed budget for FY 2014. Higgins provided information on expected revenue and expenditures for each of the tax increment financing district funds and the general fund for FY 2014. The proposed Budget was modified by leaving \$375,000.00 in the contingency line item in the Naval Ordnance District for potential expenditure and moving \$250,000.00 from the current year debt service (2) line item to the contingency line item in the North Yellowstone District for future potential expenditure. After a brief discussion, **it was MSC (M. Orr, R. Meyers)** to approve and adopt the proposed FY 2014 Budget with the two modifications noted above.

C. Vote to Approve Linda Tigert, Bannock County Planning Director, to replace the County Commissioner's seat as their "designee": Due to a scheduling conflict with the County Commissioner's meetings, all three Commissioners approved their nomination, in writing, to fill their seat with a "designee" of Linda Tigert, Bannock County's Planning Director, pursuant to the PDA Bylaws. **It was MSC (B. Blad, M. Orr)** to replace the County Commissioner's seat (previously held by Karl Anderson) with Linda Tigert, the Bannock County Planning Director, as the County Commissioner's "Designee" as permitted by the Authority's Bylaws, with a term date of April 2014 to May 1, 2018.

D. Legislative Update: R. Meyers stated there are many bills he is watching but at this time it appears the ones he was initially concerned about are not going to pass. He summarized HB's 573, 574, and 631. Additionally, he represented two bills (HB's 560 and 441) that may pass, and if so, both will have little impact on the Authority.

E. South 5th Avenue TIF/URA: L. Crowell presented a first draft Plan for the South 5th Avenue TIF/URA and Project Application Packet for the Authority's review. Crowell encouraged the Authority to analyze the proposed draft for a more in depth discussion at the April PDA Meeting.

3. Adjournment:

There being no additional business, **it was MSC (R. Meyers/B. Blad)** to adjourn the meeting at 12:11 p.m.

Pocatello Development Authority
Profit & Loss by Class
October 2013 through February 2014

	<u>1-General Fund</u>	<u>2-Central Corridor</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordinance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
Ordinary Income/Expense							
Income							
Interest Income	16.81	510.03	183.40	0.00	0.00	0.00	710.24
Loan Interest Income	0.00	4,145.45	0.00	0.00	0.00	0.00	4,145.45
Principal recieved on notes	0.00	854.55	0.00	0.00	0.00	0.00	854.55
Property Taxes	0.00	17,485.40	603,310.03	84,481.47	2,326.07	55,722.69	763,325.66
Total Income	<u>16.81</u>	<u>22,995.43</u>	<u>603,493.43</u>	<u>84,481.47</u>	<u>2,326.07</u>	<u>55,722.69</u>	<u>769,035.90</u>
Gross Profit	16.81	22,995.43	603,493.43	84,481.47	2,326.07	55,722.69	769,035.90
Expense							
Administrative	5,176.93	0.00	0.00	0.00	0.00	0.00	5,176.93
Debt Service							
Interest	0.00	0.00	88,278.75	0.00	0.00	0.00	88,278.75
Total Debt Service	0.00	0.00	88,278.75	0.00	0.00	0.00	88,278.75
Dues and Memberships	1,750.00	0.00	0.00	0.00	0.00	0.00	1,750.00
Economic Grants Issued	0.00	0.00	122,014.96	0.00	0.00	0.00	122,014.96
Professional Services							
Engineering Services	0.00	0.00	0.00	0.00	0.00	8,500.00	8,500.00
Other Professional Services	0.00	0.00	5,950.00	0.00	0.00	1,500.00	7,450.00
Total Professional Services	0.00	0.00	5,950.00	0.00	0.00	10,000.00	15,950.00
Total Expense	<u>6,926.93</u>	<u>0.00</u>	<u>216,243.71</u>	<u>0.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>233,170.64</u>
Net Ordinary Income	<u>-6,910.12</u>	<u>22,995.43</u>	<u>387,249.72</u>	<u>84,481.47</u>	<u>2,326.07</u>	<u>45,722.69</u>	<u>535,865.26</u>
Net Income	<u>-6,910.12</u>	<u>22,995.43</u>	<u>387,249.72</u>	<u>84,481.47</u>	<u>2,326.07</u>	<u>45,722.69</u>	<u>535,865.26</u>

Pocatello Development Authority
Balance Sheet by Class
as of February 28, 2014

	<u>1-General Fund</u>	<u>2-Central Corridor</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordinance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
ASSETS							
Current Assets							
Checking/Savings							
Checking Wells Fargo	113,869.69	196,578.71	37,785.28	297,732.09	331,068.30	131,846.22	1,108,880.29
Savings Wells Fargo	133,063.21	4,112,189.81	0.00	0.00	0.00	0.00	4,245,253.02
Zions 2004A Bnd Fnd 7110526A	0.00	0.00	0.97	0.00	0.00	0.00	0.97
Zions 2012 Bnd Fnd 7110526D	0.00	0.00	0.24	0.00	0.00	0.00	0.24
Zions Bnd Reserve Fnd 7110526B	0.00	0.00	677,500.00	0.00	0.00	0.00	677,500.00
Zions Rev Alloc Fnd 7110526	0.00	0.00	1,643,441.58	0.00	0.00	0.00	1,643,441.58
Total Checking/Savings	<u>246,932.90</u>	<u>4,308,768.52</u>	<u>2,358,728.07</u>	<u>297,732.09</u>	<u>331,068.30</u>	<u>131,846.22</u>	<u>7,675,076.10</u>
Accounts Receivable							
Notes Receivable	50,000.00	597,968.80	0.00	0.00	0.00	0.00	647,968.80
Total Accounts Receivable	<u>50,000.00</u>	<u>597,968.80</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>647,968.80</u>
Other Current Assets							
Accrued Interest Income	0.00	0.00	35.96	0.00	0.00	0.00	35.96
Property Tax Receivable	0.00	21,713.24	27,117.52	0.00	12,964.56	0.00	61,795.32
Total Other Current Assets	<u>0.00</u>	<u>21,713.24</u>	<u>27,153.48</u>	<u>0.00</u>	<u>12,964.56</u>	<u>0.00</u>	<u>61,831.28</u>
Total Current Assets	<u>296,932.90</u>	<u>4,928,450.56</u>	<u>2,385,881.55</u>	<u>297,732.09</u>	<u>344,032.86</u>	<u>131,846.22</u>	<u>8,384,876.18</u>
TOTAL ASSETS	<u>296,932.90</u>	<u>4,928,450.56</u>	<u>2,385,881.55</u>	<u>297,732.09</u>	<u>344,032.86</u>	<u>131,846.22</u>	<u>8,384,876.18</u>
LIABILITIES & EQUITY							
Liabilities							
Long Term Liabilities							
Deferred Notes Receivable Rev	50,000.00	597,968.80	0.00	0.00	0.00	0.00	647,968.80
Deferred Tax Revenues	0.00	15,601.56	14,241.05	0.00	12,964.56	0.00	42,807.17
Total Long Term Liabilities	<u>50,000.00</u>	<u>613,570.36</u>	<u>14,241.05</u>	<u>0.00</u>	<u>12,964.56</u>	<u>0.00</u>	<u>690,775.97</u>
Total Liabilities	<u>50,000.00</u>	<u>613,570.36</u>	<u>14,241.05</u>	<u>0.00</u>	<u>12,964.56</u>	<u>0.00</u>	<u>690,775.97</u>
Equity							
Fund Balance	376,200.41	1,797,384.11	1,703,682.29	33,987.08	50,067.89	0.00	3,961,321.78
Opening Balance Equity	0.00	0.00	64,643.86	0.00	0.00	0.00	64,643.86
Net Income	-129,267.51	2,517,496.09	603,314.35	263,745.01	281,000.41	131,846.22	3,668,134.57
Total Equity	<u>246,932.90</u>	<u>4,314,880.20</u>	<u>2,371,640.50</u>	<u>297,732.09</u>	<u>331,068.30</u>	<u>131,846.22</u>	<u>7,694,100.21</u>
TOTAL LIABILITIES & EQUITY	<u>296,932.90</u>	<u>4,928,450.56</u>	<u>2,385,881.55</u>	<u>297,732.09</u>	<u>344,032.86</u>	<u>131,846.22</u>	<u>8,384,876.18</u>

Pocatello Development Authority
Profit & Loss by Class
February 2014

	<u>1-General Fund</u>	<u>2-Central Corridor</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordinance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
Ordinary Income/Expense							
Income							
Interest Income	3.12	94.58	37.16	0.00	0.00	0.00	134.86
Loan Interest Income	0.00	827.67	0.00	0.00	0.00	0.00	827.67
Principal recieved on notes	0.00	172.33	0.00	0.00	0.00	0.00	172.33
Property Taxes	0.00	311.40	33,945.65	35,433.80	404.91	0.00	70,095.76
Total Income	<u>3.12</u>	<u>1,405.98</u>	<u>33,982.81</u>	<u>35,433.80</u>	<u>404.91</u>	<u>0.00</u>	<u>71,230.62</u>
Gross Profit	3.12	1,405.98	33,982.81	35,433.80	404.91	0.00	71,230.62
Expense							
Administrative	4,252.30	0.00	0.00	0.00	0.00	0.00	4,252.30
Debt Service							
Interest	0.00	0.00	88,278.75	0.00	0.00	0.00	88,278.75
Total Debt Service	<u>0.00</u>	<u>0.00</u>	<u>88,278.75</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>88,278.75</u>
Professional Services							
Engineering Services	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Other Professional Services	0.00	0.00	1,500.00	0.00	0.00	1,500.00	3,000.00
Total Professional Services	<u>0.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>4,000.00</u>
Total Expense	<u>4,252.30</u>	<u>0.00</u>	<u>89,778.75</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>4,000.00</u>
Net Ordinary Income	-4,249.18	1,405.98	-55,795.94	35,433.80	404.91	2,500.00	96,531.05
Net Income	<u>-4,249.18</u>	<u>1,405.98</u>	<u>-55,795.94</u>	<u>35,433.80</u>	<u>404.91</u>	<u>-2,500.00</u>	<u>-25,300.43</u>

February was a modest month for revenue. We received \$134.86 in interest income on savings accounts, loan repayments of \$1,000.00 of which \$827.67 was interest and property taxes of \$70,095.76 for total receipts of \$71,230.62.

Expense were high this month due to the payment of \$88,278.75 in interest on North Yellowstone Bonded debt. Other expenses consisted of administrative costs of \$4,252.30 including \$4,150.00 to Deaton and Company for the 2013 audit of our financial statements, and professional services consisting of \$1,500.00 to Arbitrage Compliance for arbitrate reports on the North Yellowstone District, \$1500.00 to Idaho Power for preliminary engineering on a power solution at the Airport and \$1,000.00 to Xcell engineering for geotechnical engineering evaluation also at the airport.

At month end we had \$1,108,880.29 in the checking account, \$4,245,253.02 in our savings account and \$2,320,942.79 in our Northe Yellowstone Bond trust accounts at Zions Bank of which \$677, 500.00 is reserved for debt service.

Pocatello Development Authority
Profit & Loss by Class
October 1, 2013 to February 28, 2014

	<u>1-General Fund</u>	<u>2-Central Corridor</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordinance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
Ordinary Income/Expense							
Income							
Interest Income	162.94	4,922.52	1,052.92	0.00	0.00	0.00	6,138.38
Loan Interest Income	2,500.00	29,808.48	0.00	0.00	0.00	0.00	32,308.48
Principal recieved on notes	0.00	1,691.51	0.00	0.00	0.00	0.00	1,691.51
Proceed from sale of bonds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Professional Fees	260,000.00	0.00	0.00	0.00	0.00	0.00	260,000.00
Property Taxes	0.00	1,543,479.01	4,233,080.63	676,490.01	291,000.41	141,846.22	6,885,896.28
Uncategorized Income	50,000.00	2,996,867.85	0.00	0.00	0.00	0.00	3,046,867.85
Total Income	312,662.94	4,576,769.37	4,234,133.55	676,490.01	291,000.41	141,846.22	10,232,902.50
Gross Profit	312,662.94	4,576,769.37	4,234,133.55	676,490.01	291,000.41	141,846.22	10,232,902.50
Expense							
Administrative	18,156.15	10,000.00	252.15	0.00	0.00	0.00	28,408.30
Closing Cost on Bond Sales	0.00	0.00	106,445.00	0.00	0.00	0.00	106,445.00
Debt Service							
Interest	0.00	19,781.28	1,039,936.92	0.00	0.00	0.00	1,059,718.20
Principal	0.00	910,000.00	1,085,000.00	0.00	0.00	0.00	1,995,000.00
Total Debt Service	0.00	929,781.28	2,124,936.92	0.00	0.00	0.00	3,054,718.20
Dues and Memberships	4,000.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Economic Grants Issued	412,758.00	858,138.00	488,059.84	412,745.00	0.00	0.00	2,171,700.84
Professional Services							
Engineering Services	0.00	0.00	0.00	0.00	0.00	8,500.00	8,500.00
Other Professional Services	7,016.30	261,354.00	13,649.70	0.00	10,000.00	1,500.00	293,520.00
Total Professional Services	7,016.30	261,354.00	13,649.70	0.00	10,000.00	10,000.00	302,020.00
Total Expense	441,930.45	2,059,273.28	2,733,343.61	412,745.00	10,000.00	10,000.00	5,667,292.34
Net Ordinary Income	-129,267.51	2,517,496.09	1,500,789.94	263,745.01	281,000.41	131,846.22	4,565,610.16
Other Income/Expense							
Other Income							
Source of funds - Sale of Bonds	0.00	0.00	6,775,000.00	0.00	0.00	0.00	6,775,000.00
Total Other Income	0.00	0.00	6,775,000.00	0.00	0.00	0.00	6,775,000.00
Other Expense							
Uses of Funds - refnd escrow	0.00	0.00	7,672,475.59	0.00	0.00	0.00	7,672,475.59
Total Other Expense	0.00	0.00	7,672,475.59	0.00	0.00	0.00	7,672,475.59
Net Other Income	0.00	0.00	-897,475.59	0.00	0.00	0.00	-897,475.59
Net Income	-129,267.51	2,517,496.09	603,314.35	263,745.01	281,000.41	131,846.22	3,668,134.57

IDAHO STATE PUBLISHING

PO BOX 431
POCATELLO ID 83204

8) 232-4161

Fax(208) 233-1642

Advertising Invoice

1 Billing Period 03/2014		2 Advertiser/Client Name CITY OF POCATELLO	
23 Total Amount Due 69.63		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due N/A	22 30 Days N/A	60 Days N/A	Over 90 Days N/A
4 Page Number 1	5 Billing Date 03/12/14	6 Billed Account Number 806508	7 Advertiser/Client Number 104660

8 Billed Account Name and Address CITY OF POCATELLO P.O. BOX 4169 POCATELLO ID 83201		Amount Paid: Comments:
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Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
03/12/14	1059965 L2	LN21439 POCATELLO DEVE POCATELLO DEVELOPMENT 03/12 ISJ	2X 47.00 94.00	1 48.88	69.63	69.63
<p>VENDOR # _____ DATE _____ ACCT. # _____ PROJ. # _____ AMOUNT \$ _____ DEPT. APPR _____ BUDGET APPR _____ GROUP # _____ TRANS # _____</p>						

Statement of Account - Aging of Past Due Amounts

Due date: 03/27/14

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
N/A	N/A	N/A	N/A		69.63

IDAHO STATE PUBLISHING

(208) 232-4161

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice Number 806508	25 Advertiser Information 1 Billing Period 03/2014	6 Billed Account Number 104660	7 Advertiser/Client Number 104660	2 Advertiser/Client Name CITY OF POCATELLO
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Pocatello Development Authority - Draft Budget 2013-2014 fiscal year

	General Fund	Consolidated Corridor	North Yellowstone	Naval Ordinance	North Portneuf	Airport	Total
Beginning Cash Balance	\$253,841.91	\$4,286,632.22	\$1,984,357.05	\$213,250.62	\$328,424.56	\$86,123.53	\$7,152,629.89
INCOME:							
Central Corridor Admin fee	1,797,491.13						1,797,491.13
Tetridyn Loan	50,000.00						50,000.00
Naval Ordinance Plant District	375,000.00						375,000.00
South Cliff's loan		12,000.00					12,000.00
Property taxes		31,821.84	1,199,000.00	170,000.00	128,000.00	86,000.00	1,614,821.84
Interest Income	20.00	3,700.00	430.00				4,150.00
Total Projected Income:	<u>2,222,511.13</u>	<u>47,521.84</u>	<u>1,199,430.00</u>	<u>170,000.00</u>	<u>128,000.00</u>	<u>86,000.00</u>	<u>3,853,462.97</u>
EXPENSE:							
Contingency	2,000,000.00						
Cheyenne Crossing		2,277,862.00					
Clark Street overpass		258,800.93					
Costco Employment incentive (1)			122,014.96				
General fund payback RDA							
Reimbursement to City							
Administrative expense		1,797,491.13					
Current year debt service (2)			680,557.50				
Luncheon costs	1,320.00						
Office expenses	200.00						
Dues and memberships	1,750.00						
Errors and omission insurance	341.00						
Banking and Professional services	4,500.00		5,000.00				
Total Projected Expense:	<u>2,008,111.00</u>	<u>4,334,154.06</u>	<u>807,572.46</u>	<u>383,250.62</u>	<u>456,424.56</u>	<u>172,123.53</u>	<u>8,161,636.23</u>
CALCULATED ENDING BALANCE	\$468,242.04 -375K	\$0.00	\$2,376,214.59	\$0.00	\$0.00	\$0.00	\$2,844,456.63

8,250.62 + 375
\$ 383,250.62
 ↑
~~375,000.00~~

1. balance before payment \$366,045.16, scheduled to payoff in December 2016
2. 2nd of 12 payments, scheduled to payoff on August 1, 2024

CITY OF POCATELLO
South 5th Urban Renewal Area Improvement Plan

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ACKNOWLEDGEMENTS

Pocatello City Council:

Brian Blad	Mayor
Michael Orr	Council Member
Steve Brown	Council Member
Craig Cooper	Council Member
Jim Johnston	Council Member
Gary Moore	Council Member
Eva Nye	Council Member

Pocatello Development Authority:

Board:

Ryan Ward	Chair Person/Commissioner
Russ Meyers	Vice Chair/Commissioner
Karl Anderson	Commissioner
Mayor Brian Blad	Commissioner
Michael Orr	Commissioner
Larry Fisher	Commissioner
Darlene Gerry	Commissioner
Cynthia Hill	Commissioner

Staff:

Lon Crowell	Interim Executive Director
Dean Tranmer	Attorney to the Commission
Dave Swindell	Financial Advisor to the Commission
Jerry Higgins	Finance Officer to the Commission
Tiffany Olsen	Secretary to the Commission

Bannock Development Corporation:

John Regetz	Executive Director
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City of Pocatello Planning and Development Services Department:

Lon Crowell	Director
Merril Quayle	Division Manager, Development Engineering

I. INTRODUCTION

The Pocatello Development Authority (PDA) was created by the City of Pocatello on July 14, 1988, and was granted authority by the City of Pocatello to undertake urban renewal projects which may be facilitated through the use of tax increment financing. The PDA helps to ensure that appropriate development takes place in areas of greatest need.

Planning is essential to ensure that development efforts create both an environment of convenience and safety for neighborhood residents, and increased opportunities for businesses to succeed. This South 5th Urban Renewal Plan, once implemented, will be the vehicle to provide a more conducive atmosphere for business operation in the City, and enhance opportunities for businesses wishing to relocate to Pocatello.

This plan identifies projects and describes the process for enhancing this area in the City through efforts of the Pocatello Development Authority and the City of Pocatello.

Background

The Pocatello City Council, in the meeting of February 20, 2014 declared the area known as the *South 5th Urban Renewal Area* to be deteriorated or deteriorating, and recommended that the PDA pursue creating an Urban Renewal Area and TIF District for this purpose (*Attachment 6*):

The Pocatello Development Authority (PDA), in the meeting of March , 2013 made the following recommendation (*Attachment 4*):

The PDA recommended the creation of a Revenue Allocation District for the area generally equal a point on the east right-of-way of South 5th Avenue at a point equal to the centerline of Stansbury Street, running west on Stansbury Street to a point equal to the centerline of South 2nd Avenue, running north to northern boundary of Parcel RPCPP103500, running west along Parcel RPCPP103500, to the west boundary of Parcel RPCPP103500 and the east boundary of Union Pacific property, heading south along the eastern boundary of Union Pacific property to the northern right-of-way edge of Fredregill Road, heading west, south, then east around the right-of-way edges of Fredrigill Road right of way boundary to the western right-of-way edge of Oliver Street, heading south to the southwestern right-of-way end of Oliver Street, heading west and south along the eastern boundary of Union Pacific property to the southern edge of the West South 5th median, heading north along the northwestern edge of Ross Park, heading south along the western edge of Ross Park and eastern boundary of Union Pacific Property to the southwestern boundary of Ross Park and eastern boundary of Union Pacific Property, heading east to the western right-of-way edge South 2nd Avenue, heading south along the western right-of-way edge of South 2nd Avenue to a point intersecting the municipal boundary of Pocatello, heading northeast along the municipal boundary of Pocatello to the southwestern boundary of BLM property, heading southeast along the municipal boundary of Pocatello and southwestern boundary of BLM property, and extending along that same line on the southwest boundary of private property and northeastern boundary of property owned by the State of Idaho Transportation Department to the western right-of-way edge of South 5th Avenue, heading north and northeast along the municipal boundary of Pocatello to the eastern right-of-way boundary of Stockman Road, continuing north along the eastern right-of-way edge of Stockman Road and including the eastern right-of-way boundaries of Samuel Street and Dolber Street to a point equal to the north right of way edge of Stockman Road and the northeastern right-of-way edge of Swisher Road, heading west along the northern edge of Swisher Road taking in the right-of-way boundary of Grove Avenue to a point equal to the intersection of Swisher Road and Wildlife Way, heading south to the southwest boundary of Swisher Road and the southeast boundary of Wildlife Way, heading west across Interstate Freeway I-15 to a point equal to the western right-of-way edge of Interstate Freeway I-15, the centerline and northern point of Velton Avenue and the southeastern edge of Swisher Road, heading

north along the western right-of-way edge of Interstate Freeway I-15 to the eastern tip of Parcel RPCPP112300 (State of Idaho Transportation Department right-of-way for Barton Road underpass), heading northwest along Parcel RPCPP112300 to the northern right-of-way edge of Barton Road, heading west along the northern right-of-way edge of Barton Road to a point intersecting the northern right-of-way edge of Barton Road and the eastern right of way edge of South 5th Avenue, heading north along the eastern edge of South 5th Avenue to the point of beginning; an area consisting of approximately 865+/- acres. A deteriorating area where the predominance of buildings, utilities or improvements by reason of dilapidation, deterioration, age or obsolescence is conducive to crime and detrimental to public safety, morals and welfare, deterioration of site or other improvements, property that aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities, property that substantially impairs or arrests the sound growth of a municipality and property that constitutes an economic or social liability and is a menace to the public safety, morals and welfare, necessitates the creation of an improvement plan. This recommendation initiated the creation of the improvement plan contained herein.

The recommendation of the PDA, as outlined, is consistent with the goals of the City and is allowed by the State of Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code). Accordingly, this South 5th Urban Redevelopment Area Improvement Plan directs use of revenue allocation financing to accomplish the following:

- To eliminate deteriorated or deteriorating areas which constitute a serious growing menace, injurious to the public health, safety, morals and welfare.
- To facilitate proper growth and development in accordance with sound planning principles and local objectives by encouraging private development that eliminates deterioration and economic disuse of property through the removal of a substantial number of deteriorated or deteriorating structures.
- To provide improved traffic facilities including the construction or improvement of streets or roads, pedestrian right-of-way acquisition and construction, bicycle right-of-way acquisition and construction, bus access or facilities, or similar, that eliminate traffic problems and substantially impaired traffic hazards.
- To provide or improve utilities, public improvements and public services currently inadequate, incomplete or non-existent.
- To eliminate underutilized areas which are causing economic under-development in the designated area, substantially impairing the sound growth of Pocatello in general.
- To encourage both private and public development in the Urban Renewal Area in order to diversify and improve the local economy by providing adequate public facilities.
- To encourage cooperation among taxing districts in the Pocatello community regarding the use of funds.
- To accomplish plan goals in accordance with all appropriate federal, state, and local laws.

Purpose of the Plan

The purpose of this plan is to create a proactive approach to development/redevelopment projects by the PDA in Pocatello by focusing efforts in five areas:

1. Leveling or reducing the City's levy rate by increasing the tax base through more aggressive engagement in redeveloping underutilized areas;

2. Partnering with the private sector to enhance development and to attract new or expanded businesses to improve the Pocatello economy;
3. Targeting areas in need of building demolition, public improvements, site improvements;
4. Utilizing more effectively the powers granted to the PDA in the pursuit of redevelopment activities. Such powers include:
 - a. Carrying out urban renewal projects;
 - b. Making and executing contracts and other instruments;
 - c. Disseminating slum clearance and urban renewal information;
 - d. Acquisition of a deteriorated area or a deteriorating area or portion thereof;
 - e. Disposition of any property acquired in the urban renewal area, including sale, initial leasing or retention by the agency itself, at its fair value for uses in accordance with the urban renewal plan;
 - f. Demolishing, blasting, crushing and removing earthen or manmade material, structures or objects on property;
 - g. Entering buildings or property to make inspections, surveys, appraisals, soundings or test borings;
 - h. Creating, modifying and executing plans which may include programs of voluntary compulsory repair and rehabilitation of buildings and improvements;
 - i. Holding, improving, renovating, rehabilitating, clearing or preparing for redevelopment any such property or buildings;
 - j. Acquiring by purchase, lease, option, gift, grant, bequest, devise, eminent domain or otherwise, any real property or personal property for its administrative purposes;
 - k. Conducting appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of urban renewal projects;
 - l. Mortgaging, pledging, hypothecating or otherwise encumbering or disposing of any real property;
 - m. Insuring or providing for the insurance of any real or personal property or operations of the municipality;
 - n. Acquiring, repairing, improving and installing streets, roads, utilities, sewer waste, water, storm sewer facilities including storm water detention/retention ponds (may include storm water park), or other facilities, street improvements, sidewalks, bicycle paths, trails, street landscaping, parks, playgrounds, off-street parking facilities, public facilities, or other facilities;
 - o. Investing urban renewal funds;
 - p. Borrowing money and applying for and accepting advances, loans, grants, contributions, and any other form of financial assistance;
 - q. Accepting and utilizing grants of funds from the federal government;
 - r. Exercising all or any part or combination of powers herein granted.

By adopting this Plan, it is the intention of the PDA to facilitate improvements in the designated South 5th Urban Renewal Area and enhance the economic viability of the area.

II. SOUTH 5TH URBAN RENEWAL AREA DESCRIPTION AND DETERIORATED OR DETERIORATING CONDITIONS ANALYSIS

The Urban Renewal Area boundary and Revenue Allocation District are identified with the same boundaries. The area is legally described in *Attachment 2*. State Urban Renewal Law and the Local Economic Development Act identify a number of conditions that qualify an area for urban renewal

status. The following presents an analysis and reasoning why this South 5th area should be included as part of an Urban Renewal Area:

Idaho Code 50-2002 outlines a finding and declaration of necessity which states found and declared that there exist in municipalities of the state deteriorated and deteriorating areas (as herein defined) which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of these conditions is a matter of state policy and state concern in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenue because of the extra services required for police, fire, accident, hospitalization and other forms of public protection, services and facilities.

It is further found and declared that certain of such areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this act, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this act, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented; and that salvageable areas can be conserved and rehabilitated through appropriate public action as herein authorized, and the cooperation and voluntary action of the owners and tenants of property in such areas.

It is further found and declared that the powers conferred by this act are for public uses and purposes for which public money may be expended as herein provided and the power of eminent domain and police power exercised; and that the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.

The properties associated with these areas are in need of public and private improvements to facilitate building and infrastructure enhancements and these needs have contributed to underutilization of the site for businesses and industry for several years. This area includes several site issues that impede redevelopment including:

- Demolition and removal of structures and building improvements;
- Under-development of land which has detracted from the economic viability of the area;
- Inadequate transportation access points and infrastructure limiting development of this site;
- Any combination of the above factors which has reduced the feasibility of full development of this area.

Without addressing these conditions, the feasibility of additional development in this area in the near future would be limited. Additionally, the range of issues and the costs associated with redevelopment contribute to the ongoing underutilization of this area and prompts the additional need to establish the South 5th Urban Renewal Area.

III. PROJECT PLAN

The project list outlined in this plan may be funded (all or in part), if the PDA and Council decide to utilize tax increment financing funds as they become available from new construction. It is the intent of the PDA to close this district no later than 2027.

Table 1 provides a description of estimated project costs is as follows:

Table 1. Estimated Project Costs

SOUTH 5TH URBAN RENEWAL DISTRICT					
PROJECT EXPENSE ITEM	Unit	Quantity	Unit Price	Total COST	
Private Development Investment					
DIRECT COSTS					
BUILDINGS & GROUNDS					
BUILDINGS					
Building 1	EA	@	1	\$ 12,000,000.00	\$ 12,000,000
Building 2	EA	@	1	\$ 195,000.00	\$ 195,000
OTHER SITE WORK					
Fill or Blasting			1	\$ 2,700,000.00	\$ 2,700,000
Landscaping Improvements			1	\$ 59,133.67	\$ 59,134
Grading, Other			1	\$ 100,000.00	\$ 100,000
LAND					
Purchase	15	@	1	\$ 2,000,000.00	\$ 2,000,000
EQUIPMENT					
Production Equipment, Site 1	EA	@	1	\$ 20,200,000.00	\$ 20,200,000
Sub-Total					\$ 17,054,134
Contingency	EA	@	10%		\$ 1,705,413
CAPITAL CONSTRUCTION COSTS					
					\$ 18,759,547
OTHER					
Zoning Permit, CUP; Application	EA		1	\$ 726.00	\$ 726
Zoning Permit, CUP; Mailing	EA		50	\$ 1.50	\$ 75
Water/Sewer/Impact/Connect Fees	EA		1	\$ 50,000.00	\$ 50,000
Sub-Total					\$ 801
Land Use Permit Costs Total					\$ 801
TOTAL OF DIRECT COSTS					
					\$ 18,760,348
INDIRECT COSTS					
Engineering/Administration	EA		1	8%	\$ 1,500,828
Contingency on Indirect Costs	EA		1	10%	\$ 1,876,035
Subtotal of all INDIRECT Costs					\$ 3,376,863
ESTIMATED TOTAL PRIVATE INVESTMENT					
					\$ 42,337,211

SOUTH 5TH URBAN RENEWAL DISTRICT

PROJECT EXPENSE ITEM	Unit	Quantity	Unit Price	Total COST	
PDA Investment					
INFRASTRUCTURE					
INFRASTRUCTURE IMPROVEMENTS					
ROAD IMPROVEMENTS					
Access Road to Connector Site 1	EA	1	\$ 400,000	\$	400,000
Road Improvements Site 2	EA	1	\$ 171,129	\$	171,129
WATER					
Loop Water System Site 1	EA	1	\$ 100,000	\$	100,000
Water Improvements Site 2	EA	1	\$ 16,050	\$	16,050
SEWER					
Storm Drain System Site 1	EA	1	\$ 400,000	\$	400,000
Waste Site 1	EA	1	\$ 200,000	\$	200,000
Sewer Improvements Site 2	EA	1	\$ 12,830	\$	12,830

SOUTH 5TH URBAN RENEWAL DISTRICT						
PROJECT EXPENSE ITEM	Unit		Quantity	Unit Price		Total COST
PDA Investment						
INFRASTRUCTURE						
INFRASTRUCTURE IMPROVEMENTS						
ROAD IMPROVEMENTS						
Access Road to Connector Site 1	EA		1	\$ 400,000		\$ 400,000
Road Improvements Site 2	EA		1	\$ 171,129		\$ 171,129
WATER						
Loop Water System Site 1	EA		1	\$ 100,000		\$ 100,000
Water Improvements Site 2	EA		1	\$ 16,050		\$ 16,050
SEWER						
Storm Drain System Site 1	EA		1	\$ 400,000		\$ 400,000
Waste Site 1	EA		1	\$ 200,000		\$ 200,000
Sewer Improvements Site 2	EA		1	\$ 12,830		\$ 12,830
PRIVATE UTILITIES						
Natural Gas Design Work	EA		1	\$ 10,000		\$ 10,000
Power, Primary	EA		1	\$ 60,000		\$ 60,000
Power, Redundant	EA		1	\$ 250,000		\$ 250,000
OTHER						
Subtotal						\$ 1,620,009
Contingency	10%	ea	1	ea.		\$ 162,001
PDA Administration	10%	ea	1	ea.		\$ 162,001
Subtotal						\$ 1,782,009
Total of PDA Investment						\$ 1,782,009
ESTIMATED TOTAL PRIVATE INVESTMENT						\$ 42,337,211
FINAL PROJECT COST TOTAL						\$ 44,119,220

IV. PROJECT DESCRIPTION

1. **Infrastructure, Access, and Site Work**—any necessary and eligible costs related to infrastructure enhancement, construction of facilities, upgrades of utilities, site preparation work, and other associated work to facilitate development in the area;
2. **Infrastructure, Access**— any necessary and eligible costs related to infrastructure enhancement for surrounding areas, construction of public facilities, upgrades or new improvements to public and private utilities and other associated utility work to facilitate redevelopment, private and public investment and transportation access and connectivity for the area;
3. **Demolition and Asbestos Remediation** – any necessary and eligible costs related to the demolition and removal of existing dilapidated structures;
4. **Company Contingency costs**--additional cost calculated for work related to other administrative or construction related costs associated with the project;
5. **PDA Administration**—An administrative cost will be allocated to the PDA for ongoing operational needs;
6. **PDA Contingency costs**--additional cost calculated for work related to other administrative or construction related costs associated with the project;
7. **PRIVATE DEVELOPMENT.** Any property owner or developer will remove all existing dilapidated structures on their property. Property owner/developer agrees to construct new buildings consistent with values and estimates and as outlined in Table 1, Direct Costs.

- a. Typical costs for all improvements on private property shall be borne by the owner or developer indicated as "private development investment", with exception as shown in Table 1, including;
 - i. "PDA Investment" indicated as;
 - 1) Fill or blasting for infrastructure or building purposes,
 - 2) Landscaping improvements along right-of-way(s),
 - 3) Grading of site,
 - 4) Natural gas supplies,
 - 5) Power supply and reliability improvements.
 - ii. Costs incurred for eligible infrastructure costs may be reimbursed by the PDA according to the schedule found on Table 6, such as;
 - 1) Fill or blasting for infrastructure or building purposes,
 - 2) Landscaping improvements along right-of-way,
 - 3) Grading of site,
 - 4) Construction of access road for ingress/egress,
 - 5) Road improvements for redevelopment,
 - 6) Street improvements such as curb, gutter, sidewalk,
 - 7) Water improvements,
 - 8) Sewer waste improvements,
 - 9) Storm drainage and detention/retention improvements,
 - 10) Natural gas supplies,
 - 11) Power supply and reliability improvements.
- b. All costs incurred for construction of public and private utility improvements, private improvements to bring property to a buildable state, landscaping projects immediately adjacent to public right of way and improvements to any and all modes transportation access may be reimbursed to the owner/developer through TIF increment as outlined in Table 6.
- c. All costs incurred by the PDA for the purposes defined in *Project Description, (IV) Private Development (7.a.)* listed above shall be reimbursed to the PDA through TIF increment as outlined in Table 6.

- 8. **DEVELOPMENT AUTHORITY.** The Pocatello Development Authority agrees to provide investment through TIF increment as outlined in Table 6, consistent with Table 1, and;
 - a. The PDA agrees to reimburse funding to the owner/developer for the purpose of Fill or blasting for infrastructure or building purposes, landscaping improvements along right-of-way, grading of site, construction of access road for ingress/egress, road improvements for redevelopment, street improvements such as curb, gutter, sidewalk, water improvements, sewer waste improvements, storm drainage and detention/retention improvements, natural gas supplies, power supply and reliability improvements.
 - b. The PDA may choose to use tax increment generated by the TIF district to construct curb and gutter, sidewalk and landscaping improvements within the rights of way within the Urban Renewal Area as described after the owner/developer has been reimbursed for direct costs as outlined above and after the PDA has been reimbursed for direct costs as outlined above.
 - i. All costs incurred by the PDA for construction of public improvements and landscaping projects within the South 5th URA/TIF District may be reimbursed to the PDA through TIF increment as outlined in Table 6.
 - c. The PDA may choose to use tax increment generated by the TIF district to acquire, demolish and remove all real property where necessary to eliminate unhealthful, insanitary or unsafe conditions, eliminate obsolete or other uses

detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration, or to provide land for needed public facilities, and to install, construct, or reconstruct streets, utilities, parks, playgrounds, off-street parking facilities, public facilities or buildings and other improvements within the district boundary.

- d. All costs incurred by the PDA for the purposes defined in *Project Description, (IV.) Public Development (8.) listed above* shall be reimbursed to the PDA through TIF increment as outlined in Table 6.

The following **Table 2** outlines the total project costs and the projected revenue for the proposed revenue allocation district.

Table 2. Project Costs and Revenues

ITEM	AMOUNT	TOTAL
REVENUES		
Revenue Allocation Proceeds	\$ 7,686,073	\$ 7,686,073
Sub-Total		\$ 7,686,073
COSTS		
Developer Infrastructure Reimbursement	\$ 2,909,935	\$ 2,909,935
PDA Infrastructure Reimbursement	\$ 1,620,009	\$ 1,620,009
Contingency Cost (10%)	\$ 452,994	\$ 452,994
PDA Administration (10%)	\$ 452,994	\$ 452,994
Subtotal		\$ 5,435,932
Ending District Balance		\$ 2,250,141

V. ECONOMIC FEASIBILITY STUDY

The following tables, **Table 3** and **Table 4** provide a projection of base-assessed valuations for the proposed revenue allocation district for the South 5th Urban Renewal Area. An analysis of the tax levy rates applied in calculating tax collection for taxing entities and the South 5th Revenue Allocation District is described below. The 2013/14 tax levies for each of the five taxing jurisdictions are as follows:

<u>TAXING JURISDICTIONS</u>	<u>TAX LEVY</u> ¹
CITY OF POCATELLO	0.009939337
BANNOCK COUNTY	0.004919962
COUNTY ROAD & BRIDGE	0.000933881
AMBULANCE	0.000397195
TOTAL	0.016190375

¹ Obtained from Bannock County Auditor’s office

Table 3. Tax Valuation: Existing Values

Taxing Entity	2013 tax levy rate ²	10% Contingency	South 5th Base Valuation	Present Revenue	Estimated Future Valuation	Net Valuation Increase
City of Pocatello	0.009939337	0.008945403	\$ 39,466,679	\$ 392,273	\$ 74,070,813	\$ 34,604,134
Bannock County	0.004919962	0.004427966	\$ 39,466,679	\$ 194,175	\$ 74,070,813	\$ 34,604,134
County Road & Bridge	0.000933881	0.000840493	\$ 39,466,679	\$ 36,857	\$ 74,070,813	\$ 34,604,134
Ambulance	0.000397195	0.000357476	\$ 39,466,679	\$ 15,676	\$ 74,070,813	\$ 34,604,134
TOTAL	0.016190375	0.014571338	\$ 39,466,679	\$ 638,980	\$ 74,070,813	\$ 34,604,134

Table 4. Tax Valuation: Estimated Future Tax Revenue

Present Revenue	Estimated Future Valuation	Net Valuation Increase	New Increased Revenue	Net Increase	20 year TIF Revenue
\$ 392,273	\$ 74,070,813	\$ 34,604,134	\$ 309,548	\$ 309,548	\$ 6,190,959
\$ 194,175	\$ 74,070,813	\$ 34,604,134	\$ 153,226	\$ 153,226	\$ 3,064,518
\$ 36,857	\$ 74,070,813	\$ 34,604,134	\$ 29,085	\$ 29,085	\$ 581,691
\$ 15,676	\$ 74,070,813	\$ 34,604,134	\$ 12,370	\$ 12,370	\$ 247,403
\$ 638,980	\$ 74,070,813	\$ 34,604,134	\$ 504,229	\$ 504,229	\$ 10,084,570

As the above tables show, \$599,404.00 of tax revenue is presently produced in the revenue allocation district for the South 5th Urban Renewal Plan. New construction will include mostly private sector development and will be taxable, increasing the tax revenue for the TIF district by an estimated \$472,999.00.

Table 5 outlines the net increase in tax revenue potential from the estimated post construction value on the property over a nineteen year period.

Table 5. Property Value of Revenue Allocation Area

Property	2013 Base Value ³	Estimated Post Construction and Base Value	Net Increase
Proposed South 5th Property Values	\$ 39,466,679	\$ 74,070,813	\$ 34,604,134

Table 6 provides an analysis of the estimated revenue to the PDA from new construction value within the South 5th Revenue Allocation District. The Levy rates are based on the current rate at 90% for contingency and are applied to the current valuations for property within the TIF district. The TIF Tax Value is based upon the current County Assessor's valuation of the property as of February 2014. The declining valuations within Table 6 indicate a 2% reduction in value per year for contingency. The net

² 2012/13 tax levy rate obtained from Bannock County Auditor's office

³ Base Valuation obtained from County Assessor in February, 2014

revenue to be collected and distributed to the PDA is calculated by subtracting the standard amount allocated to School District #25 in compliance with State Law.

Table 6. Net Revenue Estimate

12 month year ending		TIF Tax Value ⁴	Tax Levy Rate ⁵	Net Revenue to PDA
1	2013		0.014571338	
2	2014		0.014571338	
3	2015	\$ 41,354,134	0.014571338	\$ 602,585
4	2016	\$ 40,527,051	0.014571338	\$ 590,533
5	2017	\$ 39,716,510	0.014571338	\$ 578,723
6	2018	\$ 38,922,180	0.014571338	\$ 567,148
7	2019	\$ 38,143,736	0.014571338	\$ 555,805
8	2020	\$ 37,380,861	0.014571338	\$ 544,689
9	2021	\$ 36,633,244	0.014571338	\$ 533,795
10	2022	\$ 35,900,579	0.014571338	\$ 523,119
11	2023	\$ 35,182,568	0.014571338	\$ 512,657
12	2024	\$ 34,478,916	0.014571338	\$ 502,404
13	2025	\$ 33,789,338	0.014571338	\$ 492,356
14	2026	\$ 33,113,551	0.014571338	\$ 482,509
15	2027	\$ 32,451,280	0.014571338	\$ 472,859
16	2028	\$ 31,802,255	0.014571338	\$ 463,401
17	2029	\$ 31,166,210	0.014571338	\$ 454,133
18	2030	\$ 30,542,885	0.014571338	\$ 445,051
19	2031	\$ 29,932,028	0.014571338	\$ 436,150
20	2032	\$ 29,333,387	0.014571338	\$ 427,427
Total		\$ 630,370,714		\$ 9,185,344

The revenue that could be received by the PDA over the twenty year period is estimated at approximately \$1,898,018.00. This amount will be used to finance public improvement projects within and adjacent to the South 5th Urban Renewal Area.

Finally, Table 7 outlines reimbursement amounts and percentage allocations for public infrastructure costs to be distributed to the private entity that is fronting the costs for infrastructure to facilitate development. The company will also receive a reimbursement of funding to cover other costs for development of this site. Additionally, taxing entities will receive a reimbursement percentage to cover administrative costs thereby lessening the burden of service delivery for the entities associated with this urban renewal area. An important component of this plan that must be emphasized is that all reimbursement amounts will be based on the actual funding received from the revenue allocation district established in this area. If tax increment financing values described in this urban renewal plan are reduced either by State of Idaho law modifications or determined property values, the reimbursement amounts will be reduced accordingly. There are no guarantees of the funding amounts if the taxable value is reduced in any way or for any reason.

⁴ Proposed new construction is anticipated to start in 2015 for South 5th URA projects. Property values indicate an annual reduction in value of 2% when in reality property values have increased by more than 3% annually for developed property in this area. This reduction should allow for fluctuation in market value and tax levy without compromising the District's income.

⁵ Calculations include holding the levy rate with a 10% contingency reduction constant throughout the life of the URA.

The Urban Renewal Law also states that an area of a city that "constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities..." may be designated an urban renewal area.

The Idaho Legislature passed the Local Economic Development Act in 1988. This act states: "An authorized municipality is hereby authorized and empowered to adopt, at any time, a revenue allocation financing provision, as described in this chapter, as part of an urban renewal plan...A revenue allocation financing provision may be adopted either at the time of the original adoption of an urban renewal plan or the creation by ordinance of a competitively disadvantaged border community area, or thereafter, as a modification of an urban renewal plan or the ordinance creating the competitively disadvantaged border community area." (Idaho Code 50-2904)

In addition to this, Idaho Code 50-2906 states: "The local governing body of an authorized municipality must enact an ordinance in accordance with Chapter 9, Title 50, Idaho Code, and Section 50-2008, Idaho Code. To modify an existing urban renewal plan, to add or change a revenue allocation, an authorized municipality must enact an ordinance...and conduct a public hearing." (Idaho Code 50-2906) This part of the Idaho Code specifically implies that a local municipality must enact an ordinance before redevelopment can take place.

The South 5th Urban Renewal Plan proposed within this document follows the guidelines prescribed within Idaho Code for the development of Urban Renewal Areas and Revenue Allocation Districts.

VII. PLAN DURATION

The plan shall be in effect and enforceable for a period of time necessary to refund all qualified and designated improvements and all debt obligations the PDA may incur in connection with such improvements for a period not to exceed 20 years. This term may be amended as allowed by Idaho law.

VIII. AMENDMENT PROCEDURES

The plan may be amended by the PDA after all notice and public hearing requirements as set forth in Idaho Code have been met, and upon formal approval by the Pocatello City Council.

IX. SEVERABILITY

If any part of the plan is declared contrary to Idaho Code, and any provision or application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of any remaining provisions of the Plan.

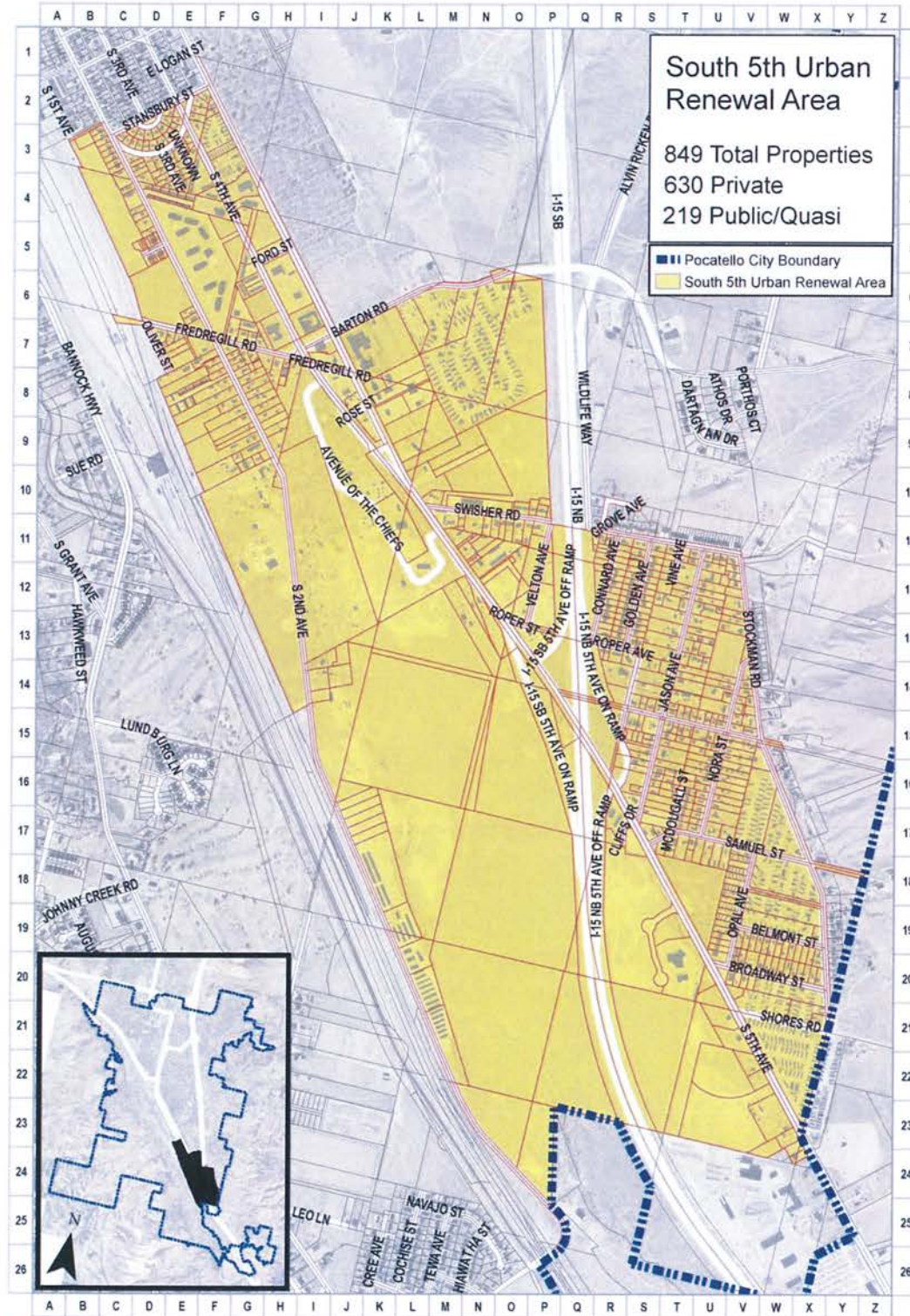
X. CONCLUSION

The South 5th Urban Renewal Plan is designed to ameliorate deteriorating conditions which are causing economic under-development of the area and substantially impairing the sound and continued growth of Pocatello. The plans call for considerable building demolition, new building construction, site construction work and right-of-way improvements.

Implementation of the plan will provide the capacity necessary to foster sound growth of the municipality, increase the tax base and tax revenues, encourage economic stability of the community, increase job creation, and improve the health, safety, and welfare of the community.

The Pocatello Development Authority recommends that the City approve and cooperate in carrying out the purposes of this Plan.

ATTACHMENT 1: South 5th Revenue Allocation Map



**South 5th Urban
Renewal Area**

849 Total Properties
630 Private
219 Public/Quasi

■ Pocatello City Boundary
■ South 5th Urban Renewal Area



CITY OF POCATELLO SOUTH 5th URBAN RENEWAL AREA

ATTACHMENT 2: South 5th Urban Renewal Area & Revenue Allocation District Legal Description

ATTACHMENT 3: Bannock County Transfer of Powers Ordinance

ATTACHMENT 4: Recommendation of the PDA

ATTACHMENT 5: Resolution of the City Council designating the Urban Renewal Area

ATTACHMENT 6: Resolution of the PDA Accepting the Council URA Designation

Bannock County Commissioners



5500 S 5th Avenue, Pocatello, Idaho 83204 Phone (208) 236-7210
Fax (208) 232-2185

KARL E. ANDERSON
CHAIRMAN
COMMISSIONER 1ST DISTRICT
POCATELLO, IDAHO

STEVE HADLEY
COMMISSIONER 2ND DISTRICT
POCATELLO, IDAHO

HOWARD MANWARING
COMMISSIONER 3RD DISTRICT
POCATELLO, IDAHO

MEMO TO: POCATELLO DEVELOPMENT AUTHORITY
FROM: BANNOCK COUNTY COMMISSIONERS
RE: PDA APPOINTMENT
DATE: FEBRUARY 19, 2014


This memo serves as authorization for Bannock County Planning Director Linda Tigert to serve on the Pocatello Development Authority for Bannock County.

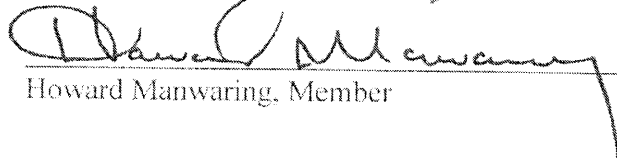
If you have any questions, please contact the Commissioner's Office.

Sincerely,

BOARD OF BANNOCK COUNTY COMMISSIONERS


Karl E. Anderson, Chairman


Steve Hadley, Member


Howard Manwaring, Member

Olsen, Tiffany

From: Nichols, Anne
Sent: Thursday, February 13, 2014 1:37 PM
To: Olsen, Tiffany; Crowell, Lonnie
Cc: Blad, Brian
Subject: FW: PDA County representative
Attachments: image001.jpg

Tiffany & Lon,

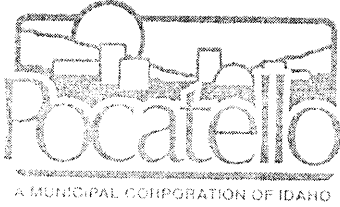
Looks like the County Commissioners are going to have Linda represent them since they can't make Wednesday meetings. Your board will need to vote on this mid-term appointment as well.

Anne

From: Kendell, Konni
Sent: Thursday, February 13, 2014 10:37 AM
To: Nichols, Anne
Subject: PDA County representative

Linda Tigert, Planning Director for the County, will be the PDA person. Her email is lindat@bannockcounty.us<<mailto:lindat@bannockcounty.us>>. Call Cindy if you need more information.

Konni R. Kendell
Deputy City Clerk
Mayor's Office
www.pocatello.us<<http://www.pocatello.us/>>
208-234-6163—Office
208-234-6297—Fax



OFFICE OF THE MAYOR
911 North 7th Avenue
P. O. Box 4169
Pocatello, Idaho 83205-4169

(208) 234-6163
Fax: (208) 234-6297
www.pocatello.us

BRIAN C. BLAD
Mayor

Pocatello City Council:

STEVE BROWN
CRAIG COOPER
W. JAMES JOHNSTON
GARY MOORE
EVA JOHNSON NYE
MICHAEL L. ORR

March 14, 2014

MEMORANDUM

TO: Pocatello Development Authority Chair, Secretary & Executive Director

FROM: Anne Nichols, CAP-OM
Assistant to the Mayor

SUBJECT: Term Expiration – Eligible

This memorandum is to notify you that the following term will expire soon:

Larry Fisher May 1, 2014

Mr. Fisher is eligible for reappointment, and I ask that you contact him to determine his interest in continuing on the Board. If he is interested in continuing to serve, please have him send a letter to the Mayor by April 3, 2014 requesting reappointment. If the Mayor approves, I will then make arrangements to have Mr. Fisher reappointed at the April 17, 2014 Regular City Council Meeting.

If he is not interested in being reappointed, please have him send a letter indicating his intentions. I will then advertise the vacancy to the local media. (For your information, there are two active applications on file.) Members of the Board would also be welcome to recruit individuals who may be interested in serving. Application forms are available from the Mayor's Office at 911 North 7th Avenue, the Advisory Committees link at www.pocatello.us or by calling 234-6163. Please have all interested individuals return their application forms to the Mayor's Office.

If you have any questions, please feel free to contact me. Thank you for your prompt attention to this matter.

cc: City Council Members

*3/17/14
agreed to
serve additional
term*

AN EQUAL OPPORTUNITY EMPLOYER
VETERAN'S PREFERENCE

Olsen, Tiffany

From: Olsen, Tiffany
Sent: Wednesday, March 19, 2014 2:26 PM
To: Larry Fisher
Cc: Nichols, Anne; Crowell, Lonnie; Ryan Ward
Subject: PDA Term

Larry:

Thank you for agreeing to serve another term on the PDA Board! Pursuant to Anne Nichol's request, please submit to her a letter requesting reappointment to the PDA Board by April 3, 2014.

If you have any questions, please feel free to contact her at 234-6163 or myself at 234-6149.

Thank you,
Tiffany

Tiffany G. Olsen

Paralegal/Assistant to the City Attorney

City of Pocatello

911 North 7th, P.O. Box 4169

Pocatello, ID 83205

Telephone: (208) 234-6149

Faxsimile: (208) 239-6986

PROOF OF PUBLICATION

STATE OF IDAHO
County of Bannock

LN21439

KAREN MASON

**POCATELLO DEVELOPMENT
AUTHORITY
NOTICE OF FILING 2013 ANNUAL
REPORT AND PUBLIC MEETING TO
REPORT FINDINGS AND TAKE
PUBLIC COMMENT**

Notice is hereby given that the Pocatello Development Authority, an urban renewal agency, (the "Agency") will hold a meeting on Wednesday, March 19, 2014, at the hour of 11:00 a.m., in the Paradise Conference Room at Pocatello City Hall, 911 North 7th, Pocatello, Idaho, to present its 2013 Annual Report of activities and to take comments from the public regarding those activities pursuant to Idaho Code §50-2006(c). A copy of the 2013 Annual Report was filed with the City of Pocatello and is available at the office of the City Clerk for examination during regular business hours. Persons wishing to examine a copy of the Agency's 2013 Annual Report or requesting other information may also contact Mr. Lon Crowell, Executive Director of the Pocatello Development Authority at the City of Pocatello Planning and Development Services Department at 208-234-6184.

The Paradise Conference Room at City Hall, as well as ingress and egress, are accessible to the disabled. Interpreters for persons with hearing impairments and/or taped information for persons with visual impairments can be provided upon five days' notice. For accessibility arrangements please contact the City ADA Coordinator at 234-6248.

March 12, 2014

LN21439

being first duly sworn on oath deposes and says: that SHE was at all times herein mention a citizen of the United States of America more than 21 years of age, and the Principal Clerk of the Idaho State Journal, a daily newspaper, printed and published at Pocatello, Bannock County Idaho and having a general circulation therein.

That the document or notice, a true copy of which is attached, was published in the said IDAHO STATE JOURNAL, on the following dates, to-wit:

<u>Mar.</u>	<u>12</u>	<u>2014</u>	<u>2014</u>
		<u>2014</u>	<u>2014</u>
		<u>2014</u>	<u>2014</u>
		<u>2014</u>	<u>2014</u>

That said paper has been continuously and uninterruptedly published in said County for a period of seventy-eight weeks prior to the publication of said notice of advertisement and is a newspaper within the meaning of the laws of Idaho.

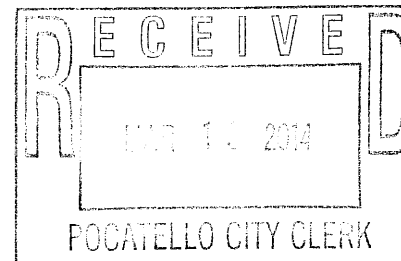
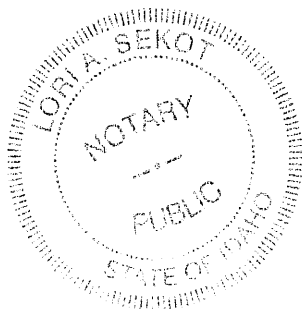
K. Mason

STATE OF IDAHO
COUNTY OF BANNOCK

On this 12th. of Mar. in the year of 2014, before me, a Notary Public, personally appeared KAREN MASON Known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn declared that the statements therein are true, and acknowledge to me that he executed the same.

Notary of Public

Lori A. Sekot
Residing at Arimo exp. 3/3/2015



Olsen, Tiffany

From: Olsen, Tiffany
Sent: Monday, March 10, 2014 1:37 PM
To: 'ldavie@journalnet.com'
Subject: RE: Order Confirmation - Ad # 1059965
Attachments: MX-3640N_20140310_122907.pdf

Please proceed. Thank you.

-----Original Message-----

From: IDAHO STATE PUBLISHING [mailto:ldavie@journalnet.com]
Sent: Friday, March 07, 2014 3:45 PM
To: Olsen, Tiffany
Subject: Order Confirmation - Ad # 1059965

Attached is a copy of your ad, please check for any errors or corrections. Thank you.

IDAHO STATE PUBLISHING
PO BOX 431
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: LORI DAVIE

Printed at 03/07/14 14:44 by lda20

Acct #: 104660

Ad #: 1059965

Status: N

**POCATELLO DEVELOPMENT
AUTHORITY
NOTICE OF FILING 2013 ANNUAL
REPORT AND PUBLIC MEETING TO
REPORT FINDINGS AND TAKE
PUBLIC COMMENT**

Notice is hereby given that the Pocatello Development Authority, an urban renewal agency, (the "Agency") will hold a meeting on Wednesday, March 19, 2014, at the hour of 11:00 a.m., in the Paradise Conference Room at Pocatello City Hall, 911 North 7th, Pocatello, Idaho, to present its 2013 Annual Report of activities and to take comments from the public regarding those activities pursuant to Idaho Code §50-2006(c). A copy of the 2013 Annual Report was filed with the City of Pocatello and is available at the office of the City Clerk for examination during regular business hours. Persons wishing to examine a copy of the Agency's 2013 Annual Report or requesting other information may also contact Mr. Lon Crowell, Executive Director of the Pocatello Development Authority at the City of Pocatello Planning and Development Services Department at 208-234-6184.

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March 12, 2014

LN21439

IDAHO STATE PUBLISHING
PO BOX 431
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: LORI DAVIE

Printed at 03/07/14 14:44 by lda20

Acct #: 104660

Ad #: 1059965

Status: N

CITY OF POCATELLO
P.O. BOX 4169
POCATELLO ID 83201

Start: 03/12/2014 Stop: 03/12/2014
Times Ord: 1 Times Run: ***
STDP 2.00 X 47.00 Words: 211
Total STDP 94.00
Class: 0001 LEGAL NOTICES
Rate: L2 Cost: 69.63
Affidavits: 1

Contact: ~~DARCY TAYLOR~~ *Tiffany Olsen*
Phone: (208)234-6149
Fax#: *tolsen*
Email: ~~dtaylor~~@pocatello.us
Agency:

Ad Descript: LN21439 POCATELLO DEVEL
Given by: *
Created: lda20 03/07/14 14:37
Last Changed: lda20 03/07/14 14:41

COMMENTS:

03/07/14 emailed ad, sent proof,ld

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTF
ISJ	A		96	S 03/12			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Tiffany Olsen
Name (print or type)

Tiffany Olsen
Name (signature)

(CONTINUED ON NEXT PAGE)

Olsen, Tiffany

From: Olsen, Tiffany
Sent: Friday, March 07, 2014 3:37 PM
To: 'legals@journalnet.com'
Subject: Pocatello Development Authority Notice of Filing 2013 Annual Report
Attachments: Notice of PDA hrg 2013 annual report.doc

Lori,

Please publish the attached notice of filing for the PDA's 2013 Annual Report. Please publish accordingly.

Thank you. If you have any questions, please let me know.

Tiffany

Tiffany G. Olsen

Paralegal/Assistant to the City Attorney

City of Pocatello

911 North 7th, P.O. Box 4169

Pocatello, ID 83205

Telephone: (208) 234-6149

Facsimile: (208) 239-6986

Olsen, Tiffany

From: Olsen, Tiffany
Sent: Friday, March 07, 2014 3:35 PM
To: Crowell, Lonnie; Ryan Ward
Subject: Notice of Filing of 2013 Annual Report
Attachments: Notice of PDA hrg 2013 annual report.doc

Lon and Ryan:

Attached is the Notice which will be published in the newspaper on March 12, 2014 notifying readers he/she can obtain a copy of the 2013 Annual Report and financials from either the City Clerk and/or Lon's office. Pursuant to Idaho Code section 50-2006(c), this public meeting must be held by March 31st.

If you have any questions, please let me know.

Thanks,
Tiffany

Tiffany G. Olsen
Paralegal/Assistant to the City Attorney
City of Pocatello
911 North 7th, P.O. Box 4169
Pocatello, ID 83205
Telephone: (208) 234-6149
Facsimile: (208) 239-6986

Olsen, Tiffany

From: Larry Fisher <larry@blackswaninn.com>
Sent: Friday, April 04, 2014 9:54 AM
To: Olsen, Tiffany
Cc: Nichols, Anne; Crowell, Lonnie; Ryan Ward
Subject: Re: PDA Term

To whom it may concern;

I, Larry Fisher, am willing to continue my participation as a board member of the Pocatello Development Authority if the mayor and city council feel like I would be an asset to the city in this capacity.

I appreciate the opportunity I have had to be part of this important board and to serve with some of the great leaders of our community.

Sincerely,
Larry Fisher

On Wed, Mar 19, 2014 at 2:26 PM, Olsen, Tiffany <tolsen@pocatello.us> wrote:

Larry:

Thank you for agreeing to serve another term on the PDA Board! Pursuant to Anne Nichol's request, please submit to her a letter requesting reappointment to the PDA Board by April 3, 2014.

If you have any questions, please feel free to contact her at 234-6163 or myself at 234-6149.

Thank you,

Tiffany

Tiffany G. Olsen

Paralegal/Assistant to the City Attorney

City of Pocatello

911 North 7th, P.O. Box 4169

Pocatello, ID 83205

Telephone: (208) 234-6149

Facsimile: (208) 239-6986

Examples of 2 Extremes

Results not showing land purchase and based on the State Legislature passing currently proposed legislation resulting in:

- a reduction of up to 30% personal property income tax, and
- an initial reduction of \$250,000.00 of personal property tax considered exempt.

Results showing land purchase without reduction of personal property tax beyond the current initial reduction of \$100,000.00 of ppt already considered exempt.

Year 12 months ending	Gross Revenue to PDA	Administration Fee to PDA ⁶	Private Infrastructure Reimbursement ⁷	Demolition Reimbursement to PDA ⁸	Infrastructure Reimbursement to PDA ⁹	Net Revenue to PDA	Gross TIF Revenue
2014	\$ -	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (452,994)	\$ (5,435,932)
2015	\$ -	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (452,994)	\$ (7,435,932)
2016	\$ 560,620	\$ (452,994)	\$ (2,349,315)	\$ -	\$ (452,994)	\$ (2,349,315)	\$ (5,435,932)
2017	\$ 549,407	\$ (452,994)	\$ (1,799,908)	\$ -	\$ (452,994)	\$ (1,799,908)	\$ (4,325,905)
2018	\$ 538,419	\$ (452,994)	\$ (1,261,489)	\$ -	\$ (452,994)	\$ (1,261,489)	\$ (3,787,486)
2019	\$ 527,651	\$ (452,994)	\$ (733,838)	\$ -	\$ (452,994)	\$ (733,838)	\$ (3,259,835)
2020	\$ 517,098	\$ (452,994)	\$ (216,741)	\$ -	\$ (452,994)	\$ (216,741)	\$ (2,742,738)
2021	\$ 506,756	\$ (452,994)	\$ 290,015	\$ -	\$ (452,994)	\$ (1,782,988)	\$ (2,235,982)
2022	\$ 496,621	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (1,286,367)	\$ (1,739,361)
2023	\$ 486,688	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (799,679)	\$ (1,252,673)
2024	\$ 476,954	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (775,719)	\$ (163,613)
2025	\$ 467,415	\$ (308,303)	\$ -	\$ -	\$ (308,303)	\$ (144,691)	\$ (163,613)
2026	\$ 458,067	\$ 149,764	\$ -	\$ -	\$ 149,764	\$ -	\$ 149,764
2027	\$ 448,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 598,669
2028	\$ 439,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,038,597
2029	\$ 431,129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,469,726
2030	\$ 422,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,892,232
2031	\$ 414,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,306,289
2032	\$ 405,775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,712,064
2033	\$ 397,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,109,723
TOTALS	\$ 8,545,655	\$ 452,994	\$ 2,909,935	\$ -	\$ 2,073,003	\$ 3,109,723	\$ 3,109,723

Year 12 months ending	Gross Revenue to PDA	Administration Fee to PDA ⁶	Private Infrastructure Reimbursement ⁷	Demolition Reimbursement to PDA ⁸	Infrastructure Reimbursement to PDA ⁹	Net Revenue to PDA	Gross TIF Revenue
2014	\$ -	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (452,994)	\$ (7,435,932)
2015	\$ -	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (452,994)	\$ (7,435,932)
2016	\$ 658,976	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (6,323,961)	\$ (6,776,956)
2017	\$ 645,797	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (6,131,159)	\$ (5,498,278)
2018	\$ 632,881	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (5,045,284)	\$ (4,878,055)
2019	\$ 620,223	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (4,425,061)	\$ (4,270,237)
2020	\$ 607,819	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (3,817,242)	\$ (3,674,575)
2021	\$ 595,662	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (3,221,580)	\$ (3,090,826)
2022	\$ 583,749	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (2,637,831)	\$ (2,518,752)
2023	\$ 572,074	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (2,065,757)	\$ (1,958,119)
2024	\$ 560,633	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (1,505,125)	\$ (1,408,699)
2025	\$ 549,420	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (955,705)	\$ (870,268)
2026	\$ 538,431	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ (417,273)	\$ (342,605)
2027	\$ 527,663	\$ (452,994)	\$ -	\$ -	\$ (452,994)	\$ 110,389	\$ 174,505
2028	\$ 517,110	\$ (278,490)	\$ -	\$ -	\$ -	\$ -	\$ 681,272
2029	\$ 506,767	\$ 228,278	\$ -	\$ -	\$ -	\$ -	\$ 1,177,904
2030	\$ 496,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,664,603
2031	\$ 486,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,141,569
2032	\$ 476,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,608,995
2033	\$ 467,426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,608,995
TOTALS	\$ 10,044,927	\$ 452,994	\$ -	\$ -	\$ 6,982,937	\$ 2,608,995	\$ 2,608,995

Side Note: This provides a window that indicates the impact on urban renewal the current Legislative bills create; a reduction of 60% in potential TIF income over the life of an urban renewal district, and a significant reduction in State income from business.



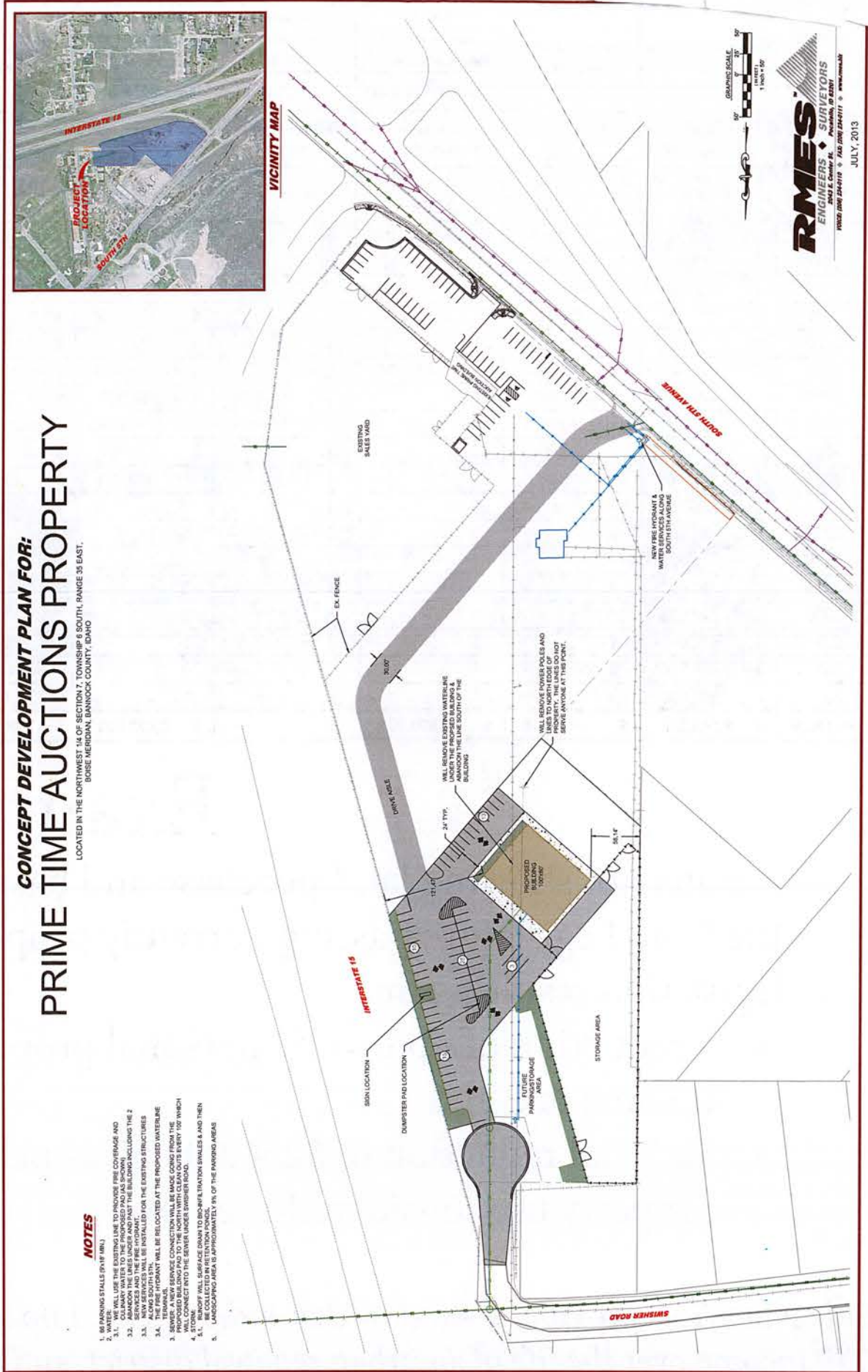
Preliminary Estimate of Cost
 RMES
 2043 East Center Street
 Pocatello, ID 83201

ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
WATER				
Fire Hydrant	EA	2	\$3,600.00	\$ 7,200.00
2" Water Meter	EA	3	\$2,950.00	\$ 8,850.00
SEWER				
8" ASTM D 3034 Sewer Line	LF	215	\$22.00	\$ 4,730.00
4" Sewer Service Line	LF	300	\$16.00	\$ 4,800.00
Sewer Cleanout	EA	3	\$400.00	\$ 1,200.00
4' Diameter Manhole	EA	1	\$2,100.00	\$ 2,100.00
CONCRETE				
Standard 6" Vertical Curb	LF	250	\$13.00	\$ 3,250.00
Concrete Flatwork	SF	3,670	\$3.00	\$ 11,010.00
ROADWAY				
Parking Lot Asphalt Pavement	SF	33,879	\$2.25	\$ 76,227.75
Cul de Sac Asphalt Pavement	SF	7,758	\$2.25	\$ 17,455.50
Access Road Asphalt Pavement	SF	20,669	\$2.25	\$ 46,505.25
Storage Area Gravel Section 4" Section	SF	15,000	\$0.50	\$ 7,425.00
Truck Zone Gravel Section 6" Section	SF	12,340	\$0.75	\$ 9,255.00
Grounds				
Landscaping	LS	1	\$8,000.00	\$ 8,000.00
Fencing	LF	833	\$9.65	\$ 8,033.67
Signage	LS	1	\$30,000.00	\$ 30,000.00
Lighting	EA	3	\$2,700.00	\$ 8,100.00
Gas, Internet, Power				\$ 5,000.00
Building				
Concrete Pad	SF	9,000	\$5.00	\$ 45,000.00
Metal Building with Insulation, Heat, Lights, Electrical				\$125,000.00
Dock				\$ 10,000.00
Awning				\$ 5,000.00
Office / Equipment				
Reception Area				\$ 5,000.00
New Displays / Equipment				\$ 5,000.00
			SUB-TOTAL	\$ 454,142.17
			Contingency (10%)	\$ 45,414.22

Total Costs \$ **499,556.39**

**CONCEPT DEVELOPMENT PLAN FOR:
 PRIME TIME AUCTIONS PROPERTY**

LOCATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 35 EAST,
 BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



CONCEPT DEVELOPMENT PLAN FOR: PRIME TIME AUCTIONS PROPERTY

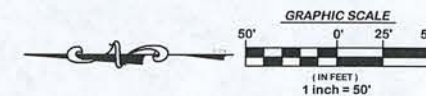
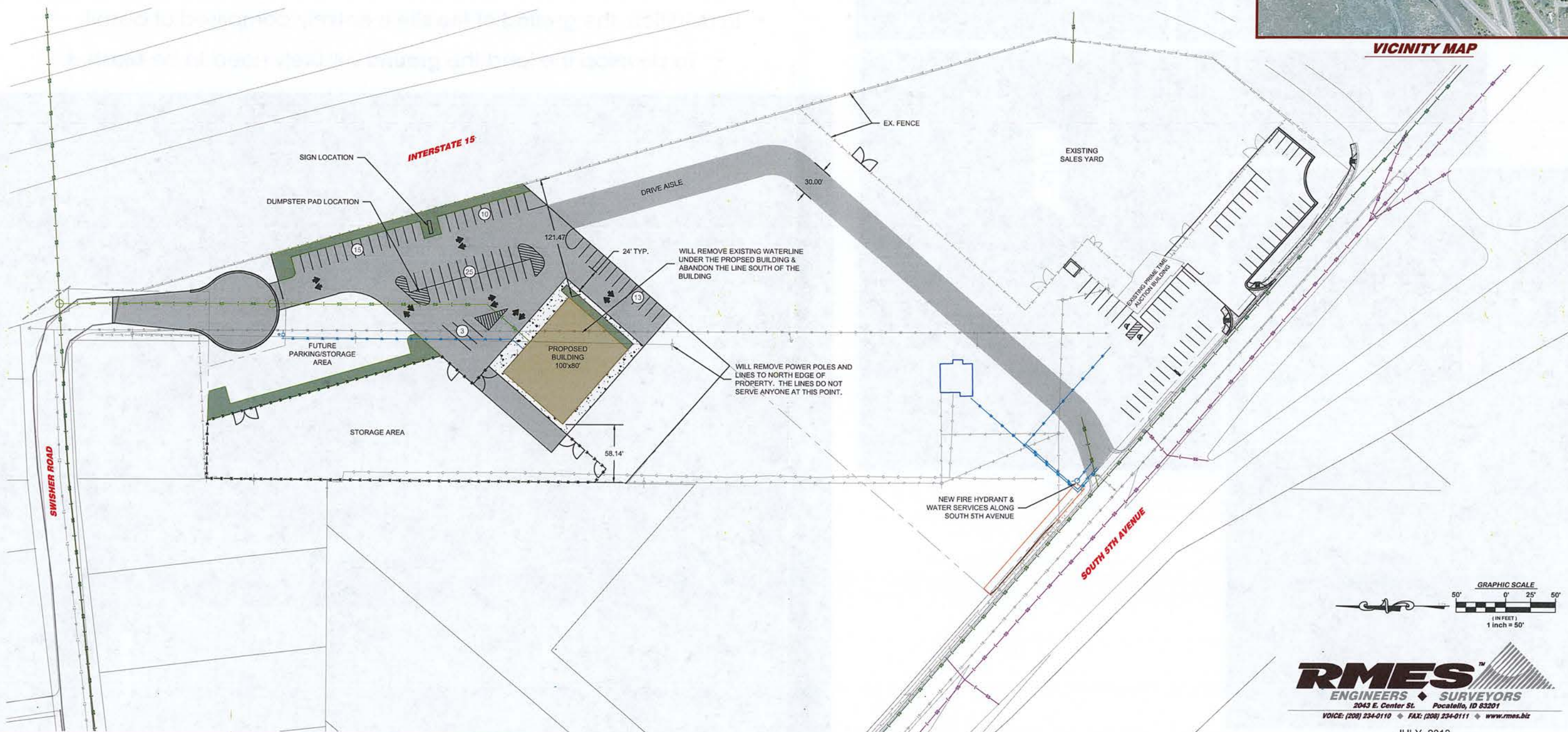
LOCATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

NOTES

1. 66 PARKING STALLS (9'x18' MIN.)
2. WATER:
 - 3.1. WE WILL USE THE EXISTING LINE TO PROVIDE FIRE COVERAGE AND CULINARY WATER TO THE PROPOSED PAD (AS SHOWN)
 - 3.2. ABANDON THE LINES UNDER AND PAST THE BUILDING INCLUDING THE 2 SERVICES AND THE FIRE HYDRANT.
 - 3.3. NEW SERVICES WILL BE INSTALLED FOR THE EXISTING STRUCTURES ALONG SOUTH 5TH.
 - 3.4. THE FIRE HYDRANT WILL BE RELOCATED AT THE PROPOSED WATERLINE TERMINUS.
3. SEWER: A NEW SERVICE CONNECTION WILL BE MADE GOING FROM THE PROPOSED BUILDING PAD TO THE NORTH WITH CLEAN OUTS EVERY 100' WHICH WILL CONNECT INTO THE SEWER UNDER SWISHER ROAD.
4. STORM:
 - 5.1. RUNOFF WILL SURFACE DRAIN TO BIO-INFILTRATION SWALES & AND THEN BE COLLECTED IN RETENTION PONDS.
 5. LANDSCAPING AREA IS APPROXIMATELY 9% OF THE PARKING AREAS

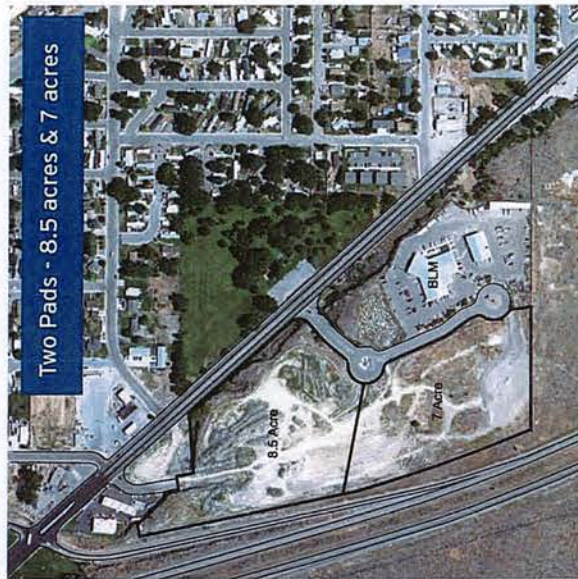


VICINITY MAP



RMES
ENGINEERS & SURVEYORS
2043 E. Center St. Pocatello, ID 83201
VOICE: (208) 234-0110 FAX: (208) 234-0111 www.rmcs.biz

JULY, 2013



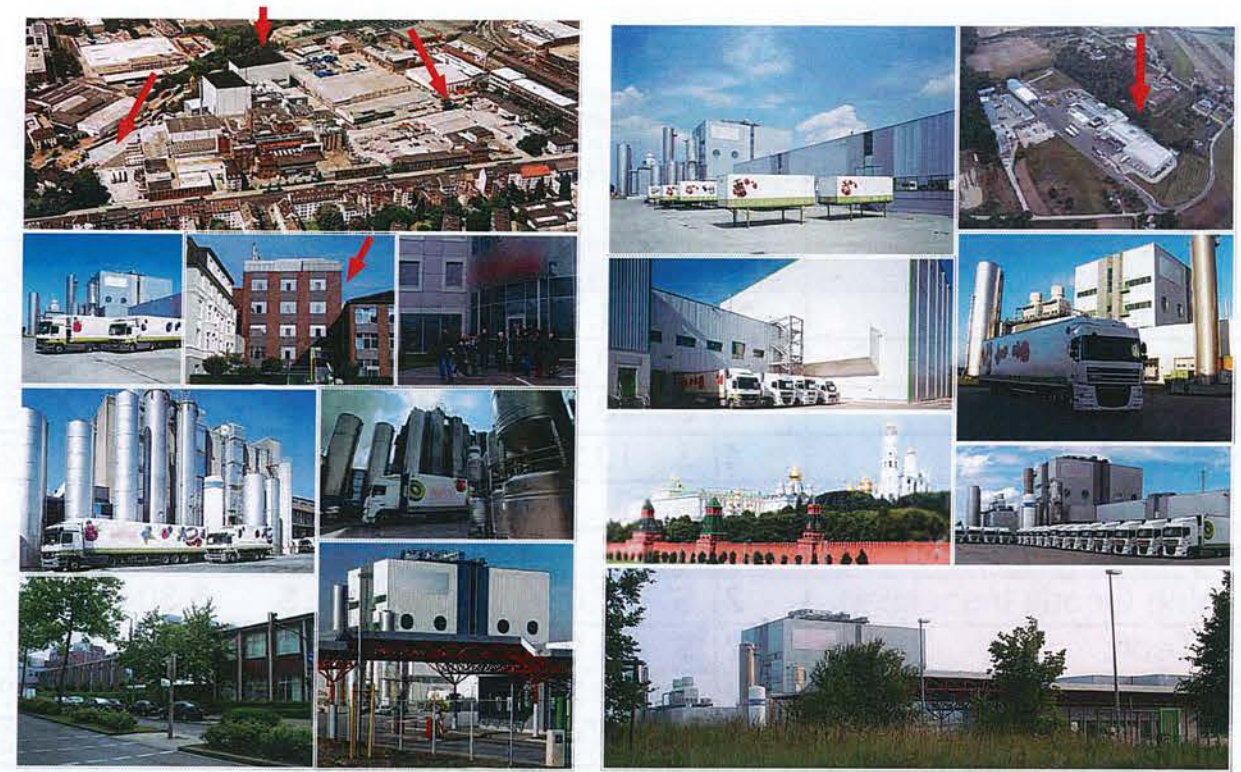
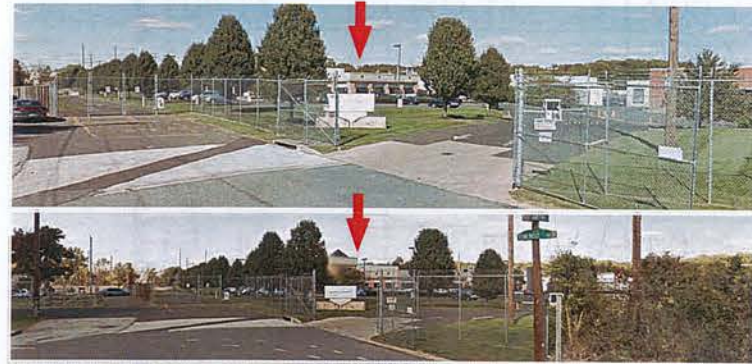
Please describe the “deteriorated or deteriorating” conditions associated with this location:

- The site currently has **inefficient access** and **incomplete utility services**.
 - An **access road** from the Cliffs to 5th Avenue would need to be constructed.
 - **Natural gas, water** and **electrical lines** would need to be brought to or enhanced at the site.
 - In addition, the **ground of the site** is entirely comprised of basalt.
 - To develop the land the **ground** will likely need to be **blasted**.



Project Description:

- ❑ The proposed Project (*Northern Gem*) entails a **\$45,000,000.00** investment in a production facility for the manufacturing of fruit preparation for the dairy industry.
- ❑ *Northern Gem* anticipates that the facility will be **fully staffed** and **operational** by **year end 2015**.
- ❑ To operate the first **two production lines** in the facility.
- ❑ *Northern Gem* will initially hire **115** employees.
 - It is anticipated that the facility could have product demand to support four production lines and up to **156** employees within the first eight years of operation.
- ❑ The majority of employees will be **hired from the surrounding area** of the facility (estimated 40 miles hiring radius).



Employee Benefits:

- ❑ Benefits will include **401k plan** and **matching**, **performance bonuses**, **vacation time**, **sick-leave**, **dental insurance**, and **health insurance**.
- ❑ **Employee training plans** will be catered for each specific position created at the facility with anticipated out of pocket costs of \$10,000 per employee.

Briefly describe other public benefit(s) associated with this project:

- ❑ The company is evaluating the opportunity to lease **refrigerated storage** in Idaho Falls for raw material storage.
- ❑ **Transportation services** will be needed to transport the raw material to Pocatello for processing.
 - Once processed the finished product will need to be **transported to dairy producers**.
- ❑ *Northern Gem* requires large amounts of **sugar** for processing.
 - They will need to obtain a **regional supplier of sugar**.
- ❑ Additionally, the **J.R. Simplot** potato processing plant 40 miles away in Aberdeen is closing and will **eliminate almost 300 jobs**.
 - The individuals losing their jobs will likely be **good candidates for the open positions** at the *Northern Gem* facility.

- Anticipated Personnel Costs for West Coast

2014 EMPLOYEES	#	HOURLY RATE	ANNUAL SALARY	EST. OVERTIME	BASE COMP	FICA SS	FICA MED	FUTA	SUTA	401K	HEALTH & WELFARE	TOTAL PER POSITION	2014 TOTAL
Production Lines	20	\$ 11.75	\$ 24,440	\$ 3,666	\$ 28,106	\$ 1,515	\$ 354	\$ 224	\$ 293	\$ 843	\$ 7,000	\$ 38,336	\$ 766,722
Pre-processing	24	\$ 10.25	\$ 21,320	\$ 3,198	\$ 24,518	\$ 1,322	\$ 309	\$ 224	\$ 256	\$ 736	\$ 7,000	\$ 34,364	\$ 824,745
Flavor Room	4	\$ 10.25	\$ 21,320	\$ 3,198	\$ 24,518	\$ 1,322	\$ 309	\$ 224	\$ 256	\$ 736	\$ 7,000	\$ 34,364	\$ 137,457
Container Wash	4	\$ 10.25	\$ 21,320	\$ 3,198	\$ 24,518	\$ 1,322	\$ 309	\$ 224	\$ 256	\$ 736	\$ 7,000	\$ 34,364	\$ 137,457
Quality / Lab Supervisor	1	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 3,720	\$ 870	\$ 224	\$ 340	\$ 1,800	\$ 7,000	\$ 73,954	\$ 73,954
Incoming Goods Inspection	2	\$ 17.00	\$ 35,360	\$ 5,304	\$ 40,664	\$ 2,192	\$ 513	\$ 224	\$ 340	\$ 1,220	\$ 7,000	\$ 52,153	\$ 104,305
Micro Tech	2	\$ 16.50	\$ 34,320	\$ 5,148	\$ 39,468	\$ 2,128	\$ 498	\$ 224	\$ 340	\$ 1,184	\$ 7,000	\$ 50,841	\$ 101,682
CVS Tech	2	\$ 15.25	\$ 31,720	\$ 4,758	\$ 36,478	\$ 1,967	\$ 460	\$ 224	\$ 340	\$ 1,094	\$ 7,000	\$ 47,563	\$ 95,125
IPC Tech	4	\$ 16.50	\$ 34,320	\$ 5,148	\$ 39,468	\$ 2,128	\$ 498	\$ 224	\$ 340	\$ 1,184	\$ 7,000	\$ 50,841	\$ 203,364
Maintenance Supervisor	1	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ 4,650	\$ 1,088	\$ 224	\$ 340	\$ 2,250	\$ 7,000	\$ 90,551	\$ 90,551
Maintenance Electrician	4	\$ 24.34	\$ 50,627	\$ 7,594	\$ 58,221	\$ 3,139	\$ 734	\$ 224	\$ 340	\$ 1,747	\$ 7,000	\$ 71,404	\$ 285,618
Maintenance Mechanical	4	\$ 24.34	\$ 50,627	\$ 7,594	\$ 58,221	\$ 3,139	\$ 734	\$ 224	\$ 340	\$ 1,747	\$ 7,000	\$ 71,404	\$ 285,618
Maintenance/Utilities/Safety	1	\$ 24.34	\$ 50,627	\$ 7,594	\$ 58,221	\$ 3,139	\$ 734	\$ 224	\$ 340	\$ 1,747	\$ 7,000	\$ 71,404	\$ 71,404
Maintenance Crib Inventory	1	\$ 10.25	\$ 21,320	\$ 3,198	\$ 24,518	\$ 1,322	\$ 309	\$ 224	\$ 256	\$ 736	\$ 7,000	\$ 34,364	\$ 34,364
Logistics Supervisor	1	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ 4,650	\$ 1,088	\$ 224	\$ 340	\$ 2,250	\$ 7,000	\$ 90,551	\$ 90,551
Assistant	1	\$ 10.25	\$ 21,320	\$ 3,198	\$ 24,518	\$ 1,322	\$ 309	\$ 224	\$ 256	\$ 736	\$ 7,000	\$ 34,364	\$ 34,364
Lead	4	\$ 15.80	\$ 32,864	\$ 4,930	\$ 37,794	\$ 2,038	\$ 477	\$ 224	\$ 340	\$ 1,134	\$ 7,000	\$ 49,005	\$ 196,020
Warehouse Stocker	11	\$ 13.80	\$ 28,704	\$ 4,306	\$ 33,010	\$ 1,780	\$ 416	\$ 224	\$ 340	\$ 990	\$ 7,000	\$ 43,759	\$ 481,353
General Manager	1	\$ -	\$ 95,000	\$ -	\$ 95,000	\$ 5,890	\$ 1,378	\$ 224	\$ 340	\$ 2,850	\$ 7,000	\$ 112,681	\$ 112,681
General Manager Assistant	1	\$ 18.50	\$ 38,480	\$ 5,772	\$ 44,252	\$ 2,386	\$ 558	\$ 224	\$ 340	\$ 1,328	\$ 7,000	\$ 56,087	\$ 56,087
Production Planning	1	\$ 20.02	\$ 41,642	\$ 6,246	\$ 47,888	\$ 2,582	\$ 604	\$ 224	\$ 340	\$ 1,437	\$ 7,000	\$ 60,074	\$ 60,074
Production Management	1	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ 4,960	\$ 1,160	\$ 224	\$ 340	\$ 2,400	\$ 7,000	\$ 96,084	\$ 96,084
Production Assistant	1	\$ 13.80	\$ 28,704	\$ 4,306	\$ 33,010	\$ 1,780	\$ 416	\$ 224	\$ 340	\$ 990	\$ 7,000	\$ 43,759	\$ 43,759
Sales & Marketing	1	\$ -	\$ 102,000	\$ -	\$ 102,000	\$ 6,324	\$ 1,479	\$ 224	\$ 340	\$ 3,060	\$ 7,000	\$ 120,427	\$ 120,427
Material Planner	1	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ 3,100	\$ 725	\$ 224	\$ 340	\$ 1,500	\$ 7,000	\$ 62,889	\$ 62,889
IT	1	\$ -	\$ 70,000	\$ -	\$ 70,000	\$ 4,340	\$ 1,015	\$ 224	\$ 340	\$ 2,100	\$ 7,000	\$ 85,019	\$ 85,019
HR/Accounting	1	\$ -	\$ 55,000	\$ -	\$ 55,000	\$ 3,410	\$ 798	\$ 224	\$ 340	\$ 1,650	\$ 7,000	\$ 68,421	\$ 68,421
Start-up Positions	15	\$ 17.79	\$ 37,000	\$ 5,500	\$ 42,550	\$ 2,294	\$ 537	\$ 224	\$ 340	\$ 1,277	\$ 7,000	\$ 54,221	\$ 813,309
Total	115												\$ 5,533,406

**POCATELLO DEVELOPMENT AUTHORITY (PDA)
Pre-Application for use of Tax Increment Financing**

PDA Pre-Application, Page 2

Instructions:

1. Please complete each section of this pre-application.
2. The applicant should be the project owner or the duly appointed representative of the project owner.
3. This pre-application must be completed and submitted (PDA, 1651 Alvin Ricken Drive, Pocatello ID, 83201) by the first Monday of the month to be considered for the PDA meeting agenda on the 3rd Wednesday of that month.
4. Each pre-application is screened by staff and must meet a minimum score of 70 points (out of 100) for it to be considered for approval by the PDA Board.
5. PDA approval of this application is authorization to proceed to a full application.
6. A full application will consist of at minimum the following:
 - a. Project purpose statement.
 - i. Description of deteriorated or deteriorating conditions.
 - ii. Description of public benefits.
 - b. Scope of work.
 - i. The kind, number, and location of all proposed public works or improvements.
 - ii. A detailed list of estimated project costs.
 - iii. Construction timetables (including any proposed phasing).
 - iv. A detailed map and legal description of the project area.
 - c. Economic Analysis.
 - i. An economic feasibility study.
 - ii. A fiscal impact statement showing the impact of the project upon all taxing districts.
 - iii. A description of the methods of financing all estimated project costs.
7. Questions may be directed to the Executive Director for the Development Authority, 233-3500.

Time frame for job creation: It is anticipated that the facility will be fully staffed and operational by the end of 2015.

Construction start date for Project: 3rd quarter 2014 **Anticipated completion date:** 4th quarter 2015

Briefly describe other public benefit(s) associated with this project: The company is evaluating the opportunity to lease refrigerated storage in Idaho Falls for raw material storage. Transportation services will be needed to transport the raw material to Pocatello for processing. Once processed the finished product will need to be transported to dairy producers. Additionally, the J.R. Simplot potato processing plant 40 miles away in Aberdeen is closing and will require large amounts of sugar for processing. They will need to obtain a regional supplier of sugar. The individuals losing their jobs will likely be good candidates for the open positions at the facility.

Does this project compete with other, already established businesses? How? This project does not compete with other local businesses.

Is this project currently subject to a competitive bid process? Please explain:

No.

Are there other applicants that may be interested in applying for PDA assistance for this same project? Please explain: No.

Relationship of named applicant to the project: Matthias Gruessing: Senior VP of Finance and Controlling

Type of Assistance Requested (check all that apply):

- Public Infrastructure (water, sewer, street, etc.).
- Public Facility (building, park, parking lot, etc.).
- Match for other funding.
- Inspections, tests, surveys, appraisals, etc.
- Property Acquisition.
- Structure Demolition and Clearance.
- Other? Please Specify _____

Amount of Assistance Requested: \$6,070,000 (see attached "Development Costs" document)

Form of Assistance Requested:

- Grant of Funds.
- Loan of Funds.
- Reimbursement for Approved Expenditures.
- Pay-As-You Go.
- Bonding.
- Other? Please Specify Public infrastructure completion.

Other helpful information? Please list: _____

YOU!

Application:

Name: _____ (Contact: Matthias Gruessing) **Date:** January 2014

Mailing Address: _____

Work Phone: _____ **Cell Phone:** _____ **E-Mail:** _____

Project Description: The proposed Project entails a \$45 million investment in a production facility for the manufacturing of fruit preparation for the dairy industry. _____ anticipates that the facility will be fully staffed and operational by year end 2015. To operate the first two production lines in the facility, _____ will initially hire 115 new employees. It is anticipated that the

facility could have product demand to support four production lines and up to 156 employees within the first eight years of operation. The majority of the employees will be hired from the surrounding area of the facility (estimated 40 mile hiring radius).

Project Location: I-15 and 5th Avenue Pocatello, ID

Is this project currently in an urban renewal area? Yes No

Is this project currently in a revenue allocation area? Yes No

*The company is currently in discussion with the City regarding establishing an urban renewal and revenue allocation area.

If you answered 'no' to both questions above, please describe the "deteriorated or deteriorating" conditions associated with this location:

The site currently has inefficient access and incomplete utility service. An access road from the Cliffs to 5th Avenue would need to be constructed. Natural gas, water, and electrical lines would need to be brought to or enhanced at the site. In addition, the ground of the site is entirely comprised of basalt. To develop the land the ground will likely need to be blasted.

Current Assessed Value of Project Location: This information has been requested from the County assessor.

Estimated Construction Value of Project: \$45,000,000

115 jobs to support two production lines, eventually could reach 156 jobs to support four production lines

Number of jobs created by this project: See line above **Wage range of jobs:** See attached "Anticipated Jobs" document.

Employee Benefits? Yes No **If yes, please describe** Benefits will include 401k plan and matching, performance bonuses, vacation time, sick-leave, dental insurance, vision insurance, and health insurance. Employee training plans will be catered for each specific position created at the facility with anticipated out of pocket costs of \$10,000 per employee.

POCATELLO DEVELOPMENT AUTHORITY

PROJECT APPLICATION PACKET

March 2004

PDA PRE-APPLICATION
REVIEW MATRIX

Reviewer Name: _____

Date: _____

Review Element	Point Value Earned				
	0-Points	3-Points	5-Points	7-Points	10-Points
Deteriorated/Deteriorating Condition					
Ratio of Construction Value to Current Assessed Value					
Quantity of Jobs Created					
Quality of Jobs Created (Type/Wage)					
Public Benefit of Project					
Competition With Other Businesses					
Ratio of Project Costs To Project Revenue					
Certainty and Immediacy of the Project					
Type of Assistance Requested					
Form of Assistance Requested					
Column Totals					
All Total					



Approx. 95,000 sq. ft.



**\$45,070,000
Investment**

\$1,320,000.00 Total without "fill, land, and impact and connection fees"

DEVELOPMENT COSTS		
TIF Eligible Expenses		Cost Estimate
Water	Loop system	\$ 100,000
Natural Gas	Design work to extend line.	\$ 10,000
Access Road	Access to 5th from Cliffs	\$ 400,000
Drainage	Additional capacity	\$ 400,000
Fill	Cover basalt at site (4 feet deep)	\$ 2,700,000
Primary Electric	Lines	\$ 60,000
Secondary Electric	Lines	\$ 250,000
Land (including 5 foot strip)		\$ 2,000,000
Impact and connection fees		\$ 50,000
Other site improvements		\$ 100,000
Total TIF Eligible Expenses		\$ 6,070,000
Building		\$ 12,000,000
Equipment		\$ 27,000,000
TOTAL DEVELOPMENT COSTS		\$ 45,070,000