

**12:00 p.m.**

Call to order by Michael Orr, Chairman  
Acknowledge guests of the Board  
Disclosure of conflicts of interest  
Agenda; delete action or discussion items

**Action and Discussion Items:**

**Agenda Item No. 1: Select Financing Options for Infrastructure Improvements within the Pocatello Regional Airport TIF.**

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.**

**NOTICE OF SPECIAL MEETING**  
**POCATELLO DEVELOPMENT AUTHORITY**  
November 25, 2014

The Board of Commissioners of the Pocatello Development Authority will hold a special meeting at 12:00 p.m. on Tuesday, November 25, 2014, in the Paradise Conference Room at City Hall, 911 North 7<sup>th</sup>, Pocatello, Idaho, in order to select financing options for infrastructure improvements within the Pocatello Regional Airport TIF.

An Executive Session of the Board of Commissioners will also be held pursuant to Idaho Code §67-2345(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the Development Authority is in competition with governing bodies in other states or nations.

Dated this 20<sup>th</sup> day of November, 2014.

  
\_\_\_\_\_  
Tiffany G. Olsen, Secretary

**POCATELLO DEVELOPMENT AUTHORITY SPECIAL MEETING MINUTES**  
**November 25, 2014**

**Members present:** Brian Blad, Larry Fisher, Cynthia Hill, Russell Meyers, Michael Orr (Chair), John Regetz (ex officio), Linda Tigert.

**Members absent:** Darlene Gerry and Caroline Wight

**Staff present:** Lon Crowell, Executive Director; Merrill Quayle, City Development Engineer; Dean Tranmer and Tiffany Olsen, City Legal Dept.; Joyce Stroschein, City Finance Dept.; Michael Jaglowski, Public Works Director; and David Allen, Airport Manager.

**Chair Orr** called the meeting to order at 12:03 p.m.

Introductions, Conflicts, and Agenda: Guests included Kaitlin Loukides with Channel 3 and 8 news; Deanne Coffin, News Channel 6; Dan Heiner with Citizens Community Bank; and Kevin Smith and Molly Swallow with D.L. Evans Bank. Larry Fisher disclosed that he has small stock at Citizen's Community Bank and does not believe this rises to a conflict of interest but felt that the Board should know this information. There were no deletions to the agenda.

**1. Action and Discussion Items:**

Agenda Item No. 1: Select Financing Options for Infrastructure Improvements within the Pocatello Regional Airport TIF. **Chair Orr** called the roll with those members above mentioned present. **J. Stroschein** presented two financial institution proposals for the borrowing of funds for the infrastructure improvements within the Pocatello Regional Airport TIF. Each bank, Citizen's Community Bank and D.L. Evans Bank, were requested to prepare a loan proposal for \$6 million and \$5.75 million. Those proposals are as follows:

Citizen's Community Bank (CCB) offered an interest rate of 3.25% for the life of the loan. The loan will be paid interest only for the first 2 years and in the 3<sup>rd</sup> year, principal and interest payments will commence. Loan origination fees will be .75% and the Authority would be asked to pay all other legal and out of pocket fees. CCB is not requiring any collateral. On the loan amount of \$6 million, the total loan cost (incl. principal and interest) is \$8,338,946.00 with an annual payment of \$464,938.00. On the loan amount of \$5.75 million, the total loan cost (incl. principal and interest) is \$7,991,490.00 with an annual payment of \$445,566.00. The cost in interest and loan origination fees between borrowing \$6 million instead of \$5.75 million would be \$97,456.00. There is no prepayment penalty as long as the loan is not paid within the first five years.

D.L. Evans Bank (DLE) offered an interest rate of 2.40% for the first 2 years of the loan; the remainder 17 years will incur interest at a rate of 3.40% and the Authority will begin making principal and interest payments. DLE has included an option to extend the interest only payments to 3 years, if need arise. Loan origination fees will be 1% and the Authority would be asked to pay all other legal and out of pocket fees. DLE is requiring collateral to include but not limited to the assignment of taxes in the Airport District. On the loan amount of \$6 million, the total loan cost (incl. principal and interest) is \$8,346,819.00 with an annual payment of \$470,519.00. On the loan amount of \$5.75 million, the total loan cost (incl. principal and interest) is \$7,999,035.00 with an annual payment of \$450,914.00. The cost in interest and loan origination fees between borrowing \$6 million instead of \$5.75 million would be \$97,784.00. There is no prepayment penalty on this loan.

The bank comparison on borrowing \$6 million yields CCB is lower by \$7,873.00.  
The bank comparison on borrowing \$5.75 million yields CCB is lower by \$7,545.00.

The loan origination fees would be paid out of the PDA's General Fund rather than including those fees in the loan amount. With the recent transfer of a portion of the allowed administrative fees from the open TIF Districts, the PDA's General Fund has the ability to cover the loan origination fees and the additional \$250,000 if the Board approved loan financing in the amount of \$5.75 million and voted to do so.

**R. Meyers** asked if there are any other factors besides what is on the slides that the Board should know about both banks or if they had anything to add to the discussion. Both Heiner and Swallow chose not to add any remarks but appreciated the consideration.

**R. Meyers** asked each bank to summarize its origins and local community involvement.

CCB was founded in July 1997 in Pocatello. The Board of Directors are also local. CCB has since been bought by Glacier Bank Corp. but continues to have a heavy presence and interaction with the citizens of Pocatello and surrounding areas.

DLE was founded in 1904 in Albion, Idaho. The branches have expanded with 2 locations in Pocatello, and other locations in Burley, Twin Falls, Boise, Idaho Falls. DLB is locally owned and employee owned by 17%. DLB is ranked no. 1 in Idaho and no. 34 in the nation based on return of investments. There are no intentions of being bought or removing their Pocatello branches.

It was then **MSC (R. Meyers, B. Blad)** to secure funding in the amount of \$5,750,000.00. A Roll Call vote was taken by the members. **Aye: Blad, Fisher, Hill, Meyers, and Tigert. Nay: None. Abstain: Orr.**

**R. Meyers** summarized the differences between the two banks and commended them for being very competitive. **L. Fisher** stated he would support a motion to secure financing from CCB but did not feel comfortable making a motion due to his investments at CCB. **C. Hill** believes in the best interest of the tax payer, the financing selection should go to the bank with the lowest offer. **R. Meyers** pointed out CCB has a lower loan origination fee and if the Board could pay off the loan prior to the full term date, there would be an additional savings there. **L. Tigert** agreed a difference of \$7,000 is still saving \$7,000.

Given the discussion, it was then **MSC (R. Meyers, C. Hill)** to secure financing from Citizen Community Bank based on it being the lowest loan offer, keeping the interest of the tax payer in mind, and the flexibility in not requiring collateral. Discussion was held. **B. Blad** commended both banks for preparing very competitive offers and being great to work with. **J. Stroschein** reiterated the same sentiments. A Roll Call vote was taken by the members. **Aye: Blad, Hill, Meyers, Orr, and Tigert. Nay: None. Abstain: Fisher.**

## 2. Adjournment:

There being no additional business and no matters for executive session, it was **MSC (B. Blad, C. Hill)** to adjourn the meeting at 12:37p.m.

By:   
Tiffany G. Olsen, Secretary

**Pocatello Development Authority**  
**11/19/2014**

	North Yellowstone	Naval Ordinance	North Portneuf	Pocatello Regional Airport	
FY 14 Revenue	\$ 1,240,719.06	\$ 204,791.40	\$ 135,937.61	\$ 111,376.82	\$ 1,692,824.89
FY 13 Revenue	\$ 1,185,683.60	\$ 172,615.58	\$ 127,839.32	\$ 86,123.53	\$ 1,572,262.03
FY 12 Revenue	\$ 1,125,885.06	\$ 188,743.75	\$ 114,251.87	-	\$ 1,428,880.68
FY 11 Revenue	\$ 1,305,755.01	\$ 230,649.21	\$ 46,583.15	-	\$ 1,582,987.37
FY 10 Revenue	\$ 1,215,918.14	\$ 82,455.00	\$ 14,622.66		\$ 1,312,995.80
FY 09 Revenue	\$ 1,116,373.04	\$ 75,637.24	\$ 399.87		\$ 1,192,410.15
FY 08 Revenue	\$ 790,954.21	\$ 5,261.30			\$ 796,215.51
FY 07 Revenue	\$ 504,890.72				\$ 504,890.72
FY 06 Revenue	\$ 286,668.94				\$ 286,668.94
FY 05 Revenue	\$ 119,289.00				\$ 119,289.00
<b>Total Revenues</b>	<b>\$ 8,892,136.78</b>	<b>\$ 960,153.48</b>	<b>\$ 439,634.48</b>	<b>\$ 197,500.35</b>	<b>\$ 10,489,425.09</b>
<b>Admin Fee YTD</b>	<b>\$ 889,213.68</b>	<b>\$ 96,015.35</b>	<b>\$ 14,679.54</b>	<b>-</b>	<b>\$ 1,048,942.51</b>
<i>Cash Available</i>	\$ 1,726,163.98	\$ 418,042.02	\$ 14,679.54	\$ 162,500.35	
<i>Remaining Cash in District</i>	\$ 836,950.30	\$ 322,026.67	\$ -	\$ 162,500.35	

J.S.  
11/19/2014

November 11, 2014

Project Pipe  
City of Pocatello  
PO Box 4169  
Pocatello, ID 83205-4169

Subject: Remaining Construction Study Balance

Dear Mr. Crowell,

Idaho Power completed your Construction Study for Project Pipe with a credit of \$3,147.00 left on the balance sheet. As stated in the request for Construction Study letter, "actual costs will be reconciled upon completion of the study, and any remaining funds will either be reimbursed or applied toward future engineering or construction costs and any deficiency will be invoiced." Idaho Power will apply this credit towards the preparation of the Construction Agreement and the transformer bid process.

We feel that if a Construction Agreement and funding is in place by the end of December 2014 the requested in-service date should be met. If we are unable to finalize a Construction Agreement and funding by the required date to order the transformer we will execute a purchase agreement as necessary.

Please let me know as soon as possible if you have any questions or concerns regarding the matters discussed herein. Otherwise, please sign below and return to Idaho Power, Attention Buzz Pfeiffer, 301 E. Benton St., Pocatello, ID 83204.

Sincerely,



Buzz Pfeiffer

Major Customer Representative

The Pocatello Development Authority acknowledges receipt of this letter and agrees to the terms set forth herein.

By: Michael Orr

Title: P.D.A. Chair

Name: Michael A. Orr

Date: Nov. 19, 2014

cc: Bo Hanchey, Regional Manager, Idaho Power  
Steven Muse, Regional Customer Relations Manager, Idaho Power  
Ed Helms, Customer Operations E&C Manager, Idaho Power  
Rick Sullivan, Customer Operations E&C Leader, Idaho Power



November 11, 2014

Project Pipe  
City of Pocatello  
PO Box 4169  
Pocatello, ID 83205-4169

Subject: Remaining Construction Study Balance

Dear Mr. Crowell,

Idaho Power completed your Construction Study for Project Pipe with a credit of \$3,147.00 left on the balance sheet. As stated in the request for Construction Study letter, "actual costs will be reconciled upon completion of the study, and any remaining funds will either be reimbursed or applied toward future engineering or construction costs and any deficiency will be invoiced." Idaho Power will apply this credit towards the preparation of the Construction Agreement and the transformer bid process.

We feel that if a Construction Agreement and funding is in place by the end of December 2014 the requested in-service date should be met. If we are unable to finalize a Construction Agreement and funding by the required date to order the transformer we will execute a purchase agreement as necessary.

Please let me know as soon as possible if you have any questions or concerns regarding the matters discussed herein. Otherwise, please sign below and return to Idaho Power, Attention Buzz Pfeiffer, 301 E. Benton St., Pocatello, ID 83204.

Sincerely,

Buzz Pfeiffer  
Major Customer Representative

The Pocatello Development Authority acknowledges receipt of this letter and agrees to the terms set forth herein.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

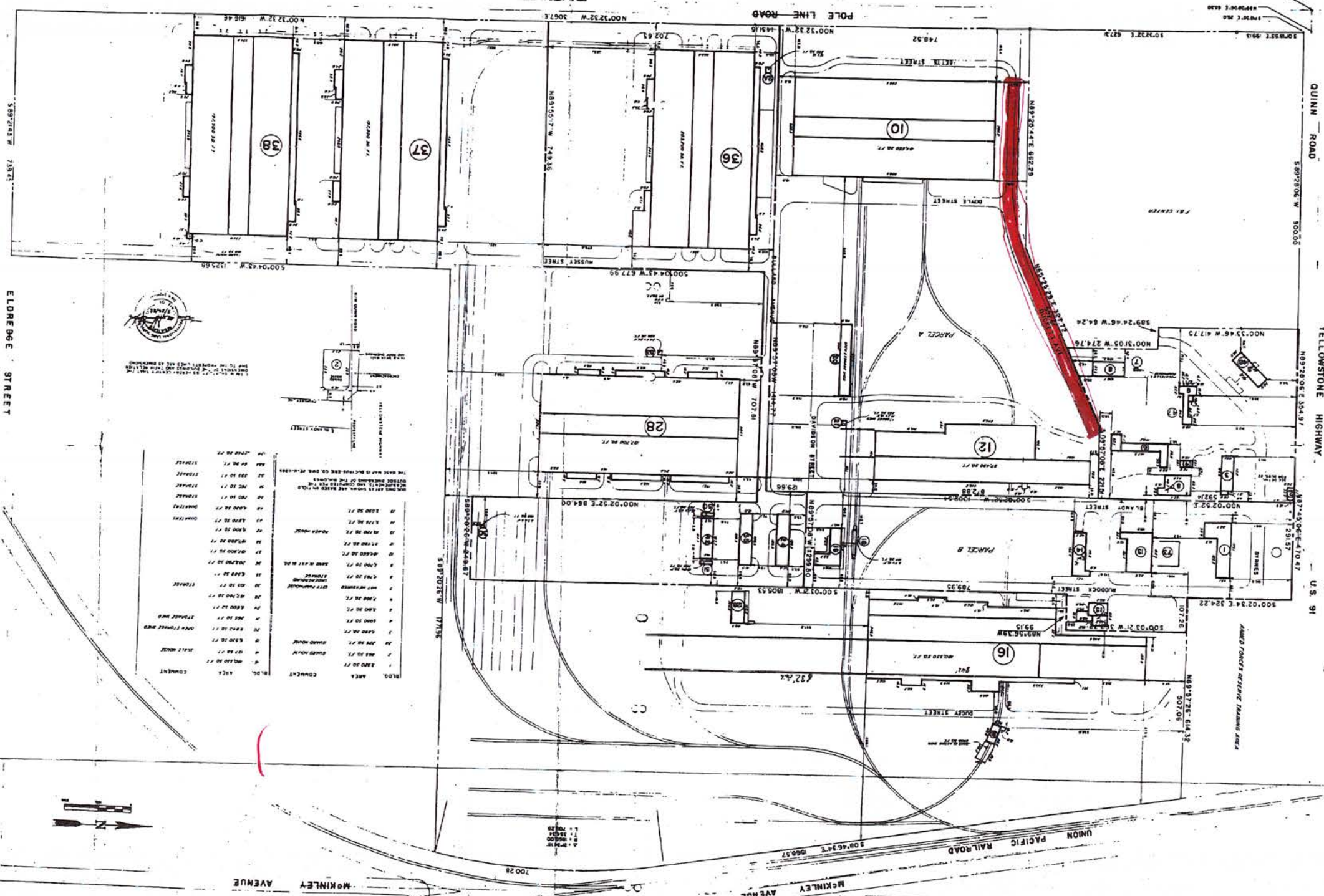
- cc: Bo Hanchey, Regional Manager, Idaho Power
- Steven Muse, Regional Customer Relations Manager, Idaho Power
- Ed Helms, Customer Operations E&C Manager, Idaho Power
- Rick Sullivan, Customer Operations E&C Leader, Idaho Power

AGENDA ITEM

NO. 8

Total Property Survey

SHAW-WALKER  
 ENGINEERING  
 AREA OF EXISTING BUILDINGS  
 MAP PRODUCTS & CHEMICALS, INC.  
 1000 W. 10TH ST. SUITE 100  
 DENVER, CO 80202  
 DATE: 11/18/88



BLDG.	AREA	COMMENT
1	3,800 SQ. FT.	EXISTING BLDG.
2	3,800 SQ. FT.	EXISTING BLDG.
3	3,800 SQ. FT.	EXISTING BLDG.
4	3,800 SQ. FT.	EXISTING BLDG.
5	3,800 SQ. FT.	EXISTING BLDG.
6	3,800 SQ. FT.	EXISTING BLDG.
7	3,800 SQ. FT.	EXISTING BLDG.
8	3,800 SQ. FT.	EXISTING BLDG.
9	3,800 SQ. FT.	EXISTING BLDG.
10	3,800 SQ. FT.	EXISTING BLDG.
11	3,800 SQ. FT.	EXISTING BLDG.
12	3,800 SQ. FT.	EXISTING BLDG.
13	3,800 SQ. FT.	EXISTING BLDG.
14	3,800 SQ. FT.	EXISTING BLDG.
15	3,800 SQ. FT.	EXISTING BLDG.
16	3,800 SQ. FT.	EXISTING BLDG.
17	3,800 SQ. FT.	EXISTING BLDG.
18	3,800 SQ. FT.	EXISTING BLDG.
19	3,800 SQ. FT.	EXISTING BLDG.
20	3,800 SQ. FT.	EXISTING BLDG.
21	3,800 SQ. FT.	EXISTING BLDG.
22	3,800 SQ. FT.	EXISTING BLDG.
23	3,800 SQ. FT.	EXISTING BLDG.
24	3,800 SQ. FT.	EXISTING BLDG.
25	3,800 SQ. FT.	EXISTING BLDG.
26	3,800 SQ. FT.	EXISTING BLDG.
27	3,800 SQ. FT.	EXISTING BLDG.
28	3,800 SQ. FT.	EXISTING BLDG.
29	3,800 SQ. FT.	EXISTING BLDG.
30	3,800 SQ. FT.	EXISTING BLDG.
31	3,800 SQ. FT.	EXISTING BLDG.
32	3,800 SQ. FT.	EXISTING BLDG.
33	3,800 SQ. FT.	EXISTING BLDG.
34	3,800 SQ. FT.	EXISTING BLDG.
35	3,800 SQ. FT.	EXISTING BLDG.
36	3,800 SQ. FT.	EXISTING BLDG.
37	3,800 SQ. FT.	EXISTING BLDG.
38	3,800 SQ. FT.	EXISTING BLDG.

QUINN ROAD 50072008 W 5000.00  
 YELLOWSTONE HIGHWAY 50072008 W 5000.00  
 U.S. 91 50072008 W 5000.00

## Olsen, Tiffany

---

**From:** Crowell, Lonnie  
**Sent:** Monday, November 10, 2014 12:02 PM  
**To:** Orr, Michael  
**Cc:** Olsen, Tiffany  
**Subject:** RE: Gateway West request

To all,  
This is a new request as John Regetz had indicated a couple of meetings ago. Earl and Barbara (daughter) are formally requesting the PDA use the NOP TIF funds to pay for these road upgrades. At some point, the PDA will need to make a decision. Merrill will probably make the presentation on their behalf if they are not able to be in Pocatello.

Thank You,

Lon Crowell, AICP  
Director

### Planning & Development Services

*Economic Development, Planning, Development Engineering,  
CDBG/HUD, Pocatello Regional Airport*

### City of Pocatello

911 North 7<sup>th</sup> Avenue | P.O. Box 4169  
Pocatello, ID 83205-4169  
☎ 208-234-6184 | Fax: 208-234-6586

[lcrowell@pocatello.us](mailto:lcrowell@pocatello.us) | [www.pocatello.us](http://www.pocatello.us)

*This transmission may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you received this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.*

**From:** Michael Orr [mailto:spcllc@cablone.net]  
**Sent:** Monday, November 10, 2014 11:20 AM  
**To:** Crowell, Lonnie  
**Cc:** Olsen, Tiffany  
**Subject:** Re: Gateway West request

Is this another request?

*Sent from my Verizon Wireless 4G LTE DROID*

"Crowell, Lonnie" <[lcrowell@pocatello.us](mailto:lcrowell@pocatello.us)> wrote:

Tiffany,

Can you place this on the next PDA agenda per the approval of Mike? I have a map and cost estimate in my

office to be included.

Thank You,

Lon Crowell, AICP  
Director

Planning & Development Services  
Economic Development, Planning, Development Engineering,  
CDBG/HUD, Pocatello Regional Airport

City of Pocatello  
911 North 7th Avenue | P.O. Box 4169  
Pocatello, ID 83205-4169  
P 208-234-6184 | Fax: 208-234-6586

[lcrowell@pocatello.us](mailto:lcrowell@pocatello.us) | [www.pocatello.us](http://www.pocatello.us)

This transmission may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is **STRICTLY PROHIBITED**. If you received this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

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

From: Barbara Wischerath [<mailto:barbarawish@aol.com>]  
Sent: Saturday, November 08, 2014 12:13 PM  
To: Crowell, Lonnie  
Cc: Quayle, Merrill  
Subject: Gateway West request

Lon,

I have attached a letter to Michael Orr and the PDA requesting TIF funds. This document outlines the motivation for our request.

Can you please see that this is considered at the next PDA meeting this month? Merrill Quayle can provide you with the map and quotes for this project.

I appreciate your assistance.



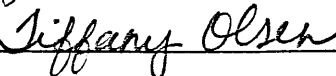
Barbara Wischerath  
Gateway West

Form of Authorized Signers

Issuer: Pocatello Development Authority

Number: 7110525 and 7110526 and subaccounts thereof

The following Authorized Representatives of the Issuer are hereby authorized to direct the Trustee and Escrow Agent in accordance with the guidelines of the Ordinance and Escrow Agreement. This direction shall remain in place until further notice by the Issuer.

Name	Title	Specimen Signature
<u>Lanitic Crowell</u>	<u>Executive Director</u>	<u></u>
<u>Joyce A. Straschein</u>	<u>TREASURER</u>	<u></u>
<u>Tiffany Olsen</u>	<u>Secretary</u>	<u></u>

Date: 11/24/14

Issuer: Pocatello Development Authority

By: 

Name: Michael Orr

Title: CHAIRMAN

# Pocatello Development Authority

## BOARD OF DIRECTORS

Ryan Ward (Chair)  
Banking

Russ Meyers (Vice-Chair)  
Communications

Brian Blad  
Mayor

Michael Orr  
City Council

Cynthia Hill  
ISU economics

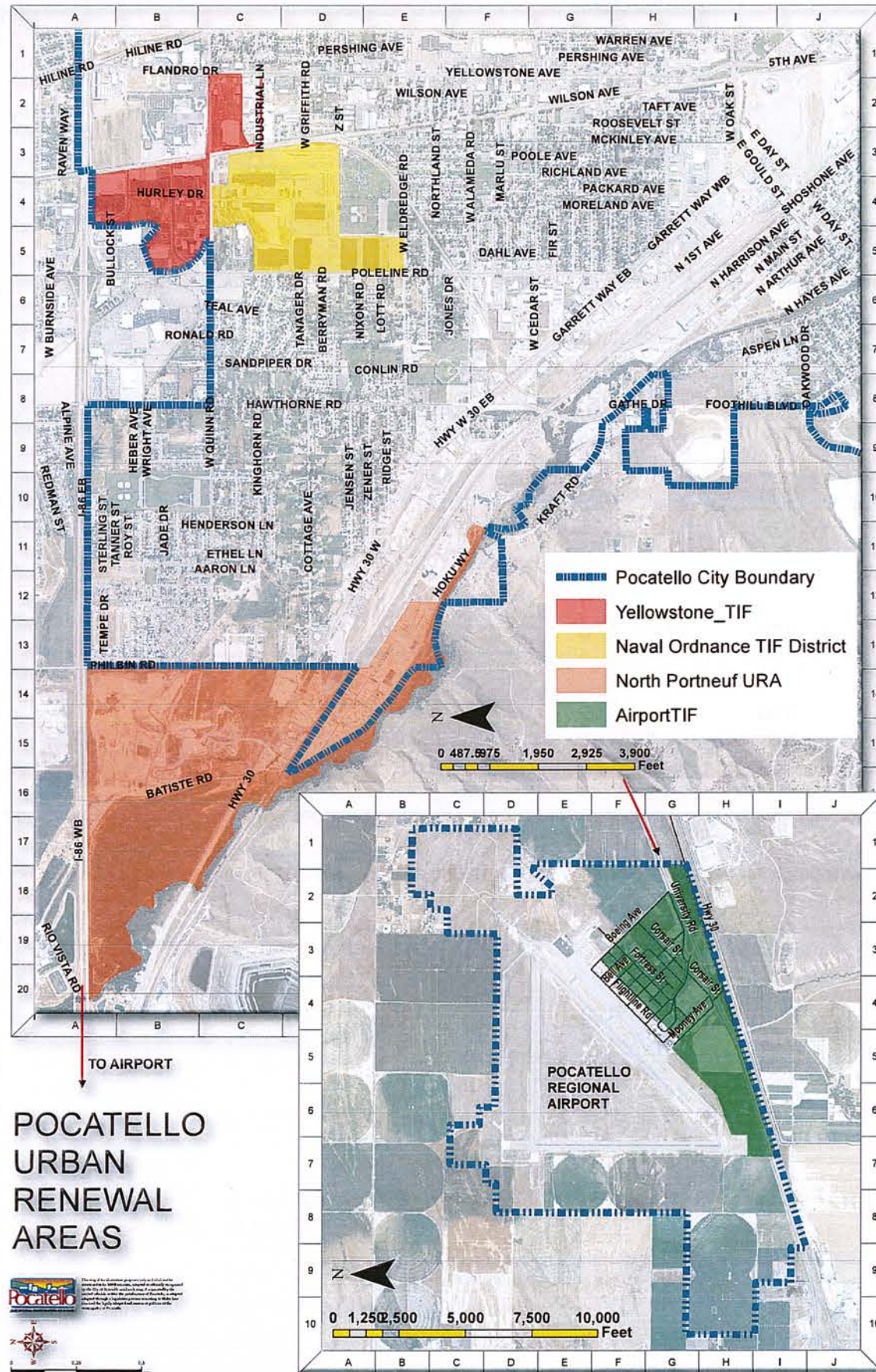
Darlene Gerry  
Retired, Business & Economics

Karl Anderson  
County Commissioner

Larry Fisher  
Lodging, Development

"The Pocatello Development Authority was created by the City of Pocatello, a municipal corporation of Idaho, pursuant to resolution 1988-13 in accordance with the Urban Renewal law of 1965, and the Local Economic Development Act. The Pocatello Development Authority shall act as an arm of state government, entirely separate and distinct from the City of Pocatello, as provided in Idaho Code Section 50-2006"

2014 Council Report





## What it has done: Activities of the Authority since its inception.

1988 – Pocatello Development Authority incorporated.

The closure of the following districts returned in excess of \$100,000,000.00 new property valuation to the tax rolls.



- 1988 – Domsea District; extended sewer and water an existing building, closed 1999
- 1988 – Main & Bonneville District; curb, gutter, sidewalk and streetscape, closed 1993
- 1989 – Gateway West; sewer, water, equipment, closed 1999
- 1990 – Kress Building; building rehabilitation, closed 2007
- 1997 – Varsity Square; curb, gutter, sidewalks, streetscape, closed 2001
- 1997 – Roosevelt; curb, gutter, sidewalks, traffic signal, Fred Meyer infrastructure reimbursement closed 2006
- 2006 – East Center; Did not materialize, was closed in 2008



The following were all combined to become the Central Corridor District in 2000. This combined district was closed in 2010.



- 1991 – New Town; curb, gutter, sidewalk, utilities
- 1996 – Alvin Ricken; road, sewer, water, gas, parking, acquisition, lighting and electrical
- 1997 – Old Town; curb, gutter, sidewalk, Lighting and streetscape, Whitman Hotel Rehabilitation to mixed use commercial/residential
- 1997 – North Main; façade, water, lighting, sewer, streetscape, parking, fiber-optic, demolition for Convergys



## What it hopes to do: Existing Districts and future plans.

Central Corridor. Even though this district is closed it still retains \$4 million in cash which the Authority has committed to pay for match on the Cheyenne Connector (South Valley Connector) public roadway.



Pocatello Regional Airport. The PDA plays a significant role in funding new infrastructure which will be the case for the airport. The PDA will also play a major part in the development of the Pocatello Regional Airport TIF/URA District for Industry and Manufacturing.



## Airport: Fast Facts

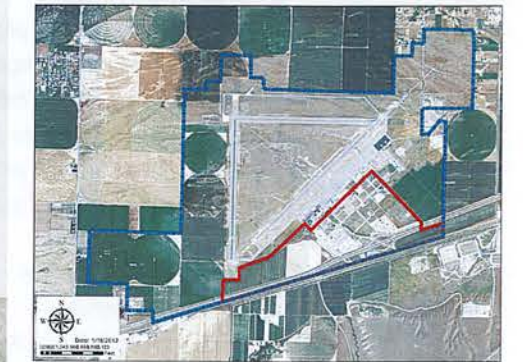
- Established: 2009
- Expires 2033
- 2014 Increment: \$111,376
- Present Balance: \$162,500
- Petersen grand opening Oct 2011
- IMPROVEMENTS: Up-grades to culinary and fire flow water, sewer, road, storm water, upgrades on public non-city utilities (gas, power, and communications). The PDA hopes there will be sufficient development to pay for a Water Tower and other needed infrastructure.

**Idaho Facility**  
1463 South Fortress  
Pocatello, ID 83204  
Phone 208-235-6046  
Toll Free 800-410-6789  
Fax 208-237-2589

Petersen Inc.'s Pocatello, Idaho facility is an extension of our Ogden, Utah fabrication facilities. It is located conveniently next to the airport and interstate highway, and also has rail access close-by. This new, state of the art facility has 72,195 sq. ft. and crane capacity of up to 50-tons with 32'5" under the hook. Our Pocatello, Idaho facility has been built to handle virtually any of your fabrication needs.



**Airport**  
Urban Renewal Area



## North Portneuf: Fast Facts

- Established: 2007
- Expires Dec 31, 2024; Last tax dollar cash receipts: July, 2025
- 2014 Increment: \$132,695
- Present Balance: \$27,644
- Bonded Debt: None currently
- Non-bonded Debt: pay city back for land purchases which City still owns.
- IMPROVEMENTS: \$1,000,000.00 by the City to purchase land within the district, relocation of water mainlines and up-grades to non-city utilities (gas, power, and communications) and possible roadway work, depending on the outcome of existing roadway agreements in place.



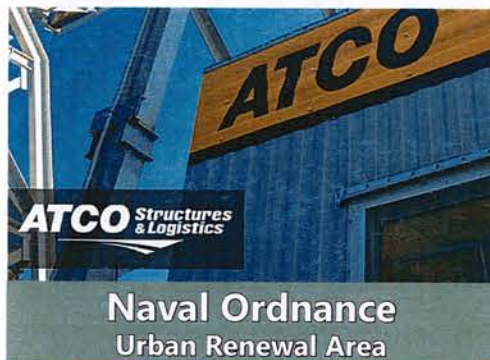
**North Portneuf**  
Urban Renewal Area





## North Yellowstone: Fast Facts

- Established: 2004
- Expires Dec 31, 2028; Last tax dollar cash receipts: July, 2029
- 2014 Increment: \$1,239,135
- Present Balance: \$2,429,578
- Bonded Debt: Hurley Drive project
  - Borrowed \$7,755,000 in Dec 2004
  - Funded \$6,000,000 construction
  - Rest was debt service reserve, initial 3 years of interest
- The PDA refinanced the NYD TIF Bond in the fall of 2012 and completed it in spring, 2013. A step that saves the PDA over \$2 million and allows the District to close well in advance of 2029.
- IMPROVEMENTS: \$9.3 million in new infrastructure, \$7,150,000 in bonds to pay for PUBLIC infrastructure; roads, curb & gutter, sidewalks, sanitary sewer, water, storm water, roads, lighting, up-upgrades on 3 traffic signals, up-upgrades on utilities (gas, power, communications).
- Named "Best Planning Project" in the state, 2005
- Revitalized retail; more continues to come
- Increment currently above \$120M annually prior to the add of Buffalo Wild Wings and McKenzie River Pizza Grill & Pub



## Naval Ordnance: Fast Facts

- Established: 2006
- Expires Dec 31, 2026; Last tax dollar cash receipts: July, 2027
- 2014 Increment: \$204,791
- Present Balance: \$418,042
- Bonded Debt: None
- Non-bonded Debt: \$750,000 due back to RDA. Paid from General Fund to make RDA payment in 2013; will payback in 2014.
- ATCO; addition of this company has been positively significant
- IMPROVEMENTS: Sewer pump station, monitoring station, building upgrades. to retain manufacturing



The PDA completed its funding offer of \$3.3 million for the South Valley Connector in 2014



New sidewalks, curb and gutter were built with the Roosevelt TIF District



North Yellowstone TIF paid for improvements paved the way for Costco and others



The Airport is beginning to receive increment and paying for needed infrastructure engineering



Complete improvements in Old Town through the Central Corridor TIF District, closed in 2012



ON (previously AMI) remained in Pocatello through URA improvements



TIF funding was used to remove blight shown here as the old volkswagen graveyard, now the "Triangle" much improved



North Yellowstone TIF paid for improvements that continue to bring business to Pocatello

## What is a Redevelopment Agency?

- A Redevelopment Agency is an Independent Authority Established by the Local Elected Officials
- Established by the City to implement "urban renewal"
- Urban Renewal Law supports local economic development
- Only significant economic development tool in Idaho to attract or provide assistance to potential new business/jobs by assisting with infrastructure, property acquisition, or clean up/removal of deteriorated land/buildings
- Uses incremental tax dollars from new development to benefit that new development/ Urban Renewal Area and/ or foster yet more new development



## Profile of the Pocatello Development Authority

The Pocatello Development Authority was created by the City of Pocatello in 1988 pursuant to resolution 1988-13 in accordance with the Urban Renewal law of 1965 and the Local Economic Development Act. The Authority is an independent public body corporate and politic, entirely separate and distinct from the City of Pocatello.

The purpose of the Pocatello Development Authority is to undertake urban renewal projects in areas designated by the City of Pocatello to be deteriorating and to implement the rehabilitation, conservation, redevelopment, or a combination thereof of such area, or areas, in the interest of the public health, safety, morals or welfare of the residents of the City of Pocatello. The Authority is to afford maximum opportunity, consistent with the needs of the City of Pocatello as a whole, to the rehabilitation or redevelopment of the urban renewal areas by private enterprise.

The Board of Commissioner of the Pocatello Development Authority consists of nine members. Membership is constituted as follows: one member of the Pocatello City Council; one member of the Board of County Commissioners (or their designee); the Mayor of the City of Pocatello; one member with financial expertise such as accounting, banking or lending-institution experience; one member from the education community, and four other members from the citizenry at large. Each commissioner shall serve a four (4) year term. Commissioners may serve up to two (2) consecutive terms or eight (8) years. Terms are staggered in such a fashion that no more than two expire in any given year.

The Board of Commissioners elects the Chairman, and the Vice-Chairman from the ranks of the commission for a term of one year. The Secretary and Treasurer are appointed positions. Elections are at the regular meeting in October.

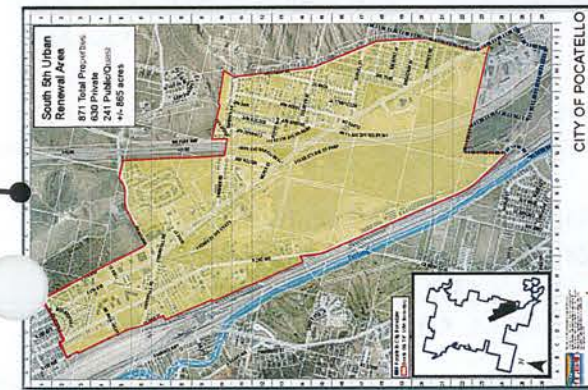
The Chairman of the Board is chief presiding officer of the Pocatello Development Authority. The Chairman executes all deeds, bonds, contracts and other legal documents authorized by the Board. Some of the Chairman's duties may be delegated by the Board to the Executive Director of the Authority.

## Pocatello Development Authority Balance Sheet by Class As of September 30, 2014

4-Naval Ordinance	6-North Portneuf	Regional Airport	TOTAL
418,042.02	14,679.84	162,500.35	3,095,758.36
0.00	0.00	0.00	745,933.61
0.00	0.00	0.00	0.32
0.00	0.00	0.00	677,505.67
0.00	0.00	0.00	1,691,344.54
418,042.02	14,679.84	162,500.35	6,210,542.50
0.00	0.00	0.00	647,621.97
0.00	0.00	0.00	647,621.97
0.00	0.00	0.00	35.96
0.00	12,964.56	0.00	61,795.32
0.00	12,964.56	0.00	61,831.28
418,042.02	27,644.40	162,500.35	6,919,995.75
418,042.02	27,644.40	162,500.35	6,919,995.75
0.00	0.00	0.00	647,621.97
0.00	12,964.56	0.00	42,807.17
0.00	12,964.56	0.00	690,429.14
0.00	12,964.56	0.00	690,429.14
213,250.62	328,742.23	86,123.53	7,093,591.09
0.00	0.00	0.00	64,643.86
204,791.40	-314,062.39	76,376.82	-928,668.34
418,042.02	14,679.84	162,500.35	6,229,566.61
418,042.02	27,644.40	162,500.35	6,919,995.75

# Achievements 2014

- PDA paid \$3.3 million toward the South Valley Connector. This financial contribution was and is still made possible by the creation and subsequent closure of the Central Corridor TIF/URA District in December 2010.
- PDA agreed to pay \$242,267 for rail upgrades at the Naval Ordnance Plant to attract new and retain existing business.
- PDA continues to uphold their agreement to pre-fund the demolition of the remaining aged structures at the Alameda Plaza development at the price of \$250,000.
- PDA helped produce the proposed South 5th Urban Renewal Draft Plan and recommended it to the City Council for adoption.
- PDA/Airport TIF funded up to \$25,000 for a conceptual study and construction study for needed power at the Airport; a new transformer and distribution lines to meet the needs of incoming business.
- PDA/Airport TIF funded up to \$7,500 for a conceptual study for rail construction/reconstruction at the Pocatello Regional Airport.
- PDA/Airport TIF funded up to \$1,000 for soil studies at the Pocatello Regional Airport.
- PDA has worked with BDC, participating and discussing efforts they may be involved in to promote economic development at the airport and other locations throughout Pocatello.
- PDA paid \$450,000 from the North Portneuf TIF district to the City of Pocatello for debt owed for the Hoku development.
- PDA has worked to collect on unpaid debt throughout the year and has been somewhat successful.



**Pocatello Development Authority  
Balance Sheet by Class  
As of September 30, 2014**

	1-General Fund	2-Central Corridor	3-North Yellowstone
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Checking Wells Fargo	111,776.86	2,355,184.87	33,574.42
Savings Wells Fargo	133,084.96	612,848.65	0.00
Zions 2012 Bnd Fnd 7110526D	0.00	0.00	0.32
Zions Bnd Reserve Fnd 7110526B	0.00	0.00	677,505.67
Zions Rev Alloc Fnd 7110526	0.00	0.00	1,691,344.54
<b>Total Checking/Savings</b>	<b>244,861.82</b>	<b>2,968,033.52</b>	<b>2,402,424.95</b>
<b>Accounts Receivable</b>			
Notes Receivable	50,000.00	597,621.97	0.00
<b>Total Accounts Receivable</b>	<b>50,000.00</b>	<b>597,621.97</b>	<b>0.00</b>
<b>Other Current Assets</b>			
Accrued Interest Income	0.00	0.00	35.96
Property Tax Receivable	0.00	21,713.24	27,117.52
<b>Total Other Current Assets</b>	<b>0.00</b>	<b>21,713.24</b>	<b>27,153.48</b>
<b>Total Current Assets</b>	<b>294,861.82</b>	<b>3,587,368.73</b>	<b>2,429,578.43</b>
<b>TOTAL ASSETS</b>	<b>294,861.82</b>	<b>3,587,368.73</b>	<b>2,429,578.43</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Long Term Liabilities</b>			
Deferred Notes Receivable Rev	50,000.00	597,621.97	0.00
Deferred Tax Revenues	0.00	15,601.56	14,241.05
<b>Total Long Term Liabilities</b>	<b>50,000.00</b>	<b>613,223.53</b>	<b>14,241.05</b>
<b>Total Liabilities</b>	<b>50,000.00</b>	<b>613,223.53</b>	<b>14,241.05</b>
<b>Equity</b>			
Fund Balance	253,843.02	4,291,884.77	1,919,746.92
Opening Balance Equity	0.00	0.00	64,643.86
Net Income	-8,981.20	-1,317,739.57	430,946.60
<b>Total Equity</b>	<b>244,861.82</b>	<b>2,974,145.20</b>	<b>2,415,337.38</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>294,861.82</b>	<b>3,587,368.73</b>	<b>2,429,578.43</b>

## How does the PDA work?

The Pocatello Development Authority works with the City of Pocatello, the Bannock Development Corporation and the private sector to remedy blighted or deteriorating/deteriorated urban areas within the city in accordance with Idaho State Law. Pocatello Development Authority administers the funding mechanism for this process using Tax Increment Financing.

The City of Pocatello (with review by the Planning & Zoning Commission and as ultimately determined by the City Council) is responsible for determining which areas of the City qualify under urban renewal law to be categorized as deteriorated or deteriorating. The City then recruits businesses or works with other recruiting efforts of the Bannock Development Corporation to get businesses to move into these areas. These areas typically lack adequate infrastructure which may include water, sewer, power, roads or access, which is in most cases too costly for a developer or the City to fund up-front and in many cases includes property outside of the primary developer's control.

Businesses that are interested in moving are looking for a site that makes business sense and, in some instances, will consider moving if there is financial aid with infrastructure development or construction costs. This is where the PDA steps in again, through the use of Tax Increment Financing Districts. A TIF District allows the developer to construct the infrastructure necessary for new business up front and allows the city to pay the developer back over time through the TIF process. In Idaho, the maximum time allowed for a TIF district is 20 years.

Tax increment financing is a mechanism that allows for funding of urban renewal projects. When the City establishes a tax increment financing (TIF) district the value on the property in the district is frozen (its current valuation is determined). The property taxes collected on the frozen or base value continue to be distributed to the various taxing entities providing services to that property, (i.e. Bannock County, School District 25, and City of Pocatello), but the property taxes paid on the increased valuation goes to the Pocatello Development Authority (property values typically increase due to new development). The PDA can issue bonded debt, based upon expected valuation increases, to provide funding for infrastructure or site development necessary for the business to build in the district. Approximately two (2) years after the business has moved in, the property taxes can be collected only on the increased valuation and it is allocated to the Authority to pay the debt. If the debt is paid prior to the maximum 20 year period the district may be closed "early".

More recently the Authority and businesses have been working hand in hand to accomplish infrastructure and site development without bonded debt. Businesses moving into a URA have been able to provide funding for improvements up front with security from the TIF. Afterward, the Authority repays the businesses their development costs by refunding increased incremental tax within the TIF paid by the businesses back to the businesses.

## PDA Administers Urban Renewal Areas

- PDA Recommends District establishment after finding of need by city Planning & Zoning Commission and City Council
- Recommends District Plan
- Proposed uses of funds, as limited by state law and as may be further limited by the plan
- City Council approves via ordinance
- PDA executes the plan (includes negotiation of development agreements)
- PDA can issue bonded debt to provide funding for infrastructure, or reimburse qualifying debt over time incurred by development, by increased tax revenue through increased property valuation.

