

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
May 15, 2019 – 11:00 a.m.
Paradise Conference Room – Pocatello City Hall

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.us; 208.234.6248; or 5815 South 5th Avenue, Pocatello, ID

In the event this meeting is still in progress at 12:00 p.m., a ten-minute recess may be called.

1. **CALL TO ORDER AND DISCLOSURE OF CONFLICT OF INTEREST.**
2. **ACTION ITEM – Minutes.** The Board may wish to waive the oral reading of the minutes and approve the minutes from the Board of Commissioners Regular Meeting held April 17, 2019, and the Executive Session held April 17, 2019. *See attached documents.*
3. **ACTION ITEM - Financial Report.** A financial report for the PDA will be provided by PDA Treasurer. The Board may wish to approve the financial report. *To be supplemented.*
4. **ACTION ITEM – Expense Payments & Reimbursements.** The Board may wish to approve the payment or reimbursement of the following PDA expenses incurred in April 2019. *See attached documents.*
 - a. \$4,940.00 from General Fund to Elam & Burke for legal fees re: Northgate TIF District creation.
 - b. \$774.00 from North Yellowstone District Fund to Elam & Buke for legal fees re: North Yellowstone District closure.
 - c. \$473.00 from North Portneuf District Fund to Elam & Burke for legal fees re: North Portneuf TIF District.
 - d. \$64.40 from General Fund to Elam & Burke for legal fees re: Special Counsel General
 - e. \$4,420.00 from North Portneuf District Fund to Stacey & Parks for legal services re: North Portneuf TIF District.
 - f. \$17.97 from General Fund to Melanie Gygli as reimbursement for Board's April and May lunch expenses.
 - g. \$3,000.00 from North Yellowstone District Fund to Zions Bank for annual trustee, paying agent, and dissemination agent fees.
 - h. \$4,150.00 from General Fund to Deaton & Company for FY2018 audit.
5. **ACTION ITEM - North Yellowstone TIF District.** A report will be provided regarding the status of the North Yellowstone TIF District and the steps for the termination and closure of the District. The Board may wish to approve Resolution 2019-3, including the Termination Plan and Preliminary Termination Budget for the termination and closure of the North Yellowstone TIF District. *See attached documents.*
6. **ACTION ITEM – North Portneuf TIF District.** The Board will receive a report of the status of the North Portneuf TIF District. This will include a report of the status of the sale by the PDA of the Hoku property, the status of the purchaser's compliance with the sale contracts, the status of unpaid property taxes on the Hoku property, and the status of the lawsuit filed by Celtic Life Sciences LLC with respect to the Hoku property. The Board may wish to approve an extension of the closing date under the sale contracts, the payment by the PDA of the unpaid property taxes on the Hoku property, and a response to the mentioned lawsuit.
7. **EXECUTIVE SESSION – North Portneuf TIF District.** The Board may approve participation in an executive session as outlined in Idaho Code § 74-206(1)(f) to communicate with legal counsel for the PDA to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated, concerning the disposition of the Hoku property and the lawsuit filed by Celtic Life Sciences LLC with respect to the Hoku property.
8. **REPORT – Northgate TIF Plan.** The Board will receive a report of the status of the City's approval of the Northgate TIF Plan and the next steps toward implementing the Plan.
9. **ACTION ITEM – Disbursements under Previously Approved Grants & Loans.** The Board may wish to approve the following requested disbursements of funds under grants and loans previously approved by the Board. *See attached documents.*
 - a. BGS Holdings LLC is requesting disbursement of \$49,014.38 under the loan agreement approved by the Board on 11/1/18.
 - b. Simmons Surgical LLC is requesting disbursements of \$6,946.00 under the loan approved by the Board on 1/16/19 and \$2,954.41 under the grant approved by the Board on 12/19/18.
 - c. Bartholme is requesting disbursement of \$10,000.00 under the grant approved by the Board on 4/17/19.

10. **ACTION ITEM – Request by Denis Clijsters for Grant and/or Loan.** The Board may wish to approve the application of Denis Clijsters for a grant of up to \$60,000.00 for certain improvements to the façade of the Station Square building at 200 South Main. This application is in addition to the previously Board-approved grant of \$100,000 and loan of \$100,000. *See attached documents.*
11. **CALENDAR REVIEW** – The Board may wish to take this opportunity to inform other Board members of upcoming meetings and events that should be called to their attention.
13. **ADJOURN.**

**AGENDA ITEM
NO. 2**

**POCATELLO DEVELOPMENT AUTHORITY
MEETING MINUTES
April 17, 2019**

Vice Chairman Chad Carr called the meeting to order at 11:03 a.m.

Members present: Mayor Brian Blad (arrived approximately 11:32 a.m.), Chad Carr, Jim Johnston, Rob Lion, Thomas Ottaway, Terrel Tovey, and Scott Turner

Members excused/absent: Matt Bloxham, Scott Smith

Others present: Melanie Gygli, Interim Executive Director; Merrill Quayle, Public Works Development Engineer; Joyce Stroschein, Treasurer; Jared Johnson, Pocatello City Attorney; Tiffany Olsen, Bannock County; Mike Ennis, Bannock Development Corporation (ex officio); Dane Simmons (Simmons Surgical); Steve Wright (BGS/Off The Rails Brewery); Sara Turpin and L D Barthlome ("Bill Burke" building); Denis Clijsters, Station Square; Jared Grover, Inergy; Barbara Wischerath, Gateway West

Agenda Item No. 1: Conflicts of Interest. Ottaway disclosed a conflict on Agenda Item No. 5 (a), payment to BGS Holdings. Lion disclosed a conflict on Agenda Item No. 6 (c), Station Square funding request.

Agenda Item No. 2: Minutes. The minutes of the Regular and Executive Sessions of March 20, 2019 were considered. It was then **MSC (J. Johnston, T. Ottaway)** to approve the minutes as presented.

Agenda Item No. 3: Financial Report. **J. Stroschein** presented the financial report for the month of February 2019. At the end of the reporting period, the Authority had cash on hand of \$7,231,036.60. The checking account balance was \$2,993,043.18, the savings account was \$25.00, and cash held by Zions Trust amounted to \$4,237,968.42. The Authority recognized financial activity during the month of February as follows: revenue totaled \$35,928.43, of which \$6,443.16 was interest earnings on cash invested and property tax interest and \$29,485.25 in property taxes from the North Yellowstone District. Expenses totaled \$126,705.46, including \$232.60 for lunch meetings, \$166.97 for publishing costs, legal services in the amount of \$7,352.99, economic development grants of \$48,806.72, and economic development loans in the amount of \$70,231.10. It was noted the amount within the North Yellowstone District showing as "rental income" should be listed within the bond payoff line.

The financial report for March is not yet compiled so will be presented at the May meeting.

Following discussion, it was then **MSC (S. Turner, T. Tovey)** to approve the February 2019 financial reports as presented.

Agenda Item No. 4: Payment Requests/Reimbursements. The following invoices were reviewed for payment: 1) Elam & Burke for March services on the Northgate TIF project for \$2,600.00 (general fund), Philbin Road/Hoku property for \$51.25 (North Portneuf District), North Yellowstone closure for \$129.00 (North Yellowstone District); and 2) Stacey & Parks in the amount of \$4,120.00 for March services on the Hoku property. **Gygli** reported the invoices accurately reflect work performed and are appropriate for payment. It was then **MSC (T. Tovey, R. Lion)** to approve the payment requests.

Agenda Item No. 5: Request for Grant/Loan Disbursements.

- a. BGS Holdings: **Gygli** reviewed the request for loan and grant funds submitted by BGS Holdings (Off The Rails Brewery). The request is for \$43,720.00 covering masonry, electrical, and HVAC. Necessary permits were obtained and work completed to the extent of the invoice. The applicant has not yet determined what amount is applicable to the loan vs. the grant. Following discussion, it was **MSC (T. Tovey, R. Lion, with Ottaway recusing himself)** to authorize release of the funds, after the determination is made as to allocation between grant vs. loan.
- b. Simmons Surgical: **Gygli** reviewed the request for loan and grant funds submitted by Simmons Surgical. The grant request is for \$16,277.28 covering a portion of the hardwood floor restoration, framing, and skylight work. The work does not require a formal permit. Skylight work has not been completed. The loan request is for \$13,460.00 covering a variety of interior work that does not require a formal permit. None of the work has been inspected, so Gygli requested approval, with the condition that it pass inspection by Quayle and Gygli. Following discussion, it was **MSC (J. Johnston, T. Tovey)** to authorize release of the funds after inspection.
- c. Station Square: **Gygli** reviewed the request for loan and grant funds submitted by Station Square. The grant request is for \$15,059.00 covering the installation of the automatic doors. The appropriate permits and inspections were completed. The loan request is for \$43,523.72 covering the installation of the Class A kitchen hood. The appropriate permits and inspections were completed. Following discussion, it was **MSC (T. Tovey, J. Johnston)** to authorize release of the funds.

Agenda Item No. 6: Request for Grants and/or Loans.

- a. Inergy: **Gygli** explained Inergy was approved for a grant of \$25,000.00 for use in the building at 880 North 5th. However, the operation is moving to 525 West Maple, so the request is to allow these funds to be used there. **Jared Grover**, representing Inergy, presented slides and a video in support of the proposal. He explained they will be moving their fulfillment and warehousing operations back here. He anticipates adding 10 employees and the business has a total investment of in the building of \$75,000.00. Following discussion, it was **MSC (J. Johnston, R. Lion)** to approve the change in the grant from 880 North 5th to the building at 525 West Maple, upon the same terms as the previous grant (10 new employees with an average annual salary of not less than \$30,000.00 no later than close of business December 31, 2019; maintain those numbers for a minimum period of three years from establishing the benchmark; submit an employee verification study to be conducted by or at the direction of PDA upon reasonable notice). If the benchmarks are not met, the grant shall convert to a loan at prime plus 1 percent beginning on the conversation date to be repaid in full in monthly installments within five years from the date of default, or as agreed to by the parties.
- b. The Yellowstone: **Gygli** explained Mike McCormick said that they were reworking their partnership so that it would not include Clijsters, before updated documents were signed. To date, though, no changes have been finalized, so no action is needed at today's meeting.
- c. Station Square: **Lion** recused himself from participation as his wife is opening a business within Station Square. **Clijsters** explained he is beginning work on the upper floors of the building, hoping to create offices on the mezzanine for co-working and creating an entrepreneurial atmosphere. This new funding request is for improvements to the façade; he provided an initial

sketch of what he plans to do. Proposed work includes removing the existing awning; installing new windows in the transom area (removing the sheetrock that replaced historic leaded windows); and updating the metal awning. He anticipates the cost to be at least \$50,000.00 and is asking for a \$30,000.00 grant.

Following brief discussion, the Board asked that this proposal be postponed to the next meeting, wanting to have firmer cost figures before making a decision.

Carr moved to Agenda Item No. 8 to accommodate those present.

Agenda Item No. 8: Reports and Updates.

- a. Naval Ordnance District: **Barbara Wischerath** presented slides detailing the history of the Naval Ordnance Plan from the time of its historic use, through its purchase by her father and operation of Gateway West. She described the current businesses within the facility. Wischerath stated that a federal judge found the contract to be invalid; however, that has been appealed to the Ninth Circuit. There are projects within the facility she feels are within the parameters of the district plan.

Following discussion, Board members expressed comfort with the status of the lawsuit and asked that Wischerath provide information on potential projects, with anticipated costs, to be considered at a later meeting.

- b. Northgate TIF Plan: **Gygli** reported the City Council's public hearing on the proposed Northgate TIF will be at their meeting of 4/18/19. **Turner** reported information is being disseminated to downtown owners and merchants suggesting problems that could result if the TIF is approved.
- c. North Yellowstone District Closure: **Gygli** reported action on the necessary documents to move forward on the closure of this district was postponed, as figures were not available in time to take action at today's meeting. Board members expressed concern that the closure be done on a timely basis, specifically, within calendar year 2019. If a special meeting is needed in order to insure this is accomplished, that can be considered. Gygli will consult with Elam & Burke to make sure progress is appropriate.
- d. Discussion/Adoption of Agency Policies and Project Priorities Regarding Gants & Loans: Brief discussion that a special work session meeting would be appropriate for this discussion.
- e. Other: **Lion** invited those present to the Think BIG Fireside Chat where Mayor Blad will be the featured speaker.

Agenda Item No. 7: Hoku Property Disposition. There being qualifying business pursuant to I.C. §74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the PDA may be in competition with other jurisdictions and I.C. §74-206(1)(d & f) to communicate with legal counsel for the PDA to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated and to consider records that are exempt from disclosure, Carr called for an executive session. At approximately 12:35 p.m., **it was moved and seconded (B. Blad, R. Lion)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(d, e, & f). **The motion passed by roll call vote (Ayes: Blad, Lion, Carr, Johnston, Ottaway, Turner.**

Nays: None. Note: Tovey was not present for the vote but returned shortly after). Upon **MSC (T. Tovey, S. Turner)** the Board reconvened to regular session at approximately 12:55 p.m.

Following discussion regarding a request by Solargise to extend the closing date on the property transfer and the issue of delinquent taxes, it was **MSC (B. Blad, S. Turner)** to grant an extension on closing to 6/30/19, subject to the 2015 tax bill being paid in full to Bannock County no later than 4/19/19; if not paid, the extension is revoked.

Adjournment:

There being no further business, the meeting adjourned at approximately 1:08 p.m.

By: 
Melanie Gygli, Interim Executive Director/Secretary

POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES
EXECUTIVE SESSION
April 17, 2019

Members present: Mayor Brian Blad, Chad Carr, Jim Johnston, Rob Lion, Thomas Ottaway, Terrel Tovey, and Scott Turner.

Members absent/excused: Matt Bloxham, Scott Smith.

Others present: Melanie Gygli, Interim Executive Director; Joyce Stroschein, Treasurer; Merril Quayle, Public Works Development Engineer; Tiffany Olson, Bannock County.

The Board of Commissioners adjourned from regular session into executive session pursuant to I.C. §74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the PDA may be in competition with other jurisdictions and I.C. §74-206(1)(d & f) to communicate with legal counsel for the PDA to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated and to consider records that are exempt from disclosure. At approximately 12:35 p.m., **it was moved and seconded (B. Blad, R. Lion)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(d, e, & f). **The motion passed by roll call vote (Ayes: Blad, Lion, Carr, Johnston, Ottaway, Turner. Nays: None. Note: Tovey was not present for the vote but returned shortly after).** Upon **MSC (T. Tovey, S. Turner)** the Board reconvened to regular session at approximately 12:55 p.m.

By: 
Melanie Gygli
Interim Executive Director/Secretary

AGENDA ITEM

NO. 3

(to be supplemented)

**AGENDA ITEM
NO. 5**

RESOLUTION NO. 2019-3

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF
POCATELLO, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF POCATELLO, IDAHO, ALSO KNOWN AS POCATELLO DEVELOPMENT AUTHORITY, MAKING CERTAIN FINDINGS THAT REVENUES ARE SUFFICIENT TO COVER ALL ESTIMATED AGENCY EXPENSES FOR FUTURE YEARS FOR THE URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA KNOWN AS THE NORTH YELLOWSTONE PROJECT AREA; ESTIMATING THE REMAINING PROJECT OBLIGATIONS AND COSTS; RECOMMENDING TO THE CITY COUNCIL THAT THE REVENUE ALLOCATION PROVISION FOR THE NORTH YELLOWSTONE PROJECT AREA BE TERMINATED; RECOMMENDING FURTHER THAT THE CITY COUNCIL PASS AN ORDINANCE TERMINATING THE REVENUE ALLOCATION PROVISION FOR NORTH YELLOWSTONE URBAN RENEWAL PROJECT PLAN AND RETURNING THE REVENUE ALLOCATION AREA TO THE REGULAR TAX ROLL EFFECTIVE TAX YEAR 2019; PROVIDING FOR THE PAYMENT OF DELINQUENT PROPERTY TAXES FOLLOWING TERMINATION; PROVIDING FOR PAYMENT OF CERTAIN EXPENSES FOR FISCAL YEARS 2019 AND 2020; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Pocatello, Idaho, also known as Pocatello Development Authority, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council of the City of Pocatello, Idaho (the "City"), on July 1, 2004, after notice duly published, conducted a public hearing on the North Yellowstone Urban Renewal Area Improvement Plan (the "North Yellowstone Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2741 on July 15, 2004, approving the North Yellowstone Plan and making certain findings;

WHEREAS, the City Council, on November 15, 2007, after notice duly published, conducted a public hearing on a plan amendment to the North Yellowstone Plan. The purpose of the plan amendment was to: (1) extend the duration of the revenue allocation area from fourteen (14) years to twenty-four (24) years; (2) provide for additional projects; and (3) update the economic feasibility study;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2827 on December 6, 2007, approving the amendment to the North Yellowstone Plan and making certain findings;

WHEREAS, the North Yellowstone Plan, as amended, contained a revenue allocation financing provision pursuant to the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, as amended (the "Act");

WHEREAS, the termination date for this revenue allocation area, as set forth in the North Yellowstone Plan, as amended, is December 31, 2028, except for revenues to be received in 2029, as authorized pursuant to Idaho Code § 50-2905(7);

WHEREAS, all identified improvements and/or projects have been completed in the North Yellowstone Plan area;

WHEREAS, the Agency expects all of the expenses from any remaining obligations under the North Yellowstone Plan, as amended, and as identified in the North Yellowstone Termination Budget (FY2019) attached hereto as Exhibit B, to be incurred and satisfied by the Agency's current fiscal year ending September 30, 2019. An estimate of the remaining administrative fees and costs are set forth in the Termination Plan attached hereto as Exhibit A;

WHEREAS, the Agency will request the County Treasurer to not distribute to the Agency any North Yellowstone Plan revenue allocation funds from delinquent tax payments in calendar year 2020, or subsequent years, generated from the 2018 assessed values, or earlier. To the extent any North Yellowstone Plan revenue allocation funds are received by the Agency in calendar year 2020, or later, the Agency will return those funds to the County Treasurer for distribution to the taxing districts;

WHEREAS, the Agency will have sufficient funds on deposit for payment of all final project costs and administrative fees;

WHEREAS, the Agency has reviewed the remaining obligations and based on projected revenues and expenses of the North Yellowstone Plan, has determined there are sufficient funds for payment of all final project costs and Agency expenses and has further determined the revenue allocation area can be terminated on or before December 31, 2019;

WHEREAS, pursuant to Exhibit A, the Agency estimates a surplus will be available for remittance to the County Treasurer for distribution to the taxing districts on or before September 30, 2019;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF POCA TELLO, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Termination Plan attached hereto as Exhibit A is hereby approved and adopted by the Agency Board.

Section 3: That the revenue allocation area contained in the North Yellowstone Plan, as amended, shall be terminated on or before December 31, 2019, consistent with the termination provisions set forth in the Act, allowing certain taxing entities to use the 2019 estimated assessed values above the adjusted base assessment roll for the North Yellowstone Project Area for their budgetary purposes, and further, those certain taxing entities may, for their budgetary purposes, take into account the difference between the increment value as of December 31, 2006, and the December 31, 2018, increment value for the North Yellowstone Project Area, which difference shall be added to the 2019 new construction roll, pursuant to Idaho Code § 63-301A(3)(g).

Section 4: That the Agency does not intend to take revenue allocation funds in calendar year 2020, generated from the 2019 assessed values, and the allocation of revenues under section 50-2908, Idaho Code, shall cease effective January 1, 2020.

Section 5: That all financial obligations have been provided for and any outstanding obligations will be paid in full on or before September 30, 2019. The Agency will have sufficient funds on deposit for payment of all final project costs and administrative fees.

Section 6: That any delinquent property taxes due to the Agency that were levied for calendar year 2018, or earlier, shall not be paid to the Agency, but shall be distributed by the County Treasurer to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area.

Section 7: That any surplus will be remitted to the County Treasurer for distribution to the taxing districts prior to the end of the Agency's 2019 fiscal year on or before September 30, 2019, in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area. *See* I.C. 50-2909(4).

Section 8: That the Agency does hereby request that the City Council, pursuant to 50-2903(5), Idaho Code, adopt an Ordinance providing for the termination of the revenue allocation area in the North Yellowstone Plan, as amended, to be effective on or before December 31, 2019, and declaring that the tax year 2019 revenues from the increment value as levied upon within the revenue allocation area are not needed for the payment of any Agency indebtedness or Agency projects to be completed before September 30, 2019, and should flow to the respective taxing districts pursuant to Idaho law.

Section 9: That a copy of this Resolution be sent to the Bannock County Assessor's Office, the County Auditor/Recorder and the Idaho State Tax Commission to provide notice of termination of the revenue allocation area in the North Yellowstone Plan.

Section 10: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Pocatello, Idaho, on May 15, 2019. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 15th day of May, 2019.

APPROVED:

By: _____
Chair

ATTEST:

By: _____
Secretary

4832-9093-2616, v. 3

EXHIBIT A

THE URBAN RENEWAL AGENCY OF POCA TELLO, IDAHO, ALSO KNOWN AS POCA TELLO DEVELOPMENT AUTHORITY

TERMINATION PLAN FOR THE REVENUE ALLOCATION AREA ESTABLISHED IN 2004 BY THE NORTH YELLOWSTONE URBAN RENEWAL AREA IMPROVEMENT PLAN, AS SUBSEQUENTLY AMENDED IN 2007

The Urban Renewal Agency of Pocatello, Idaho, also known as Pocatello Development Authority (the "Agency ") intends to terminate the revenue allocation area adopted at the time of the original adoption of the North Yellowstone Urban Renewal Area Improvement Plan in 2004, as subsequently amended in 2007 (the "North Yellowstone Plan") for the North Yellowstone Project Area. The termination date for this revenue allocation area is December 31, 2028, except for revenues to be received in 2029, as authorized pursuant to Idaho Code § 50-2905(7). The Agency has reviewed the projected revenues and expenses of the North Yellowstone Plan and has determined the revenue allocation area can be terminated ten (10) years early, by December 31, 2019, effective retroactive to January 1, 2019, as it relates to assessed values within the project area. As a result, the Agency does not intend to receive revenue allocation funds in calendar year 2020, generated from the 2019 assessed values, and the allocation of revenues under Idaho Code § 50-2908, shall cease effective January 1, 2020.

Intent Regarding Delinquencies:

The Agency will request the County Treasurer to not distribute to the Agency any North Yellowstone Project Area revenue allocation funds from delinquent tax payments in calendar year 2020, or subsequent years, generated from the 2018 assessed values, or earlier. To the extent any North Yellowstone Project Area revenue allocation funds are received by the Agency in calendar year 2020, or later, the Agency will return those funds to the County Treasurer for distribution to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on taxable property located within the revenue allocation area.

Fiscal Year 2019 Budget Summary:

The Agency expects all the expenses from any remaining obligations under the North Yellowstone Plan, and as identified in the North Yellowstone Termination Budget (FY2019), Exhibit B to Resolution No. 2019-3, to be incurred and satisfied by the Agency's current fiscal year ending September 30, 2019. The Agency will have sufficient funds on deposit for payment of all final project costs and administrative fees.

At this point, the Agency is anticipating there will be a surplus to be distributed back to the taxing districts, through the County Treasurer, prior to the end of the Agency's 2019 fiscal year, September 30, 2019, and a final small surplus may be distributed prior to the end of the Agency's 2020 fiscal year, September 30, 2020, upon the final accounting of the North Yellowstone Plan and Project Area. An estimate of the total surplus funds to be available for distribution on or before September 30, 2019, is \$1,104,010. Any available funds will be remitted to the County Treasurer to be distributed to the taxing districts in the same manner and

proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area.

4820-9515-6360, v. 4

EXHIBIT B

**POCATELLO DEVELOPMENT AUTHORITY
NORTH YELLOWSTONE URBAN RENEWAL DISTRICT
FY2019 PRELIMINARY TERMINATION BUDGET**

		<u>NORTH YELLOWSTONE REVENUE ALLOCATION FUND FY2019</u>
REVENUE		
Beginning Revenue Allocation Fund Balance as of 9/30/18		3,497,432 **
Tax Increment Revenue (December 2018)		709,447
Tax Increment Revenue (estimated June 2019)		600,000
Interest Income		38,731
	TOTAL	<u>4,845,610</u>
EXPENDITURES:		
OPERATING		
Administrative Expenses		130,948
Debt Service		
--Principal Retirement		3,533,000
--Interest		62,652
Professional Services		15,000
Contingency		0
		<u>3,741,600</u>
	TOTAL OPERATING EXPENSE	3,741,600
Ending Fund Balance		1,104,010
ESTIMATED DISTRIBUTION AMOUNT ON OR BEFORE SEPTEMBER 2019--\$1,104,010		

****Fund balance 9/30/18**

**AGENDA ITEM
NO. 9**

Pocatello Development Authority

9a

City of Pocatello
911 North 7th Avenue
Pocatello, Idaho 83205

An urban renewal agency for the City of Pocatello, Idaho

TO: Pocatello Development Authority, Board of Commissioners

FROM: Melanie Gygli, Interim Executive Director *MG*
Merril Quayle, Public Works Development Engineer *MB*

DATE: Meeting of May 15, 2019

SUBJECT: BGS Holdings – Issuance of Funds

As part of the Economic Development Agreements with BGS Holdings, the Board approved loan funds of up to \$200,000.00 and a grant for \$60,000.00 for costs related to a variety of work on the building at 228 South Main.

A request for payment in the amount of \$49,014.38 have been submitted for a variety of work on the interior. The necessary permits and inspections were obtained and the work has been completed to the extent of the invoices. The total request is applicable to the loan.

With this request, the total drawn on the loan is \$174,876.52, with \$25,123.48 remaining. (The total drawn on the grant to date is \$15,910.00 with \$44,090.00 remaining.)

It is our determination that the fund request is appropriate for payment. Payment should be made as follows:

1. CP Integrity Construction, \$49,014.38

Pocatello Development Authority

9b

City of Pocatello
911 North 7th Avenue
Pocatello, Idaho 83205

TO: Pocatello Development Authority Board of Directors *An urban renewal agency for the City of Pocatello, Idaho*

FROM: Melanie Gygli, Interim Executive Director *MG*
Merril Quayle, Public Works Development Engineer *MB*

DATE: Meeting of May 15, 2019

SUBJECT: Simmons Surgical – Issuance of Loan Funds

As part of the Economic Development Loan & Grant Agreements with Simmons Surgical, the Board provided loan funds of \$125,000.00 for costs related to necessary repairs and add facilities to create a surgical skills training suite and an Air BnB-type lodging room in the building at 312 West Center.

Dane Simmons, representing Simmons Surgical, has submitted a request for \$6,946.00 covering materials and labor for a variety of interior work. On May 7, 2019, the work was inspected and we determined the fund request is proportionate to the work that has been done.

With this request, the total drawn on this loan will be \$45,575.43; remaining to be drawn is \$79,424.57.

Please make checks payable to:



1. Simmons Surgical in the amount of \$3,050.00
2. CP Integrity Construction in the amount of \$3,896.00

Pocatello Development Authority

9/6

City of Pocatello
911 North 7th Avenue
Pocatello, Idaho 83205

TO: Pocatello Development Authority Board of Directors *An urban renewal agency for the City of Pocatello, Idaho*

FROM: Melanie Gygli, Interim Executive Director 
Merril Quayle, Public Works Development Engineer 

DATE: Meeting of May 15, 2019

SUBJECT: Simmons Surgical – Issuance of Grant Funds

As part of the Economic Development Loan & Grant Agreements with Simmons Surgical, the Board provided grant funds of \$75,000.00 for costs related to restoration of the hardwood floors, original skylights, original ceiling, and façade and storefront, along with associated plans and demolition, for the building at 312 West Center.

Dane Simmons, representing Simmons Surgical, has submitted a request for \$2,954.41 covering a portion of the storefront restoration. On May 7, 2019, the work was inspected and we determined the fund request is proportionate to the work that has been done.

With this request, the total drawn on this grant will be \$45,170.35; remaining to be drawn is \$29,829.65. Payment will be made as follows:



1. Simmons Surgical in the amount of \$2,954.41

Pocatello Development Authority

gc

City of Pocatello
911 North 7th Avenue
Pocatello, Idaho 83205

An urban renewal agency for the City of Pocatello, Idaho

TO: Pocatello Development Authority, Board of Commissioners
FROM: Melanie Gygli, Interim Executive Director 
Merril Quayle, Public Works Development Engineer 
DATE: Meeting of May 15, 2019
SUBJECT: L.D. Barthlome – Issuance of Grant Funds

Under an Economic Development Grant Agreement with L.D. Barthlome, the Board provided grant funds of \$10,000.00 for costs related to repair of the roof for the building at 159 South Main.

A request for payment in the amount of \$10,000.00 has been submitted for completion of the roof portion of the project. Proper permits for the work were obtained and it has been completed. It is our determination that the fund request is appropriate for payment.

Payment will be made as follows:

L.D. Barthlome: \$10,000.00

**AGENDA ITEM
NO. 10**

POCATELLO DEVELOPMENT AUTHORITY (PDA)
Preliminary Application for use of Tax Increment Financing

Application:

Name: Denis Clijsters Date: april 4th 2019

Mailing Address: 340 S Arthur Ave apt #401

Work Phone: 801 386 9898 Cell Phone: same E-Mail: Denis.clijsters@gmail.com

Project Description: Awning upgrade, new windows where old leaded windows used to be (now it's only covered with old sheet rock). This will freshen up the 80's looking façade and provide light inside.

Project Location: 200 S Main St

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

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

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

Current Assessed Value of Project Location: 500K

Estimated Construction Value of Project: 30K (20K windows and 10K upgrade)

Number of jobs created by this project: _____ Wage range of jobs: _____

Employee Benefits? Yes No If yes, please describe: _____

Time frame for job creation: _____

Construction start date for project: 05/01/2019 Anticipated completion date: 07/01/2019

Briefly describe other public benefit(s) associated with this project: Facade renewal, fresher look from the street side and more windows and business activity visible.

Does this project compete with other, already established businesses? How? no _____

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

_I'm still going through several contractor bids, the current price is a first estimate _____

Are there other applicants that may be interesting in applying for PDA assistance for this same project? Please explain: _____

Relationship of named applicant to the project: _____

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: _____

Form of Assistance Requested:

- Grant of Funds.
- Loan of Funds.
- Reimbursement for Approved Expenditures.
- Pay-As-You Go.
- Bonding.
- Other? Please specify _____

Other helpful information? Please list: _____

Return completed application to:

PDA Executive Director
City of Pocatello
P O Box 4169
Pocatello ID 83205



PRECISION GLASS & ALUMINUM, INC.
 1626 N. HARRISON AVE. SUITE A
 P.O. BOX 190
 POCATELLO, ID 83204
 (208) 233-3431
 (208) 233-6609 FAX
 PWC-C-10911-AA-4

QUALIFIED BID PROPOSAL

DATE: MAY 2,2019

TO: DENIS CLIJSTERS
 RE: STATION SQUARE
 ATTN: DENIS

WE PROPOSE TO FURNISH THE FOLLOWING AS SPECIFIED BELOW

1 EA 13'5" X 5'4" 2" X 4 1/2" KAWNEER "451T" #29 BLACK ANODIZED FRAME WITH 1" O.A. CLEAR TEMPERED LOW-E GLASS WITH BLACK 5/8" GRIDS

1 EA 11'6" X 5'4" 2" X 4 1/2" KAWNEER "451T" #29 BLACK ANODIZED FRAME WITH 1" O.A. CLEAR TEMPERED LOW-E GLASS WITH BLACK 5/8" GRIDS

1 EA 15'8" X 5'4" 2" X 4 1/2" KAWNEER "451T" #29 BLACK ANODIZED FRAME WITH 1" O.A. CLEAR TEMPERED LOW-E GLASS WITH BLACK 5/8" GRIDS

1 EA 21'9" X 5'4" 2" X 4 1/2" KAWNEER "451T" #29 BLACK ANODIZED FRAME WITH 1" O.A. CLEAR TEMPERED LOW-E GLASS WITH BLACK 5/8" GRIDS

1 EA 19'8" X 5'4" 2" X 4 1/2" KAWNEER "451T" #29 BLACK ANODIZED FRAME WITH 1" O.A. CLEAR TEMPERED LOW-E GLASS WITH BLACK 5/8" GRIDS

1 EA 19'7" X 5'4" 2" X 4 1/2" KAWNEER "451T" #29 BLACK ANODIZED FRAME WITH 1" O.A. CLEAR TEMPERED LOW-E GLASS WITH BLACK 5/8" GRIDS

1 EA 12'0" X 5'4" 2" X 4 1/2" KAWNEER "451T" #29 BLACK ANODIZED FRAME WITH 1" O.A. CLEAR TEMPERED LOW-E GLASS WITH BLACK 5/8" GRIDS

1 EA 11'4" X 5'4" 2" X 4 1/2" KAWNEER "451T" #29 BLACK ANODIZED FRAME WITH 1" O.A. CLEAR TEMPERED LOW-E GLASS WITH BLACK 5/8" GRIDS

NOTE: IT IS OWNERS RESPONSIBILITY TO VERIFY THAT WINDOW DESIGN COMPLIES WITH ARCHITECTURAL DESIGN REQUIREMENTS OF PROJECT.

LEAD TIME: APPROX 4 WEEKS TO RECEIVE MATERIALS

INCLUDES- INSTALLATION AND CAULKING OF OUR MATERIAL

EXCLUDES-, PAINTING, PATCH AND REPAIR OF EXISTING FINISHES, ELECTRICAL, FINAL CLEANING, BONDS AND FEES, TEMPORARY WALLS, TEMPORARY ENCLOSURES, TEMPORARY HEAT, AFTER HOURS WORK, INTERIOR FRAMING, ASBESTOS OR LEAD ABATEMENT. ANY INTERIOR OR EXTERIOR TRIM WORK, LETTERING, ACCESS CONTROL, BREAK METAL FLASHING .

TOTAL INSTALLED, THIRTY THREE THOUSAND FOUR HUNDRED EIGHTY FIVE DOLLARS ...\$33,485.00 APPLICABLE TAXES INCLUDED

THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.
 50% DEPOSIT PRIOR TO ORDERING MATERIALS 50% UPON COMPLETION

SINCERELY,

DAN HOOPES

ACCEPTED BY _____ DATE _____