

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
February 19, 2020 – 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, Idaho.

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

1. **CALL TO ORDER, DISCLOSURE OF CONFLICT OF INTEREST, AND ACKNOWLEDGMENT OF GUESTS.**
2. **ACTION ITEM – Approval of the Agenda.**
3. **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 January 15, 2020. *See attached document.*
4. **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. *See attached document.*
5. **ACTION ITEM – Expense Payments & Reimbursements.** The Board may wish to approve the payment or reimbursement of the following PDA expenses:
 - a. \$80.00 from North Portneuf District Fund to Stacey & Parks for legal services re: North Portneuf TIF District
 - b. \$312.40 from General Fund to Idaho State Publishing for annual report & budget amendment notice of hearing
6. **ACTION ITEM – General Fund Loan – Station Square.** The Board may wish to ratify the Chairman's signature on the request for reconveyance of the Deed of Trust securing the PDA's loan to Station Square. The loan was paid in full.
7. **PUBLIC HEARING/ACTION ITEM – FY2020 Budget Amendment.** The Board may wish to accept comments from the public regarding proposed amendments to the PDA's FY2020 adopted budget. The amendments are necessary to allow for expenditure of unanticipated revenue related to the sale of the "Hoku" property. Following the hearing, the Board may wish to approve the amendment. *See attached documents.*
8. **REPORT/PUBLIC HEARING – 2019 Annual Report of the Pocatello Development Authority.** The Board may wish to review the 2019 Annual Report. Following this review, the Board may wish to accept comments from the public regarding the 2019 Annual Report. *See attached documents.*
9. **ACTION ITEM – Potential TIF District.** Tanner Hernandez will present additional information for a potential urban renewal area/revenue allocation district in the South 5th area. *See attached documents.*
10. **REPORT – Petersen Inc. Annual Report** - The Board may receive a report concerning Petersen Inc.'s annual report and compliance with the terms of the grant provided by the PDA. *See attached documents.*
11. **EXECUTIVE SESSION - Potential Economic Development Opportunity.** The board may approve participation in an executive session as outlined in Idaho Code §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.
12. **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. 3

**POCATELLO DEVELOPMENT AUTHORITY
MEETING MINUTES
January 15, 2020**

Members present: Brian Blad (joined the meeting at 11:35 a.m.), Chad Carr, Rob Lion, Scott Smith, Scott Turner, and David Villarreal (left the meeting at 12:00 noon)

Members absent/excused: J. Johnston, Thomas Ottaway, Terrel Tovey,

Others present: Melanie Gygli, Interim Executive Director; Bonny Schroeder, Deputy Treasurer; Jared Johnson, Pocatello City Attorney; Merril Quayle, Pocatello Public Works Development Engineer; Jeff Mansfield, Pocatello Public Works Director; Carl Anderson, Pocatello Senior Planner; John Regetz, Bannock Development Corporation; Heidi Adamson, Pocatello City Council; Tanner Hernandez, Prime Time Auctions; L.D. Barthlome, Portneuf Capital; other members of the public

Agenda Item No. 1: Call to Order and Disclosure of Conflicts of Interest. Chair **Scott Smith** called the meeting to order to 11:04 a.m. No conflicts were disclosed at this time.

Agenda Item No. 2: Approval of the Agenda. Upon **MSC (R. Lion, S. Turner)** the agenda was approved.

Agenda Item No. 3: Minutes. The minutes of the Regular Meeting of December 18, 2019 were considered. It was then **MSC (S. Turner, C. Carr)** to approve the minutes as presented.

Agenda Item No. 4: Financial Report. **Schroeder** presented the December financial report. At the end of the reporting period, the Authority had cash on hand of \$4,030,540.06, with checking account balance of \$4,030,515.06 and savings account was \$25.00. The Authority recognized financial activity as follows: revenue totaled \$1,250,689.67, of which \$689.57 was interest earnings on cash invested, and \$1,250,000.00 from the sale of the Hoku property. Expenses totaled \$37,505.92, including administrative and professional service expenses of \$6,245.00, and capital improvements in the Naval Ordnance URA of \$31,717.00.

Board members discussed fund balance and then it was **MSC (C. Carr, R. Lion)** to approve the December financial report.

Agenda Item No. 5: Payment Requests/Reimbursements. The following invoices were considered for payment:

- a. \$80.00 from General Fund to Elam & Burke for legal fees re: Northgate URA
- b. \$100.00 from North Portneuf District Fund to Stacey & Parks for legal services re: North Portneuf TIF District.
- c. \$25.67 from General Fund to Melanie Gygli to reimburse administrative costs advanced

Gygli reviewed the payment requests, stating the invoices accurately reflect work performed or goods and services provided, and are appropriate for payment. It was then **MSC (R. Lion, D. Villarreal)** to approve the payment requests.

Agenda Item No. 6: Payment to City of Personnel Costs. **Gygli** reviewed the request for payment to the City reimbursing the cost of City staff support to the Board. During the City's budget process, the Council asked that the Board consider reimbursing the cost of City staff supporting the Board. At the July 2019 meeting the Board approved making such payments, reserving the right to revisit the issue at six months and one year. The projected cost is \$25,000.00 annually. Though a payment interval was not specified, **Gygli** suggested that quarterly would be appropriate. **Adamson** explained the Council felt it important that the general taxpayers not bear the entire burden of staff support to the PDA.

Discussion ensued among Board members regarding the request, noting that the money is available in the general fund and is an appropriate use of the administrative transfer. Following discussion, it was **MSC (R. Lion, C. Carr)** to approve payment to the City in the amount of \$5,187.75 for staff support.

Agenda Item No. 7: Potential TIF District. Gygli provided excerpts from the traffic study performed for Maverik and a preliminary feasibility study. Hernandez reviewed the traffic study recommendations, including a traffic signal at the off-ramp, lane restructuring to include acceleration and deceleration lanes, changes to the slip ramp. He has a meeting with ITD next week. He stated anywhere from \$2-7 million dollars in new development may occur in a possible TIF area, depending on where the boundaries are drawn. He has drawn potential boundaries around only what he can control. In response to questions from Board members, Hernandez stated the new development in the smaller area presented including Maverik and Prime Time; Maverik's footprint is about 4.5 acres; he is open to ideas of looking for additional commercial development on his land. Doug Meldrum, part of Maverik's team, is interested in attending a PDA meeting.

Gygli presented the rough preliminary feasibility study, explaining that it was created using the submitted values (no separate verification) and only the properties under discussion were included (where a full study would cover all properties in a district). Potential increment ranges from \$14,662 to \$28,526 annually.

Blad joined the meeting at this point.

Discussion ensued regarding what area might be included in an TIF district; whether the anticipated increment will be sufficient for proposed projects; any payments for approved project expenses would be on a reimbursement basis, so the risk would be on the developer; whether ITD and/or the City would be able to participate in some of the proposed projects; need to consider the large benefit to the public of having this projects paid through the TIF, rather than the general taxpayers. General consensus that this is a good proposal, but more detailed planning is required before any formal process can start. Board members suggested Hernandez talk with Maverik about what retail businesses might be interested in locating near their store. Further, it may be worth considering relocating the auction business in favor of more commercial development. Quayle agreed to check with ITD on what work might be planned for South 5th for this summer, to see if there are coordination possibilities.

Resolution 2020-1. Smith introduced an unplanned agenda item and read Resolution 2020-1, thanking Gygli for her service to the PDA. It was **MSC (B. Blad, R. Lion)** to adopt Resolution 2020-1. *(Minute taker's note: Thanks to all of you. It has been my pleasure to work with this Board!)*

Agenda Item No. 8: North Portneuf TIF District.

a. Gygli presented the breakdown of which fund paid for the Hoku property when purchased from the City—and should now be reimbursed—as follows: \$195,367.06 from the general fund and \$645,611.54 from the North Portneuf District fund. The balance owned to the City is \$224,247.51. Because this income and the expense of a final payment to the City were not anticipated during the budgeting process, the budget needs to be amended. This requires a public hearing.

Following discussion, it was **MSC (B. Blad, S. Turner)** to allocate the funds as described now and make the final payment to the City after the appropriate budget amendment process. The budget hearing will be scheduled for the February meeting.

b. L.D. Barthlome provided an update on the redevelopment of the property. They are working to identify where all of the utilities are (Quayle agreed to help where the City has records available). They have worked out an easement with Idaho Power to the Great Western Malting property and have worked out the issue around the substation easement. Working with Great Western, UPRR has given approval of an at-grade crossing at Philbin Road. Where possible, when contractors are needed they are reaching out to those who may have lost money on prior projects at this site. They have hired for facility management and maintenance. They would like to change the name of the road to something other than Hoku Way, though no decision on a name has been made (Quayle can help with this process). They may be interested in accessing TIF funds where possible and will work with PDA staff on this.

Agenda Item No 9: Executive Session. To provide an update on a potential economic development opportunity, at approximately 12:26 p.m., **it was moved and seconded (B. Blad, R. Lion)** to adjourn to executive session pursuant to Idaho

Code §74-206(1)(e). **The motion passed by roll call vote (Ayes: Blad, Lion, Carr, Smith, Turner. Nays: None.)** At approximately 12:36 p.m., by **MSC (C. Carr, B. Blad)** the Board reconvened to regular session.

Agenda Item No. 10: Report - Airport TIF District. **Gygli, Regetz, and Quayle** provided an update on the Frigitek/Savage project at the Airport. The project is moving ahead, including survey work, creating leases. Savage’s engineering firm is working with UPRR.

Agenda Item No. 11: Calendar Review.

--Annual Meeting with City Council: **Gygli** reminded that the annual meeting with the City Council will be 2/13/2020 to review and discuss the work of the PDA over the last year and goals for the future. The meeting starts at 9:00 a.m., and this is usually one of the first agenda items.

--Chamber Legislative Day: **Regetz** explained the Chamber legislative day is coming up and may be a good place to discuss urban renewal issues. **Blad** reported on a conversation he had with a legislator, explaining PDA’s successful use of TIFs. He feels this may have changed the legislator’s outlook.

Adjournment: There being no further business, the meeting adjourned at approximately 12:45 p.m.

By: 
Melanie Gygli, Interim Executive Director/Secretary

POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES
EXECUTIVE SESSION
January 15, 2020

Members present: Mayor Brian Blad, Chad Carr, Rob Lion, Scott Smith, Scott Turner

Members absent/excused: Jim Johnston, Thomas Ottaway, David Villarreal

Others present: Melanie Gygli, Interim Executive Director; Jeff Mansfield, Pocatello Public Works Director; Merril Quayle, Pocatello Public Works Development Engineer; Heidi Adamson, Pocatello City Council; John Regetz, Bannock Development Corporation

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. At approximately 12:26 p.m., **it was moved and seconded (B. Blad, R. Lion)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(e). **The motion passed by roll call vote (Ayes: Blad, Lion, Carr, Smith, Turner. Nays: None.)** At approximately 12:36 p.m., by **MSC (C. Carr, B. Blad)** the Board reconvened to regular session.

By: 
Melanie Gygli
Interim Executive Director/Secretary

AGENDA ITEM

NO. 4

Pocatello Development Authority
Balance Sheet by Class
As of January 1, 2020

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
ASSETS						
Current Assets						
Checking/Savings						
ICCU Checking	834,972.30	0.00	950,111.06	1,636,017.04	610,367.14	4,031,467.54
ICCU Savings	25.00	0.00	0.00	0.00	0.00	25.00
Total Checking/Savings	<u>834,997.30</u>	<u>0.00</u>	<u>950,111.06</u>	<u>1,636,017.04</u>	<u>610,367.14</u>	<u>4,031,492.54</u>
Accounts Receivable						
Notes Receivable	426,528.24	0.00	0.00	0.00	0.00	426,528.24
Total Accounts Receivable	<u>426,528.24</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>426,528.24</u>
Other Current Assets						
Accrued Interest Income	23,923.72	0.00	374.33	145.57	228.76	24,672.38
Allowance for Doubtful Accounts	0.00	0.00	0.00	0.00	0.00	0.00
Property Tax Receivable	0.00	98,168.01	0.00	201,165.23	0.00	299,333.24
Total Other Current Assets	<u>23,923.72</u>	<u>98,168.01</u>	<u>374.33</u>	<u>201,310.80</u>	<u>228.76</u>	<u>324,005.62</u>
Total Current Assets	1,285,449.26	98,168.01	950,485.39	1,837,327.84	610,595.90	4,782,026.40
Other Assets						
Inventory - Leasehold	125,000.00	0.00	0.00	0.00	0.00	125,000.00
Land	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Assets	<u>125,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>125,000.00</u>
TOTAL ASSETS	<u>1,410,449.26</u>	<u>98,168.01</u>	<u>950,485.39</u>	<u>1,837,327.84</u>	<u>610,595.90</u>	<u>4,907,026.40</u>
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Other Current Liabilities						
Acct Payable	2,852.43	0.00	0.00	2,541.50	0.00	5,393.93
Notes Payable Short Term	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Current Liabilities	<u>2,852.43</u>	<u>0.00</u>	<u>0.00</u>	<u>2,541.50</u>	<u>0.00</u>	<u>5,393.93</u>
Total Current Liabilities	2,852.43	0.00	0.00	2,541.50	0.00	5,393.93
Long Term Liabilities						
Deferred Interest Receivable	23,632.57	0.00	0.00	0.00	0.00	23,632.57
Deferred Notes Receivable Rev	76,000.00	0.00	0.00	0.00	0.00	76,000.00
Deferred Tax Revenues	0.00	10,399.03	0.00	201,025.90	0.00	211,424.93
Notes Payable Long Term	0.00	0.00	0.00	0.00	0.00	0.00
Total Long Term Liabilities	<u>99,632.57</u>	<u>10,399.03</u>	<u>0.00</u>	<u>201,025.90</u>	<u>0.00</u>	<u>311,057.50</u>
Total Liabilities	102,485.00	10,399.03	0.00	203,567.40	0.00	316,451.43
Equity						
Fund Balance	1,268,011.18	87,768.98	980,538.40	392,468.61	609,912.35	3,338,699.52
Net Income	39,953.08	0.00	-30,053.01	1,241,291.83	683.55	1,251,875.45
Total Equity	<u>1,307,964.26</u>	<u>87,768.98</u>	<u>950,485.39</u>	<u>1,633,760.44</u>	<u>610,595.90</u>	<u>4,590,574.97</u>
TOTAL LIABILITIES & EQUITY	<u>1,410,449.26</u>	<u>98,168.01</u>	<u>950,485.39</u>	<u>1,837,327.84</u>	<u>610,595.90</u>	<u>4,907,026.40</u>

Pocatello Development Authority Profit & Loss by Class

	January 2020				
	1-General Fund	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
Ordinary Income/Expense					
Income					
Interest Income	200.02	219.07	390.52	142.87	952.48
Personal Property tax replace	0.00	0.00	0.00	1,262.85	1,262.85
Property Taxes	0.00	0.00	0.00	51,035.56	51,035.56
Total Income	<u>200.02</u>	<u>219.07</u>	<u>390.52</u>	<u>52,441.28</u>	<u>53,250.89</u>
Gross Profit	200.02	219.07	390.52	52,441.28	53,250.89
Expense					
Administrative	130.64	0.00	0.00	0.00	130.64
Total Expense	<u>130.64</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>130.64</u>
Net Ordinary Income	<u>69.38</u>	<u>219.07</u>	<u>390.52</u>	<u>52,441.28</u>	<u>53,120.25</u>
Net Income	<u><u>69.38</u></u>	<u><u>219.07</u></u>	<u><u>390.52</u></u>	<u><u>52,441.28</u></u>	<u><u>53,120.25</u></u>

At month end, the Authority had cash on hand of \$4,031,492.54. The checking account balance was \$4,031,467.54 and the savings account balance was \$25.00.

Pocatello Development Authority recognized below average financial activity for the month of January. The Authority received revenues totaling \$53,250.89 of which \$952.48 was interest earnings from cash invested. The Airport TIF district received \$51,035.56 in property taxes and \$1,262.85 in personal property tax replacement.

Expenses paid for the month totaled \$130.64. The administrative expenses were \$130.64 for the lunch meeting in January.

Year to date revenues of \$1,430,541.01 (see page 3) are greater than expenses of \$126,497.79, so there is an overall net increase of reserves of \$1,304,043.22.

Pocatello Development Authority
Profit & Loss by Class
 October 2019 through January 2020

	<u>1-General Fund</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
Ordinary Income/Expense					
Income					
Interest Income	859.80	1,117.99	748.76	683.55	3,410.10
Personal Property tax replace	0.00	0.00	0.00	1,262.85	1,262.85
Proceeds from sale of property	124,082.50	0.00	1,250,000.00	0.00	1,374,082.50
Property Taxes	0.00	0.00	0.00	51,035.56	51,035.56
Rental Income	750.00	0.00	0.00	0.00	750.00
Total Income	<u>125,692.30</u>	<u>1,117.99</u>	<u>1,250,748.76</u>	<u>52,981.96</u>	<u>1,430,541.01</u>
Gross Profit	125,692.30	1,117.99	1,250,748.76	52,981.96	1,430,541.01
Expense					
Administrative	476.16	0.00	57.43	0.00	533.59
Bank Fee	0.00	0.00	15.00	0.00	15.00
Capital Construction	0.00	31,171.00	0.00	0.00	31,171.00
Dues and Memberships	1,750.00	0.00	0.00	0.00	1,750.00
Economic Grants Issued	50,234.00	0.00	0.00	0.00	50,234.00
Economic Loans	22,354.20	0.00	0.00	0.00	22,354.20
Professional Services					
Other Professional Services	11,055.50	0.00	9,384.50	0.00	20,440.00
Total Professional Services	<u>11,055.50</u>	<u>0.00</u>	<u>9,384.50</u>	<u>0.00</u>	<u>20,440.00</u>
Total Expense	<u>85,869.86</u>	<u>31,171.00</u>	<u>9,456.93</u>	<u>0.00</u>	<u>126,497.79</u>
Net Ordinary Income	<u>39,822.44</u>	<u>-30,053.01</u>	<u>1,241,291.83</u>	<u>52,981.96</u>	<u>1,304,043.22</u>
Net Income	<u><u>39,822.44</u></u>	<u><u>-30,053.01</u></u>	<u><u>1,241,291.83</u></u>	<u><u>52,981.96</u></u>	<u><u>1,304,043.22</u></u>

Name	General Fund Obligations (w/payments requested as of 2/10/2020)			Loan			Payments Start
	Grant	Drawn	Remaining	Drawn	Drawn	Remaining	
Northgate TIF				\$2,000,000.00	(\$2,000,000.00)	\$0.00	2021 - TIF reimbursement begins
Station Square	\$100,000.00	(\$15,059.00)	\$84,941.00	\$100,000.00	(\$47,882.44)	\$0.00	NA Balance paid, does not intend to use remainder
The Yellowstone				\$16,795.00	\$0.00		Not yet disbursed, \$1,050 + interest quarterly
The Yellowstone/Bridge				\$26,000.00	(\$26,000.00)	\$0.00	2/1/2020 (\$1,839.89 quarterly) First payment received 2/2020
Inergy	\$25,000.00	\$0.00	\$25,000.00				Only if employment incentive not met
BGS	\$60,000.00	(\$60,000.00)	\$0.00	\$200,000.00	(\$200,000.00)	\$0.00	NA 6/1/2020 (\$12,500 + interest quarterly)
Simmons	\$75,000.00	(\$74,900.45)	\$99.55	\$125,000.00	(\$125,000.00)	\$0.00	NA - Applicant does not intend to request remainder 6/1/2020 (\$7,813 + interest quarterly)
Snyder	\$75,000.00	(\$75,000.00)	\$0.00				NA
Barthlome	\$10,000.00	(\$10,000.00)	\$0.00	\$17,500.00			NA Chose not to take loan

AGENDA ITEM
NO. 7

NOTICE OF PUBLIC HEARING
AMENDED BUDGET FOR FISCAL YEAR 2020
POCATELLO DEVELOPMENT AUTHORITY

Notice is hereby given that the Board of Commissioners of the Pocatello Development Authority (PDA), the Urban Renewal Agency for the City of Pocatello, Idaho, will hold a public hearing for consideration of a proposed budget amendment for the fiscal period October 1, 2019 to September 30, 2020. Said hearing is to be held in the Paradise Conference Room at Pocatello City Hall, 911 North 7th Avenue, Pocatello, Idaho, at 11:00 a.m. Wednesday, February 19, 2020. At said hearing, all interested persons may appear and show cause, if any they have, why said amended budget should not be adopted.

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.us; 208.234.6248 or 5815 South 5th Avenue, Pocatello, Idaho.

The following is an estimate of the increases expenditures related to unexpected revenue from the sale of real property for the fiscal period October 1, 2019 to September 30, 2020. All other revenues and expenditures for the Authority shall remain without change as set forth in the original budget adopted August 21, 2019. Said amounts are set forth as follows:

General Fund

EXPENSE

Contingency (3)	\$666,609.73	\$986,059.29
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North Portneuf

EXPENSE

Contingency (3)	\$355,084.43	\$1,203,210.86
City Payment for HOKU land purchase (1)	\$17,741.00	\$224,247.51

Total	<u>\$1,039,435.16</u>	<u>\$2,413,517.66</u>
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1. Scheduled to pay off on October 31, 2030. Will be paid off with proceeds from sale.
3. The General Fund contingency covers the Northgate project and potential unplanned projects. The remaining contingencies in the other districts are for potential unplanned projects.

I, Ashley Linton-Welsh, Treasurer for the PDA, do hereby certify that the above is a true and correct statement of the proposed amended revenues and expenditures of said fiscal period of the PDA for said period. Adjustments are necessary to account for unexpected revenues and expenditures that were not accounted for in the FY2020 budget plan. Revenues include proceeds from sale of real property and tax remittances; expenditures include debt service, interest payments, and administrative and professional services. The proposed budget amendment is available on the PDA's website at <http://pda.pocatello.us/>.

Dated this 6th day of February, 2020.

Ashley Linton-Welsh, Treasurer

Published in the Idaho State Journal February 11 and 18, 2020.

AGENDA ITEM

NO. 8



POCATELLO DEVELOPMENT AUTHORITY

2019 ANNUAL REPORT

- Pocatello City Boundary
- North Yellowstone URATIF
- North Portneut URATIF
- Naval Ordnance URATIF
- Pocatello Airport URATIF

Pocatello
Regional Airport

Board of Commissioners

Scott Smith (Chair)

Attorney, Legal

Chad Carr (Vice-Chair)

Utilities

Brian Blad

Mayor

Matt Bloxham

(January – August)

ISU Foundation

Jim Johnston

City Council President

Robert Lion

ISU College of Education

Thomas Offaway

ISU College of Business

Terrel Tovey

Bannock Co. Commissioner

Scott Turner (Retired)

Business & Development

David Villarreal

(September – December)

Financial

PDA/City Staff

Melanie Gygli

Interim Executive Director

Joyce Stroschein/Ashley

Linton-Welsh

Treasurer

Merril Quayle

Public Works Development

Engineer

Profile of the Pocatello Development Authority

The Pocatello Development Authority was created by the City of Pocatello in 1988 by 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, and a discrete component of 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 Commissioners of the Pocatello Development Authority consists of nine members. Membership includes the President of the Pocatello City Council; a member of the Board of Bannock County Commissioners (or 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 serves a four (4) year term and 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.

At the regular meeting in October, the Board elects the Chairman, Vice-Chairman, Secretary, and Treasurer for a term of one year. The Board may also appoint other positions as may be determined necessary.

The Chairman of the Board is the 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.

How Does the PDA Work?

The Pocatello Development Authority (PDA) works with the City of Pocatello, Bannock Development Corporation and the private sector to remedy blighted and/or deteriorating or deteriorated areas in accordance with Idaho State Law. The PDA administers the funding for this process using tax increment financing according to an urban renewal plan approved by the local legislative body.

The City of Pocatello (via the City Council) is responsible for determining which areas of the City qualify under urban renewal law to be categorized as deteriorated or deteriorating and considered as an urban renewal area (URA). These areas typically lack adequate infrastructure, which may include water, sewer, power, roads or access. These improvements are 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.

Once an urban renewal area is established, the City recruits businesses or works through other recruiting efforts such as Bannock Development Corporation to attract businesses to these areas. 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 for infrastructure development or other construction costs such as demolition. This is where the PDA steps in, through the use of tax increment financing (TIF).

Tax increment financing is a mechanism that allows for funding of urban renewal projects according to an adopted

urban renewal plan. When the City establishes a TIF district the value of the property in the district is frozen at its current valuation, creating the base value. The property taxes collected on this base value continue to be distributed to the various taxing entities providing services to that property, (e.g., cities, counties, and school districts), but the property taxes paid on the increased valuation goes to the Pocatello Development Authority (property values typically increase due to new development based on added value). The PDA can issue bonded debt, based upon expected valuation increases, or provide reimbursement to provide funding for infrastructure or site development necessary for the business to build in the district. Approximately two years after the business has moved in, property taxes begin to be collected on the increased valuation and allocated to the Authority to pay debt or reimburse costs. If planned projects are completed and all debt is paid prior to the maximum 20 year period the district may be closed "early" and the added valuation is returned to the various taxing districts.

Recently the Authority and businesses have been working to accomplish infrastructure and site development without bonded debt. Businesses moving into an established district have been able to provide funding for improvements up front, knowing reimbursement will be possible through the TIF district. Afterward, the Authority repays the businesses for infrastructure costs from the increased tax increment within the TIF area (taxes paid by the businesses returning to the businesses for what is quite often public infrastructure).

PDA Administers Urban Renewal Areas

- PDA recommends establishment of an urban renewal area and revenue allocation area after finding of need by the City Council
- PDA creates and recommends a plan for use of the tax increment funds, according to requirements of state law
- City Council approves the plan via ordinance
- PDA executes the plan
- PDA can issue bonded debt to provide funding for infrastructure, or reimburse qualifying debt over time incurred during development, using the increased tax revenue generated by increased property valuation

What is a Redevelopment Agency?

- A redevelopment agency is an independent authority established by the local governing body
- Established by the City to implement “urban renewal”
- Urban Renewal Law supports local economic development
- Successful and most significant and flexible economic development tool in Idaho to attract or provide assistance to potential new business/jobs by assisting with infrastructure, property acquisition, or cleanup or removal of deteriorated land/buildings
- Uses tax increment dollars from new or enhanced development to benefit that development and/or foster yet more development

2019 Annual Report - Pocatello Development Authority

The mission of the PDA is to promote and support projects that achieve sustainable economic growth and vitality to enhance the community.

Pursuant to Idaho Code §50-2006(c), urban renewal agencies are to provide an annual report by March 31st of each year to the jurisdiction’s governing body. Calendar year end financials are included at the end of the report.

The PDA will hold a public hearing on the annual report at their regularly-scheduled meeting on February 19, 2020 with the required notice provisions being met.

Basic TIF Model

Annual taxes generated

Revenues diverted for TIF-eligible purposes:

- ▷ Pledged to support bond debt service
- ▷ Pledged to developer note
- ▷ Fund infrastructure

Incremental Taxes

New Tax Base
Revenues flow to normal taxing bodies

Existing Tax Base

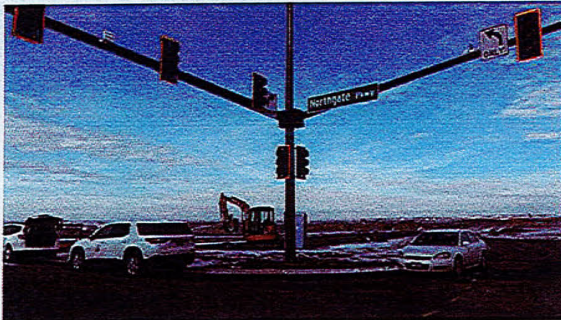
Revenues continue to flow to normal taxing bodies

Statutory life of TIF district

Achievements - 2019

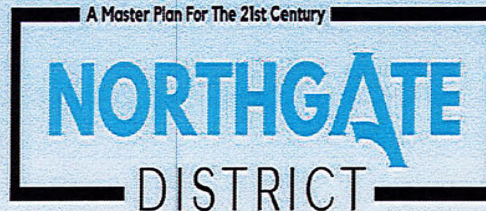


The North Yellowstone URA was closed ahead of schedule, returning \$1,455,007 to the tax entities and adding almost \$66,000,000 to the tax roles going forward.

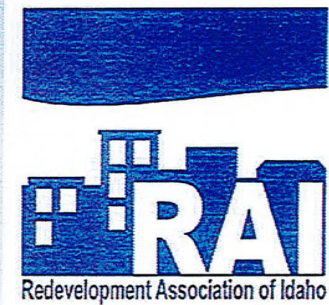


On December 6, 2019, the Northgate Interchange was opened to traffic. The PDA paid \$2,000,000 to assist in the construction of the interchange and related local roads.

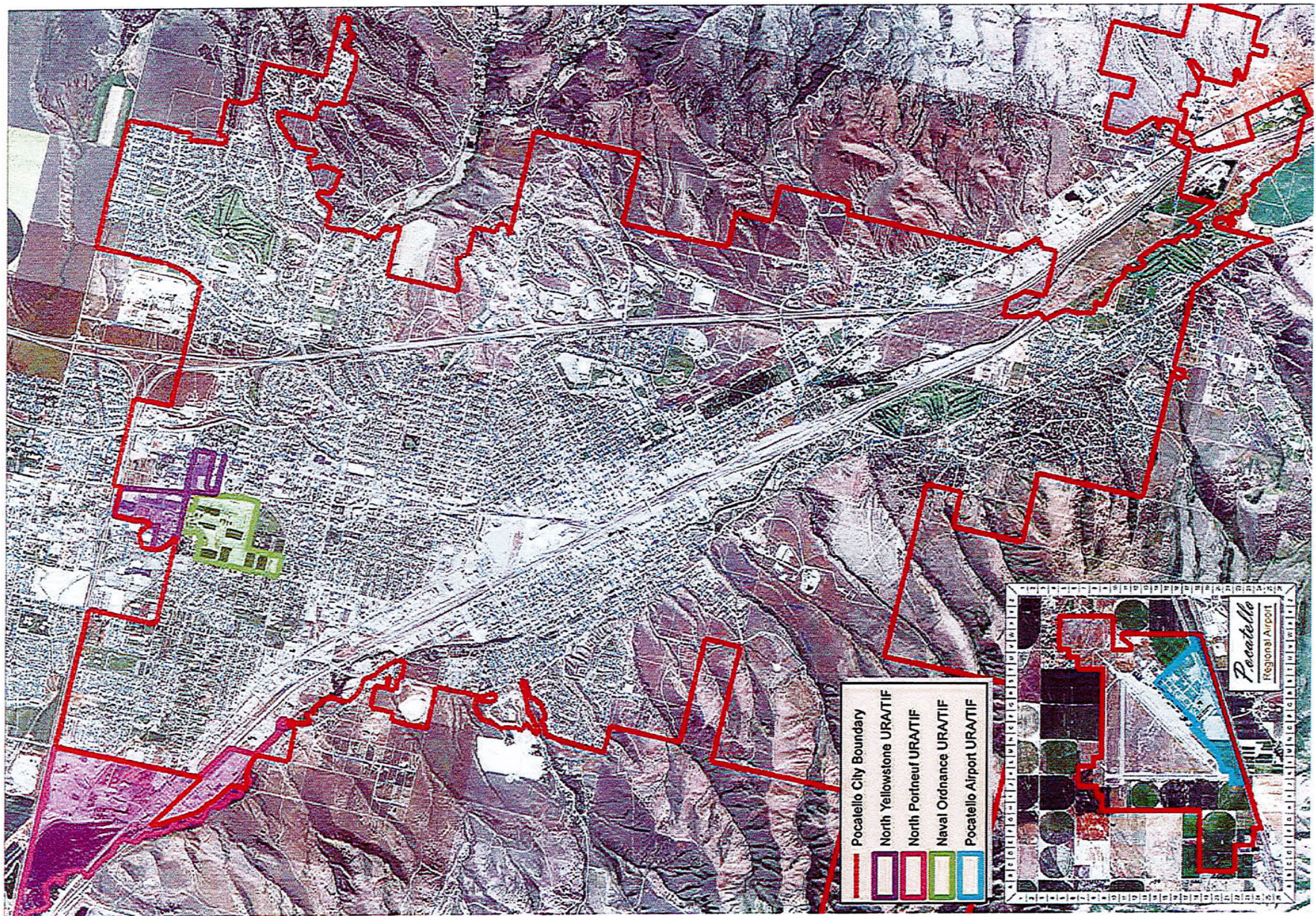
The PDA continued to work toward redevelopment of the “Hoku” site. Late in 2019, the property was sold to a local development group, Portneuf Capital, which will undertake redevelopment of the site.



After many years’ work, the Pocatello City Council adopted an ordinance creating the urban renewal area and tax increment financing plan for the new Northgate development. Receipt of funds for projects in this area is anticipated beginning in 2021.



The PDA continued support to the Redevelopment Association of Idaho in legislative efforts to save/enhance urban renewal laws for Idaho.



North Yellowstone Urban Renewal Area



Companies in the North Yellowstone District

- **Established:** 2004
- **Original Expiration:** 2028
- **2019 Tax Increment:** \$1622,648
- **Present Fund Balance:** \$0
- **Added Market Value:** \$66,000,000
- **Bonded Debt:**

*Borrowed \$7,755,000 in 2004 to fund \$6,000,000 construction. Debt was refinanced in 2012 at a reduced rate saving \$1.8 million in interest and allowing early closure of the district.

***The PDA paid off the bonded debt and closed the district in 2019. This added about \$66,000,000 in property value to the general tax roles. A check for \$1,455,007.75 representing surplus funds from the URA was presented to Bannock County for distribution to the local taxing districts.**

- **Non-Bonded Debt:** The last payment to Costco of the annual employment incentive was made in 2017.
- **Improvements:** \$9.3 million in new public infrastructure, including roads, curb & gutter, sidewalks, sanitary sewer, water, storm water, lighting, traffic signal upgrades, utility upgrades (gas, power, communications).
- Named "Best Planning Project" in the State, 2005
- **Employee Statistics:** As of October 2019, the North Yellowstone URA included 1,367 employees with estimated total wages of \$32,876,225. (Source: Idaho Department of Labor)

- Americas Best Contacts & Eyeglasses
- Ashley Furniture
- AT&T
- Bank of Commerce
- Bed, Bath & Beyond
- Big 5 Sporting Goods
- Buffalo Wild Wings
- Chili's
- Costco
- Dick's Sporting Goods
- DL Evans Bank
- Downeast Clothing
- Firehouse Grill
- Five Guys
- Great Wall Express
- Installer Direct Flooring
- Jensen Jewelers
- Jo-Ann's
- KB's Burrito
- Kiwi Loco
- Lowes
- Mattress Firm
- McKenzie River Pizza & Pub
- PetSmart
- Pizza Pie Café
- Precision Phone Repair
- Ross Dress for Less
- Texas Roadhouse
- Verizon
- Wanderlust



Naval Ordnance Plant Urban Renewal Area

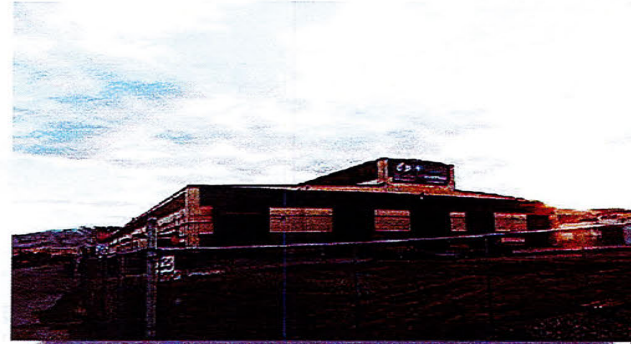


H&R Hockey



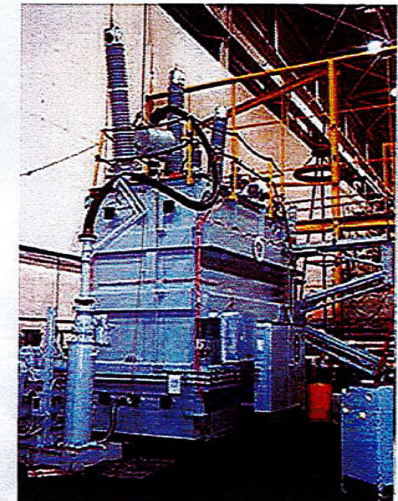
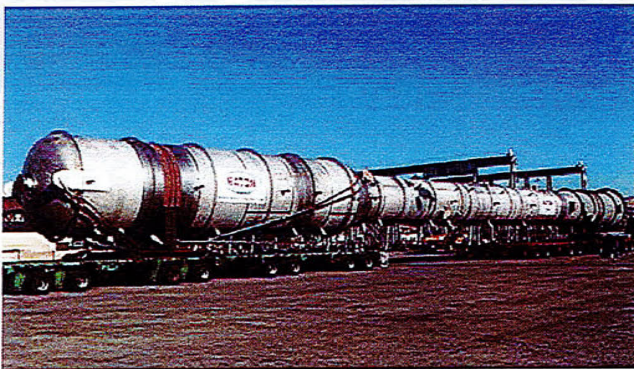
- **Established:** 2006
- **Expires:** 2026
- **2019 Tax Increment:** \$256,571
- **Present Fund Balance:** \$1,005,207
- **Added Market Value:** **\$14,169,161**
- **Bonded Debt:** None
- **Non-bonded Debt:** None

- **Improvements:** Power upgrades, rail & pavement upgrades, sewer pump station, monitoring station, and building upgrades to retain manufacturing
- **Employee Statistics:** As of October 2019, the Naval Ordnance Plant URA included 670 employees with estimated wages of \$32,211,079. (Source: Idaho Department of Labor)
- **RDA Payment:** \$750,000 to make RDA payment for employment incentive to keep Petersen Inc. in Pocatello (versus Ogden, Utah). Petersen is now located at the Pocatello Regional Airport.



Companies in the Naval Ordnance District

- SME Steel
- Virginia Transformer
- Eaton Metal Products
- ATCO Structures & Logistics
- Western Industrial



Pocatello Regional Airport Urban Renewal Area



- **Established:** 2010
- **Expires:** 2033
- **2019 Tax Increment:** \$108,532
- **Present Fund Balance:** \$609,784
- **Added Market Value:** **\$5,458,762**
- **Bonded Debt:** None
- **Non-bonded Debt:** None
- **Improvements:** Upgrades to culinary and fire flow water, sewer, road, storm water, and public non-city utilities (gas, power, and communications).
- Petersen Inc. grand opening October 2011
- **Employee Statistics:** The Pocatello Airport URA includes 178 employees with estimated wages of \$7,247,746. (Source: Idaho Department of Labor)
- **Petersen, Inc.:** Terms of the grant agreement include a benchmark of 50 FTE with a minimum wage of \$14/hr for a period of 15 years. Petersen, Inc. continues to meet or exceed that requirement, currently reporting 65 FTEs with 63 employees earning at least \$14/hr, and an average wage of \$23.38/hr. (Source: Petersen, Inc. Semi-Annual Report dated 6/2019).

Companies in the Pocatello Regional Airport District

- Petersen Incorporated
- AV Center
- McNabb Grain & Trucking
- Utah Helicopter
- BLM
- NFS
- Driscoll TopHay



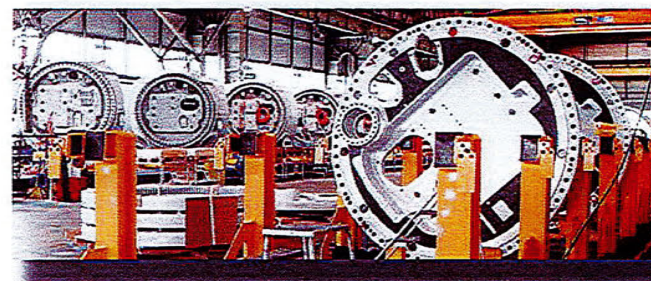
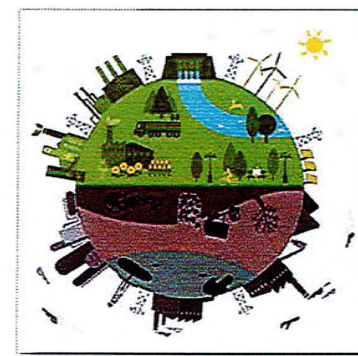
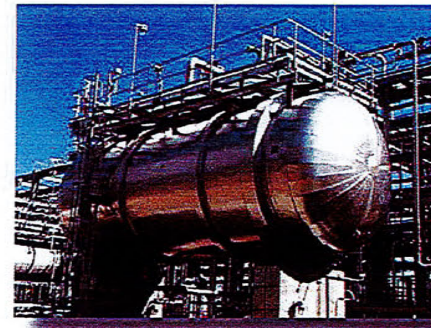
North Portneuf Urban Renewal Area



- **Established:** 2007
- **Expires:** 2030
- **2019 Tax Increment:** \$86,574
- **Present Fund Balance:** \$191,830
- **Added Market Value:** **\$7,268,258**
- **Bonded Debt:** None
- **Non-bonded Debt:** \$224,248
This is the amount remaining owed by the PDA to the City of Pocatello for purchase of the property. With the sale of the property, the PDA anticipates paying the remaining amount owed in early 2020.
- **Private Investment:** \$450,000,000
- **Improvements:** \$1,000,000 by the City to purchase land within the district, relocation of water mainlines and upgrades to non-City utilities (rail, gas, power, and communications).
- **Employee Statistics:** As of October 2019, the North Portneuf URA included 224 employees with estimated wages of \$12,238,417. (Source: Idaho Department of Labor)

Major Companies in North Portneuf District:

- Hoku Materials declared bankruptcy in 2014
- The PDA acquired the property from City of Pocatello through conveyance per Idaho Code and existing leases have expired.
- Late in 2019, the PDA was successful in selling the property to Portneuf Capital for redevelopment of the site.



Northgate Urban Renewal Area

Established:	2019
Expires:	2039
2019 Tax Increment:	\$ - 0 -
Present Fund Balance:	\$ - 0 -
Added Market Value:	\$ - 0 -
Bonded Debt:	None
Non-bonded Debt:	None

Improvements: The new Northgate Parkway I-15 interchange was opened in December 2019. This project was made possible through a public-private partnership to which the PDA contributed \$2,000,000.

Tax increment funds are anticipated to begin flowing to the Authority in 2021.

Pocatello Development Authority
Balance Sheet by Class
As of December 31, 2019

	1-General Fund	3-North Yellowstone	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
ICCU Checking	834,772.28	0.00	949,891.99	1,635,626.52	610,224.27	4,030,515.06
ICCU Savings	25.00	0.00	0.00	0.00	0.00	25.00
Total Checking/Savings	834,797.28	0.00	949,891.99	1,635,626.52	610,224.27	4,030,540.06
Other Current Assets						
Accrued Interest Income	23,932.63	4,424.57	173.37	66.68	100.00	28,697.25
Property Tax Receivable	0.00	98,168.01	0.00	201,165.23	0.00	299,333.24
Total Other Current Assets	23,932.63	102,592.58	173.37	201,231.91	100.00	328,030.49
Total Current Assets	858,729.91	102,592.58	950,065.36	1,836,858.43	610,324.27	4,358,570.55
Other Assets						
Inventory - Leasehold	424,779.00	0.00	0.00	0.00	0.00	424,779.00
Land	0.00	0.00	0.00	0.00	0.00	0.00
Note Receivable	76,000.00	0.00	0.00	0.00	0.00	76,000.00
Total Other Assets	500,779.00	0.00	0.00	0.00	0.00	500,779.00
TOTAL ASSETS	1,359,508.91	102,592.58	950,065.36	1,836,858.43	610,324.27	4,859,349.55
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Other Current Liabilities						
Accrued Interest Payable	0.00	0.00	0.00	0.00	0.00	0.00
Acct Payable	18,311.63	0.00	0.00	6,964.31	0.00	25,275.94
Bonds Payable Short Term	0.00	0.00	0.00	0.00	0.00	0.00
Notes Payable Short Term	0.00	0.00	0.00	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00	200,000.00	0.00	200,000.00
Total Other Current Liabilities	18,311.63	0.00	0.00	206,964.31	0.00	225,275.94
Total Current Liabilities	18,311.63	0.00	0.00	206,964.31	0.00	225,275.94
Long Term Liabilities						
Bonds Payable Long Term	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Interest Receivable	23,632.57	0.00	0.00	0.00	0.00	23,632.57
Deferred Notes Receivable Rev	76,000.00	0.00	0.00	0.00	0.00	76,000.00
Deferred Tax Revenues	0.00	10,399.03	0.00	201,025.80	0.00	211,424.83
Notes Payable Long Term	0.00	0.00	0.00	0.00	0.00	0.00
Total Long Term Liabilities	99,632.57	10,399.03	0.00	201,025.80	0.00	311,057.40
Total Liabilities	117,944.20	10,399.03	0.00	407,990.21	0.00	536,333.44
Equity						
Fund Balance	1,201,811.65	92,193.55	980,337.44	167,966.91	609,783.59	3,072,093.14
Net Income	39,753.06	0.00	-30,272.08	1,240,901.31	540.68	1,250,922.97
Total Equity	1,241,564.71	92,193.55	950,065.36	1,428,868.22	610,324.27	4,323,016.11
TOTAL LIABILITIES & EQUITY	1,359,508.91	102,592.58	950,065.36	1,836,858.43	610,324.27	4,859,349.55

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01/09/20
Accrual Basis

Pocatello Development Authority Profit & Loss by Class

	December 2019				TOTAL
	1-General Fund	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	
Ordinary Income/Expense					
Income					
Interest Income	179.31	255.18	103.45	151.73	689.67
Proceeds from sale of property	0.00	0.00	1,250,000.00	0.00	1,250,000.00
Total Income	<u>179.31</u>	<u>255.18</u>	<u>1,250,103.45</u>	<u>151.73</u>	<u>1,250,689.67</u>
Gross Profit	179.31	255.18	1,250,103.45	151.73	1,250,689.67
Expense					
Administrative	89.92	0.00	0.00	0.00	89.92
Bank Fee	0.00	0.00	15.00	0.00	15.00
Capital Construction	0.00	31,171.00	0.00	0.00	31,171.00
Professional Services					
Other Professional Services	430.00	0.00	5,800.00	0.00	6,230.00
Total Professional Services	<u>430.00</u>	<u>0.00</u>	<u>5,800.00</u>	<u>0.00</u>	<u>6,230.00</u>
Total Expense	<u>519.92</u>	<u>31,171.00</u>	<u>5,815.00</u>	<u>0.00</u>	<u>37,505.92</u>
Net Ordinary Income	<u>-340.61</u>	<u>-30,915.82</u>	<u>1,244,288.45</u>	<u>151.73</u>	<u>1,213,183.75</u>
Net Income	<u><u>-340.61</u></u>	<u><u>-30,915.82</u></u>	<u><u>1,244,288.45</u></u>	<u><u>151.73</u></u>	<u><u>1,213,183.75</u></u>

At month end, the Authority had cash on hand of \$4,030,540.06. The checking account balance was \$4,030,515.06 and the savings account balance was \$25.00

Pocatello Development Authority recognized above average financial activity for the month of December. The Authority received revenues totaling \$1,250,689.67 of which \$689.67 was interest earnings from cash invested. The HOKU Property was sold to Portneuf Capital for \$1,250,000.00.

Expenses paid for the month totaled \$37,505.92. The administrative expenses were \$89.92 for the lunch meeting in December. Bank fees for \$15.00 were paid for an incoming wire fee. Capital improvements within the Naval Ordinance fund were \$31,171.00. Other professional services include \$5,800.00 to Stacey & Parks, PLLC for legal assistance on the North Portneuf District and \$430.00 to Elam & Burke for special general counsel.

Year to date revenues of \$1,377,290.12 (see page 3) are greater than expenses of \$126,367.15, so there is an overall net increase of reserves of \$1,250,922.97.

Pocatello Development Authority
Profit & Loss by Class
October through December 2019

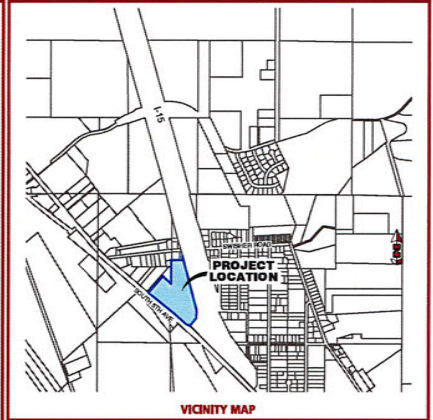
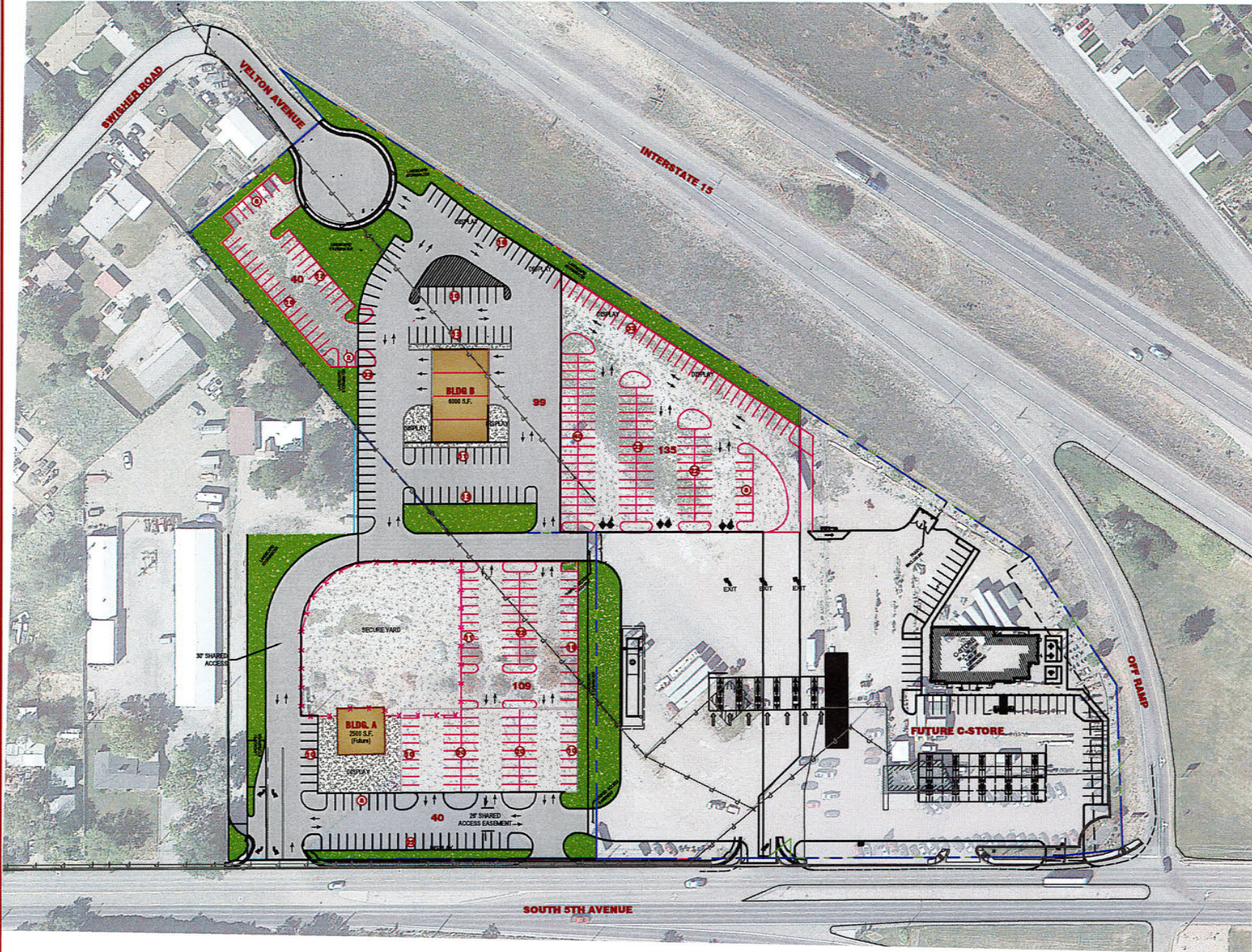
	<u>1-General Fund</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
Ordinary Income/Expense					
Income					
Interest Income	659.78	898.92	358.24	540.68	2,457.62
Proceeds from sale of property	124,082.50	0.00	1,250,000.00	0.00	1,374,082.50
Rental Income	750.00	0.00	0.00	0.00	750.00
Total Income	<u>125,492.28</u>	<u>898.92</u>	<u>1,250,358.24</u>	<u>540.68</u>	<u>1,377,290.12</u>
Gross Profit	125,492.28	898.92	1,250,358.24	540.68	1,377,290.12
Expense					
Administrative	345.52	0.00	57.43	0.00	402.95
Bank Fee	0.00	0.00	15.00	0.00	15.00
Capital Construction	0.00	31,171.00	0.00	0.00	31,171.00
Dues and Memberships	1,750.00	0.00	0.00	0.00	1,750.00
Economic Grants Issued	50,234.00	0.00	0.00	0.00	50,234.00
Economic Loans	22,354.20	0.00	0.00	0.00	22,354.20
Professional Services					
Other Professional Services	11,055.50	0.00	9,384.50	0.00	20,440.00
Total Professional Services	<u>11,055.50</u>	<u>0.00</u>	<u>9,384.50</u>	<u>0.00</u>	<u>20,440.00</u>
Total Expense	<u>85,739.22</u>	<u>31,171.00</u>	<u>9,456.93</u>	<u>0.00</u>	<u>126,367.15</u>
Net Ordinary Income	<u>39,753.06</u>	<u>-30,272.08</u>	<u>1,240,901.31</u>	<u>540.68</u>	<u>1,250,922.97</u>
Net Income	<u><u>39,753.06</u></u>	<u><u>-30,272.08</u></u>	<u><u>1,240,901.31</u></u>	<u><u>540.68</u></u>	<u><u>1,250,922.97</u></u>

AGENDA ITEM

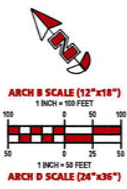
NO. 9

OVERVIEW MAP FOR:
PRIME TIME COMMERCIAL DEVELOPMENT

LOCATED IN THE WEST 1/2 OF THE NORTH 1/2 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 35 EAST, OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



VICINITY MAP
 LEGEND & NOTES



OVERVIEW MAP FOR:
PRIME TIME COMMERCIAL DEVELOPMENT

LOCATED IN THE WEST 1/2 OF THE NORTH 1/2 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 35 EAST, OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



DEVELOPER INFORMATION	
NAME	PRIME TIME AUCTIONS
CONTACT	TANNER HERNANDEZ
PHONE	(208) 222-3255
ADDRESS	3400 SOUTH 5TH AVENUE POCATELLO IDAHO, 83204
SHEET INFORMATION	
DRAWN BY	GREER
CHECKED BY	
PROJECT #	16000
DATE CREATED	08/2016
LAST REVISION	10/15/2019
FILE PATH	ESTRATEGIA\ID\TANNER\16000\16000\16000-01-19-PRIME TIME AUCTIONS

RMES
 Engineers • Surveyors • Planners
 301 5th St. W. #130 • Williston, ND 58801 • (701) 572-0110
 600 E. Oak St. • Pocatello, ID 83201 • (208) 234-0110

Anderson, Carl

From: Tanner Hernandez <sold@primetimeauctions.com>
Sent: Friday, February 7, 2020 4:42 PM
To: Anderson, Carl
Subject: February PDA Agenda
Attachments: Concept with Joint Easement Roads Paving.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

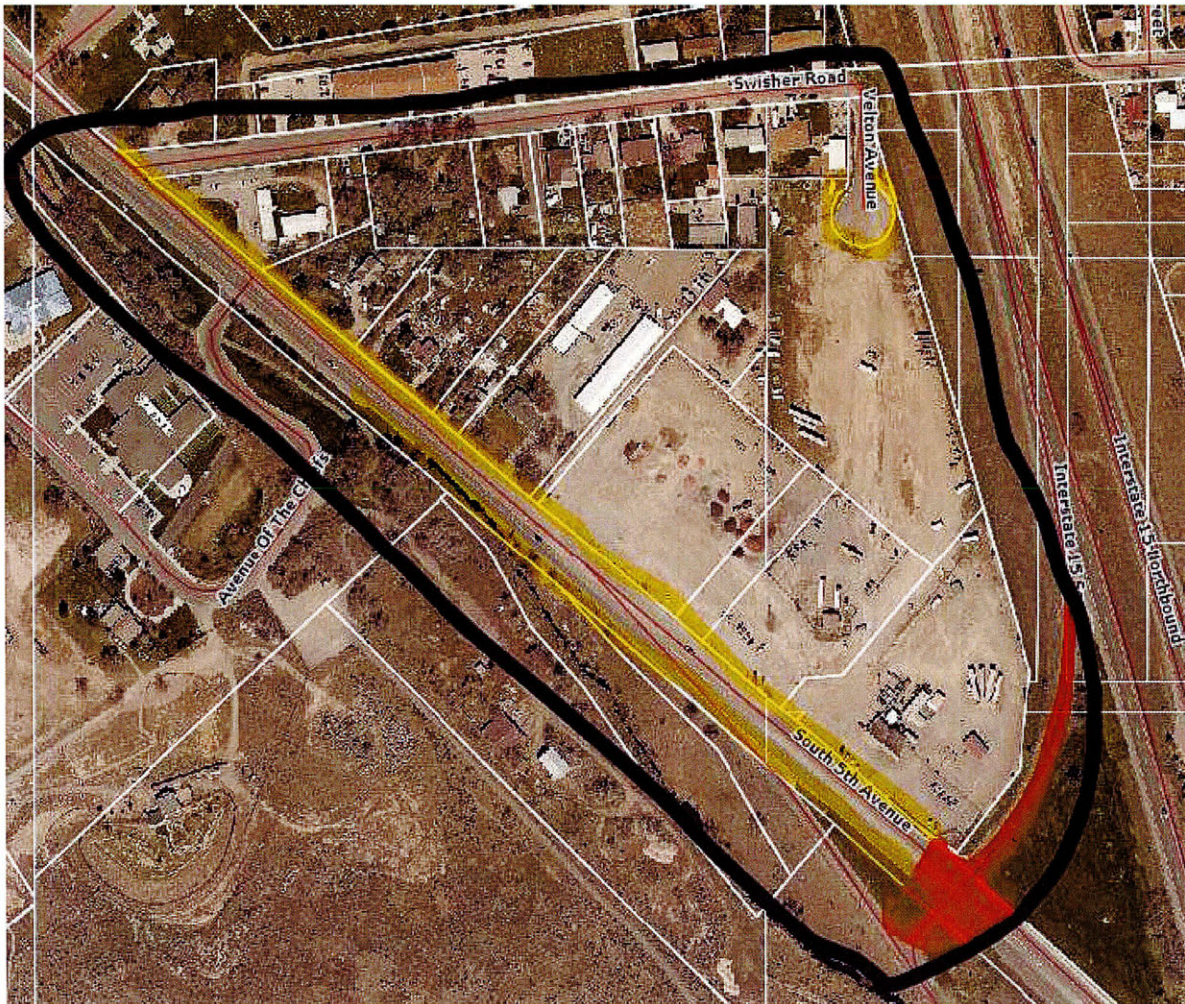
Project: South Pocatello Exit 67 Gas Station and Auction Facility
3400 S 5th Pocatello ID 83204

We had a productive meeting with ITD on Feb 7, 2020 and have a plan to move forward.

It would be good to break this proposal down into 3 groups:

1. **ITD would like to explore a joint venture** to install the traffic signal and some traffic improvements. If the City and PDA could partner with them they could potentially get the installation of needed improvements done sooner (1-2 years) rather than later (5-7 years). Chris Perisol, Sr Transportation Planner & Corey Krantz Traffic Engineer will be attending the PDA Meeting to explore options. Chris Perisol believes the investment would be \$400,000 to \$500,000. We propose that PDA use existing funds to help in this project. Then request the city put any funds and resources available to assist.
2. **Maverik will be installing** Deceleration and Acceleration Lanes, Sidewalks and Infrastructure Improvements. Doug Meldrum, Mavericks Land Entitlement Manager will be attending the PDA meeting and can discuss his ideas.
3. **TIF proposal infrastructure improvements:**
 - 1 Telephone Poles Removed along S 5th underground 4 in front of 3380 - 3200 S 5th Centurylink: \$24,287. Sparklight / Cableone: \$2,153.
 - 2 Sidewalk from 3400 - 3200 S 5th - 750 ft \$6,000
 - 3 Sidewalk around Velton Culdesac - 300 ft \$2,500
 - 4 Telephone Poles Removed go Underground
3150 - 3020 S 5th 820 ft \$40,000 - \$100,000 waiting on details from centurylink
 - 5 Sidewalk 3150 - 3020 S 5th 820 ft \$6,600
 - 6 Other potential Sidewalks on Swisher St, Utility Improvements \$10,000Subtotal - \$91,545 - \$151,545

By estimates provided by Melanie Gygli last month - additional TIF funds could generate anywhere from \$293,000 - \$570,520 over a 20 year term or \$14,662 - \$28,526 per year. This situation fits the criteria for the TIF and is sure to be successful in rejuvenating the area.



The Traffic and Civil Engineers will be working on additional Maps and Documents. I will supply those to you when we have them.

Thank you,

Tanner Hernandez

C: (208) 221-9285 | O: (208) 232-4912, 3400 S 5th Ave. Pocatello, ID 83204
sold@primetimeauctions.com

On Thu, Feb 6, 2020 at 11:38 AM Anderson, Carl <canderson@pocatello.us> wrote:

That's great to hear!

Please remember that anything you would like to have on the PDA agenda in February will need to be submitted no later than 8AM Monday (February 10, 2020). If you're not ready by then, we can aim for the March agenda.

Thank you!

-Carl

From: Tanner Hernandez <sold@primetimeauctions.com>
Sent: Tuesday, February 4, 2020 12:58 PM
To: Anderson, Carl <canderson@pocatello.us>
Cc: Gygli, Melanie <mgygli@pocatello.us>
Subject: Re: February PDA Agenda request

Thank you. We are making progress.

Doug Meldrum and his team with Civil and Traffic Engineers, along with RMES will be meeting with ITD Friday at 1:00 to discuss. (Attaching the most recent Traffic Study)

From CenturyLink email on removing poles:

The scope of work to complete the relocation all the way to Swisher Rd is approximately 4 times larger in size. As such, I am comfortable providing an approximate cost estimate of \$100,000. I would require some form of commitment from you and the City if I am to narrow this cost further.

Biser Fan

CenturyLink Engineer II

930 W Cedar St

Pocatello, ID 83201

Tel: 208.234.0075

Fax: 208.234.3209

Biser.Fan@CenturyLink.com

We will send additional information to continue the process this month.

Tanner Hernandez

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sold@primetimeauctions.com

On Tue, Feb 4, 2020 at 11:17 AM Anderson, Carl <canderson@pocatello.us> wrote:

Hello,

I hope you are well. I am checking in regarding the February PDA agenda. If you plan to request to be on the February PDA agenda, I need to know and have any documents no later than 8AM on 2/10/20. Requests received after that time will be held for the March meeting.

Thank you!

CARL ANDERSON | CITY OF POCATELLO

Senior Planner | Planning & Development Services

911 N 7th Avenue | PO Box 4169 | Pocatello ID 83205-4169

Office 208-234-6278 | canderson@pocatello.us

AGENDA ITEM

NO. 10

Pocatello Development Authority & Petersen Inc.

Status Update

December 31, 2019



PDA Agreement

- Grant, Loan and guarantee terms contingent on Petersen Inc. performance
 - 50 full time employees
 - Period of fifteen years – Beginning 3/1/2011 thru 3/1/2026
 - Minimum wage of \$14.00/hour

*Regional
Development Alliance, Inc.*

East Idaho's Partner in Growth



Current Conditions

- 2019 was the best year on record for Pocatello facility
- Work has been steady all year
- Several large projects recently awarded to Petersen Inc.
- Future bright, commitment strong
- Currently 63 heads on roll
 - 61 heads at/over \$14.00 per hour
 - Average wage of \$24.30 per hour

Current Conditions

Petersen Inc.
Idaho Facility Qtrly Headcount

