

POCATELLO DEVELOPMENT AUTHORITY

Agenda for the meeting of

February 16, 2022 – 11:00 a.m.

Council Chambers – Pocatello City Hall

Limited in-person attendance is allowed, but due to COVID-19 guidelines, strict social distancing measures are in place. Individuals are encouraged, but not required, to wear masks/face coverings.

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 –MEETING MINUTES.** The Board may wish to waive the oral reading of the minutes and approve the minutes from the Regular Board of Commissioners meeting on December 15, 2021, and the Training and Work Session on January 5, 2022. *See attached documents.*
- 3. ACTION ITEM –EXPENSE PAYMENTS & REIMBURSEMENTS.** The Board may wish to approve the payment or reimbursement of the following PDA expenses:
 - 3a. \$34.99** from the General Fund to Aceline McCulla for additional lunch order OF \$13.00 on January 5, 2022, and for \$21.99 for paper on February 8, 2022. *See attached receipts.*
 - 3b. \$23.71** from the General Fund to Brent McLane for snacks provided during the January 5, 2022 Training Session. *See attached receipt.*
 - 3c. \$13,347.50** from the General Fund to Elam & Burke for legal fees for the following three invoices: **1)** \$4,845.00 for November 2021 Statement; **2)** \$3,430.00 for December 2021 Statement; and **3)** \$5072.50 for January 2022 Statement. *See attached invoices.*
 - 3d. \$195.75** from the General Fund to Grand Idaho Inn & Suites for meeting room and beverage expenses for the training and work session on January 5, 2022. **Retro approval needed, paid on January 26, 2022, Check 1420.** *See attached invoice.*
 - 3e. \$3,938.47** for City of Pocatello for Administrative Staff costs for period July 1-December 31, 2021. *See attached report.*
- 4. ACTION ITEM – PDA TREASURER.** The Board may wish to discuss options for filling the office of Treasurer for the PDA.
- 5. ACTION ITEM – IRG OWNER PARTICIPATION AGREEMENT.** The Board may wish to discuss a request from IRG to reconsider the decision by the board on 11/17/2021 that approved \$1,100,000.00 in reimbursement funding instead of the requested \$1,600,000.00. IRG has asked that the board consider revising this approval to \$1,400,000.00 as the funds become available.
- 6. ACTION ITEM – 2021 DRAFT ANNUAL REPORT.** The Board may wish to discuss the 2021 Draft Annual Report prior to publication in March.
- 7. ACTION ITEM – FEASIBIITY STUDIES.** The Board may wish to discuss new a TIF study for the South 5th Avenue area and the Downtown area.
- 8. ACTION ITEMS – PDA MANUAL ENHANCEMENT.** The Board may wish to discuss a PDA Manual Enhancement.
- 9. ACTION ITEM – 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.
- 10. ACTION ITEM –NEWS FOR THE GOOD OF THE ORDER.** The board may wish to discuss news for the Good of the Order.
- 11. ADJOURN REGULAR MEETING.**

Action Item 2

POCATELLO DEVELOPMENT AUTHORITY
Meeting Minutes for December 15, 2021, at 11:00 AM
Council Chambers, 911 N 7th Avenue, Pocatello, Id

Present: Heidi Adamson, Greg Gunter, Jim Johnston, Terrel Tovey and Scott Turner,

Excused: Brian Blad, Rob Lion and David Villarreal.

Unexcused: Victoria Byrd.

Others Present: Brent McLane, Executive Director; Aceline McCulla, Secretary, Jared Johnson, Pocatello City Attorney, Jeff Mansfield, Pocatello Director of Public Works/City Engineer, Merril Quayle, Pocatello Dev. Engineer; MiaCate Kennedy, Pocatello Ex-Officio and guests.

Vice Chair Turner asked the Board to approve today's agenda as published.

It was moved by **J. Johnston** and seconded by **T. Tovey** to approve the agenda as published. Those in favor: Adamson, Gunter, Johnston, Tovey and Turner. Unanimous. Motion Carried.

Agenda Item No. 1: Call to Order and Disclosure of Conflicts of Interest

Vice Chair Turner called the meeting to order at approximately 11:01 AM and no conflicts were disclosed.

Agenda Item No. 2: Approve the Minutes

The Board may wish to waive the oral reading of the minutes and approve the minutes from the Board of Commissioners meeting held November 17, 2021.

It was moved by **H. Adamson** and seconded by **J. Johnston** to approve the minutes from the Board of Commissioners meeting held November 17, 2021. Those in favor: Adamson, Gunter, Johnston, Tovey and Turner. Unanimous. Motion Carried.

It was moved by Tovey and seconded by Adamson to revisit the minutes.

It was moved by **H. Adamson** and seconded by **G. Gunter** to amend the minutes to remove G. Gunter from the minute motions and approve the changes. Those in favor: Adamson, Gunter, Johnston, Tovey and Turner. Unanimous. Motion Carried.

Agenda No. 3: Expense Payments & Reimbursements. The Board may wish to approve the payment or reimbursement of the following PDA expenses:

3a. \$97.00 from the General Fund to Elam & Burke for legal fees for the month of October.

It was moved by **T. Tovey** and seconded by **J. Johnston** to approve the payments as presented. Those in favor: Adamson, Gunter, Johnston, Tovey and Turner. Unanimous. Motion Carried.

Agenda Item No. 4: Station Square Lost Note and Request for Reconveyance and a Substitution of Trustee. The Board of Commissioners may wish to discuss and authorize the Chair to sign the Lost Note and Request for Reconveyance and a Substitution of Trustee for the Station Square loan payoff.

It was moved by **T. Tovey** and seconded by **H. Adamson** to authorize the Chair Villarreal to sign the Station Square Lost Note and Request for Reconveyance and a Substitution of Trustee documents as presented. Those in favor: Adamson, Gunter, Johnston, Tovey and Turner. Unanimous. Motion Carried.

Agenda Item No. 5: 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.

McLane stated the training and work session will be held January 5, from 9 AM to 4 PM. Meghan and MiaCate will train in the morning, and Rob Lion will lead the work session in the afternoon. McLane and Quayle will look for historical documents and then McLane will send a copy of the documents via email prior to the training and work session.

Agenda Item No. 6: ADJOURN

With no further business, it was moved by **T. Tovey** and seconded by **G. Gunter** to adjourn the meeting at 11:18 AM. Those in favor: Adamson, Gunter, Johnston, Tovey and Turner. Unanimous. Motion Carried.

Submitted by: Aceline McCulla, Secretary

Approved on: January 19, 2022

DRAFT

POCATELLO DEVELOPMENT AUTHORITY
Training and Work Session Minutes for January 5, 2022
9:00 AM to 4:00 PM
Grand Idaho Inn & Suites
1399 Bench Road, Pocatello, ID 83201

**AGENDA ITEM 1: CALL TO ORDER, DISCLOSURE OF CONFLICT OF INTEREST, AND
ACKNOWLEDGMENT OF GUESTS.**

Chair Villarreal called the training to order at 9:18 AM

PRESENT: Heidi Adamson, Victoria Byrd, Greg Gunter, Jim Johnston, Rob Lion, Terrel Tovey,
Scott Turner and David Villarreal.

EXCUSED: Brian Blad.

STAFF: Brent McLane, Executive Director, Aceline McCulla, Secretary, Meghan Conrad, PDA Attorney
(Via Zoom), MiaCate Kennedy, Ex officio, Jeff Mansfield City of Pocatello PW Director, Jared
Johnson, City of Pocatello Attorney, Rick Cheatum, City of Pocatello Councilman.

AGENDA ITEM 2: MEGHAN CONRAD.

The Board will receive training from Meghan Conrad of Elam and Burke on roles, limitations, and responsibilities of redevelopment agencies as defined by law and state statute.

Megan Conrad gave a presentation on the Urban Renewal Project implementation and answered Board members' questions. The PowerPoint will be sent to PDA Board members and stored digitally for records retention.

AGENDA ITEM 3: TRAINING WITH MIACATE KENNEDY

The Board will receive training from MiaCate Kennedy I of the Bannock Development Corporation (BDC) on how to coordinate efforts to increase and enhance economic development in the City of Pocatello.

MiaCate Kennedy identified the who, what and why of the BDC. The BDC's plan is to vet companies interested in coming to our City.

High level revitalization of downtown dynamic is in the top five requirements for cities to grow and succeed.

Kennedy is working on a five-step plan to vet companies and see if they strategically follow the BDC's plan, if they are a match, may move to the PDA if a TIF District is a good fit for the business and they may utilize assistance to complete a transition to Pocatello. The **5-Step Process** includes **1) Financials and Business plan; 2) Strategic plan; 3) Location; 4) Timeline; and 5) Commitment level – length of time.**

BDC has their own legal team and liability insurance to cover their team. Kennedy noted that companies are sent to the State of Idaho to identify fund incentives available and then create agreements with the State prior to coming back to BDC and then to the PDA for qualifying programs.

Kennedy emphasized that being transparent is vital as well as bringing in all the stakeholders to get companies motivated to move their company to Pocatello. For Pocatello to understand that high technology is a requirement for residents and businesses.

AGENDA ITEM 4: LUNCH BREAK - 12:30 p.m. – 1:00 p.m.

AGENDA ITEM 5: WORK SESSION

The Board will discuss vision, goals, and policies of the PDA.

Chair Villarreal introduced Rob Lion as the facilitator for the work session and began the work session at 1:00 PM.

Rob Lion stated the PDA needs to discuss and design the change the Board wants to see and revise plans to take the PDA in a new direction. Lion would guide the group on Vision, Goals, and add to the “Policy Parking Lot” to work through later as they pop up.

Lion asked Conrad to please review the street improvements from her earlier presentation. **Conrad** highlighted street improvements in other cities in her Urban Revitalization PowerPoint. (Aceline would emailed the Presentation to PDA Board members).

The PDA planning document would limit some things in different TIF Districts, which are all predated of 2016.

Conrad discussed information on TIFs and downtown areas, as a downtown initiative is an important part. The PDA has the ability to create a revitalization area. The area desired would be studied by a third-party agency, the findings would then be presented to the PDA Board and worked through and then the information would be brought before the City of Pocatello Council.

Funding in part comes from the City as a grant with reimbursement over a time frame.

Conrad explained that URA is an area determined as deteriorated or deteriorating. Communities would choose to have funds allocated to restore these areas. TIF (tax increment revenue generator) and URA (not an increment revenue generator) as of 2016 an URA can be overlaid with a TIF and they may have the same boundary.

Tovey noted a government entity must be the grantee and allocate funds accordingly.

Conrad clarified that a closed TIF district can be opened as a new TIF district in whole or part.

Conrad discussed borrowed funds and noted that agencies could budget for operational expenses. If PDA borrows funds from another TIF district, the funds must be reimbursed to that TIF District. When you look at businesses that require infrastructure, a TIF could be created. This may create a ripple effect where other businesses, within the area specified, want to improve their buildings and may ask for limited funds.

AGENDA ITEM 6: ADJOURN.

With no further business, the work session ended at 4:00 PM.

Submitted by: _____
Aceline McCulla, Secretary

Approved on January 19, 2022

Action Item 3

AGENDA 3A-1

Cafe Tuscano
2231 E. Center St.
Pocatello, ID 83201
203-233-7702

January 5, 2022 11:13am

Ticket: 2201050004
Server: TO GO T
Seat: ToGo:ToGo:1

Item	Price
1 Pull Pork Sandwich	12.00T
Subtotal	12.00
Sales Tax 1 Exempt: 826000244	
TO GO Charge	1.00
Total	\$13.00
MstrCard Visa	\$-13.00
Amount Due	\$0.00

Tip Helper:
15%=1.95 18%=2.34 20%=2.60

Thank you and have a Wonderful
Day!!

Reimburse

*Aceline McCulla
904 F McKinley Ave
Pocatello ID 83201*

*Last minute order
for Rick Chestnut
on day of meeting.*

Broulim's

570 SOUTH STATE
SHELLEY, IDAHO 83274

PHARMACY HOURS
MON-FRI 9:00 AM - 7:00 PM
SAT 9:00 AM - 5:00 PM
208-357-0468

114 KRIS

Welcome BROULIMS Member 42000053770
GROCERY

Reimburse Brent McLane
Snacksfor Training & Work Session
on January 5, 2022.

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FL FUN TIMES MIX CUB 2840015583	11.99	TF
You Saved	5.10	
QKR CHW VARIETY PK G 3009931188	2.49	TF
BAKERY		
FANCY DONUTS 445	.99	TF
SERVICES		
WALLET CREDIT 92	5.00	TF

SUBTOTAL 14 22.37
TAX 1.34
TOTAL 23.71

DUE 23.71
DEBIT 23.71

EPS Response Desc APPROVED
01/05/2022 07:33:08
US DEBIT Entry Method: Chip
CARD #: XXXXXXXX
PURCHASE
AUTH DATE: 7/2/22

ELAM & BURKE

ATTORNEYS AT LAW

AGENDA 3c-1

Tax Id No. 82-0451327

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Pocatello Development Authority
Attn: Brent McLane
City of Pocatello
P.O. Box 4169
Pocatello, ID 83205

NOVEMBER 30, 2021

Invoice # 193601

Billing Atty - MSC

RE: Special Counsel General

CLIENT/MATTER: 09212-00003

NOVEMBER 30, 2021

Invoice # 193601

***** INVOICE SUMMARY PAGE *****

PROFESSIONAL FEES	4,915.00
COSTS ADVANCED	.00
TOTAL INVOICE	4,915.00

ELAM & BURKE

ATTORNEYS AT LAW

AGENDA 3c-2

Tax Id No. 82-0451327

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Pocatello Development Authority
Attn: Brent McLane
City of Pocatello
P.O. Box 4169
Pocatello, ID 83205

DECEMBER 31, 2021

Invoice # 194088

Billing Atty - MSC

RE: Special Counsel General

CLIENT/MATTER: 09212-00003

DECEMBER 31, 2021

Invoice # 194088

***** INVOICE SUMMARY PAGE *****

PROFESSIONAL FEES	3,430.00
COSTS ADVANCED	.00
TOTAL INVOICE	3,430.00

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

AGENDA 3c-3

Tax Id No. 82-0451327

Pocatello Development Authority
Attn: Brent McLane
City of Pocatello
P.O. Box 4169
Pocatello, ID 83205

JANUARY 31, 2022

Invoice # 194415

Billing Atty - MSC

RE: Special Counsel General

CLIENT/MATTER: 09212-00003

JANUARY 31, 2022

Invoice # 194415

***** INVOICE SUMMARY PAGE *****

PROFESSIONAL FEES	5,072.50
COSTS ADVANCED	.00
TOTAL INVOICE	5,072.50

POCATELLO DEVELOPMENT AUTHORITY

1420

Idaho Grand Inn & Suites - Pocatello

1/26/2022

Jan 22 training facility and beverages

195.75

ICCU Checking

195.75

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

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AJ		08/20/2021	PR0831			PAYROLL SUMMARY		468.75-	.00	2021 11
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		31.77	.00	2021 11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		15.89	.00	2021 10
AJ		07/09/2021	PR0709			PAYROLL SUMMARY		222.41	.00	2021 10
TRANSACTION TOTAL:								270.07	.00	
01-0200-414.13-03	AJ	08/06/2021	OTHER PAYOFFS PR0806			.00 PAYROLL SUMMARY	72.95	.00 72.95	.00 .00	72.95- 11
TRANSACTION TOTAL:								72.95	.00	
01-0200-414.21-02	AJ	08/06/2021	LIFE PR0806			.00 PAYROLL SUMMARY	.67	.00 .10	.00 .00	.67- 11
AJ		07/09/2021	PR0709			PAYROLL SUMMARY		.33	.00	2021 10
TRANSACTION TOTAL:								.43	.00	
01-0200-414.22-00	AJ	08/20/2021	WORKERS COMPENSATI PR0820			.00 PAYROLL SUMMARY	1.40	.00 .67	.00 .00	1.40- 11
AJ		08/20/2021	PR0831			PAYROLL SUMMARY		.67-	.00	2021 11
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		.05	.00	2021 11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		.02	.00	2021 10
AJ		07/09/2021	PR0709			PAYROLL SUMMARY		.32	.00	2021 10
TRANSACTION TOTAL:								.39	.00	
01-0200-414.24-03	AJ	08/06/2021	PERSI PR0806			.00 PAYROLL SUMMARY	116.66	.00 3.79	.00 .00	116.66- 11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		1.92	.00	2021 10
AJ		07/09/2021	PR0709			PAYROLL SUMMARY		26.55	.00	2021 10
TRANSACTION TOTAL:								32.26	.00	
01-0200-414.24-04	AJ	08/06/2021	MEDICAL SAVINGS PR0806			.00 PAYROLL SUMMARY	38.25	.00 2.54	.00 .00	38.25- 11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		.59	.00	2021 10

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						TRANSACTION TOTAL:		11.93	.00		

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AJ		08/20/2021	PR0831			PAYROLL SUMMARY		35.86-	.00	2021	11
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		7.93	.00	2021	11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		1.17	.00	2021	10
AJ		07/09/2021	PR0709			PAYROLL SUMMARY		16.76	.00	2021	10
						TRANSACTION TOTAL:		25.86	.00		

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AJ		09/30/2021	PR1001			PAYROLL SUMMARY		304.98	.00	2021	12
AJ		09/17/2021	PR0917			PAYROLL SUMMARY		88.55	.00	2021	12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY		132.82	.00	2021	12
AJ		08/20/2021	PR0820			PAYROLL SUMMARY		154.96	.00	2021	11
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		154.96	.00	2021	11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		354.18	.00	2021	10
AJ		07/09/2021	PR0709			PAYROLL SUMMARY		265.65	.00	2021	10
						TRANSACTION TOTAL:		1,456.10	.00		

01-0600-415.10-02			PERS.-NONEXEMPT, FU			.00	1,808.99	.00	.00		1,808.99-
AJ		09/30/2021	PR1001			PAYROLL SUMMARY		11.58	.00	2021	12
AJ		09/30/2021	PAYROLL			PP21 PAYROLL FY21		4.96	.00	2021	13
AJ		09/17/2021	PR0917			PAYROLL SUMMARY		54.84	.00	2021	12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY		109.66	.00	2021	12
AJ		08/20/2021	PR0820			PAYROLL SUMMARY		43.87	.00	2021	11
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		208.37	.00	2021	11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		224.82	.00	2021	10
AJ		07/09/2021	PR0709			PAYROLL SUMMARY		16.45	.00	2021	10

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

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AJ		09/17/2021	PR0917			PAYROLL SUMMARY		27.96	.00	2021	12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY		44.01	.00	2021	12
AJ		08/20/2021	PR0820			PAYROLL SUMMARY		37.72	.00	2021	11
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		64.02	.00	2021	11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		105.31	.00	2021	10
AJ		07/09/2021	PR0709			PAYROLL SUMMARY		56.02	.00	2021	10
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01-0600-415.21-02						LIFE	.00	2.45	.00		2.45
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AJ		09/03/2021	PR0903			PAYROLL SUMMARY		.19	.00	2021	12
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		.32	.00	2021	11
AJ		07/09/2021	PR0709			PAYROLL SUMMARY		.17	.00	2021	10
TRANSACTION TOTAL:								.85	.00		
01-0600-415.21-03						DENTAL	.00	61.76	.00		61.76
AJ		09/30/2021	PR1001			PAYROLL SUMMARY		2.69	.00	2021	12
AJ		09/17/2021	PR0917			PAYROLL SUMMARY		1.32	.00	2021	12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY		4.51	.00	2021	12
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		6.83	.00	2021	11
AJ		07/09/2021	PR0709			PAYROLL SUMMARY		5.07	.00	2021	10
TRANSACTION TOTAL:								20.42	.00		
01-0600-415.22-00						WORKERS COMPENSATI	.00	11.51	.00		11.51
AJ		09/30/2021	PR1001			PAYROLL SUMMARY		.52	.00	2021	12
AJ		09/30/2021	PAYROLL			PP21 PAYROLL FY21		.01	.00	2021	13
AJ		09/17/2021	PR0917			PAYROLL SUMMARY		.21	.00	2021	12

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	BALANCE
							TRANS AMT	TRANS	ENCUMBERED	FISC YR PERIOD
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AJ		08/06/2021	PR0806			PAYROLL SUMMARY	.52		.00	2021 11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY	.84		.00	2021 10
AJ		07/09/2021	PR0709			PAYROLL SUMMARY	.40		.00	2021 10
TRANSACTION TOTAL:							3.13		.00	
01-0600-415.24-03 PERSI						.00	939.15	.00	.00	939.15-
AJ		09/30/2021	PR1001			PAYROLL SUMMARY	38.12		.00	2021 12
AJ		09/30/2021	PAYROLL			PP21 PAYROLL FY21	.60		.00	2021 13
AJ		09/17/2021	PR0917			PAYROLL SUMMARY	17.13		.00	2021 12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY	29.08		.00	2021 12
AJ		08/20/2021	PR0820			PAYROLL SUMMARY	23.76		.00	2021 11
AJ		08/06/2021	PR0806			PAYROLL SUMMARY	43.55		.00	2021 11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY	69.59		.00	2021 10
AJ		07/09/2021	PR0709			PAYROLL SUMMARY	33.96		.00	2021 10
TRANSACTION TOTAL:							255.79		.00	
01-0600-415.24-04 MEDICAL SAVINGS						.00	167.00	.00	.00	167.00-
AJ		09/30/2021	PR1001			PAYROLL SUMMARY	4.52		.00	2021 12
AJ		09/30/2021	PAYROLL			PP21 PAYROLL FY21	.14		.00	2021 13
AJ		09/17/2021	PR0917			PAYROLL SUMMARY	2.82		.00	2021 12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY	5.16		.00	2021 12
AJ		08/20/2021	PR0820			PAYROLL SUMMARY	3.44		.00	2021 11
AJ		08/06/2021	PR0806			PAYROLL SUMMARY	8.38		.00	2021 11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY	11.41		.00	2021 10
AJ		07/09/2021	PR0709			PAYROLL SUMMARY	4.34		.00	2021 10
TRANSACTION TOTAL:							40.21		.00	
01-0600-415.25-00 SOCIAL SECURITY						.00	570.91	.00	.00	570.91-

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE TRANS AMT	ENCUMBERED TRANS ENCUMBERED	FISC YR	BALANCE PERIOD
AJ		09/30/2021	PR1001			PAYROLL SUMMARY		22.58	.00	2021	12
AJ		09/30/2021	PAYROLL			PP21 PAYROLL FY21		.38	.00	2021	13
AJ		09/17/2021	PR0917			PAYROLL SUMMARY		10.32	.00	2021	12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY		17.53	.00	2021	12
AJ		08/20/2021	PR0820			PAYROLL SUMMARY		14.50	.00	2021	11
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		26.39	.00	2021	11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		42.51	.00	2021	10
AJ		07/09/2021	PR0709			PAYROLL SUMMARY		20.11	.00	2021	10
TRANSACTION TOTAL:								154.32	.00		

01-0601-445.10-01			PERS.-EXEMPT, FULL			.00	1,247.71	.00	.00		1,247.71
AJ		09/30/2021	PR1001			PAYROLL SUMMARY		68.55	.00	2021	12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY		88.72	.00	2021	12
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		88.71	.00	2021	11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		110.89	.00	2021	10
TRANSACTION TOTAL:								356.87	.00		

01-0601-445.21-01			MEDICAL			.00	285.04	.00	.00		285.04
AJ		09/30/2021	PR1001			PAYROLL SUMMARY		14.32	.00	2021	12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY		17.81	.00	2021	12
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		17.81	.00	2021	11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		22.12	.00	2021	10
TRANSACTION TOTAL:								72.06	.00		

01-0601-445.21-02			LIFE			.00	.34	.00	.00		.34
AJ		09/30/2021	PR1001			PAYROLL SUMMARY		.04	.00	2021	12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY		.05	.00	2021	12
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		.05	.00	2021	11
TRANSACTION TOTAL:								.14	.00		

01-0601-445.21-03			DENTAL			.00	10.29	.00	.00		10.29
AJ		09/30/2021	PR1001			PAYROLL SUMMARY		.60	.00	2021	12

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	BALANCE
							TRANS AMT	TRANS	ENCUMBERED	FISC YR PERIOD
AJ		09/03/2021	PR0903			PAYROLL SUMMARY		1.58	.00	2021 12
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		1.58	.00	2021 11
TRANSACTION TOTAL:							3.76		.00	

01-0601-445.22-00			WORKERS COMPENSATI				.00	16.80	.00	16.80-
AJ		09/30/2021	PR1001			PAYROLL SUMMARY		1.07	.00	2021 12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY		1.20	.00	2021 12
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		1.20	.00	2021 11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		1.50	.00	2021 10
TRANSACTION TOTAL:							4.97		.00	

01-0601-445.24-03			PERSI				.00	146.04	.00	146.04-
AJ		09/30/2021	PR1001			PAYROLL SUMMARY		8.32	.00	2021 12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY		10.59	.00	2021 12
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		10.59	.00	2021 11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		13.26	.00	2021 10
TRANSACTION TOTAL:							42.76		.00	

01-0601-445.24-04			MEDICAL SAVINGS				.00	19.07	.00	19.07-
AJ		09/30/2021	PR1001			PAYROLL SUMMARY		.97	.00	2021 12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY		1.29	.00	2021 12
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		1.29	.00	2021 11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		1.57	.00	2021 10
TRANSACTION TOTAL:							5.12		.00	

01-0601-445.25-00			SOCIAL SECURITY				.00	88.69	.00	88.69-
AJ		09/30/2021	PR1001			PAYROLL SUMMARY		5.06	.00	2021 12
AJ		09/03/2021	PR0903			PAYROLL SUMMARY		6.34	.00	2021 12
AJ		08/06/2021	PR0806			PAYROLL SUMMARY		6.34	.00	2021 11
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		8.07	.00	2021 10
TRANSACTION TOTAL:							25.81		.00	

PROJECT: PDA001-POCATELLO DEVELOPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	BALANCE
								TRANS AMT	TRANS ENCUMBERED	FISC YR PERIOD
01-0601-445.26-05						CLOTHING ALLOWANCE	.00	2.51	.00	2.51-
AJ		09/30/2021	PR1001			PAYROLL SUMMARY		.94	.00	2021 12
TRANSACTION TOTAL:								.94	.00	
53-5300-416.64-99						OTHER MISC. CONTRA	.00	21.54	.00	21.54-
AJ		07/23/2021	PR0723			PAYROLL SUMMARY		7.94	.00	2021 10
TRANSACTION TOTAL:								7.94	.00	

==== PROJECT: PDA001 ===== P R O J E C T T O T A L S =====

CLASSIFICATION TOTALS:

EXPENDITURES: 3,938.47

TRANSACTION TOTAL:

3,938.47

ESTIMATE COMPARISON: .00 14,124.41 .00 14,124.41-

(ACTUAL) SUMMARY TOTAL: .00 14,124.41 .00 14,124.41-

MISCELLANEOUS INFO:

CODE	FREEFORM INFORMATION	DATE
MISC	TO TRACK TIME SPENT WORKING ON PDA IN CASE THE	06/18/2019
MISC	CITY WANTS TO BILL THEM FOR SERVICES.	06/18/2019

Action Item 6

Pocatello Development Authority



Board of Commissioners

David Villarreal (Chair)
Scott Turner (Vice-Chair)
Heidi Adamson
Brian Blad
Victoria Byrd
Jim Johnston
Robert Lion
Thomas Ottaway
Terrel Tovey

PDA/City Staff

Brent McLane
(Executive Director)

Jim Krueger
(Treasurer)

Aceline McCulla
(Secretary)

Merril Quayle
(Public Works 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.

EXECUTIVE SUMMARY

The mission of the Pocatello Redevelopment Agency (PDA) is to strengthen the tax base of the City of Pocatello and Bannock County through the encouragement of growth and development within the Portneuf Valley. To achieve this goal, four urban renewal districts are currently open. Through the financing of public improvements such as water, sewer, streets, and storm drainage facilities, the PDA has contributed the following to the tax base:

Urban Renewal District	Year Created	Year of Termination	Tax Increment Value, 2021
Naval Ordinance District	2006	2030	\$205,244
North Portneuf District	2007	2030	\$97,952
Pocatello Regional Airport District	2010	2033	\$46,311
Northgate District	2019	2039	\$4,195

The land area of these four urban renewal districts is approximately 3,032 acres. Of the total land area of the districts about 589 acres are located in Power County and the remaining 2,443 is located in Bannock County. The amount of land that is within a district located within the Pocatello city limits is approximately 1,128 acres, or 5.39% of the City's total land area. The current 2021 tax increment value of all districts is about \$353,702.

In the year 2021, the following progress was made in the PDA's Urban Renewal Districts:

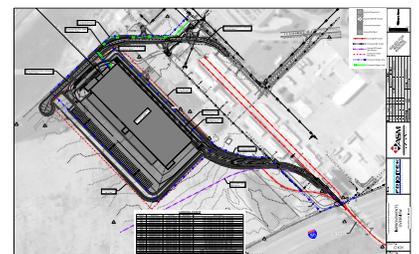
- Initialized working with IRG (Industrial Realty Group), the new owners of the Naval Ordinance Plant property. IRG is in process of major redevelopment of the property and intends to utilize TIF funds for facade improvements. The project proposes the add a commercial component to the property along Quinn Road and enhanced rail service to industrial portion of the property.



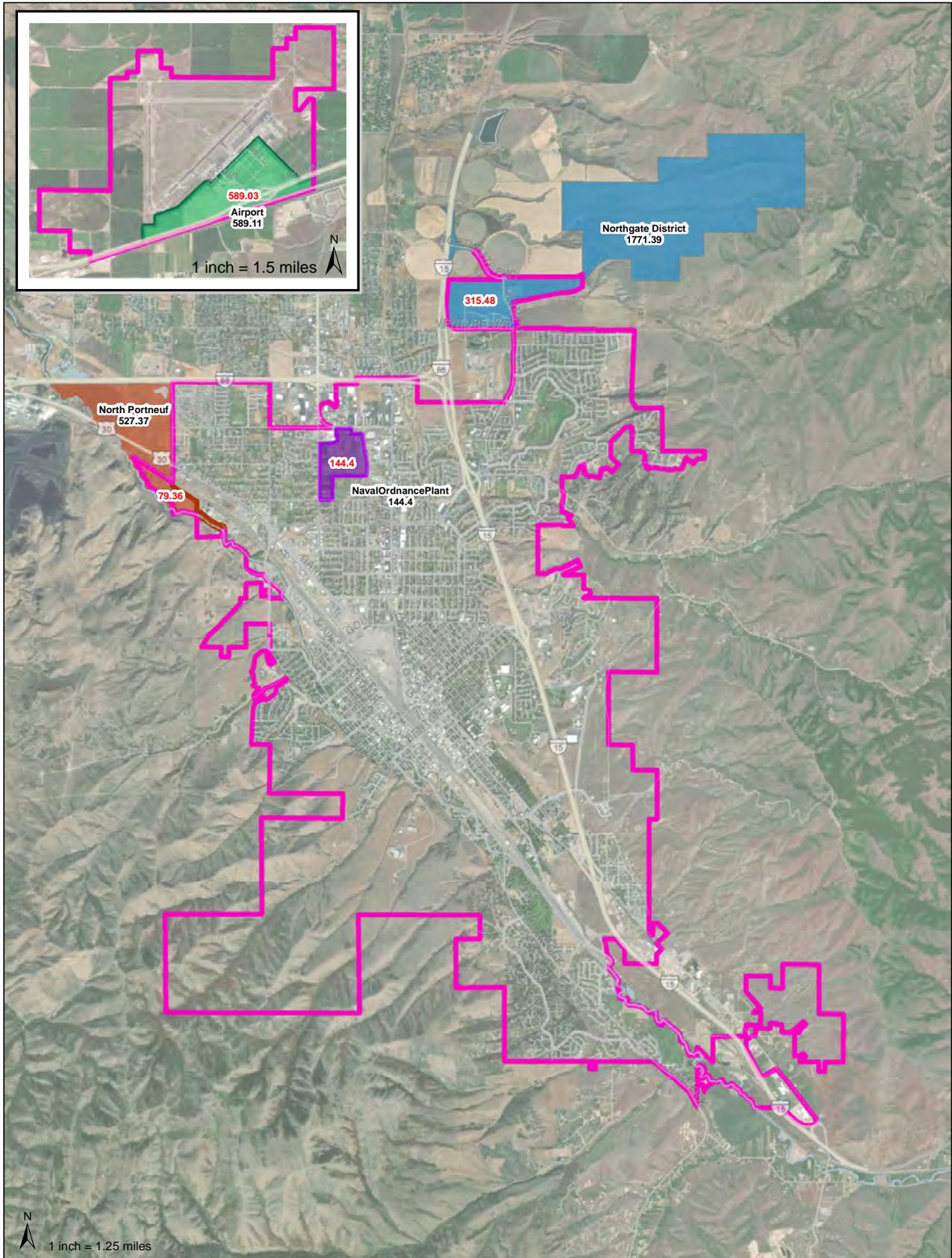
- The Northgate District is starting to gather momentum as there has been investments to private property that includes residential and commercial development. The North Campus of the Portneuf Health Trust began construction and will provide a solid anchor to future development in the Northgate District.



- Continued collaboration with Frigitek, LLC to develop a new cold storage facility within the Pocatello Regional Airport District. This project has already made substantial infrastructure improvements, such as, roadways and utility extensions. Additionally, it will extend rail lines in to the District to provide a robust multi-modal freight hub.



Pocatello TIF Districts



District, Acreage	District, City Acreage	City Limits - Acreage
Airport, 589.11	Airport, 589.03	City Limits - Acreage 20936.62
NavalOrdnancePlant, 144.40	NavalOrdnancePlants, 144.40	
North Portneuf, 527.37	North Portneuf, 79.36	
Northgate District, 1771.39	Northgate District, 315.48	
		$100(1128/20937) = 5.39\%$

Document Path: N:\001_Pocatello_GIS\03-MXD\01\PocatelloTIF_Districts_2021.mxd

Date: 2/2/2021

The City of Pocatello does not guarantee any information contained in this map to be an accurate representation of existing conditions. No reproduction of this material in any form is authorized without written consent from the City of Pocatello.

THE INFORMATION PROVIDED ON THIS MAP IS TO BE USED ONLY FOR REFERENCE PURPOSES. THE MAP AND DATA ARE COMPILATIONS OF STATE, COUNTY, AND CITY RECORDS.



NAVAL ORDINANCE DISTRICT

Established:	2006
Expires:	2030
2021 Tax Increment:	\$205,244
Fund Balance:	\$1,302,547
Bonded Debt:	None
Non-Bonded Debt:	None



Companies Currently in the District:

IRG, new asset owner
SME Steel
Virginia Transformer
Eaton Metal Products
Western Industrial Motor and Machine
McNabb Arms Company
Novatech PC
Cal Polymers Inc.
Gateway West Industrial Center
Market Direct Fleet
H&R Inline Hockey

Improvements:

Power upgrades, rail & pavement upgrades, sewer pump station, monitoring station, and building upgrades to retain manufacturing.



Employee Statistics:

As of September 2021, the Naval Ordnance Plant URA included 579 employees an increase of approximately 10% from September 2020. These employees have estimated wages of \$8,199,196. Approximately 43.5% of the employment in the district is identified as Manufacturing jobs and 6.6% of the employment is identified as Wholesale Trade. (Source: Idaho Department of Labor)

NORTH PORTNEUF DISTRICT

Established:	2007
Expires:	2030
2021 Tax Increment:	\$97,952
Fund Balance:	\$1,414,457
Bonded Debt:	None
Non-Bonded Debt:	None

Companies Currently in the District:

Pocatello Ready Mix
Idaho Rock and Sand LLC
Idaho Materials and Construction
Salmon River Diesel Shop
Nicholas and Co. Inc.
Mountain States Transformer Service Inc.
H and H X-ray Services Inc.
Reddaway
Portneuf Capital LLC



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 September 2021, the North Portneuf URA included 237 employees an increase of approximately 8% from September 2020. These employees have estimated wages of \$3,782,592. Approximately 43.5% of the employment in the district consisted of Construction jobs and 24.1% consisted of Transportation and Warehousing jobs. (Source: Idaho Department of Labor)

POCATELLO REGIONAL AIRPORT DISTRICT

Established:	2010
Expires:	2033
2021 Tax Increment:	\$46,311
Fund Balance:	\$394
Bonded Debt:	None
Non-Bonded Debt:	None

Companies Currently in the District:

McNabb Grain & Trucking
Pocatello Motocross Park
Petersen, Inc.
Jet Stop
Black Ridge Energy Services, Inc.
Driscoll Tophany
Frigitek, LLC



Improvements:

Upgrades to culinary and fire flow water, sewer, road, storm water, and public non-city utilities (gas, power, and communications). Future improvements are planned for railway extensions in conjunction with the current Frigitek development.



Employee Statistics:

The Pocatello Airport URA includes 199 employees an increase of approximately 4% from September 2020. These employees have estimated wages of \$2,633,903. (Source: Idaho Department of Labor)

NORTHGATE DISTRICT

Established:	2019
Expires:	2039
2021 Tax Increment:	\$4195
Present Fund Balance:	\$4195
Bonded Debt:	None
Non-Bonded Debt:	None

Projects Currently in the District:

Kartchner Homes Multi-Family Development

The Crossings Division 1 consisting of 97 lots.

The Crossings Division 2 consisting of 15 lots.

Portneuf Health Trust



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.



Employee Statistics:

There currently are no businesses in operation on the site, but there has been significant activity in the area. The Portneuf Health Trust has begun construction of their North Campus. Additionally, Kartchner Homes has developed a large portion of its multi-family development and a number of single-family homes have been completed.