

AGENDA
POCATELLO DEVELOPMENT AUTHORITY
BOARD MEETING
JUNE 12, 2024 – 11:00 AM
COUNCIL CHAMBERS | 911 N 7TH AVENUE

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with two (2) 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, ROLL CALL, DISCLOSE CONFLICTS OF INTEREST AND ACKNOWLEDGMENT OF GUESTS.**
- 2. ACTION ITEM: MEETING MINUTES.** The Board may wish to waive the oral reading of the Board of Commissioners' regular and special meeting minutes held May 15, 2024, and approve the minutes as written. **(ACTION ITEM)**
- 3. MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.** The Board may wish to approve the monthly financial report, expenses and reimbursements. **(ACTION ITEM)**
- 4. DISCUSS ELIGIBILITY RESULTS AND DISCUSS ECONOMIC FEASIBILITY STUDY.** The Board may wish to discuss the Eligibility results and provide direction to SB Friedman for the Economic Feasibility phase. **(ACTION ITEM)**
- 5. FISCAL YEAR 2025 BUDGET DISCUSSION.** The Board may wish to discuss and approve the Draft Budget for fiscal year 2025. **(ACTION ITEM)**
- 6. CITY OF POCATELLO NORTHGATE URP REINBURSEMENT REQUEST NO. 1.** The Board may wish to authorize payment of City of Pocatello reimbursement request no. 1 on the Northgate URP for work completed: 1) Northgate Interchange Agreement Amended Cooperative Agreement; 2) City personnel hours for construction, engineering, and inspection (CEI); 3) Olympus and Northgate Parkway signage and striping; 4) Labor costs for WTR003 (Water Facility Plan); and 5) Water Facility Plan, Murry Smith. (The request is included with Agenda 3 documents) **(ACTION ITEM)**
- 7. 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.
- 8. ADJOURN MEETING.**

Action Item 2

MINUTES
POCATELLO DEVELOPMENT AUTHORITY
BOARD MEETING
MAY 15, 2024 – 11:00 AM
COUNCIL CHAMBERS | 911 N 7TH AVENUE
EXECUTIVE SESSION | IWAMIZAWA CONFERENCE ROOM

1. CALL TO ORDER AND DISCLOSURE OF CONFLICTS OF INTEREST.

Chair Villarreal called the meeting to order at approximately 11:00 a.m. No conflicts were disclosed.

Members present: Jim Johnston, Linda Leeuwrik (left at 11:43 AM), Kirk Lepchenske, Nathan Richardson, David Villarreal, and Ruby Walsh.

Members excused/unexcused: Mayor Brian Blad, Jeff Hough, and Scott Turner.

Others present: Executive Director Brent McLane, Treasurer Thane Sparks, Secretary Aceline McCulla, City of Pocatello PW Development Engineer Merrill Quayle, City of Pocatello Attorney Jared Johnson, City of Pocatello PW Director/City Engineer Jeff Mansfield, MiaCate Kennedy of Bannock Development Corporation, and other visitors.

2. EXECUTIVE SESSION.

The Board may wish to go into Executive Session;

- a. To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Idaho Code Section 74-206(1)(f).
- b. To acquire an interest in real property, which is not owned by a public agency. Idaho Code Section 74-206(1)(c).

It was moved by **J. Johnston** and seconded by **L. Leeuwrik** to move the Board into executive session pursuant to Idaho Code §74-206(1)(f) and Idaho Code §74-206(1)(c) at 11:02 AM. Roll Call Vote: those in favor: J. Johnston, L. Leeuwrik, K. Lepchenske, N. Richardson, D. Villarreal, and R. Walsh. Unanimous. Motion Carried.

3. SETTLEMENT AND RELEASE AGREEMENT.

The Board may wish to approve the Settlement and Release Agreement, and to direct the Board Chair to execute the agreement.

It was moved **J. Johnston** and seconded by **L. Leeuwrik** to approve the Settlement and Release of Agreement as presented, and to direct the Board Chair to execute the agreement. Those in favor: J. Johnston, L. Leeuwrik, K. Lepchenske, N. Richardson, D. Villarreal, and R. Walsh. Unanimous. Motion Carried.

4. REVIEW THE ELIGIBILITY RESULTS AND DISCUSS THE ECONOMIC FEASIBILITY STUDY.

The Board may wish to discuss the eligibility study results and provide direction to SB Friedman for the Economic Feasibility Study Phase.

McLane asked what the Board has for questions.

Johnston asked about a bus tour with the Board. **McLane** noted the open meeting laws would not allow the PDA to take a tour that the public could not attend. Board members could tour the area and make comments today.

Geoff Dickinson of SB Friedman clarified the scope of work that SB Friedman provides for the PDA. The study is extensive and offers marketability information to Staff, the City, and the Board and collect input and direction to

create a plan that would provide investment resources and how to develop the URA Districts per City desires and how to delegate the funds to accomplish development projects.

MiaCate Kennedy stated their economic development efforts helps recruit businesses to fill the new URA Districts and develop the areas with Companies that the City would like to see in Pocatello. The Downtown is the Core of the City and requires select things and needs to be a focus, the southern end of the City is another area that has a lot of interest from businesses. Business and housing will lead people to the Downtown.

McLane asked Dickinson how long the Eligibility and Feasibility Study is good for, before it would have to be redone. **Dickinson** stated it would not last long before you would reevaluate the study. **McLane** stated he would not want to create a URA (TIF) District until a project is ready, as you are limited to 20-years on a URA District.

Villarreal look at the areas and consider what is most important. **Kennedy** noted that the legislation session is looking at removing URA (TIF) benefits. **McLane** will prepare with things the City is seeing happen and will present it at the next meeting. McLane can arrange individual drives with each Board member to show them areas and what is happening in the study areas to help with ideas and information to make decision.

5. MEETING MINUTES. The Board may wish to waive the oral reading of the Board of Commissioners' regular and executive session meeting minutes held April 17, 2024, and approve the minutes as written.

It was moved by **K. Lepchenske** and seconded by **R. Walsh** to approve the Board of Commissioners' regular and executive session meetings minutes held April 17, 2024. Those in favor: J. Johnston, K. Lepchenske, N. Richardson, D. Villarreal, and Ruby Walsh. Those against: none. Unanimous. Motion carried.

6. MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.

The Board may wish to approve the monthly financial report, expenses and reimbursements.

It was moved by **J. Johnston** and seconded by **R. Walsh** to approve the financial report, expenses and reimbursements as presented. Those in favor: J. Johnston, K. Lepchenske, N. Richardson, D. Villarreal, and Ruby Walsh. Those against: none. Unanimous. Motion carried.

7. FISCAL YEAR 2025 BUDGET DISCUSSION.

The Board may wish to discuss and provide direction for the Fiscal Year 2025 (FY25) Budget to prepare a draft FY25 Budget.

McLane asked the Board to think about projects in current TIF districts and have a draft budget ready for the next meeting.

8. 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.

Quayle stated he hopes they will stay on schedule. There are multiple government agencies on this project.

9. ADJOURN MEETING.

With no further business, **Chair Villarreal** adjourned the meeting at 12:24 PM.

Submitted by:

Aceline McCulla, Secretary

Approved on:

MINUTES
POCATELLO DEVELOPMENT AUTHORITY
EXECUTIVE SESSION MEETING
MAY 15, 2024 – 11:04 AM
IWAMIZAWA CONFERENCE ROOM | 911 N 7TH AVENUE

Chair Villarreal called the meeting to order at 11:04 AM.

1. ROLL CALL.

Members present: Jim Johnston, Linda Leeuwrik, Kirk Lepchenske, Nathan Richardson, David Villarreal, and Ruby Walsh.

Members excused: Mayor Brian Blad, Jeff Hough, and Scott Turner.

Others present: Executive Director Brent McLane, Secretary Aceline McCulla, and PDA Attorney Meghan Conrad and Molly Miragas (via GoToMeeting).

2. EXECUTIVE SESSION. The Board may wish to go into Executive Session;

- a. To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Idaho Code Section 74-206(1)(f).
- b. To acquire an interest in real property, which is not owned by a public agency. Idaho Code Section 74-206(1)(c).

With no further discussion, it was moved by **J. Johnston** and seconded by **K. Lepchenske** to adjourn the executive session pursuant to Idaho Code §74-206(1)(f) and Idaho Code §74-206(1)(c) at 11:38 AM. Roll Call Vote: those in favor: L. Leeuwrik, J. Johnston, K. Lepchenske, N. Richardson, D. Villarreal, and R. Walsh. Unanimous. Motion Carried.

By:
Aceline McCulla, Secretary

Approved on:

Action Item 3

**Pocatello Development Authority
Monthly Finance Report
June 12, 2024
Fiscal Year 2024**

Expenditure Approvals:

Checks to be ratified:

<u>Vendor</u>	<u>Check #</u>	<u>Amount</u>
ICCU VISA	dbt24-5	97.60

Jersey Mike's (may lunch)

Checks to be approved:

<u>Vendor</u>	<u>Check #</u>	<u>Amount</u>
ICCU VISA	dbt24-6	193.54
Thane Sparks	2024	1,500.00
Aceline McCulla	2025	33.90
City of Pocatello	2026	635,612.11

Oliver's (lunch)

June services

Costco receipt - reimbursement

Northgate improvements reimbursement

Board Approval

Cash Balances as of June 12, 2024

	General Fund		Naval Ordinance		North Portneuf		Airport		Northgate		Total	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Cash	1,136,842.15		26,692.47		1,760,908.67		7,105.69		269,532.17		3,201,081.15	
Income												
Administrative fees	75,100										75,100	0.00
Property taxes	14,400	17,451.26	124,000	135,366.32	103,000	86,865.03	83,800	40,438.81	295,000	521,052.09	620,200	801,173.51
Note payments		1,839.89									-	1,839.89
Interest income	21,960	105,032.97	200		32,960		200		6,900		62,220	105,032.97
Other											-	0.00
Total Income	111,460	124,324.12	124,200	135,366.32	135,960	86,865.03	84,000	40,438.81	301,900	521,052.09	757,520	908,046.37
Expense												
Administrative expense			18,200		15,500		17,700		15,500		66,900	0.00
Luncheon costs	2,100	1,285.15									2,100	1,285.15
Office expenses	500	298.58									500	298.58
Dues and memberships											-	0.00
Insurance	8,500	8,499.00									8,500	8,499.00
Training and Travel												0.00
City admin charges	16,000	15,297.33									16,000	15,297.33
Professional services	130,000	59,191.73					15,000	85,497.06			145,000	144,688.79
Economic Development Grants												0.00
Non-capital Infrastructure	1,052,360		166,000	166,066.00	1,768,460		62,100		633,300	635,612.11	3,682,220	801,678.11
Total Expense	1,209,460	84,571.79	184,200	166,066.00	1,783,960	0.00	94,800	85,497.06	648,800	635,612.11	3,921,220	971,746.96

Jersey Mike's

544 E Benton St
Pocatello, ID 83201-6506

PDA Luncheon for May 15, 2024

Phone: 208.904.2180 **Owner:** Eric Schindler **mobile:** 850.830.9696

email: ericschindler.jm@gmail.com

Please have order ready for pick up at: 10:15 AM on May 15, 2024

City of Pocatello Tax Exempt ID: 82-6000244

PDA Contact: Aceline McCulla mobile: 406.202.6444, Office line: 208.234.6184

Items	Qty	Ea Cost	Totals
California Club Sub Giant (cut into 3 sections, individually wrap each section, write Cali Club on wrapper)	1	\$ 16.95	\$ 16.95
#5 ** Super Sub Giant (cut into 3 sections, individually wrap each section, write Super Sub on wrapper)	1	\$ 16.65	\$ 16.65
#7 Turkey & Prov Giant (cut into 3 sections, individually wrap each section, write Turkey Prov on wrapper)	1	\$ 16.65	\$ 16.65
#8 Club Sub Giant (cut Giant into 3 sections, individually wrap each section, write Club Sub on wrapper)	1	\$ 17.65	\$ 17.65
#10 Tuna Fish Mini (write Tuna on wrapper)	1	\$ 6.95	\$ 6.95
Chips - 2 Salt/Vin, 2 Cool Ranch, 2 Jalapeno, 2 Baked Lays, 2 Spicy Dill, & 3 Sun Ched	13	\$ 1.75	\$ 22.75
TOTAL CHECK AMOUNT			<u>\$ 97.60</u>

INSTRUCTION NOTES:

- 1) Will you please leave all subs dry and provide mayo, mustard, and O/V packets on side.
- 2) Will please leave the added salt and oregano off all subs.
- 3) ** Will you please add tomato and onion to two of the Super Sub sections (allergies to lettuce). Please label one Super Sub Linda and the other Super Sub Jeff M.**
- 2) Will you please cut all Giant-sized subs into 3 equal sections, wrap each section individually, you don't need to place each sub in a separate bag, the wrapped sandwich works well for us, save paper.
- 3) Will you please label each wrapped Sub to identify, per **Bold font name above**.
- 4) Will you please add Lettuce & Tomato on all, **except two of the Super Sub sections per 3) ** no lettuce**.
- 5) Will you please provide three (3) napkins per individual sub (39).

We should have a total of 13 subs and 13 chips. Thank you for your service and food.

PDA Lunch Meeting for June 12, 2024

Oliver's Restaurant
130 S 5th Avenue
Pocatello ID 83201

Contact 208-234-0672 (Lisa 1 p.m., Jessica 8 a.m.) Lisa mobile 208.221.8307

email: oliversrestaurantpocatello@gmail.com

City of Pocatello Tax Exempt ID: 82-6000244

Deliver to City Hall, 911 N 7th Ave, Council Chambers between 10:30-10:45 AM

Call Aceline's mobile 406.202.6444 with questions

Items	Qty	Each Cost	Totals
Baked Chicken & Pepper Jack	2	\$ 11.99	\$ 23.98
Pastrami & Swiss	1	\$ 11.99	\$ 11.99
Roast Beef & Pepper Jack	1	\$ 11.99	\$ 11.99
Turkey & Pepper Jack	2	\$ 11.99	\$ 23.98
Baked Ham & Swiss	1	\$ 11.99	\$ 11.99
House Club & Pepper Jack	2	\$ 12.99	\$ 25.98
Low Cal Special Chicken Breast, cottage cheese, Apple, Cawl, Celery	3	\$ 12.99	\$ 38.97
Chips 4 - Assorted	0	\$ -	\$ -
Desserts (4 Brownie NO NUTS, 5 Carrot Cake)	0	\$ -	\$ -
TOTAL FOOD (Mini Box Lunches all inclusive)	12		\$148.88
Gratuity 20% of food			\$ 29.78
Delivery Charge 10%			\$ 14.89

TOTAL ORDER AMOUNT

\$193.54

PAID - CREDIT CARD 6.11.2024

\$(193.54)

Balance Due

\$ 0.00

All sandwiches are dry, mayo and mustard packets on side
Lettuce and Tomato on all sandwiches, except for Jeff M's & Linda's sandwiches, add Tomato & Onion and label each Jeff M & Linda.
Label each box with name of sandwich, chip and dessert
Thank you very much ladies! Aceline

Payable to: Aceline McCulla
Lunch items for 5.15.24 meeting
Plates for future meetings.

COSTCO WHOLESALE

Pocatello #1033
305 West Quinn Rd.
Pocatello, ID 83202

SELF-CHECKOUT

YK Member 111854619394
E 1343114 CHOC CAKE 15.99 A
128163 DIXIE 6 7/8" 15.99 A
SUBTOTAL 31.98
TAX 1.92
*** TOTAL **33.90**

XXXXXXXXXXXX1490 CHIP Read
AID: A000000031010
Seq# 202215 App#: 03540D
Visa Resp: APPROVED
Tran ID#: 413500202215....

APPROVED - Purchase
AMOUNT: \$33.90
05/14/2024 19:04 1033 202 169 702

Visa 33.90
CHANGE 0.00

A 6.00 % TAX RATE 1.92
TOTAL TAX 1.92
TOTAL NUMBER OF ITEMS SOLD = 2
~~05/14/2024~~ 19:04 1033 202 169 702



21103320201692405141904

OP#: 702 Name: SCO
Thank You!
Please Come Again
Whse:1033 Trm:202 Trn:169 OP:702

Items Sold: 2
YK 05/14/2024 19:04



Memorandum

To: Brent McLane, PDA Executive Director
David Villarreal, PDA Chair

From: Merrill Quayle PE, Public Works Development Engineer *MB*

Date: June 12, 2024

Re: Revenue Allocation Fund Reimbursement Request – City of Pocatello

May 2, 2019 the City of Pocatello approved the Northgate Urban Renewal Plan under ordinance 3026 and recorded at Bannock County Instrument 21905996.

The May 15, 2024 Pocatello Development Authority (PDA) monthly finance reported \$633,000.00 in the Northgate District.

The City of Pocatello is requesting reimbursement from the Northgate District for the following;

- | | |
|--|--------------|
| 1. Northgate Interchange Agreement per the Amended Cooperative Agreement | \$450,000.00 |
| 2. City personnel hours for Construction, Engineering and Inspection (CEI) | \$101,116.51 |
| 3. Olympus and Northgate Parkway signage and striping | \$16,495.00 |
| 4. Labor costs for WTR003 (Water Facility Plan) | \$5,174.27 |
| 5. Water Facility Plan, Murry Smith | \$62,826.33 |

Request 1 Total \$635,612.11

Remaining requests:

- | | |
|--|--------------|
| 1. WPC006-Fairground Sanitary Sewer Extension | \$913,130.53 |
| 2. Labor cost for EGC170 (WPC Facility Plan) | \$5,305.05 |
| 3. WPC Facility Plan, Murry Smith | \$68,725.18 |
| 4. WPC002-Griffith sanitary sewer upsize for flow capacity | \$396,316.00 |

Remaining Request Total \$1,383,476.76

1-3 345

2190599C

ORDINANCE NO. 3026

AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE NORTHGATE URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING SEVERABILITY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the City Council (the "City Council") and Mayor of the City of Pocatello (the "City") created the urban renewal agency, the Urban Renewal Agency of the City of Pocatello, also known as the Pocatello Development Authority (hereinafter, the "Agency"), authorizing the Agency to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended and supplemented (the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended and supplemented (the "Act") upon making the findings of necessity required for creating the Agency;

WHEREAS, the Mayor has duly appointed the Board of Commissioners of the Agency, which appointment was confirmed by the City Council;

WHEREAS, the City Council, on July 15, 2004, after notice duly published, conducted a public hearing on the North Yellowstone Urban Renewal Area 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 June 22, 2006, after notice duly published, conducted a public hearing on the Naval Ordnance Plant Urban Renewal Plan and the East Center Urban Renewal Plan (the "Naval Ordnance Plant and East Center Plans");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2797 on June 22, 2006, approving the Naval Ordnance Plant and East Center Plans and making certain findings;

WHEREAS, the City Council, on April 19, 2007, after notice duly published, conducted a public hearing on the North Portneuf Urban Renewal Plan (the "North Portneuf Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2814 on April 19, 2007, approving the North Portneuf Plan and making certain findings;

No. 2190599C
Recorded at Request of City of Pocatello
Date: 5/8/19 Time: 9:42
Official Record Book:
Bannock County Recorder
 Deputy

ATTACHMENT 5.1

Public Improvements within the Revenue Allocation Area

This Attachment includes a projected list of proposed public works or improvements within the Project Area. The Project Area includes fully improved streets, utilities (on-site and off-site), and other public right-of-way amenities as well as park and open space costs. The proposed Northgate Development Improvement List for the Northgate Urban Renewal District and estimated costs of the identified public infrastructure improvements are those supplied by the developer. The projected estimated costs are compared against estimated revenues to determine the financial feasibility of the Plan and Project. The amount ultimately to be reimbursed to the developer and/or public entities will be determined, in part, by the following factors:

- Specific terms of an owner participation agreement to be negotiated between the Urban Renewal Agency for the City of Pocatello also known as the Pocatello Development Authority ("PDA") and the developer and the PDA and the public entities.
- Actual cost of construction when incurred.
- Timing of Development
- Annual budgets adopted by the PDA's Board

The proposed Northgate Development Improvement List for the Northgate Urban Renewal District, as supplied by the developer, identifies anticipated investments to support private investment in capital facilities. Capital facilities generally have long useful lives and significant costs.

The City of Pocatello ("City"), Bannock County ("County"), and the PDA partnered with the Idaho Transportation Department to fund the construction of the new Interstate 15 ("I-15") interchange. This new I-15 interchange is the economic driver incentivizing the private development of the Project Area. As part of this major undertaking, the City, County, and PDA contemplated the establishment of a Project Area in conjunction with the proposed private development to reimburse the public entities for the public improvements related to the I-15 Interchange and other related public improvements. Additionally, the City and PDA contributed to the funding of the Olympus Drive Extension and the local road connecting the new I-15 Interchange to Olympus Drive, referred to as the Eastside Road. Again, the City and PDA participated with the understanding their contribution to the Project would be reimbursed by revenue allocation funds through the establishment of the Project Area and private development anticipated to occur within the boundaries of the Project Area.

Most of the public improvement projects contained in the Project Area will be advance-funded by the developer, as is the case in similar developments throughout the community. The overall project and the infrastructure to support it are all consistent

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with the vision articulated in the Amended Pocatello Comprehensive Plan and as required in City development regulations. The cost estimates provided by the developer for all infrastructure costs, including the reimbursement of the City, County, and PDA costs already incurred, or may be incurred, prior to the establishment of the District, are included in the cash flow analyses.

The estimated public improvement costs that may be incurred by the City, County, and PDA are as follows:

City of Pocatello	\$3,000,000
Bannock County	\$1,350,000
Pocatello Development Authority	<u>\$2,000,000</u>
Total Public Entity Reimbursement	\$6,350,000

To be clear, the amounts set forth above are estimates for the limited purpose of determining whether the Plan is economically feasible. The amounts shown are not intended to be a binding commitment of the City, County, or PDA to pledge, budget, or allocate funds for the payment of any public improvement costs related to the Plan and/or the Project Area.

Estimated public improvement costs expected to be incurred by the developer are as follows:

Phase 1 Street Construction (including pedestrian Facilities)	\$10,410,000
Phase 1 Water System Investment	\$ 2,000,000
<u>Phase 1 Sewer System Investment</u>	<u>\$ 0</u>
Total Reimbursable investment Phase 1	\$12,410,000
Phase 2 Street Investment (including pedestrian Facilities)	\$ 7,890,000
Phase 2 Water System Investments	\$ 0
<u>Phase 2 Sewer System Improvement</u>	<u>\$ 1,875,000</u>
Total Reimbursable investment Phase 2	\$ 9,765,000
Phase 3 Street Investment (including pedestrian Facilities)	\$ 0
Phase 3 Water System Investment	\$ 6,000,000
<u>Phase 3 Sewer System Investment</u>	<u>\$ 6,000,000</u>
Total Reimbursable investment Phase 3	\$12,000,000
Phase 4 Street Investment (including pedestrian Facilities)	\$ 4,900,000
Phase 4 Water System Investment	\$ 0
Phase 4 Sewer System Investment	\$ 0
<u>Phase 4 Fire / EMS Facility Participation</u>	<u>\$ 4,000,000</u>
Total Reimbursable investment Phase 4	\$ 8,900,000

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Phase 5 Street Investment (including pedestrian Facilities)	\$11,200,000
Phase 5 Water System Investment	\$ 0
<u>Phase 5 Sewer System Investment</u>	<u>\$ 0</u>
Total Reimbursable investment Phase 5	\$11,200,000

Summary:

Grand Total Street Investment	\$34,400,000
Grand Total Water System Investment	\$ 8,000,000
Grand Total Sewer System Investment	\$ 7,875,000
Grand Total Fire/EMS Facility	<u>\$ 4,000,000</u>
Grand Total Reimbursable Investment All Phases	\$54,275,000
Grand total Public Entity Reimbursement	<u>\$ 6,350,000</u>
Grand total Public and Private Infrastructure Investment	\$60,625,000

The actual costs to be reimbursed by the PDA will likely vary from the costs detailed here as they will be subject to a specific Owner Participation Agreement (“OPA”) to be negotiated with the PDA once an urban renewal district is created. The cost estimates used in this analysis are considered high estimates for the purpose of financial planning. The purpose of this Attachment is to determine the economic feasibility of the proposed Project recognizing that not all of the proposed public improvement costs may be reimbursable to the developer and the amount actually reimbursable will be set forth in the OPA.

The Urban Renewal Plan for the Northgate Urban Renewal Project (the “Plan”) covers the 20-year period 2020 to 2040.

The Plan includes a revenue allocation provision establishing the Northgate Revenue Allocation Area (the “District” or “Project Area”) and is estimated to generate \$64,891,358 in revenue allocation funds or tax increment revenue between 2020 and 2040 in addition to the initial \$75,000 inter-district loan from the PDA to activate the program. The total from both sources is estimated to be \$64,966,358. The estimated revenue yield is based upon the Pocatello Urban Renewal: Market Analysis, dated June 2018, conducted by the Leland Consulting Group, using their more optimistic “attainable” scenario, over a 20-year life of an urban renewal district in Idaho.

As noted above, there are presently \$50,275,000 in Project costs identified in the list for public improvement costs provided by the developer. In addition, the Plan provides for the reimbursement of any funds advanced by three public entities noted above in the estimated amount of \$6,350,000¹ as well as a \$4,000,000 developer contribution to a

¹ The City, County, and PDA are not bound or committed to any funding amount. The City, County, and PDA anticipate being reimbursed for funding public improvements within the boundaries of the Project Area; however, the amount and level of funding has not yet been determined. The amount shown is an estimate for the purpose of establishing economic feasibility and is not intended to be a binding obligation of the City, County, and/or PDA.

REMITTANCE REPORT	
From County Auditor of Bannock County	

Remittance No.	030
Date:	May 24, 2024

To: POCATELLO URBAN

SOURCE AND FUND	PREPAID	CURRENT	-----DELINQUENT TAXES-----					INTEREST	MISC	TOTAL
	2024	2023	2022	2021	2020	2019	2018	2017/prior		COLLECTION
NORTH YELLOWSTONE (1-0013)										0.00
NAVAL ORDINANCE (1-0014)		-								0.00
NORTH PORTNEUF 801 (1-0016)		-								0.00
NORTHGATE (1-0017)		614.12								614.12
(1-0018)		-								0.00
NORTHGATE (83-0000)										0.00
NORTHGATE (84-0000)										0.00
NORTH PORTNEUF 802 (82-0000)		-								0.00
PRSN PROPERTY RPLCMNT	\$	-								0.00
CIRCUIT BREAKER		-								0.00
HOMEOWNER TAX RELIEF		-								0.00
ADDITIONAL TAX RELIEF		-								0.00
COLUMN TOTALS	0.00	614.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	614.12

Amount of Remittance	614.12
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STATE OF IDAHO, }
 }ss.
 COUNTY OF BANNOCK }

I, JASON C. DIXON, County Clerk in and for the County aforesaid, being duly sworn on oath, make the following statement:

That the foregoing is a full, true, and correct report, in accordance with Section 3326, Compiled Statutes of Idaho, as amended by Chapter 169, laws of 1925, by source and fund, of all monies paid into the treasury of said county and apportioned to the POCATELLO URBAN and included district since the 4/30/2024 the date of my last report. Subscribed and sworn to in duplicate before me on the 25TH MAY 2024

 Notary Public of Bannock County.

County Clerk: JASON C. DIXON

By 
 Deputy Auditor

N.B. The Clerk will countersign the attached order and transmit same to the treasurer of the municipality or district accompanied by a duplicate of this report.



Action Item 5

Pocatello Development Authority - Budget 2024-2025 Fiscal Year

	Naval					
	General Fund	Ordinance	North Portneuf	Airport	Northgate	Total
Estimated Beginning Cash Balance October 1, 2024	\$1,107,000	\$30,000	\$1,270,000	\$2,100	\$270,000	\$2,679,100
INCOME:						
Property taxes	\$17,000	\$142,000	\$98,000	\$82,000	\$415,000	\$754,000
Interest Income	\$100,000					\$100,000
Total Projected Income:	\$117,000	\$142,000	\$98,000	\$82,000	\$415,000	\$854,000
Amount Available for FY 2025 appropriations	\$1,224,000	\$172,000	\$1,368,000	\$84,100	\$685,000	\$3,533,100
EXPENSE:						
Contingency (1)	\$1,029,100	\$172,000	\$843,000	\$84,100	\$0	\$2,128,200
Planned development projects			\$450,000			\$450,000
City reimbursement - district improvements					\$685,000	
Luncheon costs	\$2,500					\$2,500
Office expenses	\$500					\$500
Errors and omission insurance (ICRMP)	\$11,900					\$11,900
City Administration Charges	\$20,000					\$20,000
New district/eligibility study	\$75,000					\$75,000
Professional services	\$85,000		\$75,000			\$160,000
Total Projected Expense:	\$1,224,000	\$172,000	\$1,368,000	\$84,100	\$685,000	\$2,848,100
CALCULATED ENDING BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

1. The General fund contingency covers any potential unplanned projects.
The remaining contingencies in the other districts are for potential unplanned projects.