

MEETING AGENDA
CITY OF POCATELLO
POCATELLO DEVELOPMENT AUTHORITY
JUNE 18, 2025 – 11:00 AM
COUNCIL CHAMBERS | 911 N 7TH AVENUE

In accordance with the Americans with Disabilities Act, it is the policy of the City of Pocatello to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require an accommodation, please contact Skyler Beebe with two (2) business days' advance notice at sbeebe@pocatello.gov; 208.234.6248; or 5815 South 5th Avenue, Pocatello, Idaho. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

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' meeting minutes held May 21, and approve the minutes as written.
- 3. ACTION ITEM: MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.** The Board may wish to approve the monthly financial report, expenses and reimbursements.
- 4. ACTION ITEM: MONARCH BUILDING SITE REQUEST FOR PROPOSAL (RFP).** The Board may wish to discuss, approve and execute the RFP for the Monarch Building Site property project and authorize Staff to post the RFP.
- 5. ACTION ITEM: SOUTH 5TH URBAN RENEWAL AREA (URA) ELIGIBILITY REPORT.** The Board may wish consider Resolution No. 2025-3 accepting the South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025, and authorize transmittal of the Report and PDA Resolution to the Bannock County Board of County Commissioners and the Pocatello City Council for their consideration.
- 6. ACTION ITEM: TERMINATE THE NAVAL ORDNANCE PLANT (NOP) URBAN RENEWAL AREA (URA) AND APPROVE AND EXECUTE RESOLUTION 2025-2.** The Board may wish to review, approve and execute the termination of the NOP URA and Resolution 2025-2.
- 7. ACTION ITEM: FISCAL YEAR 2026 (FY26) PRELIMINARY BUDGET DISCUSSION.** The Board may wish to discuss the FY26 Preliminary Budget.
- 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.
- 9. ADJOURN MEETING.**

Action Item 2

MEETING MINUTES
CITY OF POCATELLO
POCATELLO DEVELOPMENT AUTHORITY
MAY 21, 2025 – 11:00 AM
COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCATELLO

1. CALL MEETING TO ORDER AND DISCLOSE CONFLICTS OF INTEREST.

Villarreal called the meeting to order at 11:00 AM. No conflicts were disclosed.

Members present: Linda Leeuwrik (arrived at 11:17 AM), Kirk Lepchenske, Fred Parrish, Nathan Richardson, Scott Turner, David Villarreal and Ruby Walsh.

Members excused: Mayor Brian Blad and Jeff Hough.

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

2. MEETING MINUTES.

The Board may wish to waive the oral reading of the PDA meeting minutes held April 16, 2025, and approve the minutes as presented.

It was moved by **R. Walsh** and seconded by **K. Lepchenske** to approve the PDA meeting minutes held April 17, 2025, with one correction, to remove MiaCate Kennedy from attendance. Those in favor, K. Lepchenske, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

3. MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.

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

It was moved by **F. Parrish** and seconded by **S. Turner** to approve the financial report, expenses and reimbursements. Those in favor K. Lepchenske, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

4. MEMORANDUM OF UNDERSTANDING (MOU) WITH BANNOCK DEVELOPMENT CORPORATION (BDC) FOR THE AIRPORT URA CREST DEVELOPMENT PLAN FEASIBILITY STUDY. The Board may wish to approve and execute the MOU with Bannock Development Corporation for the Airport URA CREST Development Plan Feasibility Study project.

McLane noted this project was approved for reimbursement to Bannock Development Corporation as facilitator, and to consent Counsel Conrad to draft the MOU with BDC. BDC is contracted with Pendulum to complete the CREST Feasibility Study in the Airport URA with a completion date of June 1, 2025. BDC may submit the reimbursement request for the Feasibility Study at or after the June meeting.

Villarreal commented on limited flights into and out of the Pocatello Airport to accommodate the facility's events and activities. **McLane** noted that if usage is increased, the flight usage will need to reflect increased usage. **Parrish** asked that the Feasibility Study is sent as soon as staff receive it so the PDA may have time to review the document.

It was moved by **L. Leeuwrik** and seconded by **K. Lepchenske** to approve and execute the MOU with Bannock Development Corporation for the Airport URA CREST Development Plan Feasibility Study as presented. Those in favor L. Leeuwrik, K. Lepchenske, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

5. RAILROAD OVERPASS AND ACCESS ROADWAY PROFESSIONAL SERVICES AGREEMENT (PSA) AND SCOPE OF WORK (SOW) WITH KELLER ASSOCIATES INC.

The Board may wish to discuss, approve and execute the Professional Services Agreement and Scope of Work with Keller Associates Inc. for the Railroad Overpass and Access Roadway project.

McLane explained the Railroad overpass and access roadway PSA and SOW meets the RFP requirements and noted the \$510,000.00 PSA amount is available in the North Portneuf URA. **Villarreal** noted the cost is reasonable for this work.

It was moved by **F. Parrish** and seconded by **S. Turner** to approve and execute the PSA and SOW with Keller Associates Inc as presented for the Railroad Overpass and Access Road Project within the North Portneuf URA. Those in favor L. Leeuwrik, K. Lepchenske, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

6. DISCUSS 2025 IDAHO HOUSE BILL 436.

The Board may wish to discuss House Bill 436 and Bannock County Ambulance Service District's request.

McLane provided the Board with an update on House Bill 436 by the Legislature this year. Bannock County Ambulance Services District has submitted a request to withdraw from existing RAAs, which is step one, it is an intent and would need to be followed up with a resolution submitted prior to the June 1 deadline. If the PDA receives a resolution, the Board must hold a special meeting within 10 days of the receiving the resolution to accept or deny requests.

Leeuwrik asked what is the benefit to pull out. **McLane** noted smaller rural districts have a smaller budget.

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.

Leeuwrik noted a public hearing will be held for public comment by City Council on June 5th for the South 5th Area Wide Plan. Public comment may be sent by email to planning@pocatello.gov or brought to the Planning and Development Services Department, questions may be answered by Jen Flynn at 208.234.6500.

8. ADJOURN REGULAR MEETING.

With no further business, **Villarreal** adjourned the meeting at 11:36 AM.

Submitted by:

Aceline McCulla, Secretary

Approved on:

Action Item 3

Pocatello Development Authority
Monthly Finance Report
June 18, 2025
Fiscal Year 2025

Expenditure Approvals:

Checks to be ratified:

| <u>Vendor</u> | <u>Check #</u> | <u>Amount</u> | |
|---------------|----------------|---------------|-------------------------|
| ICCU VISA | dbt25-6a | 9.99 | Costco luncheon dessert |

Checks to be approved:

| <u>Vendor</u> | <u>Check #</u> | <u>Amount</u> | |
|--------------------------|----------------|---------------|--|
| ICCU VISA | dbt25-6 | 119.94 | Goody's Deli |
| Thane Sparks | 2073 | 1,500.00 | June invoice |
| Aceline McCulla | 2074 | 30.00 | luncheon dessert |
| SB Friedman Development | 2075 | 8,202.00 | Feasibility studies So. 5th - invoice# 8 |
| Elam & Burke | 2076 | 2,096.00 | Invoice# 215189 \$1,975, 215190 \$121 |
| Kimley Horn & Associates | 2077 | 2,860.00 | Invoice # 2688160000625 |

Board Approval

Cash Balances as of June 18, 2025

| | General Fund | | Naval Ordinance | | North Portneuf | | Airport | | Northgate | | Total | |
|--------------------------------|---------------------|-------------------|------------------------|-------------------|-----------------------|-------------------|----------------|------------------|------------------|-------------------|------------------|---------------------|
| Cash* | 969,390.36 | | 220,328.47 | | 1,675,870.88 | | 84,687.53 | | 131,126.12 | | 3,081,403.36 | |
| | Budget | Actual | Budget | Actual | Budget | Actual | Budget | Actual | Budget | Actual | Budget | Actual |
| Income | | | | | | | | | | | | |
| Administrative fees | - | - | - | - | - | - | - | - | - | - | - | 0.00 |
| Property taxes | 17,000 | - | 142,000 | 160,035.00 | 98,000 | 80,442.21 | 82,000 | 38,674.60 | 415,000 | 473,163.42 | 754,000 | 752,315.23 |
| Interest income | 100,000 | 87,957.46 | - | - | - | - | - | - | - | - | 100,000 | 87,957.46 |
| Other (mou closure) | - | - | - | 13,000.00 | - | - | - | - | - | - | - | 13,000.00 |
| Total Income | 117,000 | 87,957.46 | 142,000 | 173,035.00 | 98,000 | 80,442.21 | 82,000 | 38,674.60 | 415,000 | 473,163.42 | 854,000 | 853,272.69 |
| Expense | | | | | | | | | | | | |
| Administrative expense | - | - | - | - | - | - | - | - | - | - | - | 0.00 |
| Luncheon costs | 2,500 | 1,570.13 | - | - | - | - | - | - | - | - | 2,500 | 1,570.13 |
| Office expenses | 500 | 4.57 | - | - | - | - | - | - | - | - | 500 | 4.57 |
| Dues and memberships | - | - | - | - | - | - | - | - | - | - | - | 0.00 |
| Insurance | 11,900 | 5,949.50 | - | - | - | - | - | - | - | - | 11,900 | 5,949.50 |
| City admin charges | 20,000 | 9,785.62 | - | - | - | - | - | - | - | - | 20,000 | 9,785.62 |
| Professional services | 85,000 | 34,081.00 | - | - | 75,000 | - | - | - | - | - | 160,000 | 34,081.00 |
| New district/feasibility study | 125,000 | 135,845.50 | - | - | - | - | - | - | - | - | 125,000 | 135,845.50 |
| Reimbursement - district imp. | - | - | - | - | - | - | - | - | 685,000 | 683,476.76 | 685,000 | 683,476.76 |
| Planned development projects | - | - | - | - | 450,000 | 174,640.00 | - | - | - | - | 450,000 | 174,640.00 |
| Non-capital Infrastructure | 979,100 | - | 172,000 | - | 843,000 | - | 84,100 | - | - | - | 2,078,200 | 0.00 |
| Total Expense | 1,224,000 | 187,236.32 | 172,000 | 0.00 | 1,368,000 | 174,640.00 | 84,100 | 0.00 | 685,000 | 683,476.76 | 3,533,100 | 1,045,353.08 |



Pocatello #1033

305 West Quinn Rd.
Pocatello, ID 83202

I4 Member 111787715509

RESALE ON

E 34423 COOKIES 24CT 9.99

RESALE TOTAL 9.99

NON RESALE TOTAL 0.00

SUBTOTAL 9.99

TAX 0.00

**** TOTAL 9.99

XXXXXXXXXXXX0272 CHIP Read

AID: A0000000031010

Seq# 4463 App#: 386690

Visa Resp: APPROVED

Tran ID#: 514100004463....

APPROVED - Purchase

AMOUNT: \$9.99

05/21/2025 10:16 1033 4 4 169

Visa 9.99

CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 1

~~05/21/2025~~ 10:16 1033 4 4 169



21103300400042505211016

OP#: 169 Name: David V.

Thank You!

Please Come Again

Whse:1033 Trm:4 Trn:4 OP:169

Items Sold: 1

I4 05/21/2025 10:16

GOODY'S DELI & PUB
905 S 5th Avenue
Pocatello, ID 83201
208.233.9210

Order: 61825Goody's
Date: June 6, 2025

PDA June 18, 2025 Lunch Meeting

Contact: Jess, Jeffry, GM, email: goodysdeli2022@gmail.com

City of Pocatello Tax Exempt ID: 82-6000244

Deliver to 911 N 7th Avenue, City Hall Council Chambers no later than 10:45 am

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

| Serves | Items | Qty | Each Cost | Total |
|--|---|-----|-----------|------------------|
| 2 | #6 Giant Goody's Club: Ham, Turkey & Pepper Jack, lettuce, tom | 1 | \$ 16.49 | \$ 16.49 |
| 2 | #8 Giant Ham & Swiss, lettuce, tom | 1 | \$ 16.49 | \$ 16.49 |
| 2 | #9 Giant Turkey & Pepper Jack, lettuce, tom | 1 | \$ 16.49 | \$ 16.49 |
| 2 | #25 Giant Meatball & Prov. (prepare as it comes, with easy sauce) | 1 | \$ 16.49 | \$ 16.49 |
| 2 | #15 Giant Pastrami Reuben 8" (prepare as it comes) | 1 | \$ 16.49 | \$ 16.49 |
| 10 | Chips 2 ea: Salt/Vinegar, Jalapeno, Nacho Ch, Sun Ched & Garden Delight | 10 | \$ 1.75 | \$ 16.49 |
| TOTAL FOOD (verify prices) | | | | \$ 99.95 |
| Gratuuity 20% of food | | | | \$ 19.99 |
| Delivery Charge, Zero if over \$100, \$10 if under \$100 | | | | \$ - |
| TOTAL CHECK AMOUNT | | | | \$ 119.94 |

NOTES:

- 1) All sandwiches dry, provide mayo & mustard packets on side, EXCEPT: Meatball & Pastrami
- 2) Please cut all Giant 12" sandwiches in half, to create (10) 6" subs. Please cut each 6" sub in half for ease of handling, and then wrap. We should end up with a total of (10) 6", cut in half, wrapped subs.
- 3) Please label each sandwich to identify (MEATBALL, CLUB, TURKEY, PASTRAMI, H&C)
- 4) Three (3) napkins per sandwich please

INVOICE

Thane Sparks

3506 E 126 N
Rigby, Idaho 83442
(208) 206-8457

DATE: June 18, 2025
INVOICE # 25-5
FOR: Professional Services

BILL TO:

Pocatello Development Authority
911 N 7th Avenue
Pocatello, Idaho 83201

| DESCRIPTION | | | AMOUNT |
|------------------------------|--|-----------|-------------|
| Professional Services - June | | | \$ 1,500.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | SUBTOTAL | \$ 1,500.00 |
| | | TAX RATE | |
| | | SALES TAX | \$ - |
| | | OTHER | |
| | | TOTAL | \$ 1,500.00 |

Make all checks payable to .

Total due in 15 days. Overdue accounts subject to a service charge of 1% per month.

THANK YOU FOR YOUR BUSINESS!

Aceline McCulla
904F McKinley Ave
Pocatello, ID 83201
406.202.6444

Invoice Date: June 9, 2025
Invoice #: 25-1

City of Pocatello
Pocatello Development Authority
911 N 7th Ave
Pocatello, ID 83201
Tax Exempt: 82-6000244

Delivery Date: June 18, 2025
Delivery Time: 10:45 a.m.
Delivery Location: City Hall Council Chambers
911 N 7th Avenue, Pocatello ID 83201

| Description | Qty | Cost |
|----------------------|-----|---------|
| Lemon Raspberry Cake | 1 | \$30.00 |
| | | |
| | | |
| | | |

Total Due Upon Receipt : **\$30.00**

SB Friedman Development Advisors, LLC
70 W. Madison St., Suite 3700
Chicago, IL 60602
312/424-4250 fax 312/424-4262

June 6, 2025
Invoice No: 8

Brent McLane
Pocatello Development Authority
P.O. Box 4169
Pocatello, ID 83205-4169

Project 00112.23 **Pocatello – 3 URA Feasibility Studies
South 5th**

Professional Services Rendered Re: Revised future land use plans; analyze future infrastructure needs and draft initial project list; outline feasibility study; start drafting eligibility study; internal and external coordination

April 26, 2025 to May 23, 2025

| | Hours | Rate | Amount | |
|-------------------------------------|--------------|---------------------------|-------------------|-------------------|
| G. Dickinson, Senior Vice President | 2.00 | \$300.00 | \$600.00 | |
| C. Kay, Senior Vice President | 2.25 | \$300.00 | \$675.00 | |
| E. Caminer, Senior Project Manager | 9.50 | \$276.00 | \$2,622.00 | |
| A. Daniel, Senior Associate | 21.00 | \$205.00 | \$4,305.00 | |
| | <u>34.75</u> | | <u>\$8,202.00</u> | |
| Total Professional Fees | | | | \$8,202.00 |
| | | Total this Invoice | | \$8,202.00 |

Thank you. We appreciate the opportunity to work with you.

Invoices are payable within 30 days.

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



May 31, 2025

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

Invoice No. 215189
Client No. 9212
Matter No. 3
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from May 6, 2025 through May 31, 2025.

RE: Special Counsel General

| | |
|-----------------------------|-----------------------|
| Total Professional Services | \$ 1,975.00 |
| Total Costs Advanced | <u> \$.00 </u> |
| TOTAL THIS INVOICE | \$ 1,975.00 |

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



May 31, 2025

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

Invoice No. 215190
Client No. 9212
Matter No. 6
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from May 1, 2025 through May 31, 2025.

RE: Titan Center Plan

| | |
|-----------------------------|-----------------------|
| Total Professional Services | \$ 121.00 |
| Total Costs Advanced | <u> \$.00 </u> |
| TOTAL THIS INVOICE | \$ 121.00 |

| | |
|--|---|
| Please remit payment electronically to: Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com | If paying by check, please remit to: KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 856408 MINNEAPOLIS, MN 55485-6408 |
|--|---|

POCATELLO DEVELOPMENT AUTHORITY
 ATTN: BRENT MCLANE
 911 N 7TH AVENUE
 POCATELLO, ID 83201

Federal Tax Id: 56-0885615
 For Services Rendered through May 31, 2025

Invoice Amount: \$2,860.00

Invoice No: 268816000-0525
 Invoice Date: May 31, 2025

Project No: 268816000
 Project Name: SOUTH 5TH URA - POCATELLO
 Project Manager: GROVE, DANIEL

Client Reference:

LUMP SUM

KH Ref # 268816000.1-32079051

| Description | Contract Value | % Complete | Amount Earned to Date | Previous Amount Billed | Current Amount Due |
|------------------------|----------------|------------|-----------------------|------------------------|--------------------|
| PROJECT KICKOFF | 1,500.00 | 100.00% | 1,500.00 | 1,500.00 | 0.00 |
| STUDY AREA ANALYSIS | 6,500.00 | 100.00% | 6,500.00 | 6,500.00 | 0.00 |
| INITIAL CAPACITY STUDY | 14,000.00 | 100.00% | 14,000.00 | 14,000.00 | 0.00 |
| PLAN REFINEMENT | 5,000.00 | 90.00% | 4,500.00 | 2,000.00 | 2,500.00 |
| COORDINATION | 1,800.00 | 80.00% | 1,440.00 | 1,080.00 | 360.00 |
| Subtotal | 28,800.00 | 97.01% | 27,940.00 | 25,080.00 | 2,860.00 |
| Total LUMP SUM | | | | | 2,860.00 |

Total Invoice: \$2,860.00

Action Item 4

Pocatello Development Authority

REQUEST FOR PROPOSALS

for Monarch Building Redevelopment

Project Title: Monarch Building Redevelopment

RFP Number: 2025-001

Submission Deadline: **September 8, 2025 at 11:00 AM MT**



Awarding Authority: Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority

Contact:

Brent McLane, Executive Director, Pocatello Development Authority

911 N. 7th Ave.

Pocatello, Idaho 83201

bmclane@pocatello.gov

Telephone: (208) 234-6583

Table of contents

| | |
|---|----|
| Section I. Introduction | 3 |
| Section II. Proposal Requirements | 5 |
| Section III: Terms and Conditions | 9 |
| Section IV: Selection Process and Evaluation Criteria | 10 |
| Section V. Contract Award | 11 |

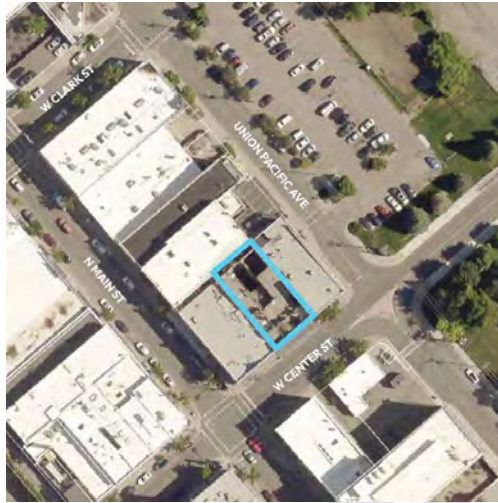
Appendices

| | |
|--|----|
| D. Photos of the Current Conditions | 12 |
| E. Phase 1 Environmental Executive Summary | 13 |

POCATELLO DEVELOPMENT AUTHORITY
REQUEST FOR PROPOSALS (RFP)
FOR MONARCH BUILDING REDEVELOPMENT

Section I. Introduction

- A. Invitation:** The Urban Renewal Agency of the City of Pocatello, Idaho, also known as Pocatello Development Authority (“PDA”) is seeking responses from a qualified developer or development team (the “Developer”) to provide redevelopment proposals to revitalize the Monarch Building located at 244 W. Center St. in Historic Downtown Pocatello, Idaho. The goal of this RFP is to strengthen the economic core of Downtown Pocatello by encouraging the redevelopment of this historic infill property. PDA seeks developers that will rehabilitate the building, but will also accept proposals that contemplate demolition and a new structure that retains the historic tone of the replaced structure. Envisioned is a mixed-use development that will activate the ground floor and provide housing options for Downtown Pocatello residents. While not currently in an urban renewal district the PDA is seeking a partner to establish a new district in the downtown with this property as a catalytic project to initiate the district. As part of this project the PDA intends to transfer ownership to the developer at a to be negotiated price, but in no case less than the fair value for uses as determined by a fair reuse appraisal. PDA will negotiate an agreement to negotiate exclusively with the selected developer to guide discussions leading to the preparation of a disposition and development agreement.
- B. About PDA:** The PDA is an Urban Renewal Agency located in Southeast, Idaho. The purpose of the PDA is to undertake urban renewal projects in areas designated by the City of Pocatello to be deteriorating and to undertake rehabilitating, 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 PDA shall 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.
- C. Project Details and Information:** The project involves a historic building located in Downtown Pocatello that was destroyed by fire in 2014. The building was recently donated to the PDA, who is now looking to redevelop this building/site. The building was constructed in 1909 of unreinforced masonry and shares common walls on both sides. The west side is to remain intact and on the east side the upper stories will most likely need to be removed to the level of the shared wall of the neighboring building. This property provides a great opportunity to enhance Pocatello’s historic core and further the City’s Downtown Development Plan. [Pocatello Downtown Development Plan](#).



Located near the key downtown entry point of the Center Street Underpass, this building is one of the first seen by those coming into downtown. Historic Downtown Pocatello offers a unique and vibrant atmosphere that has an active Business Improvement District that provides great culture to the area, such as:

- Relight the Night, a historic tour of restored neon signs, [Relight the Night](#)
- Lookout Point, a public park that is home to many community events such as; the Farmer's Market, Food Truck Roundup, and Idaho State University's Welcome Back Orange and Black. [Lookout Point](#)

There are approximately 220 housing units, 756,000 sf of commercial space, and 3 acres of public open space in Historic Downtown. This building sits on approximately .11 acres of Central Commercial Zoned property that is central to the Historic Downtown, within 100 feet of an 80-space free public parking lot and dog park, approximately 800 feet from Lookout Point.

D. Project Site Information

| | |
|---|--|
| Address | 244 W Center Street, Pocatello, ID 83204 |
| Ownership | Pocatello Development Authority (PDA) |
| Site Description | 4,875ft ² (97.5' x 50') |
| Location | The site is located in downtown Pocatello, Idaho within the Downtown Pocatello Historic District. |
| Parcel/Legal | Parcel #RPRPPOC276000; S26-T6S-R34E W50' OF E90' X S7 1/2' LOT 7 W50' OF E90' LOTS 8-9-10 BLOCK 432 POCATELLO TOWNSITE |
| Zoning & Allowed Land Use/ Current Use | Zoning District: Central Commercial (CC) Overlay Districts: Original Townsite Overlay (OTO); Historic Preservation Overlay (HPO) Future Land Use: Urban Core (UC) All properties surrounding the site have the same zoning and overlay designations. |
| Parking | There are no parking requirements in the CC zoning district. |
| Design Standards | A Certificate of Appropriateness is required for all exterior building alterations, new construction, demolition and/or building signage. All applicable design standards are outlined in the Pocatello Downtown Historic District Design Standards. Pocatello Downtown Historic District Design Standards |
| Access | The site is surrounded by historic buildings. Access to the site includes |

| | |
|-----------------------------|---|
| | 50' frontage along W Center Street and a 5' wide access between buildings from the rear of the site accessed only across adjacent properties. |
| Infrastructure | All utilities including sewer, water, gas, electricity, telephone, and internet are available. DISCLAIMER: Utility description is general. Contact utility providers for more information. |
| Development Timeline | To be negotiated |
| Price | To be negotiated, but in no case less than the fair value for uses as determined by a fair reuse appraisal |

Section II. Proposal Requirements

A. Proposal Minimum Requirements:

In order for a proposal to be deemed complete and to be further reviewed it must include the minimum requirements. In the event the minimum requirements have not been met for a submission by the **due date of September 8, 2025 at 11:00 a.m. (MT)** the proposal will be deemed incomplete and will not be eligible for further consideration. Written notification confirming whether the proposal is considered complete will be provided to the contact listed in each proposal. If you have any questions regarding these minimum requirements, please contact the PDA as soon as possible.

Submittals must include the following documents to be deemed a complete submittal:

- 1. The Cover Sheet.** The individual listed on the Cover Sheet will be contacted if additional information or clarification on the submitted proposal is required.
- 2. Acknowledgement & Release.** Completed, completed and signed, Acknowledgement & Release Agreements that are attached to this RFP.
- 3. Development Team Information**
 - a. Development Team Identification: Include architect, engineer, contractor, developer, proposed development legal entity, etc. Include address, phone numbers and email contacts.
 - b. Provide an organizational chart for the development team.
 - c. Confirm whether the development entity has been formed and is registered with the State of Idaho. If it has not yet been legally formed, please confirm when it will be formed.
 - d. Identify whether development team has worked together on prior projects and identify and describe those projects briefly.
 - e. Include three professional references- including name, title, email and phone number. References cannot be a member of the development team.
 - f. Include financial statements of the development entity or, in the event the development entity has not yet formed or has no financial statement, include proof of at least one of the members of the development entity's financial capacity to deliver the proposed project. Additionally, a "letter of creditworthiness" from a financial institution(s) which describes prior credit relationships, prior lending history/ amounts/range, anticipated parameters for lending on the proposed project, and confirms the member or entity is not in default is also acceptable in lieu of or, in addition to, another form of a financial statement.
- 4. Portfolio/ Résumé**
Include portfolio or resume of developer including any similar projects.

5. Project Summary

The summary should be no more than two single sided pages in length and should include a basic description of the proposed project together with ancillary uses as well as the following information:

- Description of the means and methods to secure the site and building during the preconstruction and construction phases
- Describe the means and methods to protect the adjacent buildings during preconstruction and construction phases
- Describe whether the project is to rehabilitate the historic building or contemplates a demolition and development of a new structure
- Number of proposed residential units, size and configuration of units: there are no explicit rent or unit mix requirements.
- Description of any on and off-site improvements
- Explain how the project meets the goals of this Request
- Explain how the project meets the goals and objectives of the Pocatello Downtown Development Plan
- Explain how the project meets the standards of the Pocatello Historic Downtown Design Guidelines
- Description of working with the PDA for a new urban renewal/revenue allocation area for an area including the Monarch Building

6. Development Sources and Uses Budget. PDA requires a proposed list of financing sources and a development budget. This may be preliminary but is required to be included with the proposal.

7. Development Timeline

A preliminary development timeline is required and must include major milestones including but not limited to: design review approval, certificate of appropriateness, planning and zoning approval, any additional land use entitlements, loan closings, land transfer, construction start, construction completion and a rent/lease up or sales schedule.

8. Project Drawings

A concept design showing building massing, site layout, floor plans, and building elevations of structures proposed on the site. Sketches that represent the elements listed above are all that is necessary; a full drawing set with floor plans, sections, and detailed elevations is not required or desired with this submittal.

The awarded Developer must have substantive experience with building restoration, demolition, and/or development in a downtown setting, building safety review, permitting processes, and the preparation of building documents that comply with local, state, and federal requirements. Only the Developers responding to the RFP will be considered. The PDA will evaluate responses to select a candidate to negotiate a contract. PDA invites interested parties to submit redevelopment proposals. Developers must have experience completing plans in accordance with the International Building Code (IBC), the International Fire Code (IFC), Americans with Disabilities Act (ADA) requirements, and any other local and state requirements for building demolition.

This solicitation is being conducted in accordance with the provisions of Idaho Code Section 50-2011. If it becomes necessary to revise any part of this RFP or otherwise provide additional information, an addendum will be issued to all prospective Respondents who received copies of the original request.

Proposal Due Date: **September 8, 2025 at 11:00 AM MT**

Proposal Subject: Redevelopment of the Monarch Building located at 244 W. Center St., Pocatello, Idaho.

RFP Title: Monarch Building Redevelopment

RFP Availability: RFP information packets will be available beginning **June 20, 2025** after 8:00AM MT through **September 8, 2025** at 10:59AM MT by contacting Brent McLane, Executive Director, at 208-234-6583, or via email at bmclane@pocatello.gov.

Return RFPs to: Pocatello Development Agency (PDA)

Attn: Brent McLane
911 N. 7th Avenue
Pocatello, ID 83201

Any questions pertaining to the scope of services in this solicitation should be submitted in writing. All answers will be in the form of an addendum and sent to registered Respondents. All questions must be submitted in writing no later than 5:00 PM MT on **July 25, 2025** to Brent McLane, Executive Director, at 208-234-6583, or via email at bmclane@pocatello.gov.

Please read this entire document before responding or submitting questions. Thank you for your interest.

| | | |
|----------------------------|---------|--|
| RFP Issuance | DATE | June 20, 2025 at 8:00AM MT |
| Questions Deadline | DATE | July 25, 2025 at 5:00PM MT |
| Proposals Due | DATE | September 8, 2025 at 11:00AM MT |
| Interviews, if necessary | DATE | September 10-12, 2025 |
| Anticipated Selection | Week of | September 15, 2025 |
| Anticipated Contract Start | DATE | October 1, 2025 |

A. Instructions

1. Time and Place for Submission

Proposals are to be submitted by mail or in person to Pocatello City Hall, Attn: Pocatello Development Authority, 911 N. 7th Avenue, Pocatello, ID 83201 by 11:00AM MT on **September 8, 2025**. Proposals will be considered on time if received by the Submission Deadline using the time on the clock located in the City of Pocatello, Planning and Development Services Department at City Hall. Postmarks will not be considered. E-mail submissions will not be accepted. The PDA shall not be responsible for proposals arriving late due to couriers, deliveries to wrong locations, express mailing service errors, etc. If, at the time that proposals are due, City Hall is closed due to uncontrolled events, proposals will be accepted until 11:00AM MT on the next day that City Hall is open. No individual extensions of this deadline will be granted. Late proposals will be deemed “non-responsive” and will not be opened. They may be picked up by the Respondent if so desired.

2. Idaho Code

Idaho Code Section 50-2011 applies to this request for proposals.

3. Disclosure of Information

Submission of a proposal shall be deemed acknowledgement that the Respondent is familiar with the Idaho Public Records Law, Title 74, Chapter 1, Idaho Code, and is bound thereby. Disclosure of any information provided by a Respondent in connection with this RFP shall be in strict accordance with the laws and regulations regarding such disclosure pursuant to Title 74, Chapter 1, Idaho Code. To review copies of proposals after contracts have been awarded, submit a written request in compliance with the Idaho Public Record Law by contacting the RFP contact person identified in this RFP.

4. Reservation of Right

The PDA may cancel this Request for Proposals or may reject in whole or in part any and all responses or proposals when it is determined that said cancellation or rejection serves the best

interests of the PDA. The PDA reserves the right to reject any or all proposals after determining if each response is responsive and responsible.

5. Cost of Proposal

All costs involved in preparing the proposal will be borne by the Respondent. The PDA will not be liable for any costs associated with the creation of the proposal.

6. Incomplete or Conditional Proposals

Proposals, which are incomplete, conditional or obscure, may be rejected. No award will be made to any Respondent who cannot satisfy the awarding authority that they have sufficient ability and sufficient capital to enable them to meet the requirements of these specifications. The awarding authority's decision or judgment on these matters shall be final, conclusive, and binding.

B. Submission Requirements

7. four (4) copies of the proposal, including the release, is to be submitted, in a sealed envelope clearly marked with the words: "Monarch Building Redevelopment Proposal" as well as the Respondent's name. Submission by email is not acceptable.

8. One digital copy of the proposal should be submitted with the hard copy. Electronic copies should be submitted on properly labeled portable media and **MUST** mirror paper versions exactly. Electronic copies must be a single PDF file. Submission by email is not acceptable.

9. Failure to submit proposals in the format described herein may result in the rejection of the proposal.

10. Selection of the development team is scheduled to be awarded within sixty (60) days of this proposal opening.

11. By submitting a signed proposal, the Respondent acknowledges and agrees to the Pocatello Development Authority's "Terms and Conditions" contained in Section III: Terms and Conditions.

12. If any changes are made to this RFP, an addendum will be distributed to all Respondents who have received the RFP.

13. A Respondent may correct, modify, or withdraw a proposal by written notice if received by the PDA prior to the time and date set for the proposal opening. Proposal modifications must be submitted in a sealed envelope clearly labeled "Modification No. _." Each modification must be numbered in sequence and must reference the original RFP. After the proposal opening, a Respondent may not change any provision of the proposal in a manner prejudicial to the interests of the PDA or fair competition. Minor informalities will be waived or the Respondent will be allowed to correct them. If a mistake and the intended correct wording are clearly evident on the face of the proposal document, the mistake will be corrected to reflect the intended correct meaning. A Respondent may withdraw a proposal if a mistake is clearly evident on the face of the proposal document, but the intended correct wording is not similarly evident.

14. All proposals must be signed by appropriate, authorized individual or individuals, e.g. if the Respondent is a partnership, by the name of the partnership, with the signature of each general partner. If the Respondent is a corporation, it must be signed by the authorized officer whose signature must be attested to by the Clerk/Secretary of the corporation and the corporate seal affixed, or appropriate certificate of authorization.

15. All questions and requests for clarification must be received in writing by 5:00PM MT on **July 25, 2025**.

16. Written addenda issued by the PDA will be e-mailed as necessary to all parties that the PDA is aware have requested documents using the contact information provided to the PDA. A copy of any addendum as may be issued will be on file with the PDA. Absence of “failure” messages electronically transmitted from addressee’s site will serve as receipt of delivery of addenda. Respondent should contact Brent McLane via e-mail or phone, if they believe an addendum has not been received. A copy of all addenda that are issued should be included in the proposal package and each addendum should be initialed in the bottom left corner of the first page of the document by the Respondent.
17. The PDA is the awarding entity that will execute any agreements.
18. All proposals will be reviewed by the Evaluation Committee. A recommendation will be made by the Evaluation Committee to accept the proposal which is in the best interest of the PDA. The Evaluation Committee will, in turn, recommend to the Board for a vote to award. The consideration of all proposals and subsequent selection of a successful Respondent shall be made without regard to race, color, sex, age, handicap, religion, political affiliation, or national origin. The recommendation will be based on the evaluation criteria (Section IV).
19. Failure to complete the enclosed forms, answer any questions, or provide the required documentation will result in the proposal being deemed non-responsive and the rejection of the proposal, unless the PDA determines that such failure constitutes a minor informality.
20. Must be willing to execute an agreement to negotiate exclusively, and a disposition and development agreement.
21. Execute release documents as attached at time of submission of the proposal – see Exhibit B.

Section III. Terms & Conditions

1. General Terms and Conditions

The PDA reserves the right to accept or reject all proposals or portions thereof without stated cause. The PDA reserves the right to re-issue any RFP or cancel the RFP if none of the proposals are deemed satisfactory to the PDA. Upon selection of a finalist, the PDA by its proper officials shall attempt to negotiate and reach a final agreement with the finalist. If the PDA, for any reason, is unable to reach a final agreement with this finalist the PDA then reserves the right to reject such finalist and negotiate a final agreement with another finalist who has the next most viable proposal. The PDA may also elect to reject all proposals and re-issue a new RFP.

Clarification of proposals: The PDA reserves the right to obtain clarification of any point in a Respondent’s proposal or obtain additional information. Any request for clarification or other correspondence related to the RFP shall be in writing or email, and a response shall be provided within two business days. The PDA is not bound to accept the proposal with the lowest cost, but may accept the proposal that demonstrates the best ability to meet the needs of the PDA. The PDA reserves the right to waive any formalities, defects, or irregularities, in any proposal, response, and/or submittal where the acceptance, rejection, or waiving of such is in the best interests of the PDA. The PDA reserves the right to disqualify any proposal, before or after opening, upon evidence of collusion, intent to defraud, or any other illegal practice on the part of the Respondent.

2. Conflict of Interest

By the submission of a proposal, the Respondent agrees to ensure that, at the time of contracting, the Respondent will have no interest, direct or indirect, that would conflict in any manner or degree with the performance of the Respondent’s obligations under the Agreement. The Respondent shall

further covenant that, in the performance of the Agreement, the Respondent shall not employ any person, or subcontract with any entity, having any such known interest.

3. Public Information

Information supplied by the Respondent to the PDA may be subject to the Idaho Public Records Law. Such information shall become public unless it falls within one of the exceptions in the statute, such as security information, trade secret information, or labor relations information. If the Respondent believes any information which is not public will be supplied in response to this RFP, the Respondent shall take reasonable steps to identify for the PDA what data, if any, it believes falls within the exceptions. If the proposal data is not marked in such a way as to identify non-public data, the PDA will treat the information as public and release it upon request. In addition, the PDA reserves the right to make the final determination of whether data identified by the Respondent as not public falls within the exceptions within the statute.

4. Equal Employment Opportunity

The Respondent agrees to comply with all federal, state, and local laws, resolutions, ordinances, rules, regulations, and executive orders pertaining to unlawful discrimination on account of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, sexual preference, disability, or age.

Section IV. Selection Process and Evaluation Criteria

1. Selection Process

- I. Only those Respondents who submit all forms and materials as required and meet the Minimum Criteria will be considered responsive.
- II. Those Respondents who are considered responsive and are rated in the top three respondents after review of the Proposal Evaluation Criteria may participate in an interview with the Evaluation Committee on or about June 4-6, 2025. Interviews will be optional and the PDA reserves the right to conduct interviews or not based on the proposals received.
- III. The PDA has determined that the selection of the most advantageous offer for these services requires comparative judgement of factors (evaluation criteria). The proposals will be evaluated on a points basis with the highest score being deemed the most advantageous.
- IV. Selection will be made to the responsible Developer whose proposal is determined most advantageous, considering all factors specified in the RFP.

2. Minimum Criteria

- I. Respondent has experience demolishing historic buildings in a downtown setting.
- II. Respondent demonstrates experience and familiarity with the International Building Code (IBC), the International Fire Code (IFC), Americans with Disabilities Act (ADA) requirements, and any other local and state requirements for building demolition (or equivalent).
- III. Respondent provides a project proposal for completing the Scope of Work. Project proposals shall include information explaining how the Scope of Work requirements will be achieved.
- IV. Respondent provides at least three references.

3. Proposal Evaluation Criteria

| Category | Maximum Points |
|---|----------------|
| Describe your team's size, resources, philosophy of service, financial stability, and capability to undertake this project. | 20 |

| | |
|--|----|
| Describe your team's experience with projects of similar size and scope. | 20 |
| List the names, titles, and relevant qualifications and experience of each member of your team, including sub-developers, that will be contributing on this project. | 20 |
| Describe the path your team will take in order to complete the objectives, including your approach to communication, quality control, sustainability, practicality, and design review and edits. | 10 |
| Describe your familiarity with any and all city, state, and federal laws and regulations that may be applicable to this project and your Developer's plan to comply with such. | 10 |
| Completion of Similar Work in Recent Years | 10 |
| How The Development Proposal Will Meet PDA Objectives: use of building materials that reflect the historic nature of the building and the area; preserve as much of the existing building as possible; compliance with existing zoning; probability of proposed developer's success, e.g. based on stability and capability of the developer; demonstrated success, market analysis, financial strength, timeline; developer's expectation of PDA for project's success; what if any assistance will be requested of PDA | 30 |
| Interview (optional for up to top 3 respondents if necessary) | 10 |

Section V. Selection

Following selection, developer and PDA will enter into an agreement to negotiate exclusively that will guide negotiations leading to the preparation of a disposition and development agreement.

If PDA and the selected developer are unable to reach an acceptable disposition and development agreement, the PDA may terminate negotiations with the Respondent and, at its sole discretion, may enter into negotiations with the second most highly advantageous Respondent and/or withhold the award for any reason and/or elect not to proceed with any of the Respondent and/or re-solicit via a new RFP.

Appendix A: Photos of Existing Conditions



Appendix B: Phase 1 Environmental Assessment Executive Summary

Phase I Environmental Site Assessment Report Monarch Building Property, 244 West Center Street, Pocatello, Idaho

January 15, 2025

Executive Summary

Stantec Consulting Services Inc. (Stantec) has completed a Phase I Environmental Site Assessment (ESA) report of the property located at 244 West Center Street, Pocatello, Idaho (the Subject Property), on behalf of the City of Pocatello (Client or City). The work was conducted in conformance with the City's community-wide brownfield assessment grant cooperative agreement (BF-02J15301) with the United States Environmental Protection Agency (EPA) except as may have been modified by the scope of work, and terms and conditions, requested by the Client. The Client has been designated as the User of this report. The intended use of this Phase I ESA is for due diligence in support of Subject Property transfer and redevelopment.

The Phase I ESA was conducted in conformance with the requirements of ASTM International (ASTM) Designation E1527-21, and All Appropriate Inquiries (AAI) as defined by the EPA in Title 40 of the Code of Federal Regulations, Part 312 (40 CFR 312), except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM or AAI practice are described in Section 2.3.

The Subject Property is located on the northwest side of West Center Street between North Union Pacific Avenue and North Main Street in Old Town Pocatello, Idaho. The Subject Property consists of a single Bannock County tax parcel (RPRPPOC276000) comprising approximately 0.11 acres. The Subject Property is developed with the Monarch Building, a vacant, condemned building severely damaged by fire in 2014. Subject Property zoning is Central Commercial. Adjacent sites are used for commercial purposes and are zoned Central Commercial.

The Subject Property was first developed prior to 1892 with commercial storefronts. The current three-story Subject Property building was constructed in 1909, occupying 100% of the Subject Property. The first story of the building housed various retail businesses, while the upper stories housed 32 hotel rooms. In 2014, the building was severely damaged by fire, subsequently condemned, and has been vacant since.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of 14369 and 14371 Highway 30, Pocatello, Idaho, or the "Subject Property." Any exceptions to, or deletions from, this practice are described Section 2.3 of this report. This assessment has revealed the following recognized environmental conditions (RECs), controlled RECs (CRECs), and/or significant data gaps in connection with the Subject Property:

- Following the identification of RECs in a previous Phase I conducted by Stantec (Stantec 2024a), Stantec completed a Phase II ESA at the Subject Property (Stantec 2024b) consisting of the collection of three sub-slab vapor samples. Chloroform was identified in one sample at a concentration above the EPA Resident Soil Gas Vapor Intrusion Screening Level (VISL). The identified concentration of chloroform above screening levels constitutes a REC for the Subject Property.

**Phase I Environmental Site Assessment Report
Monarch Building Property, 244 West Center Street, Pocatello, Idaho**

January 15, 2025

Given that the Property is zoned as commercial, the detected chloroform concentration in soil vapor does not pose an unacceptable risk to human health (i.e., commercial/industrial human health exposure scenario). Based on the proposed commercial future use, Stantec does not recommend further investigation at the time. If the Property is repurposed for residential use in the future, additional investigation may be warranted.

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.

Action Item 5

RESOLUTION NO. 2025-3

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF POCATELLO, IDAHO, ALSO KNOWN AS THE POCATELLO DEVELOPMENT AUTHORITY, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR CERTAIN PROPERTY REFERRED TO AS SOUTH 5TH CORRIDOR AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR OR AGENCY ADMINISTRATOR TO TRANSMIT THE REPORT AND THIS RESOLUTION TO THE BANNOCK COUNTY BOARD OF COUNTY COMMISSIONERS AND THE CITY COUNCIL OF THE CITY OF POCATELLO REQUESTING THEIR CONSIDERATION FOR DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COMMISSION AND COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority, an independent public body, corporate and politic, authorized under the authority of 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"), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the "Agency;"

WHEREAS, the City Council (the "City Council") of the city of Pocatello (the "City") found that deteriorating areas exist in the City, therefore, for the purposes of the Law, created an urban renewal agency pursuant to the Law, authorizing the Agency to transact business and exercise the powers granted by the Law and 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 June 22, 2006, after notice duly published, conducted a public hearing on the Naval Ordnance Plant Urban Renewal Plan (the "Naval Ordnance Plant Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2797 on June 22, 2006, approving the Naval Ordnance Plant Plan, making certain findings, and establishing the Naval Ordnance Plant revenue allocation area (the "Naval Ordnance Plant Project Area");

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, making certain findings, and establishing the North Portneuf revenue allocation area (the “North Portneuf Project Area”);

WHEREAS, the City Council, on November 4, 2010, after notice duly published conducted a public hearing on the Pocatello Regional Airport Urban Renewal Area Plan (the “Pocatello Regional Airport Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2889 on November 4, 2010, approving the Pocatello Regional Airport Plan, making certain findings, and establishing the Pocatello Regional Airport revenue allocation area (the “Pocatello Regional Airport Project Area”);

WHEREAS, the City Council, on May 2, 2019, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Northgate Urban Renewal Project (the “Northgate Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3026 on May 2, 2019, approving the Northgate Plan, making certain findings, and establishing the Northgate revenue allocation area (the “Northgate Project Area”);

WHEREAS, the above referenced existing urban renewal plans are collectively referred to as the “Existing Urban Renewal Plans” and their respective existing revenue allocation project areas are collectively referred to as the “Existing Project Areas;”

WHEREAS, it has become apparent that additional property, a portion of which is located within the City, and a portion of which is located within the City’s area of operation within unincorporated Bannock County, may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in October 2023, the Agency authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City’s area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the Agency Board of Commissioners (the “Board”) on April 17, 2024. At its meeting on June 12, 2024, the Board directed SBF to proceed with study and planning efforts related to the South 5th Corridor and preparation of an eligibility report of an area approximately 2,292 acres in size (including public rights-of-way). The area is roughly bounded by the Union Pacific Railroad to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east, and is commonly referred to as the South 5th Corridor Area (the “Study Area”). The Study area is bisected by both Interstate 15 and South 5th Avenue;

WHEREAS, the Agency has obtained the South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025 (the “Report”), a copy of which is attached hereto as **Exhibit A**, which examined the Study Area, which area also included real property located within unincorporated Bannock County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and deteriorated area, several of the conditions necessary to be present in such an area are found in the Study Area, including:

- a. predominance of defective or inadequate street layout;
- b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; obsolete platting;
- c. diversity of ownership; and
- d. unsuitable topography;

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition or use;

WHEREAS, the Study Area includes open space/open land;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. See Idaho Code § 50-2903(8)(c);

WHEREAS, Idaho Code §§ 50-2018(8), (9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency, which are the same or similar to the conditions set forth in the definitions of “deteriorating area” and “deteriorating area;”

WHEREAS, the Report addresses the findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area may include parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to City Council consideration of any urban renewal plan;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the combined base assessment roll value for the Existing Project Areas do not exceed 10% of the current assessed valuation of all taxable property within the City;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area;

WHEREAS, a portion of the Study Area includes certain real property located within unincorporated Bannock County;

WHEREAS, the Bannock County Board of County Commissioners will be asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the Agency Board finds it in the best public interest to accept the Report.

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

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

Section 2. That the Agency Board acknowledges acceptance and receipt of the Report, attached hereto as **Exhibit A**, recognizing technical changes or corrections which may be required before transmittal to the Bannock County Board of County Commissioners and the City Council for their consideration.

Section 3. That there are one or more areas within the City and in unincorporated Bannock County, that are a deteriorating area or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8), as more fully set forth in the Report.

Section 4. That one such area is more commonly referred to as the South 5th Corridor Area or the Study Area, and as more fully described in the Report.

Section 5. That the rehabilitation, conservation, and redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, and welfare of the residents of the City.

Section 6. That the Chair or Vice-Chair and Administrator of the Agency Board of Commissioners is hereby authorized to transmit the Report to the Pocatello City Council requesting that the City Council:

a. Determine whether the Study Area identified in the Report qualifies as an urban renewal project and there is justification for designating the area, as appropriate, for an urban renewal project; provided, however, Agency requests the City Council not take such action until the Bannock County Board of County Commissioners has adopted a resolution declaring the need for an urban renewal project for the Study Area;

b. If such designation is made, whether the Agency should proceed with the

preparation of an urban renewal plan for the area, which plan may include a revenue allocation provision as allowed by law;

c. Coordinate with the Agency to obtain the required agricultural consent from the property owners.

Section 7. That the Chair or Vice-Chair and Administrator of the Agency Board of Commissioners is hereby authorized to transmit the Report to Bannock County Board of County Commissioners for its consideration pursuant to Idaho Code Section 50-2018(18).

Section 8. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Pocatello, Idaho, on June 18, 2025. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 18th day of June 2025.

David Villarreal Jr., Chair

ATTEST:

By _____
Aceline McCulla, Secretary

Exhibit A

South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025

4924-6486-4304, v. 1



Source: Google

POCATELLO DEVELOPMENT AUTHORITY

South 5th Urban Renewal Area Eligibility Report

DRAFT REPORT | JUNE 11, 2025



POCATELLO DEVELOPMENT AUTHORITY
SOUTH 5TH URBAN RENEWAL AREA
ELIGIBILITY REPORT

June 11, 2025

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
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POCATELLO DEVELOPMENT AUTHORITY
South 5th Urban Renewal Area Eligibility Report

TABLE OF CONTENTS

| SECTION | PAGE |
|--|-------------|
| 1. Executive Summary..... | 3 |
| 2. Background..... | 7 |
| 2. Statutory Requirements..... | 10 |
| 4. Eligibility Findings..... | 13 |
| 5. Other Required Tests and Findings..... | 25 |
| 6. Conclusions..... | 29 |
| Appendix A: Limitations of Engagement..... | 30 |
| Appendix B: PIN List | 31 |

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1. Executive Summary

SB Friedman Development Advisors, LLC ("SB Friedman") has prepared this Eligibility Report (the "Report") for the proposed South 5th Urban Renewal Area (the "Proposed URA") for the Pocatello Development Authority ("PDA") pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, and the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, collectively the "Urban Renewal Law." A map of the Proposed URA in relation to the City of Pocatello (the "City") is outlined in **Figure 1**.

Urban Renewal Law provides for different eligibility factors and required findings and tests for Improved Land versus Open Land (defined below). It is our understanding that Open Land under the Urban Renewal Law means agricultural or forest lands and/or a predominately undeveloped, open area. In part due to the large number of undeveloped or partially developed areas within the Proposed URA, there are a handful of undeveloped parcels which could be construed as either Open Land or Improved Land. In order to definitively demonstrate the Proposed URA is eligible for designation as an urban renewal area, SB Friedman divided the parcels into the following three classifications:

- **Improved Parcels** | includes both:
 - Developed, Improved Parcels | Parcels which have existing structures such as buildings or paved parking areas; and
 - Undeveloped, Improved Parcels | Parcels which are associated with or accessory to an adjacent Improved parcel such as side yards, parking areas, garages and access drives and are smaller than one acre. Undeveloped, Improved Parcels lack structures, are less than one acre and have at least two of the following characteristics:
 - Adjoin right-of-way
 - Adjoin developed parcel
 - Adjoin a parcel of common ownership directly or across adjoining right-of-way
 - Similar parcel shape to neighboring parcels
 - Rectangular shaped with proportion less than 7:1
- **Open Land Parcels (OLPs)** | Larger (greater than one acre) undeveloped parcels or vacant parcels not directly adjoining right-of-way or not adjoining right-of-way through a common owner.
- **Potentially Open Land Parcels (POLPs)** | Undeveloped parcels smaller than one acre with lot characteristics comparable to those of an Undeveloped, Improved Parcel but which lack street access and meet less than two characteristics of Undeveloped, Improved Parcels. SB Friedman found four unique parcels (five parcel shapes since one parcel is discontinuous) that could be considered as POLPs, accounting for less than 1% of total land area.

For eligibility analysis purposes, POLPs have been included in both the Improved Parcels and OLP categories. Thus:

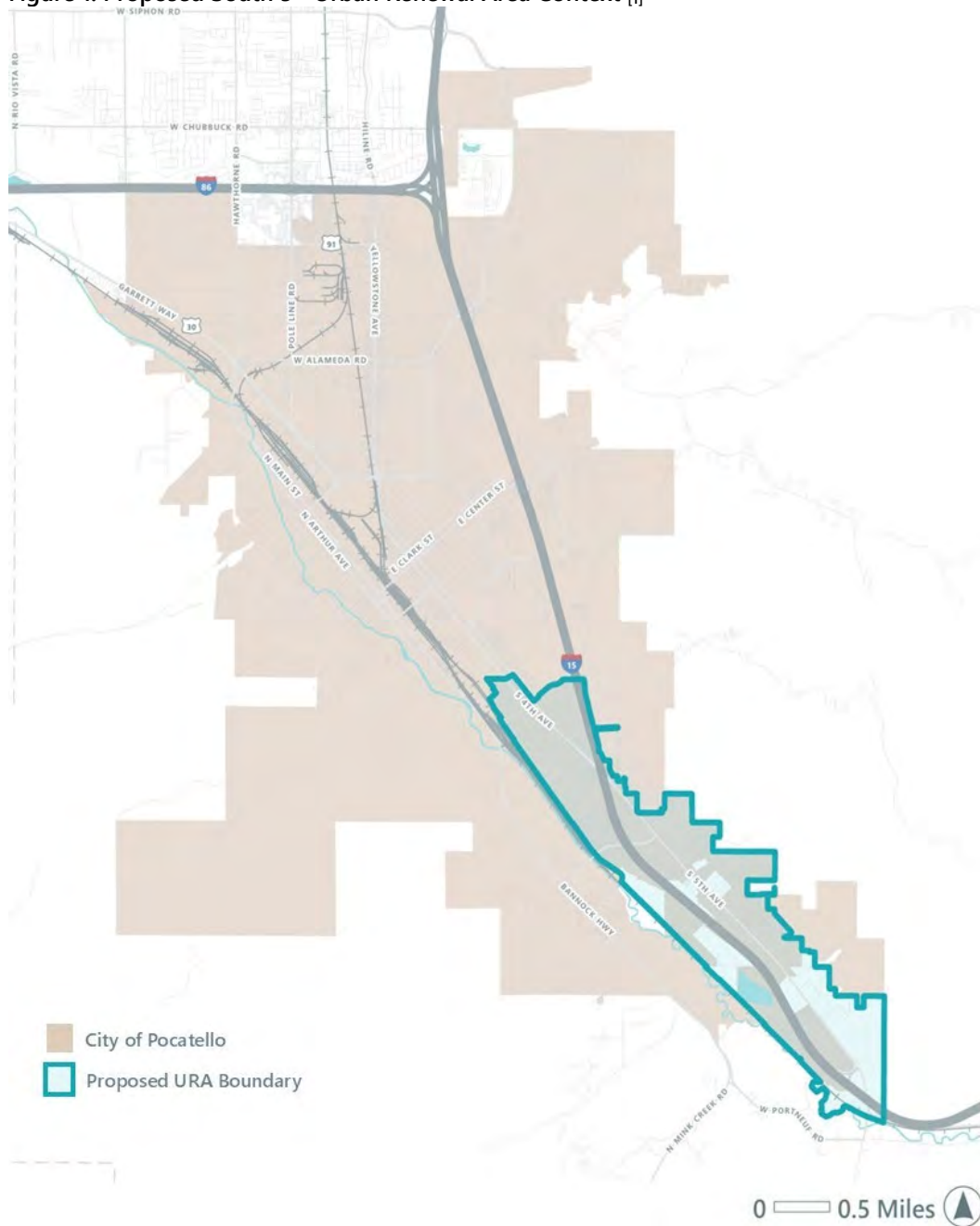
- 1) **Improved Land** includes all Improved Parcels and POLPs.
- 2) **Open Land** includes all OLPs and POLPs.

In addition to the parcels described above, there are parcels owned by public entities such as city, county, state and federal governments and their agencies or are privately owned rights-of-way, such as parcels owned by the Union Pacific Railroad. These parcels were included in the boundary of the Proposed URA, but are typically exempt or have de minimis taxable valuation and are likely to be owned by these entities in perpetuity as parks, preserves, rights-of-way and public offices. These parcels were included in the Proposed URA to allow for

infrastructure investments or public improvements on/through these parcels that could benefit other areas. Because they effectively behave like public right of way and based on fieldwork and site analysis, we found that parcel-based eligibility factors would not be applicable to this portion of the Proposed URA.

Per Urban Renewal Law, SB Friedman also reviewed the 2023 estimated base taxable value of the Proposed URA in comparison to the total taxable value of the City and other URAs as of 2023. SB Friedman confirmed the establishment of the Proposed URA would not result in the taxable values of all URAs in the City exceeding 10% of the City's total taxable value.

Figure 1: Proposed South 5th Urban Renewal Area Context [1]



¹ Since SB Friedman's eligibility analyses were completed, 2024 taxable values and parcel shapes have been released by Bannock County. Eligibility analyses in the Report reflect the 2023 parcel shapes and values, which were the most recent available at the time that these analyses and fieldwork were completed. Two minor changes resulted from the updated 2024 shapes: a change in the total number of parcels in the Proposed URA from 594 to 599 due to parcel combinations and subdivisions, as well as a minor modification to the Proposed URA boundary. Parcel number RPR4013010300, created from portions of existing public right-of-way of Katsilometes Road and privately-owned land along the eastern edge of the Proposed URA resulted in the necessary modification of the Proposed URA boundary to include the full extent of this parcel. This change results in the addition of approximately 0.45 acres to the Proposed URA boundary. The newly created parcel, which encompasses privately owned right-of-way, has no taxable value and is not included in parcel-based eligibility factor analyses. Maps throughout this report reflect 2023 parcels with the amended boundary.

Source: Bannock County, City of Pocatello, Esri, SB Friedman

Summary Conclusion

This Report documents the conditions in the Proposed URA which support the finding that the Proposed URA is “deteriorating.”

IMPROVED LAND - SB Friedman found the following two criteria for a deteriorating area to be meaningfully present and reasonably distributed throughout Improved Parcels and POLPs within the Proposed URA:

1. Predominance of defective or inadequate street layout
2. Diversity of ownership

OPEN LAND - SB Friedman found the following two criteria for a deteriorating area to be meaningfully present and reasonably distributed throughout OLPs and POLPs within the Proposed URA:

1. Obsolete platting
2. Diversity of ownership

Additionally, SB Friedman determined the OLPs and POLPs are eligible for acquisition by an urban renewal agency based on the following factors:

1. Unsuitable topography or faulty lot layout
2. Diversity of ownership

As part of the approval process for an urban renewal area and because the Proposed URA boundary includes parcels outside the City limits and within unincorporated Bannock County, the Bannock County Board of County Commissioners (the “BOCC”) must make a finding that the Proposed URA is eligible for designation as an urban renewal area. Following BOCC consideration, the finding that the Proposed URA is eligible for designation as an urban renewal area must be made by the City Council of the City of Pocatello (the “City Council”).

Upon adoption of a City Council resolution finding that the Proposed URA is a deteriorating area, the PDA will create an Urban Renewal Plan (the “Plan”) for the Proposed URA. Following plan approval by the PDA, the Pocatello Planning and Zoning Commission (the “Commission”) would review the Plan and decide on its conformance with the City’s Comprehensive Plan. The BOCC would review the Plan and consider a transfer of powers ordinance and an intergovernmental agreement with the City Council concerning the administration of the unincorporated parcels within the Revenue Allocation Area by the PDA. Following adoption of the BOCC ordinance and finding by the Commission, the City Council would then hold a public hearing prior to which all the affected taxing entities can provide comment on the proposed Plan. City Council then must elect to either approve the Plan and create a corresponding Revenue Allocation Area, by ordinance, or elect not to approve the proposed South 5th URA.

2. Background

Introduction

The Proposed URA encompasses approximately 2,292 acres bounded roughly by the Union Pacific Railroad tracks to the south and west, Barton Road to the north, and foothills of the Pocatello Range of mountains to the east. The Proposed URA is bisected by both Interstate 15 ("I-15") and South 5th Avenue and contains both Improved Parcels (685 acres), OLPs (613 acres) and POLPs (3 acres). Additionally, a significant portion of land, approximately 991 acres, in the Proposed URA is publicly owned by the city, county, state or federal government and their agencies or by private ownership as right-of-way, such as by the Union Pacific Railroad. **Figure 2** illustrates the distribution of the Proposed URA's Improved Parcels, OLPs, POLPs, and other land to which the parcel-based eligibility factor analyses are not applicable. As of 2023 when initial eligibility analyses were conducted, the Proposed URA encompassed 594 parcels. As of June 2025, parcel combinations and subdivisions within the Proposed URA made the total parcel count 599. The Proposed URA is comprised of land within the City of Pocatello as well as land in unincorporated Bannock County within the Pocatello Area of City Impact (PACI).

In 2023, the City adopted the Pocatello Comprehensive Plan 2040 (the "2040 Comp Plan") – a comprehensive plan to guide future development in the City. The 2040 Comp Plan identified the following goals, which would be supported by the establishment of the Proposed URA as an urban renewal area:

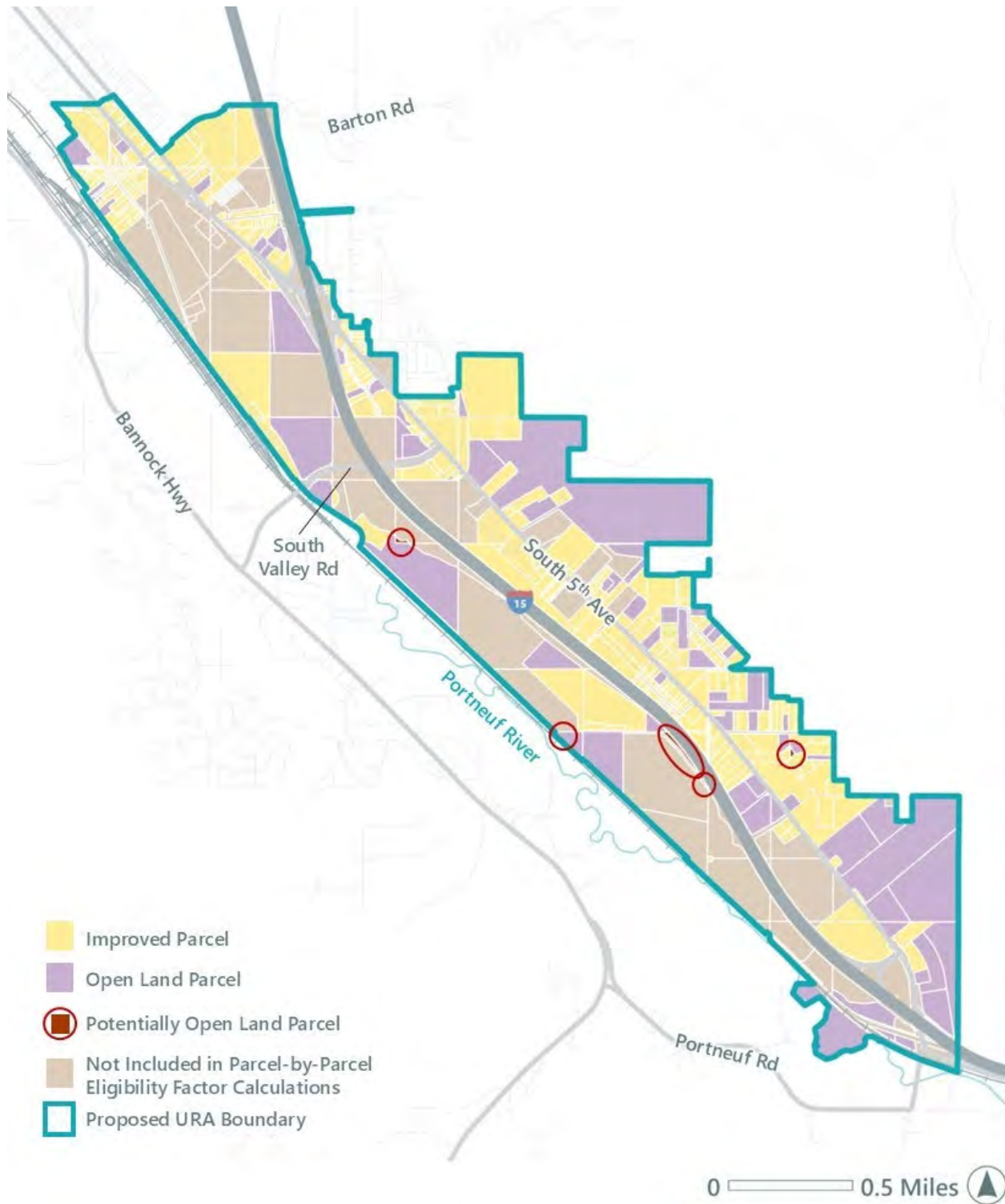
- Create a business environment with a diverse economic base;
- Guide and plan for the protection, development, and acquisition of public access to the natural resource amenities within and surrounding the Portneuf River Valley;
- Develop a transportation system that accommodates multi-modal choices to reduce dependence on fossil fuels;
- Cultivate compact development patterns and enhanced aesthetics that promote walkability, community health, reduced infrastructure, and energy costs;
- Maintain and update existing infrastructure such as roads, sewer, water, and high-speed internet; and
- Develop a mobility network that interconnects and distributes pedestrian, bicycle, and vehicle traffic to multiple streets and nodes of activity.

Reasons for Selection of the Proposed URA

The Proposed URA is of interest for establishment as an urban renewal area because of its position as the gateway to Pocatello from the south. The City has expressed an interest in creating a more attractive gateway. City gateways should provide visual cues that convey to passengers an entrance or departure from a municipality. Gateways have the added benefit of increasing city identity which can build awareness of development opportunities through the city periphery.

Additionally, an urban renewal area could provide the funding required to initiate key capital improvements such as extending infrastructure, adding trails, adding/repairing bike lanes and completing the sidewalk network which could help attract development on sites within the Proposed URA.

Figure 2: Proposed South 5th Urban Renewal Area



Source: Bannock County, City of Pocatello, Esri, SB Friedman

Current Land Use

The Proposed URA currently includes the following land uses:

- Residential
- Retail
- Office
- Industrial
- Right-of-way
- Park/recreational
- Open land

10% Test

Per Urban Renewal Law, SB Friedman also reviewed the 2023 taxable value of the Proposed URA in comparison to the 2023 total taxable value of the City and other URAs base values. Taxable value information was provided by the Power County and Bannock County Assessor's Offices for each county's share of the City of Pocatello and base taxable values of all existing URAs located within the City of Pocatello and the PACI. To be conservative, SB Friedman calculated the 10% test as if the non-City parcels were not annexed. Should these parcels be annexed, the increased value in the City as a whole would result in the Proposed URA capturing a slightly lower percentage of total City taxable value. As of 2023, the combination of base taxable values for all existing URAs plus the taxable value of the Proposed URA parcels would total approximately 2.5% of the City's 2023 total taxable value.

SB Friedman confirmed the establishment of the Proposed URA as an urban renewal area would not result in the base values of all urban renewal areas in the City exceeding 10% of the City's total taxable value.

3. Statutory Requirements

Improved Land: Required Findings and Definition of Deteriorated / Deteriorating

Idaho Code Section 50-2008(a) states that “[an] urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.”

The Urban Renewal Law includes definitions for a deteriorated area or a deteriorating area. These definitions include lists of criteria, one or more of which must be met in an area for it to qualify for an urban renewal project. These criteria are in Idaho Code Sections 50-2018(8) and (9) and Section 50-2903(8) and are listed below.

1. Deteriorated Area

Idaho Code Section 50-2018(8) and Idaho Code Section 50-2903(8)(a) define a deteriorated area as an area in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reasons of:

- a) Dilapidation;
- b) Deterioration;
- c) Age or obsolescence;
- d) Inadequate provision for ventilation, light, air, sanitation or open spaces;
- e) High density of population and overcrowding;
- f) Existence of conditions which endanger life or property by fire and other causes; or
- g) Any combination of such factors;

is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare.

2. Deteriorating Area

Idaho Code Section 50-2018(9) and Idaho Code Section 50-2903(8)(b) define a deteriorating area as one, which by reason of:

- a) The presence of a substantial number of deteriorated or deteriorating structures;
- b) Predominance of defective or inadequate street layout;
- c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- d) Insanitary or unsafe conditions;
- e) Deterioration of site or other improvements;
- f) Diversity of ownership;
- g) Tax or special assessment delinquency exceeding the fair value of the land;
- h) Defective or unusual conditions of title;
- i) Existence of conditions which endanger life or property by fire and other causes; or

j) Any combination of such factors;

results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition and use.

Open Land: Required Findings and Definition of Deteriorating

There are three sections within the Idaho Code that address Open Land:

1. Idaho Code Section 50-2903(8)(c) identifies eligibility criteria for Open Land and states any area which is predominately open and which because of:

1. Obsolete platting;
2. Diversity of ownership; or
3. Deterioration of structures or improvements; or

otherwise results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality, is considered a “deteriorating area” and eligible for urban renewal projects.

2. Idaho Code Section 50-2018(9) states if a “deteriorating area consists of open land the conditions contained in the provision in section 50-2008(d), Idaho Code, shall apply.” See also, Idaho Code Section 50-2903(8)(c).

3. Idaho Code Section 50-2008(d) states if an urban renewal area consists of Open Land to be acquired by the urban renewal agency, such area shall not be so acquired unless:

1. If it is to be developed for residential uses, the local governing body shall determine:
 - a. A shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality;
 - b. The need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas;
 - c. The conditions of blight in the area and shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime constitute a menace to the public health, safety, morals or welfare; and
 - d. The acquisition of the area for residential uses is an integral part of and essential to the program of the municipality.
2. If it is to be developed for nonresidential uses, the local governing body shall determine:
 - a. Such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

For both residential and nonresidential land uses acquisition by the urban renewal agency may be allowed if the area exhibits one or more of the following:

1. Defective of unusual conditions of title;
2. Diversity of ownership;
3. Tax delinquency;
4. Improper subdivision;
5. Outmoded street patterns;
6. Deterioration of site;
7. Economic disuse;
8. Unsuitable topography or faulty lot layout;
9. The need for correlation of the area with other areas of a municipality by streets and modern traffic requirements; or

Other conditions that retard the development of the area.

4. Eligibility Findings

Parcel Classification within the Proposed URA

Urban Renewal Law provides for different eligibility factors and required findings and tests for Improved Land versus Open Land (defined below). It is our understanding that Open Land under the Urban Renewal Law means agricultural or forest lands and/or a predominately undeveloped, open area. In part due to the large number of undeveloped or partially developed areas within the Proposed URA, there are a handful of undeveloped parcels which could be construed as either Open Land or Improved Land. In order to definitively demonstrate the Proposed URA is eligible for designation as an urban renewal area, SB Friedman divided the parcels into the following three classifications:

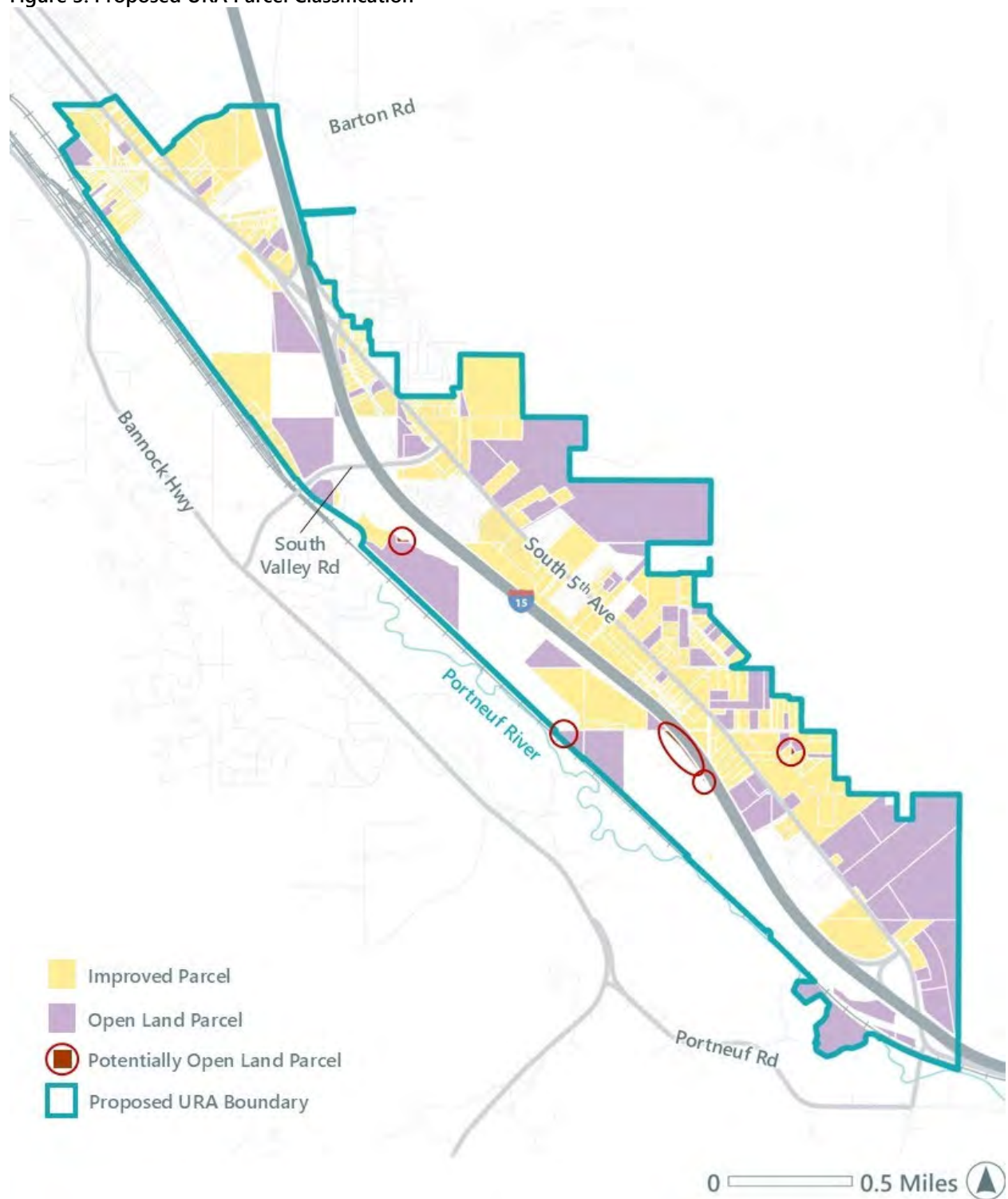
- **Improved Parcels** | includes both:
 - Developed, Improved Parcels | Parcels which have existing structures such as buildings or paved parking areas; and
 - Undeveloped, Improved Parcels | Parcels which are associated with or accessory to an adjacent Improved parcel such as side yards, parking areas, garages and access drives and are smaller than one acre. Undeveloped, Improved parcels lack structures, are less than one acre and have at least two of the following characteristics:
 - Adjoin right-of-way
 - Adjoin developed parcel
 - Adjoin a parcel of common ownership directly or across adjoining right-of-way
 - Similar parcel shape to neighboring parcels
 - Rectangular shaped with proportion less than 7:1
- **Open Land Parcels (OLPs)** | Larger (greater than one acre) undeveloped parcels or vacant parcels not directly adjoining right-of-way or not adjoining right-of-way through a common owner.
- **Potentially Open Land Parcels (POLPs)** | Undeveloped parcels smaller than one acre with lot characteristics comparable to those of an Undeveloped, Improved Parcel but which lack street access and meet less than two characteristics of Undeveloped, Improved Parcels. SB Friedman found four unique parcels (five parcel shapes since one parcel is discontinuous) that could be considered as POLPs, accounting for less than 1% of total land area.

For eligibility analysis purposes, POLPs have been included in both the Improved Parcels and OLP categories. Thus:

- 3) **Improved Land** includes all Improved Parcels and POLPs.
- 4) **Open Land** includes all OLPs and POLPs.

In addition to the parcels described above, there are parcels owned by public entities such as city, county, state and federal governments and their agencies or are privately owned rights-of-way, such as parcels owned by the Union Pacific Railroad. These parcels were included in the boundary of the Proposed URA, but are typically exempt or have de minimis taxable valuation and are likely to be owned by these entities in perpetuity as parks, preserves, rights-of-way and public offices. These parcels were included in the Proposed URA to allow for infrastructure investments or public improvements on/through these parcels that could benefit other areas. Because they effectively behave like public right of way and based on fieldwork and site analysis, we found that parcel-based eligibility factors would not be applicable to this portion of the Proposed URA. **Figure 3** exhibits parcels by classification as Improved, OLPs or POLPs.

Figure 3: Proposed URA Parcel Classification



Source: Bannock County, City of Pocatello, Esri, SB Friedman

EXCLUDED AGRICULTURAL USES

Idaho Code Sections 50-2018(8) and 50-2903(8)(f) state that, to be included within an urban renewal area, parcels involving “agricultural operations” as defined in Idaho Code Section 22-4502(2) or “forest lands” as defined in Idaho Code Section 63-1701(4) require the consent of the property owner. Parcels within the Open Land classification do not appear to be actively used as an agricultural operation. However, SB Friedman assumes the PDA will either [1] ensure the absence of an agricultural operation or [2] acquire the necessary landowner consent for any land classified as an agricultural operation.

Improved Land Eligibility Findings

The following is analysis of the 391 parcels in the Proposed URA considered to be Improved Parcels or POLPs.

EVIDENCE OF A DETERIORATING AREA

The condition of Improved Parcels and POLPs in the Proposed URA indicate a Deteriorating Area eligibility finding. Of the nine eligibility factors for a Deteriorating Area, we have identified two factors to be meaningfully present and reasonably distributed within the Proposed URA, outlined below.

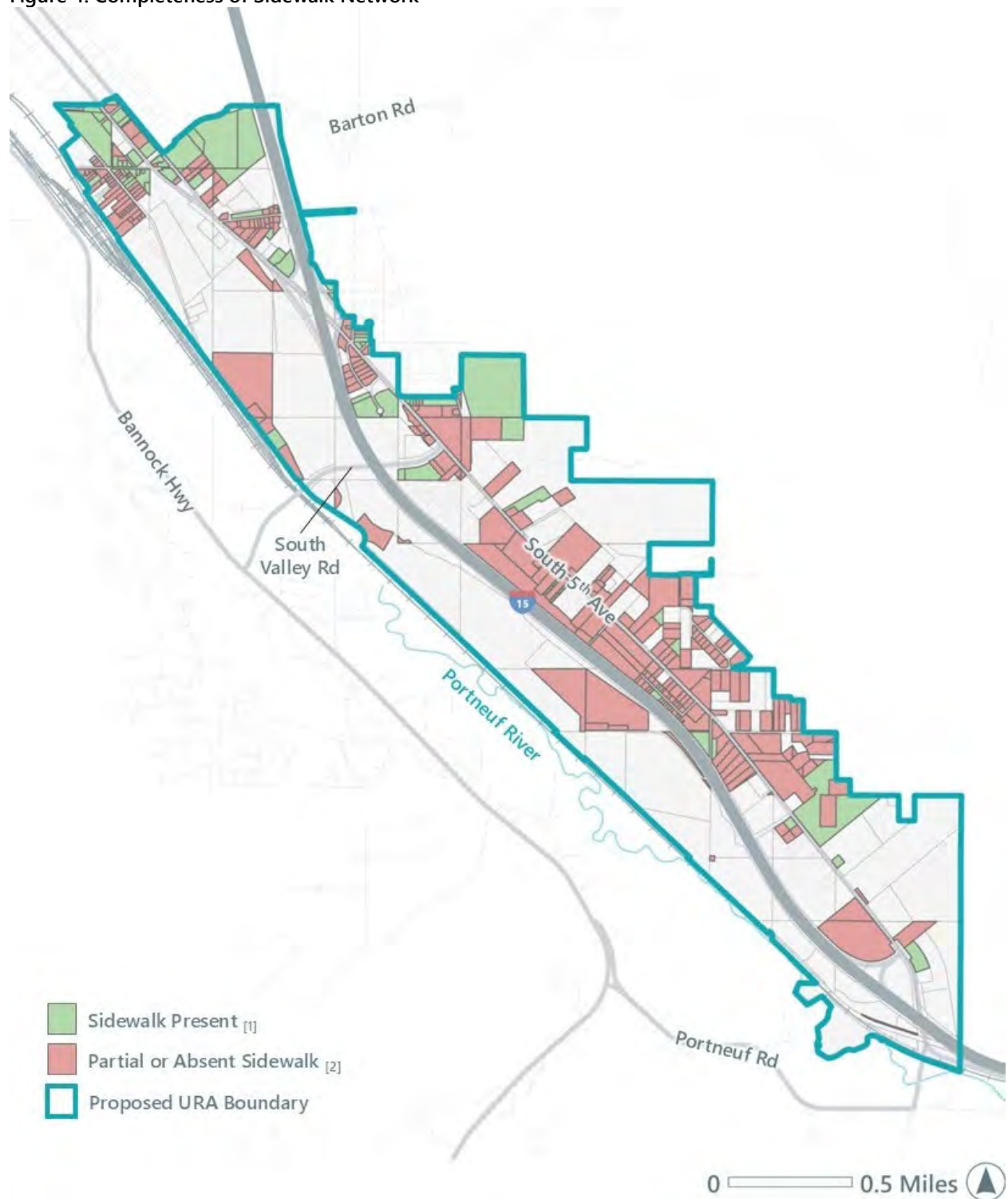
1. PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT

Idaho Code Section 50-2903(8)(b) identifies the predominance of defective or inadequate street layout as a factor indicating a Deteriorating Area for Improved Land. SB Friedman interpreted “street layout” to encompass the entire dedicated right-of-way, including the presence or lack of infrastructure for pedestrian, automobile and other vehicular traffic connectivity and safety.

SB Friedman conducted fieldwork in December 2023 to assess the presence of a sidewalk network in the Proposed URA on a parcel shape basis. SB Friedman differentiated parcels (identified by a PIN) with parcel shapes, since some PINs refer to discontinuous shapes. This analysis was based on 2023 parcel shapes, the most recent available at the time. Parcel shapes with incomplete sidewalk infrastructure, sidewalks deteriorated beyond the point of usability, or parcel shapes that were inaccessible from public right-of-way were determined to exhibit this factor.

SB Friedman found more than 73% of Improved Parcel shapes and POLPs to have an inadequate sidewalk network, thereby exhibiting a predominance of defective or inadequate street layout. **Figure 4** exhibits the geographic distribution of these parcel shapes. This factor was found to be both reasonably present and meaningfully distributed throughout the Proposed URA.

Figure 4: Completeness of Sidewalk Network



[1] Includes parcel shapes where sidewalks were observed during fieldwork or no data collected

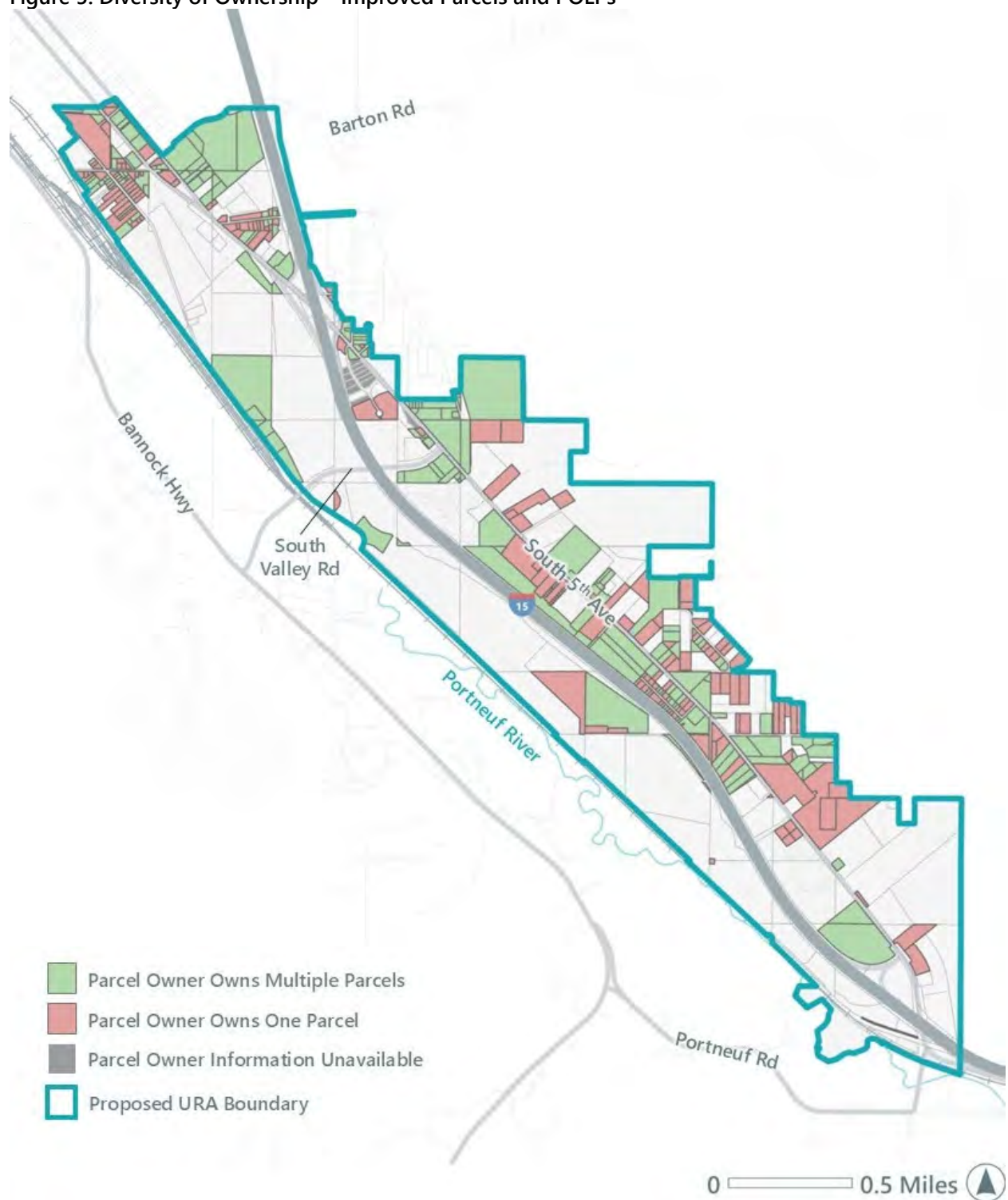
[2] Includes parcel shapes where no sidewalks were observed or were inaccessible from public right-of-way

Source: Bannock County, Esri, SB Friedman

2. DIVERSITY OF OWNERSHIP

Idaho Code Section 50-2903(8)(b) identifies diversity of ownership as a factor indicating a Deteriorating Area for Improved Land. SB Friedman reviewed the ownership of Improved Parcels and POLPs, as recorded in the Bannock County's Assessor's Office. SB Friedman found 244 unique owners of the 391 total Improved Parcels and POLPs. This represents 62% of parcels having unique ownership. Of the unique parcel owners, 79% own only one parcel. Therefore, there are 174 Improved Land parcels in the Proposed URA owned by owners who only own one parcel. **Figure 5** illustrates the geographic disbursement of parcels owned by an entity that only owns one Improved Parcel or POLP within the Proposed URA. Based on this analysis, SB Friedman found the diversity of ownership eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Figure 5. Diversity of Ownership – Improved Parcels and POLPs



Source: Bannock County, Esri, SB Friedman

Open Land

As previously mentioned, parcels considered Open Land have different eligibility criteria. The following is analysis of the 75 parcels in the Proposed URA considered to be OLPs or POLPs.

EVIDENCE OF A DETERIORATING AREA

Idaho Code Section 50-2903(8)(c) is the only section which explicitly addresses eligibility criteria for Open Land during the eligibility process, though there are references to Open Land in Idaho Code Section 50-2018(9) and Section 50-2008(d). Of the three eligibility factors for Open Land cited in Idaho Code Section 50-2903(8)(c), SB Friedman has identified two to be meaningfully present and reasonably distributed within the 75 Proposed URA OLPs and POLPs.

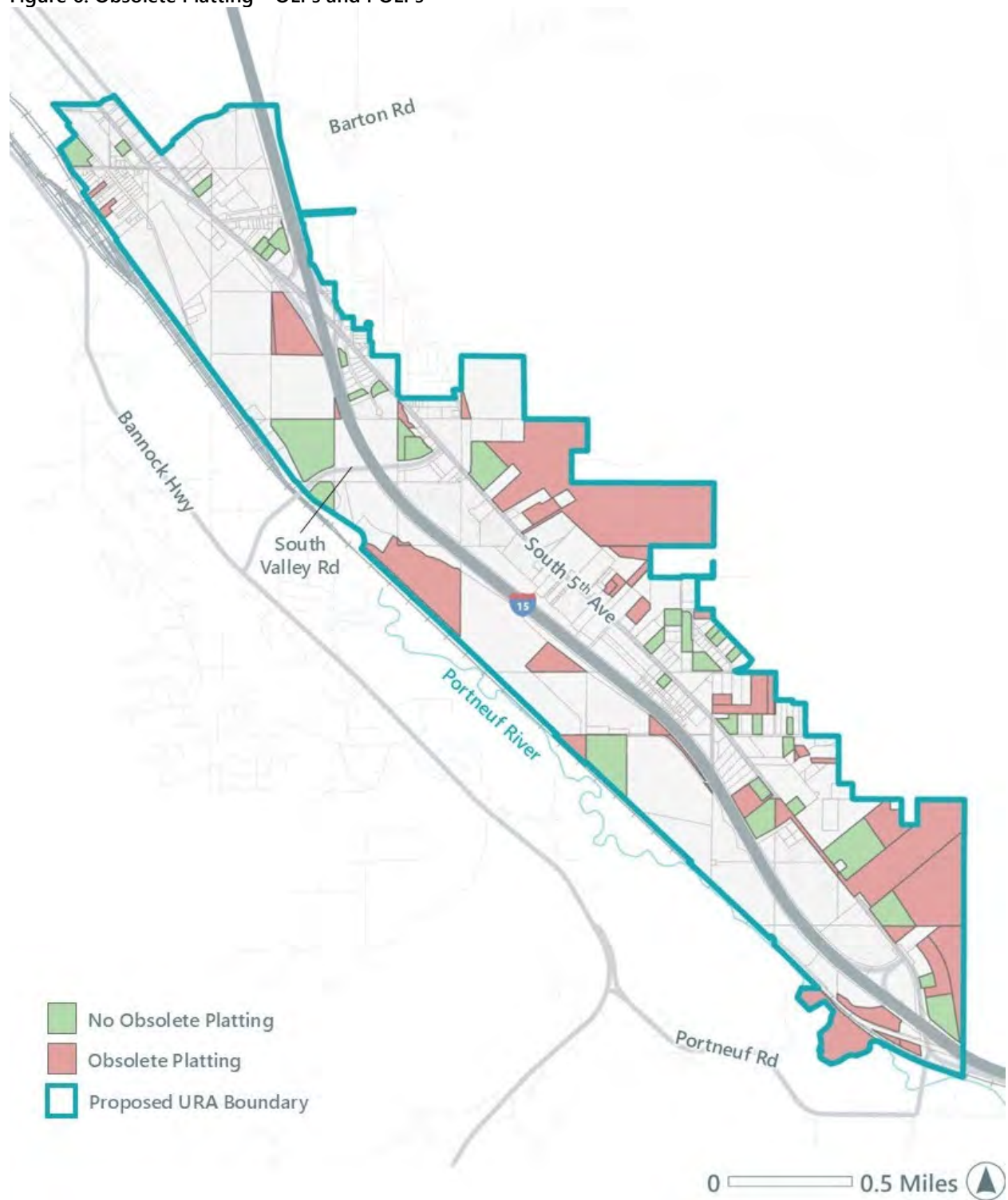
1. OBSOLETE PLATTING

In order to evaluate the platting of OLPs and POLPs, SB Friedman assessed parcel size, shape and accessibility. To be identified as having “obsolete platting,” a parcel shape needed to have one or more of the following characteristics:

- Lack of direct access to right-of-way
- Irregular parcel shape
- Parcel sizes which are too large or too small to be reasonably developed without subdivision or acquisition of additional land

Of the 616 acres of OLPs and POLPs, 448 acres (73%) exhibited obsolete platting. **Figure 6** shows the distribution of parcel shapes identified as exhibiting obsolete platting. Based on this analysis, SB Friedman found the obsolete platting eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Figure 6: Obsolete Platting – OLPs and POLPs

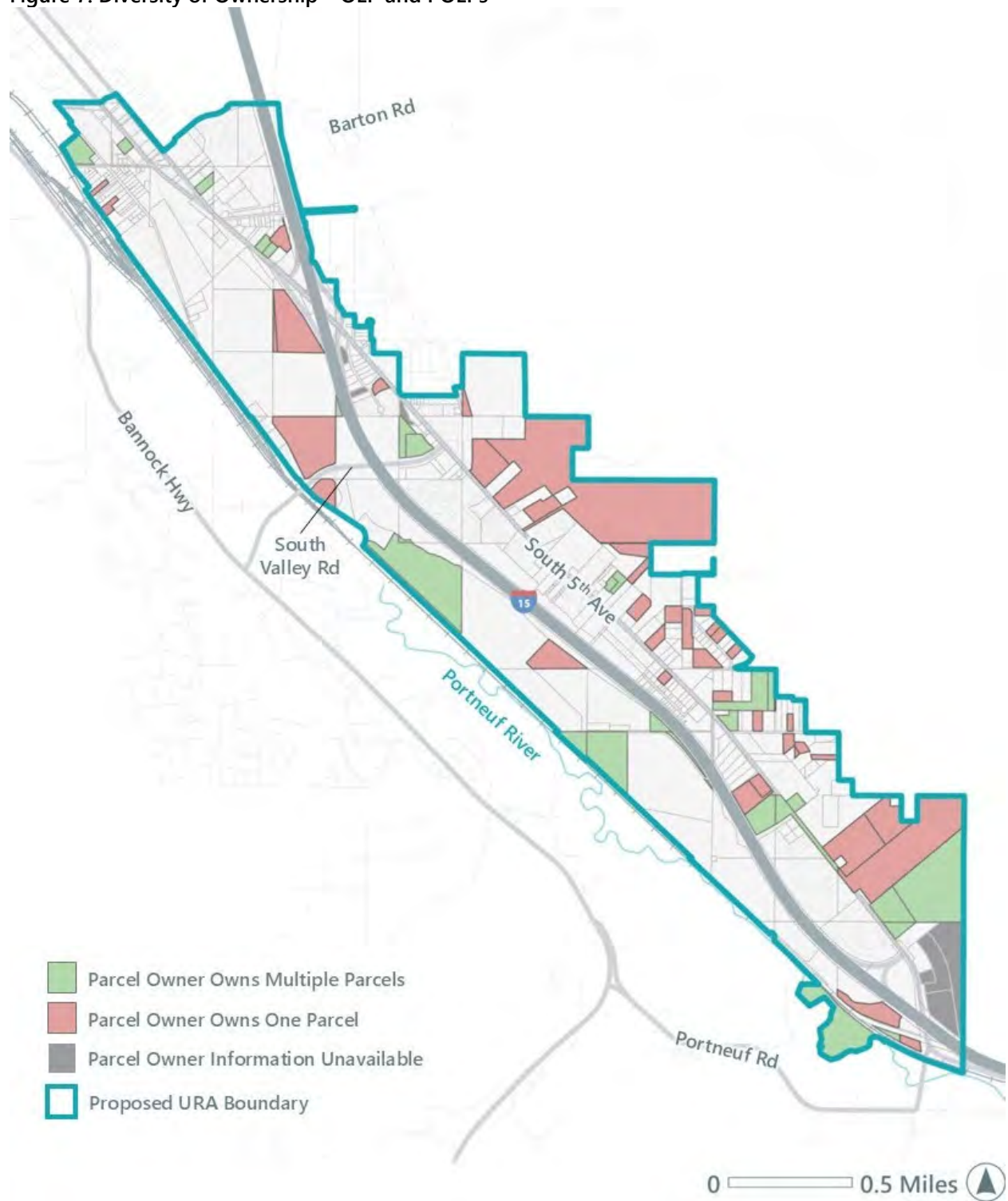


Source: Bannock County, Esri, SB Friedman

2. DIVERSITY OF OWNERSHIP

Idaho Code Section 50-2903(8)(c) identifies diversity of ownership as a factor indicating a Deteriorating Area for Open Land. SB Friedman reviewed the ownership of OLPs and POLPs, as recorded in the Bannock County's Assessor's Office. SB Friedman found 52 unique owners of the 75 total OLPs or POLPs. This represents 69% of parcels having unique ownership. Of the unique parcel owners, 79% own only one parcel. Therefore, there are 41 Open Land parcels in the Proposed URA owned by owners who only own one parcel. **Figure 7** illustrates the geographic disbursement of parcels owned by an entity that only owns one OLP or POLP throughout the URA. Based on this analysis, SB Friedman found the diversity of ownership eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Figure 7. Diversity of Ownership – OLP and POLPs



Source: Bannock County, Esri, SB Friedman

URBAN RENEWAL AREA OPEN LAND ACQUISITION ELIGIBILITY

Idaho Code Section 50-2008(d) addresses acquisition eligibility criteria for open land. The eligibility criteria set forth in Idaho Code Section 50-2903(8)(c) for predominantly open land areas mirror or are the same as those criteria set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b). “Diversity of ownership” is the same, while “obsolete platting” appears to be equivalent to “faulty lot layout in relation to size, adequacy, accessibility, or usefulness.” Therefore, of the nine eligibility criteria, we found two to be meaningfully present and reasonably distributed across the OLPs and POLPs, as explained previously:

1. Unsuitable topography or faulty lot layout
2. Diversity of ownership

1. UNSUITABLE TOPOGRAPHY OR FAULTY LOT LAYOUT

Similar to the eligibility criteria for ‘Obsolete Platting,’ ‘Faulty Lot Layout’ is evidenced by parcels which have one or more of the following characteristics:

- Lack of direct access to right-of-way
- Irregular parcel shape
- Parcel sizes which are too large or too small to be reasonably developed without subdivision or acquisition of additional land

Of the 616 acres of Open Land, 448 acres (73%) exhibited faulty lot layout. Those parcels are synonymous with those that exhibit obsolete platting and identified in **Figure 6**. Faulty Lot Layout is found to be meaningfully present and reasonably distributed amongst OLPs and POLPs in the Proposed URA.

2. DIVERSITY OF OWNERSHIP

As noted in the Open Land eligibility, OLPs and POLPs exhibit diversity of ownership with the 75 total OLPs or POLPs having 52 unique owners. This represents 69% of parcels having unique ownership. Of the unique parcel owners, 79% own only one parcel. Therefore, there are 41 Open Land parcels in the Proposed URA owned by owners who only own one parcel. **Figure 7** illustrates the geographic disbursement of parcels owned by an entity that only owns one OLP or POLP throughout the URA. Based on this analysis, SB Friedman found the diversity of ownership eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Idaho Code Section 50-2008 primarily addresses the urban renewal plan approval process and Idaho Code Section 50-2008(d)(4) sets forth certain conditions and findings for agency acquisition of open land. In sum, there is one set of findings if the area of open land is to be acquired and developed for residential uses and a separate set of findings if the land is to be acquired and developed for nonresidential uses.

Basically, open land areas may be acquired by an urban renewal agency and developed for nonresidential uses if such acquisition is necessary to solve various problems, associated with the land or the infrastructure, that have delayed the area’s development. These problems include defective or usual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout. All the stated conditions are included in one form or another in the definition of a deteriorated area and/or a deteriorating area set forth in Idaho Code Sections 50-2903(8)(b) and 50-2018(9). The conditions listed only in Section 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography,

and “the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.”

In conclusion, the area qualifies for agency acquisition if any of the eligibility conditions set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b) apply. Alternatively, the area under consideration qualifies if any of the conditions listed only in Idaho Code Section 50-2008(d)(4)(2) apply.

Conclusions of Eligibility Findings

For Improved Land, two of the nine potential criteria for finding a ‘deteriorating area’ were found to be reasonably present and meaningfully distributed within the Proposed URA:

1. Predominance of defective or inadequate street layout
2. Diversity of ownership

Among Open Land, two of the three potential criteria for finding a ‘deteriorating area’ were found to be reasonably present and meaningfully distributed within the Proposed URA:

1. Obsolete platting
2. Diversity of ownership

Additionally, two of the nine potential criteria for urban renewal acquisition eligibility were found to be present among OLPs and POLPs:

1. Unsuitable topography or faulty lot layout
2. Diversity of ownership

Based on the findings of one or more eligibility factors for both Improved Land and Open Land, the Proposed URA is eligible to become an urban renewal district. However, in addition to the findings of one or more eligibility factor, Idaho Code Section 50-2903(8)(c) requires that the finding of deterioration results in adverse consequences for the Proposed URA. The finding of adverse consequences will be addressed in the following section.

5. Other Required Findings and Tests

Improved Land

ECONOMIC UNDERUTILIZATION: OTHER EVIDENCE OF A DETERIORATING AREA

Urban Renewal Law requires that a two-part test be passed to establish eligibility. The first part requires the finding of at least one eligibility factor – of the nine possible – be present within the Proposed URA. As noted above, SB Friedman requires for a factor to be found present, it must be meaningfully present and reasonably distributed throughout the Proposed URA. The second requirement for determining eligibility is demonstrating the finding of deterioration also “results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public.”

SB Friedman evaluated the economic and social liability impacts of the Proposed URA by analyzing change in taxable value within the Proposed URA and evaluating conformance of the Proposed URA with the 2040 Comp Plan’s goals.

ECONOMIC LIABILITY

In order to assess whether the Proposed URA represents an economic liability, SB Friedman analyzed growth in taxable value over the last four year-to-year periods. Taxable value growth was evaluated within the Proposed URA and compared against growth in the balance of the City over the same period.

Table 1 outlines the change in taxable value of the Proposed URA parcels and City between 2019 and 2023. The Proposed URA has grown more slowly than the balance of the City in three of the past four year-to-year periods.

Table 1: Year-to-Year Growth in Taxable Value (TV) of Improved Parcels/POLPs and City from 2019 to 2023

| | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|----------|----------|-----------|-----------|-----------|
| City TV Less South 5 th URA Improved Parcels and POLPs | \$4.0 B | \$4.3 B | \$4.9 B | \$6.3 B | \$6.6 B |
| Change in City TV Less South 5 th URA Improved Parcels and POLPs | --- | 5.6% | 15.2% | 29.5% | 3.6% |
| South 5 th URA Improved Parcels and POLPs TV | \$92.6 M | \$90.9 M | \$100.8 M | \$126.1 M | \$141.5 M |
| Change in South 5 th URA Improved Parcels and POLPs TV | --- | -1.8% | 10.9% | 25.1% | 12.2% |
| South 5th URA Improved Parcels and POLPs – Growth Less than City | --- | YES | YES | YES | NO |

Sources: Bannock County, Power County, SB Friedman

Based on the lagging growth of the Proposed URA compared to the balance of the City overall in three of the past four year-to-year periods, SB Friedman concludes that the Proposed URA constitutes an economic liability.

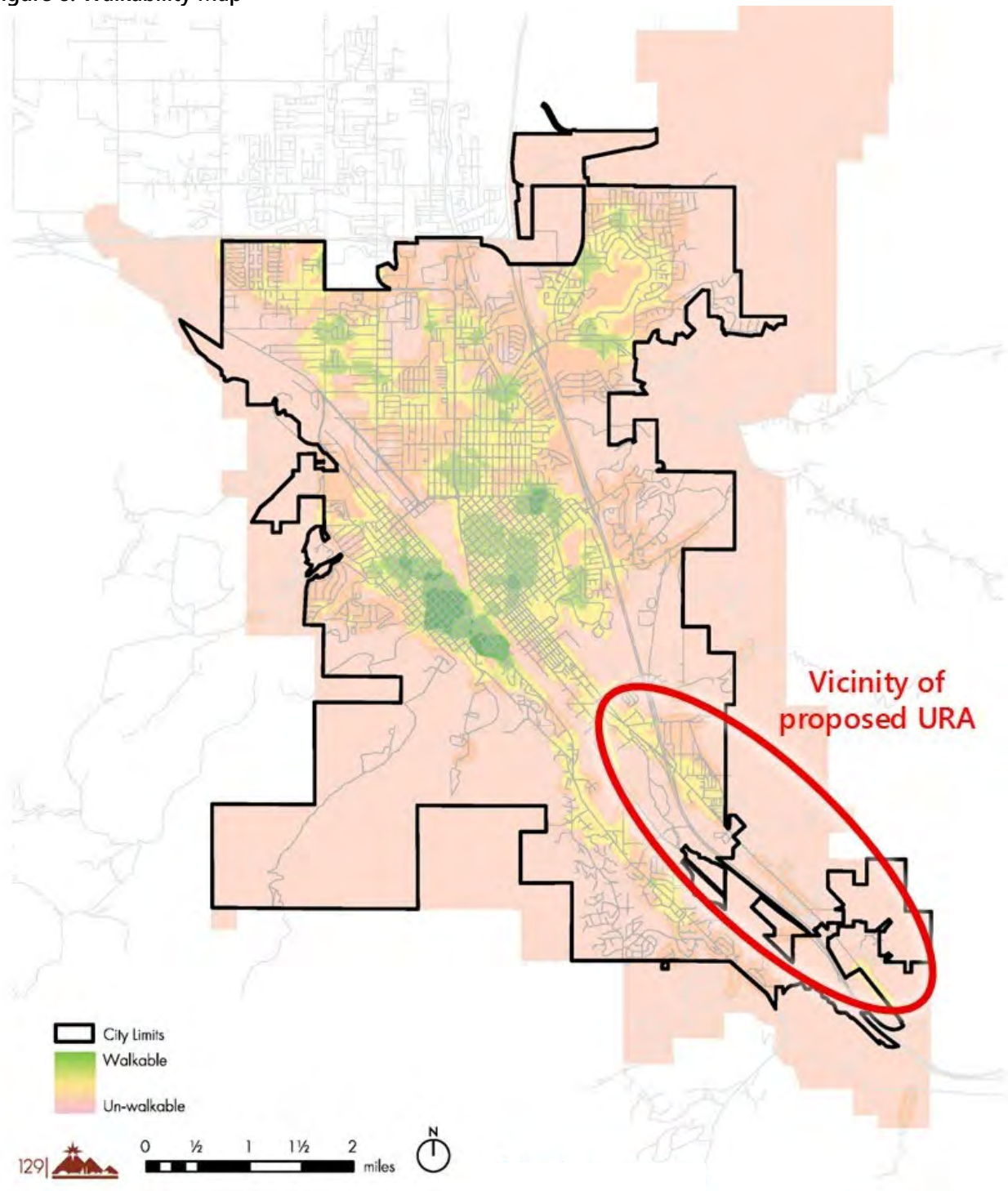
SOCIAL LIABILITY

A key goal of the 2040 Comp Plan was to make the City more “connected, safe and accessible.” Enhancing walkability and bikeability within the Proposed URA would serve these goals. The Proposed URA would benefit from developing a mobility network that interconnects and distributes pedestrian, bicycle and vehicle traffic to multiple streets and nodes of activity. Additionally, the following strategies in the 2040 Comp Plan relate to these goals:

- Improve existing paths, sidewalks, curbs, and roadways; and
- Improve sidewalks with funding from local improvement districts and the sidewalk grant program from Community Development Block Grants.

The 2040 Comp Plan included analysis which demonstrated that the majority of the Proposed URA is “unwalkable”, as shown in **Figure 8**. In order to better align with the 2040 Comp Plan, the Proposed URA must exhibit a pedestrian environment that is connected, safe and accessible for all users. SB Friedman’s finding of a predominance of defective or inadequate street layout as eligible for designation as an urban renewal area due to a lack of adequate sidewalk infrastructure, also constitutes a social liability. The lack of adequate sidewalk infrastructure serving 73% percent of Improved Parcels and POLPs indicates a significant amount of infrastructure investment is necessary to align with the goals outlined in the 2040 Comp Plan. Based on the stated goals for the City and that key parts of the Proposed URA are not currently meeting those goals, SB Friedman concludes that the Proposed URA constitutes a social liability.

Figure 8. Walkability Map



Source: City of Pocatello, SB Friedman

Open Land

ECONOMIC UNDERDEVELOPMENT OF THE AREA

The Urban Renewal Law requires that a two-part test be passed for both urban renewal eligibility and acquisition eligibility. The first part requires the finding of at least one eligibility factor – of the three or nine, respectively, – be present within the Open Land of the Proposed URA. The second requirement for determining eligibility is demonstrating the finding of deterioration criteria also results in the economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality.

SB Friedman evaluated the economic underdevelopment of the Open Land through consideration of development potential of the land. SB Friedman's finding of eligibility via obsolete platting is indication of development constraints present in the OLPs and POLPs.

Parcels which exhibit obsolete platting are difficult or infeasible to develop in their present state, requiring acquisition of additional neighboring parcels or subdivision to create parcels of appropriate size, shape and accessibility to be developable. Consequently, these parcels will remain difficult to develop and result in their continued economic underdevelopment.

Conclusions: Other Required Findings and Tests

According to Urban Renewal Law, the Proposed URA must exhibit not only factors that indicate the area is deteriorating, as outlined in the statute, but that those factors contribute to both economic and social liability of the Proposed URA.

SB Friedman finds evidence of economic liability of the Improved Land of the Proposed URA due to the lagging taxable value growth of the Improved Parcels and POLPs in the Proposed URA. We also find evidence of social liability of the Improved Land of the Proposed URA due to the variance of the Proposed URA from the goals outlined in the 2040 Comp Plan in terms of walkability.

Additionally, SB Friedman evaluated Open Land for economic underdevelopment or impairing the sound growth of the municipality, as required by the Urban Renewal Law, as a consequence of the deterioration criteria. SB Friedman finds that the Proposed URA presents evidence of economic underdevelopment due to the conditions of obsolete platting that challenge land assembly and developability of OLPs and POLPS.

6. Conclusions

Improved Land Conclusions

According to the Urban Renewal Law, in order to qualify for designation as an urban renewal area, Improved Land must exhibit one or more of several factors indicating that the area is either a deteriorated area or a deteriorating area. Further, presence of this factor(s) must have adverse consequences.

SB Friedman finds the following two criteria for a deteriorating area to be meaningfully present and reasonably distributed throughout the Proposed URA's Improved Parcels and POLPs:

1. Predominance of defective or inadequate street layout; and
2. Diversity of ownership

Furthermore, we find that the Improved Land in the Proposed URA represents an economic and social liability due to the lagging taxable value growth in comparison to the City and its variance from the 2040 Comp Plan.

As a result, this Report concludes that the Improved Land within the Proposed URA conform with Idaho Code Title 50, Chapters 20 and 29, and meet the eligibility standards for designation as a Proposed URA.

Open Land Conclusions

According to the Urban Renewal Law, in order to qualify for designation as an urban renewal area, Open Land must exhibit one or more of the three eligibility criteria and must be underdeveloped.

SB Friedman finds the following two criteria to be meaningfully present and reasonably distributed throughout the Proposed URA's OLPs and POLPs:

1. Obsolete platting; and
2. Diversity of ownership

Furthermore, we find that Open Land experiences economic underdevelopment due to the additional burden on development presented by obsolete platting. Thus, SB Friedman concludes that the Open Land within the Proposed URA conforms with the Urban Renewal Law and meets the eligibility standards for designation as a Proposed URA.

SB Friedman, as of the date of this report, also finds the Open Land to be eligible for acquisition by an urban renewal agency assuming the findings required in Section 50-2008(d)(4) are made. SB Friedman finds faulty lot layout and diversity of ownership to be present across the OLPs and POLPs. As a result, SB Friedman concludes the Open Land is currently eligible for acquisition according to Urban Renewal Law.

Therefore, both the Improved Land and Open Land of the Proposed URA meet all required tests, in addition to eligibility factors, laid out in the Urban Renewal Law, to qualify the creation of a Proposed URA.

Appendix A: Limitations of Engagement

Our Report is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we are available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our Report does not ascertain the legal and regulatory requirements applicable to this project, including zoning, other State and local government regulations, permits, and licenses. No effort has been made to determine the possible effect on this project of present or future federal, state or local legislation, including any environmental or ecological matters.

Furthermore, we have neither evaluated management's effectiveness, nor will we be responsible for future marketing efforts and other management actions upon which actual results will depend.

Our Report is intended solely for your information, for the purpose of establishing an urban renewal area.

Appendix B: PIN List

2023 PINS:

| Count | 2023 All PINs |
|-------|---------------|
| 1 | RPR4013003000 |
| 2 | RPRPCPP142306 |
| 3 | RPRPCPP152500 |
| 4 | RPR4013012906 |
| 5 | RPR4013012905 |
| 6 | BLM |
| 7 | RPR4013002313 |
| 8 | RPR4013000200 |
| 9 | RPRPCPP133100 |
| 10 | RPRPCPP142239 |
| 11 | RPRPCPP152600 |
| 12 | RPRPCPP142243 |
| 13 | RPRPCPP142109 |
| 14 | RPR4013012908 |
| 15 | RPR4013004303 |
| 16 | RPRPCPP138201 |
| 17 | RPRPCPP142246 |
| 18 | RPRPCPP116303 |
| 19 | RPRPCPP152200 |
| 20 | RPR4013030401 |
| 21 | RPR4013017802 |
| 22 | RPRPCPP142249 |
| 23 | RPR4013030205 |
| 24 | RPRPCPP146300 |
| 25 | RPRPCPP142260 |
| 26 | RPR4013012907 |
| 27 | RPRPCPP138002 |
| 28 | RPR4013014703 |
| 29 | RPR4013029911 |
| 30 | RPRPCPP106401 |
| 31 | RPR4013006201 |
| 32 | RPR4013018002 |

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| 33 | RPR4013008001 |
| 34 | RPRPCPP112302 |
| 35 | RPR4013011601 |
| 36 | RPR4013015801 |
| 37 | RPR4013030700 |
| 38 | RPRPCPP142244 |
| 39 | RPR4013005704 |
| 40 | RPRPBCS000100 |
| 41 | RPRPCPP129901 |
| 42 | RPRPCPP112200 |
| 43 | RPR4013012910 |
| 44 | RPRPCPP148000 |
| 45 | RPRPCPP132901 |
| 46 | RPRPCPP142299 |
| 47 | RPRPCPP132800 |
| 48 | RPR4013033100 |
| 49 | RPRPCPP142271 |
| 50 | RPR4013007500 |
| 51 | RPR4013029912 |
| 52 | RPR4013004502 |
| 53 | RPRPCPP138300 |
| 54 | RPR4013029913 |
| 55 | RPR4013003202 |
| 56 | RPR4013007305 |
| 57 | RPR4013013100 |
| 58 | RPRPCPP142241 |
| 59 | RPRPCPP151700 |
| 60 | RPRPCPP129102 |
| 61 | RPRPCPP152400 |
| 62 | RPR4013030301 |
| 63 | RPR4013008002 |
| 64 | RPR4013011607 |
| 65 | RPRPCPP106900 |
| 66 | RPR4013005906 |

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| 67 | RPRRGTD005400 |
| 68 | RPRPCPP152000 |
| 69 | RPRPCPP142259 |
| 70 | RPRPCPP132200 |
| 71 | RPR4013002601 |
| 72 | RPRPCPP142305 |
| 73 | RPR4013008101 |
| 74 | RPRPCPP133500 |
| 75 | RPRRGTD005300 |
| 76 | RPRPCPP151800 |
| 77 | RPRPCPP133400 |
| 78 | RPR4013007012 |
| 79 | RPRPCPP107411 |
| 80 | RPR4013013501 |
| 81 | RPR4013007011 |
| 82 | RPR4013011614 |
| 83 | RPR4013002312 |
| 84 | RPR4013032900 |
| 85 | RPRPCPP142350 |
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| 87 | RPRPCPP142107 |
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| 89 | RPR4013002602 |
| 90 | RPR4013014500 |
| 91 | RPR4013029907 |
| 92 | RPR4013007200 |
| 93 | RPR4013002701 |
| 94 | RPR4013004200 |
| 95 | RPRPSCS000200 |
| 96 | RPRPCPP138507 |
| 97 | RPR4013006600 |
| 98 | RPR4013016000 |
| 99 | RPRPCPP138604 |
| 100 | RPRPCPP142295 |
| 101 | RPR4013017500 |
| 102 | RPRPCPP138602 |
| 103 | RPRPCPP132700 |
| 104 | RPR4013003400 |

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| 106 | RESLAWN CEME* |
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| 109 | RPRRGTD000100 |
| 110 | RPR4013014502 |
| 111 | RPR4013029906 |
| 112 | RPRPSC1000200 |
| 113 | RPRRETY001201 |
| 114 | RPR4013005105 |
| 115 | RPRPCPP117600 |
| 116 | RPRPCPP150300 |
| 117 | RPR4013010401 |
| 118 | RPR4013012002 |
| 119 | RPR4013006002 |
| 120 | RPRPCPP138509 |
| 121 | RPR4013030206 |
| 122 | RPR4013006101 |
| 123 | RPR4013031000 |
| 124 | RPRPCPP139403 |
| 125 | RPRPL2B000300 |
| 126 | RPR4013013200 |
| 127 | RPRPCPP133001 |
| 128 | RPR4013005703 |
| 129 | RPR4013005902 |
| 130 | RPRPCPP142272 |
| 131 | RPRPCPP129700 |
| 132 | RPRRPDA000300 |
| 133 | RPRRPDA000201 |
| 134 | RPRPCPP142248 |
| 135 | RPR4013007700 |
| 136 | RPRPPTS000100 |
| 137 | RPRPMCD001600 |
| 138 | RPR4013004801 |
| 139 | RPR4013029904 |
| 140 | RPRPCPP142298 |
| 141 | RPR4013011618 |
| 142 | RPRPCPP142307 |

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| 145 | RPR4013011608 |
| 146 | RPRPCPP138503 |
| 147 | RPR4013011616 |
| 148 | RPRPCPP142110 |
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| 150 | RPR4013005702 |
| 151 | RPRRIBS000900 |
| 152 | RPR4013007009 |
| 153 | RPR4013011300 |
| 154 | RPR4013007302 |
| 155 | RPR4013002702 |
| 156 | RPR4013003600 |
| 157 | RPRRIBS000500 |
| 158 | RPRRETY002100 |
| 159 | RPR4013003702 |
| 160 | RPRRIBS000700 |
| 161 | RPRPROP002300 |
| 162 | RPR4013015602 |
| 163 | RPRPCPP139404 |
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| 165 | RPRPCPP133600 |
| 166 | RPRRIBS000600 |
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| 178 | RPR4013011613 |
| 179 | RPRPCPP104501 |
| 180 | RPRRPDA000204 |

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| 184 | RPRPCPP117402 |
| 185 | RPR4013011500 |
| 186 | RPRPCPP106403 |
| 187 | RPR4013012501 |
| 188 | RPR4013014200 |
| 189 | RPR4013014401 |
| 190 | RPR4013029910 |
| 191 | GATEWAY DR |
| 192 | RPRRETY001300 |
| 193 | RPR4013012001 |
| 194 | RPRPMCD001402 |
| 195 | RPR4013031100 |
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| 197 | RPR4013030302 |
| 198 | RPRPCPP104401 |
| 199 | RPRPCPP139405 |
| 200 | RPRPCPP132600 |
| 201 | RPR4013004803 |
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| 208 | RPR4013000400 |
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| 229 | RPRPCPP117300 |
| 230 | RPRRETY002000 |
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| 232 | RPR4013006001 |
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| 234 | RPRPCPP142104 |
| 235 | RPRPCPP138001 |
| 236 | RPRPCPP142304 |
| 237 | RPRPCPP138400 |
| 238 | RPRPCPP112100 |
| 239 | RPRPCPP104205 |
| 240 | RPRPIBS000100 |
| 241 | RPRPCPP115600 |
| 242 | RPRPCPP151300 |
| 243 | RPR4013004902 |
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| 245 | RPR4013010404 |
| 246 | RPRPPMT006800 |
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| 252 | RPRPCPP151900 |
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| 281 | RPRPSCP001300 |
| 282 | RPR4013005000 |
| 283 | RPRPSCP000600 |
| 284 | RPRPCBC000100 |
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| 289 | RPRPSCP001100 |
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| 300 | PIEDMONT RD |
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| 305 | RPRPMCD002609 |
| 306 | RPRPRVR000101 |
| 307 | RPRPROP004500 |
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| 309 | RPRPSCP001000 |
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| 311 | RPRPBCS000200 |
| 312 | RPR4013030402 |
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| 315 | RPRPPMT007400 |
| 316 | RPRPNC5000100 |
| 317 | RPR4013003500 |
| 318 | RPRPCPP138807 |
| 319 | RPRPCPP138510 |
| 320 | RPRPCPP104000 |
| 321 | RPRRETY001202 |
| 322 | RPR4013011401 |
| 323 | RPRPRVR000102 |
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| 326 | RPRPCPP133307 |
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| 328 | RPRPCPP138702 |
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| 330 | RPRPCPP131602 |
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| 332 | RPRRGTD008100 |

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| 334 | RPRRETY001000 |
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| 348 | RPR4013005501 |
| 349 | RPRPL2B000400 |
| 350 | RPRPSCP000900 |
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| 357 | RPRRGTD004300 |
| 358 | RPRRGTD004200 |
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| 389 | RPRPCPP142258 |
| 390 | RPRPPMT003700 |
| 391 | RPRPPMT003800 |
| 392 | RPRPPMT006600 |
| 393 | RPRPPMT003600 |
| 394 | RPR4013014602 |
| 395 | RPRPPMT008200 |
| 396 | RPRRETY000600 |
| 397 | RPRRETY000500 |
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| 399 | RPRPRVR000500 |
| 400 | RPRPMCD000700 |
| 401 | RPRPCPP133004 |
| 402 | RPRPCPP130700 |
| 403 | RPRRGTD007700 |
| 404 | RPRPCPP134100 |
| 405 | RPRPRVR000900 |
| 406 | RPRRETY000300 |
| 407 | RPRPCPP131002 |
| 408 | RPRPCPP131203 |

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| 410 | RPR4013007800 |
| 411 | RPR4013015902 |
| 412 | RPRPCPP130802 |
| 413 | RPRPPMT008402 |
| 414 | VELTON AVE |
| 415 | FREDREGILL RD |
| 416 | RPRPCPP114901 |
| 417 | RPRPCPP106100 |
| 418 | RPRPCPP130803 |
| 419 | RPR4013010412 |
| 420 | RPR4013011611 |
| 421 | RPRPMCD001303 |
| 422 | RPRPRVR000400 |
| 423 | RPRPELP000300 |
| 424 | RPRRGTD003100 |
| 425 | RPRPCPP107205 |
| 426 | RPRPCPP107000 |
| 427 | RPRPCPP105400 |
| 428 | RPR4013007005 |
| 429 | RPR4013006500 |
| 430 | RPRPCPP133900 |
| 431 | RPRPCPP139001 |
| 432 | RPRPCPP131004 |
| 433 | RPRPSNS000800 |
| 434 | RPRRGTD003400 |
| 435 | RPRPCPP116000 |
| 436 | RPR4013007013 |
| 437 | RPRRGTD002400 |
| 438 | RPRRGTD002600 |
| 439 | RPRRGTD002300 |
| 440 | RPRPCPP142002 |
| 441 | RPRPCPP133200 |
| 442 | RPRPCPP107100 |
| 443 | RPRRGTD003900 |
| 444 | RPRPCPP142001 |
| 445 | RPRPCPP104203 |
| 446 | RPR4013011617 |

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| 449 | RPRPELP000100 |
| 450 | RPRPCPP136000 |
| 451 | RPRPMCD000900 |
| 452 | RPRPPMT008500 |
| 453 | RPR4013012101 |
| 454 | RPRPCPP1422A1 |
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| 496 | RPRPCPP133500 |
| 497 | RPRPCPP138503 |
| 498 | RPRPCPP130700 |
| 499 | RPR4013013100 |
| 500 | RPRPCPP133307 |
| 501 | RPRPCPP107100 |
| 502 | RPR4013017500 |
| 503 | RPRPPMT007100 |
| 504 | RPR4013030402 |
| 505 | RPRPCPP117300 |
| 506 | RPR4013006201 |
| 507 | RPRPCPP142244 |
| 508 | RPRPCPP139404 |
| 509 | RPRPRZT000700 |
| 510 | RPRPCPP107411 |
| 511 | RPRPCPP132200 |
| 512 | RPRPCPP142258 |
| 513 | RPRPCPP142304 |
| 514 | RPRPCPP130802 |
| 515 | RPR4013003701 |
| 516 | RPRPRVR000700 |
| 517 | RPR4013015602 |
| 518 | VELTON AVE |
| 519 | RPR4013014401 |
| 520 | RPRPCPP104205 |
| 521 | RPRPCPP129700 |
| 522 | RPR4013008001 |
| 523 | RPRPCPP138201 |
| 524 | RPRPCPP117600 |
| 525 | RPRPMCD000300 |
| 526 | RPRPCPP107207 |
| 527 | RPRPPDA000204 |
| 528 | RPRPCPP154800 |
| 529 | RPRPCPP157900 |
| 530 | RPRPCPP158000 |

| | |
|-----|---------------|
| 531 | RPRPCPP159800 |
| 532 | RPRPCPP160100 |
| 533 | RPRPETY001201 |
| 534 | RPRPETY002100 |
| 535 | RPRPGTD004600 |
| 536 | RPRPIBS000500 |
| 537 | RPRPCPP152500 |
| 538 | RPR4013029911 |
| 539 | RPRPCLA000200 |
| 540 | RPRPCPP162400 |
| 541 | RPRPCLF001400 |
| 542 | RPRPETY001300 |
| 543 | RPRPGTD005100 |
| 544 | RPRPCPP156200 |
| 545 | RPRPCPP160500 |
| 546 | RPRPCPP160600 |
| 547 | RPRPSCP001300 |
| 548 | RPRPMCD000901 |
| 549 | RPRPCPP156300 |
| 550 | RPRPCPP156400 |
| 551 | RPRPCPP158100 |
| 552 | RPRPCPP158800 |
| 553 | RPRPCLF001000 |
| 554 | RPRPCPP150200 |
| 555 | RPRPSCP000200 |
| 556 | RPRPSNS000100 |
| 557 | RPRPCPP150000 |
| 558 | RPRPCTS000100 |
| 559 | RPR4013013702 |
| 560 | RPRPCPP142237 |
| 561 | RPRPCPP133001 |
| 562 | RPRPPMT008200 |
| 563 | RPRPCPP134101 |
| 564 | RPRPCBC000100 |
| 565 | RPRPMCD002203 |

| | |
|-----|---------------|
| 566 | RPRPCPP142260 |
| 567 | RPRPCPP104201 |
| 568 | RPRPROP004500 |
| 569 | RPRPELP000300 |
| 570 | RPRPMCD002202 |
| 571 | RPRPCPP146300 |
| 572 | RPRPRZT000500 |
| 573 | RPR4013030700 |
| 574 | RPRPMCD001303 |
| 575 | RPRPCPP132306 |
| 576 | RPRPCPP133100 |
| 577 | RPRPCPP136000 |
| 578 | RPRPCPP132700 |
| 579 | RPRPMCD002300 |
| 580 | RPRPMCD000604 |
| 581 | RPRPCPP130300 |
| 582 | RPRPCPP115600 |
| 583 | RPRPCPP104302 |
| 584 | RPRPCPP138100 |
| 585 | RPRPCPP112200 |
| 586 | RPRPRVR000600 |
| 587 | RPR4013030302 |
| 588 | RPRPCPP133900 |
| 589 | RPRPCPP131102 |
| 590 | RPRPCPP105301 |
| 591 | RPRDLB004902 |
| 592 | RPRPCMS000500 |
| 593 | RPRPCPP151800 |
| 594 | RPRPSCP000500 |
| 595 | RPRPCPP159500 |
| 596 | RPRPCPP156800 |
| 597 | RPRPCPP158200 |
| 598 | RPRPCPP161400 |
| 599 | BLM |

Action Item 6

RESOLUTION NO. 2025-2

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF POCA TELLO, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF POCA TELLO, IDAHO, AN URBAN RENEWAL AGENCY ORGANIZED UNDER THE LAWS OF THE STATE OF IDAHO, MAKING CERTAIN FINDINGS THAT REVENUES ARE SUFFICIENT TO COVER ALL ESTIMATED AGENCY EXPENSES FOR FUTURE YEARS FOR THE URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA KNOWN AS THE NAVAL ORDNANCE PLANT PROJECT AREA; ESTIMATING THE REMAINING PROJECT OBLIGATIONS AND COSTS; RECOMMENDING TO THE CITY COUNCIL THAT THE REVENUE ALLOCATION PROVISION FOR THE NAVAL ORDNANCE PLANT PROJECT AREA BE TERMINATED; RECOMMENDING FURTHER THAT THE CITY COUNCIL ADOPT AN ORDINANCE TERMINATING THE REVENUE ALLOCATION PROVISION FOR THE NAVAL ORDNANCE PLANT URBAN RENEWAL AREA IMPROVEMENT PLAN, AND RETURNING THE REVENUE ALLOCATION AREA TO THE REGULAR TAX ROLL EFFECTIVE TAX YEAR 2025; PROVIDING FOR THE PAYMENT OF DELINQUENT PROPERTY TAXES FOLLOWING TERMINATION; PROVIDING FOR THE PAYMENT OF CERTAIN EXPENSES FOR FUTURE FISCAL YEARS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by The Urban Renewal Agency of the City of Pocatello, Idaho, also known as Pocatello Development Authority, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), as a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the City Council (the “City Council”) of the City of Pocatello (the “City”), on June 22, 2006, after notice duly published, conducted a public hearing on the Naval Ordnance Plant Urban Renewal Area Improvement Plan (the “Naval Ordnance Plant Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2797 on June 22, 2006, approving the Naval Ordnance Plant Plan, making certain findings, and establishing the Naval Ordnance Plant revenue allocation area (the “Naval Ordnance Plant Project Area” or “Project Area”);

WHEREAS, the Naval Ordnance Plant Plan contained a revenue allocation financing provision pursuant to the Act;

WHEREAS, the termination date for the Project Area, as set forth in the Naval Ordnance Plant Plan, is December 31, 2030;

WHEREAS, the Agency expects to have sufficient funds to fund the Agency operations and administrative costs under the Naval Ordnance Plant Plan, to be incurred and satisfied by the Agency's current fiscal year ending September 30, 2025, with the exception of 1) possible carryover costs; and 2) obligations that cannot be fully determined and will not become due until after September 30, 2025. An estimate of the remaining obligations and Agency operations and administrative fees and costs are set forth in the FY2025 Updated Termination Budget attached hereto as Exhibit A, and as further described in the Termination Plan attached hereto as Exhibit B;

WHEREAS, the Agency will request the Bannock County Treasurer to not distribute to the Agency any Naval Ordnance Plant Project Area revenue allocation funds from delinquency tax payments in fiscal year 2026, or subsequent years, generated from the 2024 assessed values, or earlier. To the extent any Naval Ordnance Plant Project Area revenue allocation funds are received by the Agency in fiscal year 2026, or later, the Agency will return those funds to the Bannock County Treasurer for pro-rata distribution to the affected taxing districts;

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

WHEREAS, the Agency has reviewed the remaining obligations, and Agency operations and administrative fees and costs, and based on projected revenues and expenses of the Naval Ordnance Plant Plan and Project Area, has determined there are sufficient funds for payment of all final costs, Agency obligations and Agency expenses and has further determined the revenue allocation area can be terminated on or before December 31, 2025;

WHEREAS, pursuant to Exhibit A and Exhibit B, the Agency estimates there will be a surplus available for remittance to the Bannock County Treasurer for pro-rata distribution to the affected taxing districts on or before September 30, 2025.

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

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

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

Section 3: That the revenue allocation area contained in the Naval Ordnance Plant Plan shall be terminated on or before December 31, 2025, consistent with the termination provisions set forth in the Act, allowing certain taxing entities to use the 2025 estimated assessed values above

Section 4: That the Agency does not intend to take revenue allocation funds from the Naval Ordnance Plant Project Area in tax year 2026, generated from the 2025 assessed values, and the allocation of revenues under section 50-2908, Idaho Code, shall cease effective January 1, 2026. To clarify, the Naval Ordnance Plant Project Area will not receive an allocation of revenue allocation proceeds from the December 20, 2025, tax receipts.

Section 6: That any delinquent property taxes due to the Agency that were levied for calendar year 2024, or earlier, shall not be paid to the Agency after September 30, 2025, but shall be distributed by the Bannock County Treasurer to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the Naval Ordnance Plant Project Area.

Section 8: That the Agency does hereby request that the City Council, pursuant to 50-2903(5), Idaho Code, adopt an Ordinance providing for the termination of the Naval Ordnance Plant Project Area revenue allocation area in the Naval Ordnance Plant Plan, to be effective on or before December 31, 2025, and declaring that the tax year 2025 revenues¹ from the increment value as levied upon within the revenue allocation area are not needed for the payment of any Agency indebtedness or Agency projects to be completed before September 30, 2025, and should flow to the respective taxing districts pursuant to Idaho law.

RESOLUTION NO. 2025-2 3
(Intent to Terminate Naval Ordnance Plant RAA)

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

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

PASSED AND ADOPTED by The Urban Renewal Agency of the City of Pocatello, Idaho, on June 18, 2025. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on June 18, 2025.

APPROVED;

By: _____
David Villarreal, Chair

ATTEST:

By: _____
Secretary

EXHIBIT A
(FY2025 Updated Termination Budget)

EXHIBIT A
URBAN RENEWAL AGENCY OF THE CITY OF POCA TELLO, IDAHO A/K/A
POCA TELLO DEVELOPMENT AUTHORITY
UPDATED FY 2025 NAVAL ORDNANCE PLANT REVENUE ALLOCATION AREA
TERMINATION BUDGET

| | FY2025 | FY2025 |
|-----------------------------|-----------------------------|---|
| | NAVAL ORDNANCE PLANT RAA | UPDATED NAVAL ORDNANCE PLANT RAA (Estimated through September 30, 2025) |
| CASH CARRYOVER: | \$ | \$0 |
| INCOME: | | |
| Administrative Fees | \$0 | \$0 |
| Revenue Allocation Proceeds | \$ 142,000 | \$207,000 |
| Interest Income | \$ 0 | <u>\$0</u> |
| Other | <u>\$ 0</u> | <u>\$13,000</u> |
| TOTAL INCOME | \$ 142,000 | \$220,000 |
| EXPENDITURES: | | |
| OPERATING | | |
| Administrative Expense | \$ 18,200 | \$30,000 |
| Luncheon Costs | \$ 0 | \$0 |
| Office Expenses | \$ 0 | \$0 |
| Dues and Memberships | \$ 0 | \$0 |
| Insurance | \$ 0 | \$0 |
| Training and Travel | \$ 0 | \$0 |
| City Admin Charges | \$ 0 | \$0 |
| Professional Services | \$ 0 | \$7,500 |
| Economic Development Grants | \$ 0 | \$0 |
| Non-Capital Infrastructure | <u>\$ 153,800.</u> | <u>\$0</u> |
| TOTAL EXPENSE | \$ 172,000 | \$37,500 |
| ENDING CASH BALANCE: | | \$182,500 |
| TOTAL | | |

EXHIBIT B
(Termination Plan)

4909-9985-9249, v. 1

EXHIBIT B

THE URBAN RENEWAL AGENCY OF THE CITY OF POCATELLO, IDAHO

TERMINATION PLAN FOR THE REVENUE ALLOCATION AREA ESTABLISHED BY THE NAVAL ORDNANCE PLANT URBAN RENEWAL AREA IMPROVEMENT PLAN

THE “NAVAL ORDNANCE PLANT PLAN”

The Urban Renewal Agency of the City of Pocatello, Idaho, also known as Pocatello Development Authority (the “Agency”) intends to terminate the revenue allocation area adopted at the time of the original adoption of the Naval Ordnance Plant Urban Renewal Area Improvement Plan, by the City Council of the City of Pocatello, Idaho on June 22, 2006, by Ordinance No. 2797 (the “Naval Ordnance Plant Plan”). A map of the Naval Ordnance Plant Project Area is included.

The termination date for this Naval Ordnance Plant revenue allocation area (the “Naval Ordnance Plant Project Area”) as set forth in the Naval Ordnance Plant Plan is December 31, 2030. The Agency has reviewed the projected revenues and expenses of the Naval Ordnance Plant Plan and Project Area and has determined the Naval Ordnance Plant Project Area can be terminated by December 31, 2025, effective retroactive to January 1, 2025, as it relates to assessed values within the Naval Ordnance Plant Project Area. As a result, the Agency will not receive revenue allocation funds from the Naval Ordnance Plant Project Area in calendar year 2026, generated from the 2025 assessed values, and the allocation of revenues under Idaho Code § 50-2908 shall cease effective January 1, 2026¹. To clarify, the Naval Ordnance Plant Project Area will not receive an allocation of revenue allocation proceeds from the December 20, 2025, tax receipts.

Based on updated budget information, this Termination Plan is prepared, in part, in order to describe the Agency’s plan to pay its financial obligations in the final year and to describe other actions necessary to wind up the affairs of the Naval Ordnance Plant Project Area. This plan reviews the Agency’s existing financial obligations and the payment of certain expenses on or before September 30, 2025, or as otherwise due.

Intent Regarding Delinquencies:

The Agency will request the Bannock County Treasurer to not distribute to the Agency any Naval Ordnance Plant Project Area revenue allocation funds from delinquency tax payments after September 30, 2025, or subsequent years, generated from the 2024 assessed values, or earlier. If the Agency receives any delinquency tax payments related to the Naval Ordnance Plant Project Area after September 30, 2025, then the Agency will return those funds to the Bannock County Treasurer for distribution to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the Naval Ordnance Plant revenue allocation area.

¹ The Naval Ordnance Plant Project Area will receive the second half of the 2024 tax payments, following the June 20, 2025, payment deadline, but will not receive any allocation of revenue from the Naval Ordnance Plant Project Area after September 30, 2025.

Fiscal Year 2025 Termination Budget Summary:

The Agency expects all the Naval Ordnance Plant Project Area expenses, final costs and Agency operations and administrative costs to be incurred and satisfied by the Agency's current fiscal year ending September 30, 2025, with the exception of any agreements or notes that have expired, terminated, or cancelled on their own terms; and any obligations that cannot be fully determined and will not become due until after September 30, 2025. Additionally, there are administrative fees and costs due to termination that will be incurred during the Agency's next fiscal year (FY 2026). The Agency will have sufficient funds on deposit for payment of all final project costs, including any carryover costs, and Agency operations and administrative fees.

At this time, the Agency is projecting there will be a surplus to be distributed back to the taxing districts following the end of the Agency's 2025 fiscal year, September 30, 2025. The final distribution of non-obligated surplus funds will occur after September 30, 2025, following payment of all final Agency expenses and financial obligations and upon a final accounting of the Naval Ordnance Plant Project Area. Funds will be remitted to the Bannock County Treasurer to be distributed to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area.

As shown on the Updated Fiscal Year 2025 Naval Ordnance Plant Termination Budget (the "FY2025 Updated Termination Budget"), the Agency has identified \$37,500 in Naval Ordnance Plant Project Area expenditures. These expenditures are generally related to Agency legal and consultant fees, operations and administrative/management fees and costs to be paid on or before September 30, 2025.

Real Property:

The Agency does not own real property in the Naval Ordnance Plant Project Area.

Administrative Operations Costs:

The FY2025 Updated Termination Budget has identified Agency operations administrative costs in the amount of \$37,500 which funds are anticipated to be incurred and paid by September 30, 2025, or when due. The Agency anticipates there may be administrative operations costs incurred in FY2026 as the Agency continues to wind up the Naval Ordnance Plant Project Area.

Agency Contracts, Licenses and Maintenance Agreements:

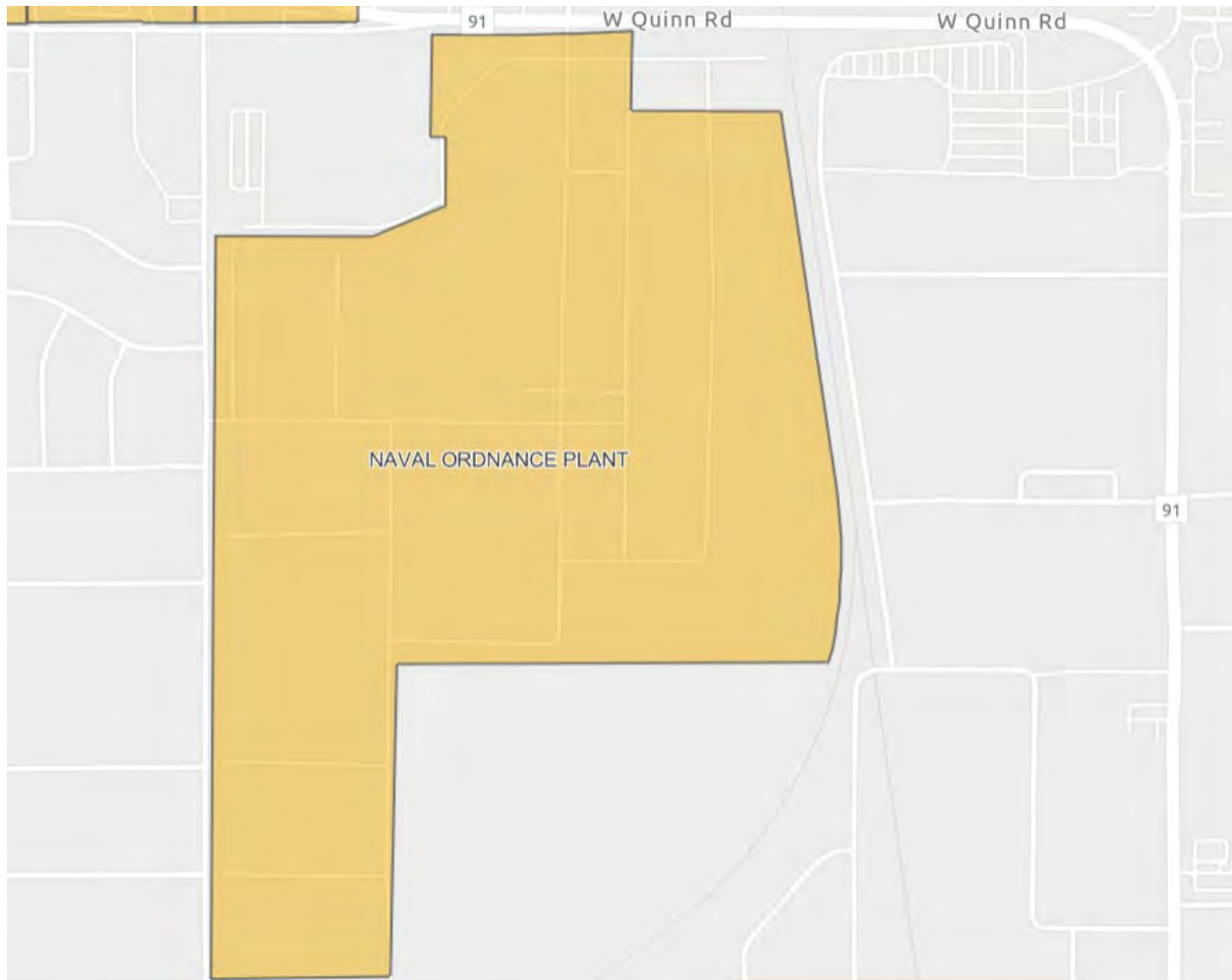
All owner participation reimbursement agreements have terminated, expired or cancelled on their own terms. There are no maintenance or license agreements.

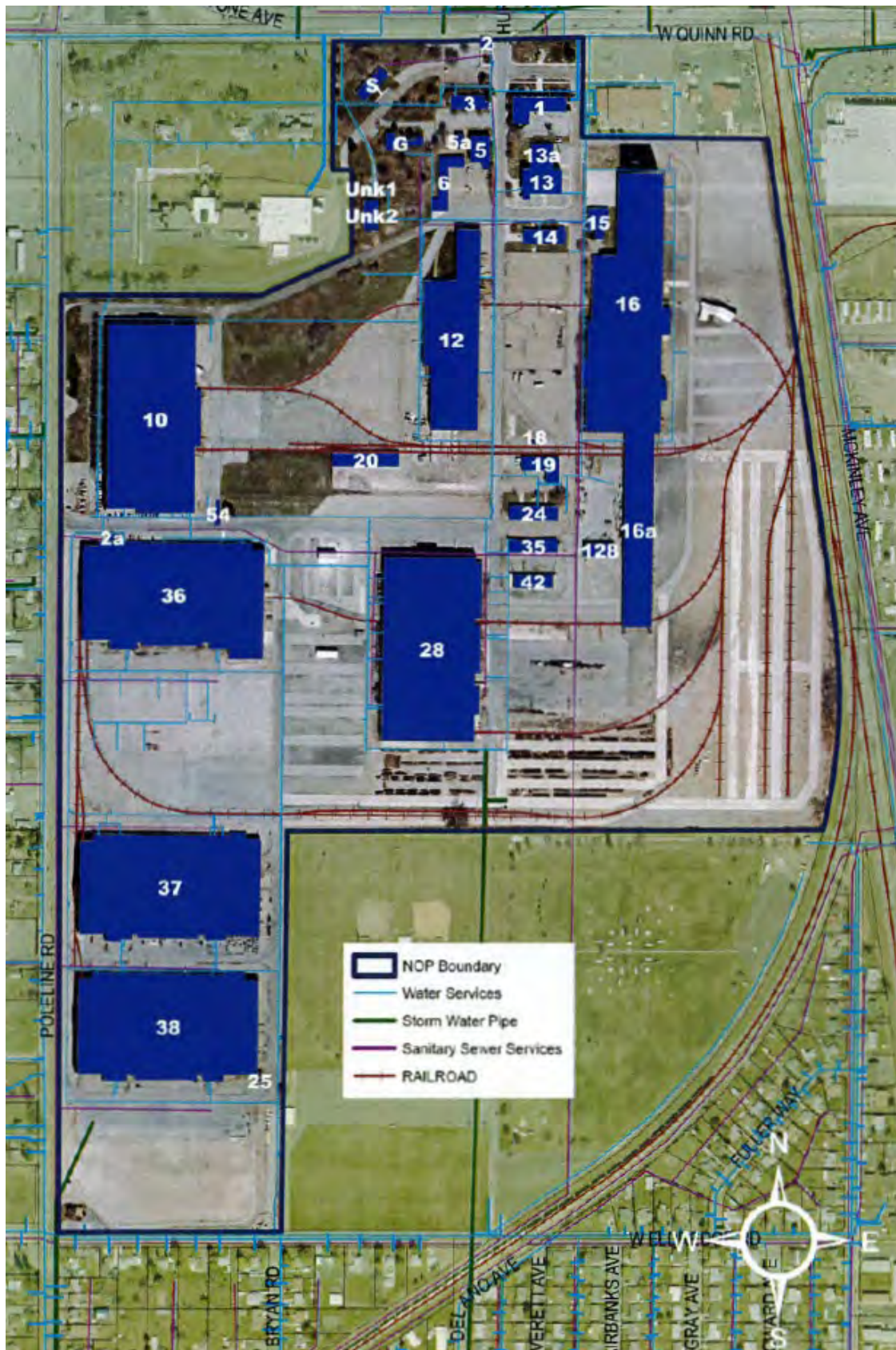
FY2026 – Post-Termination Final Administrative Costs

The Agency anticipates there will be FY2026 post-termination final administrative costs, including an allocable share of the audit, legal reporting requirements, and legal and administrative costs incurred in closing out the Naval Ordnance Plant Project Area. Any miscellaneous expenses incurred in Fiscal Year 2026 shall be paid by Naval Ordnance Plant Project Area funds carried over to pay for the administrative costs, or by existing Agency funds. Any non-obligated surplus funds remaining in the Naval Ordnance Plant Project Area's account as of September 30, 2026,

will be remitted to the Bannock County Treasurer as a final termination distribution of surplus funds and shall be distributed to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area. This transmittal will occur on or before September 30, 2026, following payment of all final Agency expenses and financial obligations and upon a final accounting of the Naval Ordnance Plant Plan and Project Area.

Map of the Naval Ordnance Plant Project Area





4906-2977-7457, v. 1

Action Item 7

Pocatello Development Authority - Budget 2025-2026 Fiscal Year

| | General Fund | Naval Ordinance | North Portneuf | Airport | Northgate | Titan Center | So 5th Ave | Total |
|--|-------------------------|----------------------------|---------------------------|----------------|------------------|-------------------------|-----------------------|-----------------|
| Estimated Beginning Cash | | | | | | | | |
| Balance October 1, 2025 | \$1,000,000 | \$50,000 | \$1,170,000 | \$53,000 | \$196,000 | \$0 | \$0 | \$2,469,000 |
| INCOME: | | | | | | | | |
| Property taxes | \$0 | \$0 | \$122,000 | \$81,600 | \$845,000 | \$0 | \$0 | \$1,048,600 |
| Interest Income | \$90,000 | | | | | | | \$90,000 |
| Administration allocation | \$104,800 | | | | | | | \$104,800 |
| Transfer in | | | | | | \$50,000 | \$25,000 | \$75,000 |
| Total Projected Income: | \$194,800 | \$0 | \$122,000 | \$81,600 | \$845,000 | \$50,000 | \$25,000 | \$1,318,400 |
| Amount Available for FY 2025 appropriations | \$1,194,800 | \$50,000 | \$1,292,000 | \$134,600 | \$1,041,000 | \$50,000 | \$25,000 | \$3,787,400 |
| EXPENSE: | | | | | | | | |
| Contingency (1) | \$ 984,300.00 | \$ - | \$ 769,800.00 | \$ 126,440.00 | \$ - | \$ - | \$ - | \$ 1,880,540.00 |
| Planned development projects | | | \$510,000 | | | | | \$510,000 |
| Reimbursement - distrit imp. | | | | | \$956,500 | | | \$956,500 |
| Administrative allocation | | | \$12,200 | \$8,160 | \$84,500 | | | \$104,860 |
| Luncheon costs | \$2,500 | | | | | | | \$2,500 |
| Office expenses | \$500 | | | | | | | \$500 |
| Errors and omission insurance | \$12,500 | | | | | | | \$12,500 |
| City Administration Charges | \$20,000 | | | | | | | \$20,000 |
| Professional services | \$150,000 | | | | | \$50,000 | \$25,000 | \$225,000 |
| Transfer out | \$25,000 | \$50,000 | | | | | | \$75,000 |
| Total Projected Expense: | \$1,194,800 | \$50,000 | \$1,292,000 | \$134,600 | \$1,041,000 | | | \$3,787,400 |
| 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.