

MEETING AGENDA
CITY OF POCATELLO
POCATELLO DEVELOPMENT AUTHORITY

DECEMBER 17, 2025 – 11:00 AM
COUNCIL CHAMBERS AND PARADISE CONFERENCE ROOM | 911 N 7TH AVENUE 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 November 19, 2025, 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: NORTHGATE DISTRICT REIMBURSEMENT REQUESTS NO. 1 BY BANNOCK COUNTY.** The Board may wish to approve and authorize payment for reimbursement request no. 1 by Bannock County in the amount of \$1,300,000.00 for road and infrastructure work in the development of the Northgate District, when funds are available.
- 5. ACTION ITEM: NORTHGATE DISTRICT REIMBURSEMENT REQUESTS NO. 1 BY THE POCATELLO DEVELOPMENT AUTHORITY.** The Board may wish to approve and authorize reimbursement request no. 1 by the Pocatello Development Authority for \$1,650,000.00 for road and infrastructure work in the development of the Northgate District when funds are available.
- 6. 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.
- 7. ADJOURN MEETING AND MOVE INTO THE LUNCHEON.**
- 8. ADJOURN LUNCHEON IN THE PARADISE CONFERENCE ROOM.**

Action Item 2

MEETING MINUTES
CITY OF POCATELLO
POCATELLO DEVELOPMENT AUTHORITY MEETING

NOVEMBER 19, 2025 – 11:00 AM
COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCATELLO

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

Villarreal called the meeting to order at 11:02 AM. No conflicts were disclosed.

Members present: Mayor Brian Blad, Linda Leeuwrik, Kirk Lepchenske, Fred Parrish, Nathan Richardson, Scott Turner, David Villarreal and Ruby Walsh. **Members excused:** Jeff Hough. **Others present:** Executive Director Brent McLane, Treasurer Thane Sparks, Secretary Aceline McCulla, City of Pocatello City Engineer Merrill Quayle, and City of Pocatello Public Works Director Tom Kirkman. **Visitors:** Others in attendance.

2. MEETING MINUTES.

The Board may wish to waive the oral reading of the Board of Commissioners' meeting minutes held October 22, 2025, and to approve the minutes as presented.

It was moved by **B. Blad** and seconded by **L. Leeuwrik** to approve the meeting minutes for October 22 as presented. Those in favor: B. Blad, L. Leeuwrik, 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.

Parrish asked why there was no tax increment income for the NOP. **Sparks** noted we are waiting for the first tax increment to come in, as this was set to close for FY25, we will do a Budget Amendment at that time.

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

4. RFQ FOR MONARCH BUILDING DEMOLITION PHASE.

The Board may wish to review and authorize staff to post the RFQ for the Monarch Building demolition phase.

McLane stated that the original RFP process resulted in no proposals being received. This RFQ is focusing on the demolition of the building only to obtain qualifications for contractors with the skill set for this project. Staff will bring the options to the Board in February. Typically, one qualified contractor is selected from all the qualified contractors. McLane will discuss with PDA legal counsel on options if more than one is received.

Quayle noted that this demolition project has special issues with two neighboring businesses sharing the same side walls.

Blad wanted to make sure statutes are followed with the RFQ and RFP for proposal costs, if only one contractor is allowed to bid on the project. **McLane** noted that staff may negotiate the price, and staff will follow State Statute.

Quayle clarified how the price should be fair for the work being performed, and price negotiation is another way to accomplish bringing the price to a reasonable cost. There are other resources to assist with making sure the price is fair and reasonable.

Villarreal noted that the insurance company will look at the qualifications of the contractor's expertise for the project being completed, and if the insurance company does not feel any contractor is qualified, they will not ensure the project with said contractor. A bond, waiver, and release must be insurable by the insurance company stating the building demolition will not affect the two neighboring buildings. **Walsh** commented that the PDA needs the best qualified contractor, not the cheapest and unqualified contractor. **Blad** confirmed that the PDA wants the best qualified contractor, and that staff would negotiate the price if needed.

Lepchenske noted the City and Chamber of Commerce are concerned that the Center Street underpass may be closed twice, if the project timelines do not sync. **Quayle** noted that traffic on Center Street may be rerouted a block over and that closing the street would only be for a few days, if necessary.

It was moved by **B. Blad** and seconded by **K. Lepchenske** to approve the RFQ for the demolition phase and to have staff post the RFQ as presented. Those in favor: B. Blad, L. Leeuwrik, K. Lepchenske, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

5. HOLIDAY LUNCHEON.

The Board may wish to discuss and authorize staff to coordinate efforts for the holiday luncheon.

It was moved by **B. Blad** and seconded by **S. Turner** to approve staff to coordinate efforts for the holiday lunch for the December meeting. Those in favor: B. Blad, L. Leeuwrik, K. Lepchenske, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

6. 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.

Nothing was reported.

8. ADJOURN.

With no further business, **Villarreal** adjourned the meeting at 11:27 AM.

Submitted by:

Aceline McCulla, Secretary

Approved on:

Action Item 3

Pocatello Development Authority
Monthly Finance Report
December 17, 2025
Fiscal Year 2026

Expenditure Approvals:

Checks to be ratified:

Vendor	Check #	Amount
Aceline McCulla	2100	36.49 Luncheon dessert - November

Checks to be approved:

Vendor	Check #	Amount
ICCU VISA	dbt25-12	1,619.52 ISJ AD 698400 & 698410 - So 5th TIF
Thane Sparks	2101	1,500.00 December Invoice
Elam & Burke	2102	10,729.25 Invoices for Oct and Nov # 218495, 218496, 219038, 219039, 219040
Keller & Associates	2103	34,300.00 Invoice# 0253672
Aceline McCulla	2104	100.00 Invoiced# 25-3, dessert
Palate Street Bistro	2105	298.08 Holiday luncheon

Board Approval

Cash Balances as of December 17, 2025

	General Fund		Naval Ordinance *		North Portneuf		Airport		Northgate		So 5th Ave		Total	
Cash*	1,051,832.53		210,107.03		1,448,119.60		50,009.27		422,919.75		0.00		3,182,988.18	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Income														
Administrative fees	104,800	-	-	-	-	-	-	-	-	-	-	-	104,800	0.00
Property taxes	-	-	-	-	122,000	-	81,600	23.38	845,000	716.80	-	-	1,048,600	740.18
Interest income	90,000	20,806.32	-	-	-	-	-	-	-	-	-	-	90,000	20,806.32
Transfer In	-	-	50,000	-	-	-	-	-	-	-	25,000	-	75,000	0.00
Total Income	194,800	20,806.32	50,000	0.00	122,000	0.00	81,600	23.38	845,000	716.80	25,000	0.00	1,318,400	21,546.50
Expense														
Administrative expense	-	-	-	-	12,200	-	8,160	-	84,500	-	-	-	104,860	0.00
Luncheon costs	2,500	684.44	-	-	-	-	-	-	-	-	-	-	2,500	684.44
Office expenses	500	2,472.77	-	-	-	-	-	-	-	-	-	-	500	2,472.77
Dues and memberships	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Insurance	12,500	-	-	-	-	-	-	-	-	-	-	-	12,500	0.00
City admin charges	20,000	9,605.78	-	-	-	-	-	-	-	-	-	-	20,000	9,605.78
Professional services	150,000	44,047.25	50,000	-	-	-	-	-	-	-	25,000	-	225,000	44,047.25
Reimbursement - district imp.	-	-	-	-	-	-	-	-	956,500	-	-	-	956,500	0.00
Planned development projects	-	-	-	-	510,000	56,700.00	-	-	-	-	-	-	510,000	56,700.00
Transfer out	25,000	-	50,000	-	-	-	-	-	-	-	-	-	75,000	0.00
Non-capital Infrastructure	984,300	-	-	-	769,800	-	126,440	65,000.00	-	-	-	-	1,880,540	65,000.00
Total Expense	1,194,800	56,810.24	100,000	0.00	1,292,000	56,700.00	134,600	65,000.00	1,041,000	0.00	25,000	0.00	3,787,400	178,510.24

* - includes Titan Center 2026 budget

Aceline McCulla
904F McKinley Ave
Pocatello, ID 83201
406.202.6444

Invoice Date: November 18, 2025
Invoice #: 25-2

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

Delivery Date: November 19, 2025
Delivery Time: 10:45 a.m.
Delivery Location: City Hall Council Chambers
911 N 7th Avenue, Pocatello ID 83201

Description	Qty	Cost
Mini apple pies	1	\$ 25.00
Whipped Cream	1	\$ 4.90
Caramel sauce	1	\$ 6.59

Total Due Upon Receipt: \$ 36.49



PROFORMA INVOICE

APG West Payment
Processing
PO Box 1570
Pocatello, ID 83204
Ph. (208) 239-3163

BILLING DATE:	ACCOUNT NO:
12/08/25	18588

ACELINE MCCULLA
POCATELLO DEVELOPMENT AUTHORITY
911 N 7th Avenue
POCATELLO, ID 83205

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
698400	SUMMARY OF ORDINANCE	12/10/25	12/10/25	2	\$816.84

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
12/08/25	CC	VISA	0272		\$816.84
Discount:					
Surcharge:					
Credits:					
				Gross:	\$816.84
				Paid Amount:	\$816.84
				Amount Due:	\$0.00

We Appreciate Your Business!

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF POCA TELLO, COUNTY OF BANNOCK, STATE OF IDAHO:

Exhibit 1 Resolution 2025-1 of the Planning and Zoning Commission for the City of Pocatello, Idaho, Validating Conformity of the Urban Renewal Plan for the South 5th Avenue Urban Renewal Project with the City's Comprehensive Plan
Exhibit 2 Notice Published in the *Idaho State Journal*
Exhibit 3 Urban Renewal Project Exhibit 4 Ordinance Summary

The Urban Renewal Plan for the South 5th Avenue Urban Renewal Project ("South 5th Plan") was prepared by the Urban Renewal Agency of the City of Pocatello ("Agency") pursuant to the Idaho Urban Renewal Act, Chapter 29, Title 50, Idaho Code, as amended (the "Law"), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), and all applicable laws and ordinances and was approved by the Agency. The South 5th Plan provides for the Agency to undertake urban renewal projects pursuant to the Law and the Act. The South 5th Plan contains a reservation of title, financing provisions, and other terms and conditions. The Act and the Law shall govern the Agency's actions and procedures in carrying out its responsibilities under the Act and the Law.

The general scope and objectives of the Plan include are:

- a. The provision for participation by property owners and developers within the Project Area to achieve the objectives of this Plan;
- b. The engineering, design, installation, construction, and/or reconstruction of the transportation network within the Project Area, including all streets and streetscapes within the Project Area, and related pedestrian and bicycle facilities, sidewalk, curb and gutter, intersection improvements, road widenings, and traffic signals (if needed), and the engineering, design, installation, and construction

c. The engineering, design, installation, construction and/or reconstruction of sidewalks and related pedestrian and bicycle facilities, curb and gutter and streetscapes, which for purposes of this Plan, the term streetscapes include sidewalks, lighting, landscaping, benches, signage, way-finding, bike racks, public art, and similar amenities between the curb and right-of-way line; and other public improvements, including multi-use pathways with landscape buffers and public open spaces, including but not limited to public parking facilities, parks, and plazas;

d. The engineering, design, installation, construction, and/or reconstruction of utilities (within and outside of the Project Area) including but not limited to improvements and upgrades to the water distribution system, including extension of the water distribution system, water capacity improvements, including to increase fire flows, water storage upgrades, wastewater system improvements and upgrades, including extension of the wastewater collection system, lift stations, and improvements, and upgrades to power, gas, fiber optics, communications and other such facilities. To the extent con-

c. Removal, burying, or relocation of overhead utilities; removal or relocation of underground utilities; extension of electrical distribution lines and transformers; improvement of irrigation canals and drainage ditches and laterals; undergrounding or piping of laterals; addition of fiber optic lines or other communication systems; public parking facilities, and other public improvements, including but not limited to fire protection systems, floodways and flood zone mitigation; and other public improvements that may be deemed appropriate by the Board;

f. The acquisition of real property for public right-of-way and streetscape improvements, utility undergrounding, extension, upgrades, public parks, plazas, community spaces and trails, pedestrian facilities, pathways and trails, recreation access points, open space and to encourage housing diversity, enhance transportation and mobility options, decrease underutilized parcels and surface parking lots, create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers for qualified developments;

g. the disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-201, and any disposition policies adopted by the Agency;

- i. The management of any property acquired by and under the ownership and control of the Agency;
- j. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- k. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;

m. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies, hospitality industry,

n. The provision of financial and other assistance to encourage greater density;
o. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
p. The preparation and assembly of adequate sites for the development and construction of facilities for mixed-use, commercial, office, retail, multi-family and single family residential, hospitality and

q. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines for the design of streetscape, festival streets, plazas, multi-use pathways, parks and open space and other like public spaces applicable to the Project Area as needed to support implementation of this Plan;

r. in conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide safety and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources; and

u. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state, and local regulations for storm water discharge and to support private development;

- v. The provision for relocation assistance to displaced Project Area occupants, as required by law, or within the discretion of the Agency Board for displaced businesses;
- w. The environmental assessment and remediation of brownfield sites, or sites where environmental conditions detrimental to development and/or redevelopment exist;
- x. Agency participation in the remediation of any brownfield or other environmental conditions present in the Project Area; and
- y. Other related improvements in those set forth above as further set forth in Attachment 5.

Any such land uses as described in the South 5th Plan will be in conformance with zoning for the City and the City's Comprehensive Plan as adopted by the City Council, or as may be applicable, zoning for Bannock County and the Bannock County Comprehensive Plan. Land made available will be developed by private enterprises or public agencies as authorized by law. The South 5th Plan identifies various public and private improvements which may be made within the South 5th Project Area.

The South 5th Project Area and Revenue Allocation Area herein referred to is generally described as follows:
An area consisting of an estimated 2,292 acres in size (including public rights-of-way), bounded by the Union Pacific Railroad tracks to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east. The Project Area is bisected by both Interstate 15 and South 5th Avenue.
The Project Area is shown on the map attached hereto and is not subject to any other restrictions.

A tract of land located in Section 1, Township 7 South Range 34 East, Boise Meridian, Section 36, Township 6 South Range 34 East, Boise Meridian, and Sections 5, 6, 7, 8, 16, 17, and 21, Township 7 South Range 35 East, Boise Meridian described as follows:

Thence South 00°23'14" West (Basis of Bearing is the Idaho State Plane Coordinate System-East Zone) along the East line of Section 16, 2612.81 feet, to the South east corner of Section 16; Thence South 00°13'43" West along the East line of Section 21, 2598.02 feet to the East 1/4 corner of Section 21, township 7 South Range 35 East Boise Meridian; Thence South 00°20'22" West along Said East line of Section 21, 1509.93 feet to a point on the southerly right of way line of the Union Pacific Railroad; Thence North 67°12'05" West along said Right of way line, 1782.10 feet more or less to a point on the

bank of the Portneuve River; thence along the bank of the Portneuve River for the following **18 courses**: 1. South 08°39' East, 44.39 feet; 2. North 54°22' West, 183.8 feet; 3. South 74°18' East, 159.06 feet; 4. South 03°17'48" West, 136.39 feet; 5. South 65°02'50" West, 306.29 feet; 6. North 85°49'00" East, 203.94 feet; 7. North 34°37'49" East, 362.00 feet; 8. North 39°46'47" West, 241.94 feet; 9. North 11°05'01" East, 158.49 feet; 10. North 89°22'58" West, 68.28 feet; 11. North 02°21'55" East, 355.61 feet; 12. North 44°50'15" East, 319.74 feet; 13. North 16°30'07" East, 240.10 feet; 14. North 16°42'47" West, 288.81 feet; 15. South 59°53'35" West, 362.01 feet; 16. North 44°31'19" West, 360.15 feet; 17. North 23°18'42" East, 218.47 feet; 18. South 89°08'16" East, 361.91 feet to a point on the

Southwesterly Right of way of the Union Pacific Road; Thence North 46°06'50" West along said right of way, 1289.14 feet, Thence North 00°19'13" East, 78.20 feet to the Northeasterly Right of way of said Railroad; Thence North 46°19'22" West, 6232.40 feet; Thence North 46°33'55" West, 5647.86 feet, to a point on the right of way line of Union 2nd Ave. Thence North 5°40'44" West, 382.52 feet, along said right of way more or less; Thence North 56°28'38" West 114.132 feet. Thence North 42°25'26" West, 522.70 feet, Thence North 36°50'45" West, 3346.67 feet, to a point on the Northeasterly

right of way of the Union Pacific Railroad; Thence North 35°55'48" West along said right of way, 4131.79 feet; Thence North 50°10'02" East, 115.39 feet; Thence North 04°04'23" West 533.21 feet; Thence left, 208°28'44"27" West, 486.44 feet; Thence North 44°32'00" East 400.15 feet to a point on the Southwest Right of Way line of South 2nd Ave.; Thence North 39°51'31" West along said right of way line, 270.07 feet; Thence North 49°40'59" East, 58.34 feet to a point on the Northeast Right of Way line of South 2nd Ave.; Thence North 04°09'45" West, 533.43 feet; Thence North 89°48'46" East, leaving South 2nd Ave. at its intersection with said right of way, 657.23 feet, to a point on South 2nd Ave.; Thence North 50°12'45" East, 141.85 feet; Thence North 71°21'35" East, 165.12 feet; Thence North 44°08'07" East, 72.72 feet to a point on

the northeast right of way line of South 4th Ave. Thence South 39°26'48" East, 1559.97 feet, to a point on the southerly Right of Way line of Barton Road; Thence North 50°08'38" East along said right of way, 301.89 feet; Thence North 00°19'06" East, 65.44 feet to the northerly right of way line of Barton Road; Thence along the Northerly right of way line for the next 6 courses: 1. North 50°14'27" East, 591.39 feet; 2. North 62°42'00" East, 222.56 feet; 3. North 78°54'57" East, 232.21 feet; 4. North 61°03'24" East, 266.25 feet; 5. North 34°55'11" West, 34.54 feet; 6. North 57°35'36" East, 100.15 feet.

feet; Thence North 89°52'34" East, 389.94 feet, leaving said right of way line; Thence South 5°26'16" East, 662.46 feet; Thence South 14°43'48" East, 1631.90 feet, to a point on the North right of way line of Swisher Road; Thence North 86°52'49" East, 1134.71 feet, along said right of way line; Thence South 00°09'16" West, 50.10 feet to the South right of way line of Swisher Road; Thence South 86°52'46" West, 1121.82 feet, along said right of way line; Thence South 15°38'59" East, 783.52 feet;

Published: December 10th, 2023 (15918388-039400) Page 1 of 2



PROFORMA INVOICE

APG West Payment
Processing
PO Box 1570
Pocatello, ID 83204
Ph. (208) 239-3163

BILLING DATE:	ACCOUNT NO:
12/08/25	18588

ACELINE MCCULLA
POCATELLO DEVELOPMENT AUTHORITY
911 N 7th Avenue
POCATELLO, ID 83205

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
698410	SUMMARY OF ORDINANCE	12/10/25	12/10/25	2	\$802.68

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
12/08/25	CC	VISA	0272		\$802.68
Discount:					
Surcharge:					
Credits:					
				Gross:	\$802.68
				Paid Amount:	\$802.68
				Amount Due:	\$0.00

We Appreciate Your Business!

SUMMARY OF ORDINANCE NO. 3168 Continued

Thence South 00°00'00" East, 269.24 feet; Thence South 89°57'44" East, 54.56 feet; Thence South 28°50'35" East, 432.62 feet; Thence South 89°50'18" East, 257.14 feet; Thence South 00°00'00" East, 388.71 feet; Thence South 89°43'54" East, 25.00 feet; Thence South 00°20'52" West, 91.44 feet; Thence South 36°52'05" East, 208.92 feet; Thence South 04°11'10" East, 64.71 feet; Thence South 89°47'59" East 227.53 feet, to a point on the East right of way line of Jason Street; Thence South 00°09'45" West along said right of way line, 238.67 feet; Thence South 89°46'24" East leaving said right of way 294.38 feet, to a point on the west right of way line of McDougall Street; Thence North 00°06'47" East, along said Right of way 36.33 feet to a point of curvature of a 50.0 foot radius curve, Thence 248.00 feet around said cul-de-sac curve thru a central angle of 280°42'04", to the East Right of way of McDougall Street, Thence South 00°12'35" West, along said right of way 311.16 feet; Thence North 89°52'14" East leaving said right of way 49.12 feet; Thence South 00°33'33" West, 287.85 feet; Thence South 89°51'37" East, 541.64 feet; Thence South 00°11'09" West, 808.93 feet to a point on the Northeastly Right of Way Line of South 5th Ave.; Thence South 42°43'17" East, along said right of way line, 96.81 feet, to an intersection with the North Right of Way Line of Broadway Street, Thence South 89°49'30" East, along said right of way line 1133.12 feet, to an intersection with the west right of way line of Stockman Road; Thence North 15°59'07" West along said right of way line 179.05 feet; Thence North 78°06'24" East, 50.13 feet; Thence North 88°59'21" East, 124.80 feet; Thence North 00°10'43" East, 698.52 feet; Thence South 89°21'08" East, 1299.26 feet; Thence South 00°35'56" East, 1302.91 feet; Thence South 89°36'40" East, 1319.37 feet; Thence South 00°10'56" West, 654.23 feet; Thence North 89°48'00" West, 330.08 feet; Thence South 00°10'59" West, 662.38 feet; Thence South 89°58'40" East, 2871.10 feet more or less to a point on the East line of section 8, Township 7 South, Range 35 East, Boise Meridian; Thence South 00°09'58" East, 674.88 feet; Thence South 89°40'55" East, 688.99 feet; Thence South 00°00'00" East, 994.03 feet; Thence South 89°53'11" East, 293.73 feet; Thence South 00°02'14" West, 320.07 feet; Thence South 89°42'39" East, 1020.67 feet; Thence South 00°01'00" East, 529.28 feet; Thence South 89°55'01" East, 329.23 feet; Thence North 00°02'50" East, 528.07 feet; Thence South 87°42'09" East, 1011.10 feet, more or less the TRUE POINT OF BEGINNING

COMPRISES 2294 ACRES MORE OR LESS

EXCEPTING AND RESERVING THEREFROM

ALL OF THE LAND DESCRIBED IN DEED INSTRUMENTS, 21705406, described as follows:

S17-T7S-R35E, TR SW4 NE4 TAX 4 0.32AC

S17-T7S-R35E, TR NE4 NE4 TAX 117 2.25AC

S17-T7S-R35E, TR NW4 NE4 TAX 214 22.95AC

ALSO EXCEPTING AND RESERVING THEREFROM

All the land described in deed instrument 21705407 described as follows:

S17-T7S-R35E, TR NW4 NE4 TAX 215 0.99AC

ALSO EXCEPTING AND RESERVING THEREFROM

All the land described in deed instrument 21705407 described as follows:

S17-T7S-R35E, TR NW4 NE4 TAX 213 1.64AC

ALSO EXCEPTING AND RESERVING THEREFROM

All the land described in deed instrument 21615758 described as follows:

S8-T7S-R35E, TR SE4 SW4 TAX 232 8.84AC

S17-T7S-R35E, TR NE4 NW4 TAX 212 15.06AC

ALSO EXCEPTING AND RESERVING THEREFROM

All the land described in deed instrument 22305537 described as follows:

S21-T7S-R35E, TR E2 NE4 TAX 255 9.53AC

S21-T7S-R35E, TR NE4 NE4 TAX 217 4.69AC

S21-T7S-R35E, TR E2 NE4 TAX 254 4.83AC

S21-T7S-R35E, TR E2 NE4 TAX 252 18.78AC

ALSO EXCEPTING AND RESERVING THEREFROM

All the land described in deed instrument 22000101, described as follows:

S16-T7S-R35E, TR S2 NW4 TAX 173 0.18AC

S16-T7S-R35E, TR NW4 SW4 TAX 175 7.74AC

S16-T7S-R35E, TR NE4 SW4 TAX 120 6.08AC

ALSO EXCEPTING AND RESERVING THEREFROM

All the land described in deed instrument 21021152, described as follows:

S16-T7S-R35E, TR S2 NW4 TAX 194 5.32AC

The Project Area is depicted in the Map below:

Attachment 1

Boundary Map of Urban Renewal Project Area and Revenue Allocation Area

LINE TABLE

LINE	DIRECTION	DISTANCE
1	N 89°57'44" E	54.56
2	S 28°50'35" E	432.62
3	S 89°50'18" E	257.14
4	S 00°00'00" E	388.71
5	S 89°43'54" E	25.00
6	S 00°20'52" W	91.44
7	S 36°52'05" E	208.92
8	S 04°11'10" E	64.71
9	S 89°47'59" E	227.53
10	S 00°09'45" W	238.67
11	S 89°46'24" E	294.38
12	N 00°06'47" E	36.33
13	S 00°12'35" W	311.16
14	N 89°52'14" E	49.12
15	S 00°33'33" W	287.85
16	S 89°51'37" E	541.64
17	S 00°11'09" W	808.93
18	S 00°02'14" W	320.07
19	S 89°42'39" E	1020.67
20	S 00°01'00" E	529.28
21	S 89°55'01" E	329.23
22	N 00°02'50" E	528.07
23	S 87°42'09" E	1011.10

LINE TABLE

LINE	DIRECTION	DISTANCE
1	N 89°57'44" E	54.56
2	S 28°50'35" E	432.62
3	S 89°50'18" E	257.14
4	S 00°00'00" E	388.71
5	S 89°43'54" E	25.00
6	S 00°20'52" W	91.44
7	S 36°52'05" E	208.92
8	S 04°11'10" E	64.71
9	S 89°47'59" E	227.53
10	S 00°09'45" W	238.67
11	S 89°46'24" E	294.38
12	N 00°06'47" E	36.33
13	S 00°12'35" W	311.16
14	N 89°52'14" E	49.12
15	S 00°33'33" W	287.85
16	S 89°51'37" E	541.64
17	S 00°11'09" W	808.93
18	S 00°02'14" W	320.07
19	S 89°42'39" E	1020.67
20	S 00°01'00" E	529.28
21	S 89°55'01" E	329.23
22	N 00°02'50" E	528.07
23	S 87°42'09" E	1011.10

LINE TABLE

LINE	DIRECTION	DISTANCE
1	N 89°57'44" E	54.56
2	S 28°50'35" E	432.62
3	S 89°50'18" E	257.14
4	S 00°00'00" E	388.71
5	S 89°43'54" E	25.00
6	S 00°20'52" W	91.44
7	S 36°52'05" E	208.92
8	S 04°11'10" E	64.71
9	S 89°47'59" E	227.53
10	S 00°09'45" W	238.67
11	S 89°46'24" E	294.38
12	N 00°06'47" E	36.33
13	S 00°12'35" W	311.16
14	N 89°52'14" E	49.12
15	S 00°33'33" W	287.85
16	S 89°51'37" E	541.64
17	S 00°11'09" W	808.93
18	S 00°02'14" W	320.07
19	S 89°42'39" E	1020.67
20	S 00°01'00" E	529.28
21	S 89°55'01" E	329.23
22	N 00°02'50" E	528.07
23	S 87°42'09" E	1011.10

DATE: OCTOBER 7, 2025

BOUNDARY MAP OF URBAN RENEWAL PROJECT AREA AND REVENUE ALLOCATION AREA

City of Pocatello, Idaho

Prepared by: J. Johnson

Attorney: J. Johnson

Section 100 includes an introduction, general procedures of the Agency, necessary procedures, the history and current conditions of the Project Area, as well as the purpose of activities, and open land criteria.

Section 200 references the boundaries of the Project Area.

Section 300 discusses the proposed redevelopment actions, Plan objectives, participation opportunities and agreements, cooperation with public bodies, property acquisition standards and requirements, property management, relocation, demolition, and property disposition, development, and participation with others.

Section 400 discusses the type of land uses authorized in the Project Area; provides the real property in the Project Area is subject to the controls and requirements of the South 5th Plan and construction shall comply with applicable federal, state, and local laws and ordinances and Agency development standards; and provides design guidance for development.

Section 500 outlines the general description of the proposed financing methods. Among other sources, the South 5th Plan will utilize revenue allocation financing, authorized by the Act. This statute was approved in 1988 by the Idaho Legislature. Section 502 and Attachment 5 to the Plan discuss revenue allocation financing and show how such financing has worked and would work in the Project Area in the future if certain new private developments occur as estimated.

Increases in assessed valuation of real and personal property in the Project Area that occur after January 1, 2025, will generate revenue for the Agency to pay project costs as set forth in the South 5th Plan, including water and sewer system improvements; street and right-of-way improvements; streetscape improvements; site preparation; improvements to public spaces and amenities and property acquisition. The assessed valuation of real and personal property on the base assessment roll is still available for use by the other taxing districts, Bannock County Board of County Commissioners, City of Pocatello, Bannock County Abatement District, Bannock County Ambulance, Bannock County Road & Bridge, Pocatello School # 26, Portneuf Free Library, Pocatello Valley Fire to finance their operations. The South 5th Plan authorizes the Agency to sell revenue bonds to finance project costs and to use annual revenue allocations to pay the debt service. Additionally, the Agency is authorized to fund eligible projects on a pay-as-you-go basis, or through participation agreements with developers/property owners, and others, such as public entities, as further set forth in the South 5th Plan.

The program outlined in the South 5th Plan emphasizes the installation of needed public improvements, including but not limited to street improvements, utility work, and other costs to encourage private development.

Attachment 5 to the Plan describes in detail the cost and financing methods for complete repayment of the debt incurred, of costs used to finance projects, and to also fund the additional described activities, including reimbursement of advance funded eligible public improvement costs to property owners/developers or public entities.

The South 5th Plan follows the underlying zoning classifications of the City.

Sections 600 and 700 describe cooperative activities by the Agency with the City and other entities to carry out the South 5th Plan.

Sections 800 – 1200 provide that the duration of the South 5th Plan is for twenty (20) years; provides a termination process of the South 5th Plan; provides the requirement of the Agency to prepare an annual report each year describing its activities during the previous year and to comply with certain other reporting requirements.

ATTACHMENTS TO THE SOUTH 5TH PLAN

Attachment 1

Attachment 2

Attachment 3

Attachment 4

Attachment 5

Attachment 6

Attachment 7

Attachment 8

Attachment 9

Attachment 10

Boundary Map of Urban Renewal Project Area and Revenue Allocation Area

Legal Description of Urban Renewal Project Area and Revenue Allocation Area

Private Properties Which May be Acquired by the Agency

Map Depicting Expected Land Use and Current Zoning Map of the Project Area

Economic Feasibility Study Attachment 6

Bannock County Board of County Commissioners Resolution No. 2025-45 (eligibility)

Pocatello City Council Resolution No. 2025-25 (eligibility)

Bannock County Board of County Commissioners Ordinance No. 2025-06 (Intergovernmental Agreement and Transfer of Powers Ordinance)

Pocatello City Council Resolution No. 2025-42 (Intergovernmental Agreement – Bannock County)

A full text of the Ordinance and the South 5th Plan are available for inspection at City Clerk's Office, Pocatello Municipal Building, 911 North 7th, Pocatello, Idaho.

City of Pocatello

Mayor and City Council

City Clerk

Public Hearing: 11/20/2025; Consolidated Readings 11/20/2025.

STATEMENT OF POCATELLO CITY ATTORNEY AS TO ADEQUACY OF SUMMARY OF ORDINANCE NO. 3168

The undersigned, Jared Johnson, legal counsel for the City of Pocatello, Idaho, hereby certifies that he is the legal advisor of the City and has reviewed a copy of the attached Summary of Ordinance No. 3168 of the City of Pocatello, Idaho, and has found the same to be true and complete and provides adequate notice to the public pursuant to Idaho Code § 50-901A (3).

DATED this 20th day of November, 2025.

Published: December 10th, 2025 (ISJ18586-698410)

Jared Johnson
City Attorney
Page 2 of 2

INVOICE

Thane Sparks

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

DATE: December 17, 2025
INVOICE # 25-12
FOR: Professional Services

BILL TO:

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

DESCRIPTION			AMOUNT
Professional Services - December			\$ 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!

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



October 31, 2025

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

Invoice No. 218495
Client No. 9212
Matter No. 3
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from October 7, 2025 through October 31, 2025.

RE: Special Counsel General

Total Professional Services	\$ 1,347.50
Total Costs Advanced	<u> \$.00 </u>
TOTAL THIS INVOICE	\$ 1,347.50

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



October 31, 2025

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

Invoice No. 218496
Client No. 9212
Matter No. 7
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from October 3, 2025 through October 31, 2025.

RE: S. 5th Corridor Plan

Total Professional Services	\$ 2,699.00
Total Costs Advanced	<u> \$.00 </u>
TOTAL THIS INVOICE	\$ 2,699.00

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



November 30, 2025

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

Invoice No. 219038
Client No. 9212
Matter No. 1
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from November 7, 2025 through November 30, 2025.

RE: Northgate Plan

Total Professional Services	\$ 2,750.00
Total Costs Advanced	<u> \$.00 </u>
TOTAL THIS INVOICE	\$ 2,750.00

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



November 30, 2025

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

Invoice No. 219039
Client No. 9212
Matter No. 3
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from November 7, 2025 through November 30, 2025.

RE: Special Counsel General

Total Professional Services	\$ 522.50
Total Costs Advanced	<u>\$.00</u>
TOTAL THIS INVOICE	\$ 522.50

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



November 30, 2025

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

Invoice No. 219040
Client No. 9212
Matter No. 7
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from November 7, 2025 through November 30, 2025.

RE: S. 5th Corridor Plan

Total Professional Services	\$ 3,355.00
Total Costs Advanced	<u>\$ 55.25</u>
TOTAL THIS INVOICE	\$ 3,410.25



100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

Pocatello Development Authority
Attn: Brent McLane
E-Mail: Amcculla@pocatello.gov
911 N 7th Ave
Pocatello, ID 83201

November 15, 2025
Project No: 225098-000
Invoice No: 0253672

Project 225098-000 PDA - Pocatello Railroad Overpass and Access Roadway
Project Manager: *Donn Carnahan*

Professional Services from October 01, 2025 to November 01, 2025

Task	1.0	Administration			
Fee					
Total Fee		28,000.00			
Percent Complete	20.00	Total Earned	5,600.00		
		Previous Fee Billing	4,200.00		
		Current Fee Billing	1,400.00		
		Total Fee		1,400.00	
		Total this Task		\$1,400.00	

Task	2.0	Survey			
Fee					
Total Fee		35,000.00			
Percent Complete	80.00	Total Earned	28,000.00		
		Previous Fee Billing	10,500.00		
		Current Fee Billing	17,500.00		
		Total Fee		17,500.00	
		Total this Task		\$17,500.00	

Task	3.0	Concept Design			
Fee					
Total Fee		77,000.00			
Percent Complete	30.00	Total Earned	23,100.00		
		Previous Fee Billing	7,700.00		
		Current Fee Billing	15,400.00		
		Total Fee		15,400.00	
		Total this Task		\$15,400.00	

Task	4.1	Geotechnical Investigation and Design			
Fee					
Total Fee		135,000.00			
Percent Complete	0.00	Total Earned	0.00		
		Previous Fee Billing	0.00		
		Current Fee Billing	0.00		
		Total Fee		0.00	
		Total this Task		0.00	

Project	225098-000	PDA - RR Overpass & Access Roadway	Invoice	0253672
---------	------------	------------------------------------	---------	---------

Task	4.2	4.2-4.4: 30% Bridge and Roadway Design
------	-----	--

Fee			
Total Fee	235,000.00		
Percent Complete	0.00	Total Earned	0.00
		Previous Fee Billing	0.00
		Current Fee Billing	0.00
		Total Fee	0.00
		Total this Task	0.00
		Total this Invoice	<u>\$34,300.00</u>

Outstanding Invoices

Number	Date	Balance
0253009	9/15/2025	13,650.00
0253252	10/15/2025	8,750.00
		22,400.00

Billings to Date

	Current	Prior	Total
Fee	34,300.00	22,400.00	56,700.00
Totals	34,300.00	22,400.00	56,700.00

Aceline McCulla
904F McKinley Ave
Pocatello, ID 83201
406.202.6444

Invoice Date: December 10, 2025
Invoice #: 25-3

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

Delivery Date: December 17, 2025
Delivery Time: 10:00 a.m.
Delivery Location: City Hall Paradise Conference Room
911 N 7th Avenue, Pocatello ID 83201

Description	Qty	Cost
Assorted Wrapped Caramels and Chocolate Sea Salt Caramels	1	\$ 100.00
Assorted Wrapped Chocolate Pretzel Rods		
Holiday Cookies		
Chocolate Cupcakes w/Candycane Frosting		
Holiday Luncheon Desserts for December 17, 2025		
Total Due Upon Receipt:		\$ 100.00



Invoice #000186

Customer	Invoice Details	Payment
Aceline McCulla amcculla@pocatello.gov	PDF created December 10, 2025 \$298.08 Service date December 17, 2025	Due December 17, 2025 \$298.08

Items	Quantity	Price	Amount
Chicken, veg, potatoes	3	\$15.00	\$45.00
Tri tip, veg,potatoes	9	\$18.00	\$162.00
Plated, silverware rolled	12	\$0.00	\$0.00
Rental and serve fee	1	\$41.40	\$41.40
Requested gratuity	1	\$49.68	\$49.68
Subtotal			\$298.08

Total Due **\$298.08**



Pay online
To pay your invoice go to <https://squareup.com/u/awr0g2BJ>
Or open the camera on your mobile device and place the QR code in the camera's view.

Action Item 4

BANNOCK COUNTY COMMISSIONERS

624 E. Center, Pocatello, ID 83201
Phone: (208) 236-7210 • Fax: (208) 232-7363



ERNIE MOSER
Commissioner
1st District

JEFF HOUGH
Commissioner
2nd District

KEN BULLOCK
Commissioner
3rd District

December 2, 2025

Pocatello Development Authority
ATTN: Mr. McLane and Mr. Villarreal
911 N. 7th Avenue
Pocatello, Idaho 83201

RE: Request for Reimbursement

Mr. McLane and Mr. Villarreal,

The Board of Bannock County Commissioners, on behalf of Bannock County, are requesting reimbursement as agreed to in Amended Construction Cooperative Agreement, section 1.3.2, dated October 12, 2017, along with the approved city of Pocatello Ordinance 3026 for the formation of the Tax Increment District and reimbursement of public improvements to the various entities.

The Board of Bannock County Commissioners is requesting a reimbursement for the following:

10/14/2017 Idaho Transportation Department
Northgate Interchange Cooperative Agreement
Check #1800000 in the amount of \$1,300,000.00

Thank you for your consideration in this matter.

BANNOCK COUNTY COMMISSIONERS

Jeff Hough, Chairman

Ernie Moser, Commissioner

Ken Bullock, Commissioner



Bannock County
624 E Center RM 104
Pocatello ID 83201

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
POCATELLO DEVELOPMENT AUTHORITY	11/25/2025	1666	\$0.00	01/02/2026	\$1,300,000.00

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
REFUND & REIMB REQUEST FOR REIMB CHECK TO ITD IN THE AMOUNT OF \$1,300,000.00 FOR THE NORTHGATE INTERCHANGE COOP AGREEMENT ON 10/14/2017	1.00	\$1300000.000000	EACH	\$1,300,000.00	\$0.00	\$0.00	\$1,300,000.00

Invoice Total:

\$1,300,000.00

ACCOUNT

AMOUNT

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



Bannock County
624 E Center RM 104
Pocatello ID 83201

General Invoice

Remit Portion

Invoice Date	11/25/2025
Invoice Number	1666
Customer Number	144

Amount Paid

Due Date	01/02/2026
Invoice Total Due	\$1,300,000.00

POCATELLO DEVELOPMENT
AUTHORITY
ATTN: MR MCLANE & MR
VILLARREAL
911 N 7TH AVENUE
POCATELLO, ID 83201

Please write your Account Number on your check and
enclose this portion of the bill with your payment.
Make checks payable to: Bannock County

Action Item 5

Memorandum

To: Brent McLane, PDA Executive Director
David Villarreal, PDA, Chair
From: Thane Sparks, PDA, Treasurer
Date: November 12, 2025

Re: Revenue Allocation Fund Reimbursement Request – PDA

The Pocatello Development Authority is requesting reimbursement as agreed to in the Amended Construction Cooperative Agreement, section 1.3.2, dated October 12, 2017 along with the approved City of Pocatello ordinance 3026 for the formation of the tax increment district and reimbursement of public improvements to the various entities.

The Pocatello Development Authority is requesting reimbursement for the following:

10/7/2017	Idaho Department of Transportation Northgate Interchange Cooperative Agreement Check #3347	\$1,650,000
-----------	--	-------------