

Pocatello Development Authority

**Board of Commissioners Meeting
October 19, 2011 – 11:00am
Paradise Conference Room**

City of Pocatello
911 North 7th Avenue
Pocatello, Idaho 83205

An urban renewal agency for the City of Pocatello, Idaho

11:00am:

Call to order – Ryan Ward

Acknowledge guests of the Board

Disclosure of conflicts of interest

Agenda – add or delete action or discussion items

Action and Discussion Items:

Minutes of August 17, 2011 and September 21, 2011 – Motion to approve and/or amend

Financial Report: September Income and Expenses

Payment Request – City of Pocatello Community Development Trust
Reimbursement

General Discussion: Election of Officers

Ratify Vote on Triangle Subdivision

Redevelopment Association of Idaho (RAI) Update

Hoku Update

Executive Director

Executive Session:

Items from staff:

Items from commission members:

Adjourn

9:08 AM

10/18/11

Accrual Basis

Pocatello Development Authority

Profit & Loss by Class

September 2011

	<u>1-General Fund</u>	<u>2-Central Corridor</u>	<u>3-North Yellowstone</u>	<u>TOTAL</u>
Income				
Interest Income	0.90	27.09	15.81	43.80
Property Taxes	0.00	4,422.91	19,313.77	23,736.68
Total Income	<u>0.90</u>	<u>4,450.00</u>	<u>19,329.58</u>	<u>23,780.48</u>
Gross Profit	0.90	4,450.00	19,329.58	23,780.48
Expense				
Administrative	134.82	0.00	0.00	134.82
Total Expense	<u>134.82</u>	<u>0.00</u>	<u>0.00</u>	<u>134.82</u>
Net Income	<u>-133.92</u>	<u>4,450.00</u>	<u>19,329.58</u>	<u>23,645.66</u>

4 - Naval Ordinance

5 - North Portneut



No Activity for Sept, 2011

Pocatello Development Authority
Profit & Loss by Class
October 2010 through September 2011

	<u>1-General Fund</u>	<u>2-Central Corridor</u>	<u>3-North Yellowstone</u>
Income			
Interest Income	12.80	332.09	187.76
Loan Interest Income	2,500.00	0.00	0.00
Property Taxes	0.00	1,414,386.31	1,305,557.80
Total Income	<u>2,512.80</u>	<u>1,414,718.40</u>	<u>1,305,745.56</u>
Gross Profit	2,512.80	1,414,718.40	1,305,745.56
Expense			
Administrative	5,273.80	0.00	0.00
Debt Service			
Interest	0.00	23,432.50	433,525.00
Principal	0.00	910,000.00	245,000.00
Total Debt Service	0.00	933,432.50	678,525.00
Dues and Memberships	1,000.00	0.00	0.00
Economic Grants Issued	0.00	0.00	122,014.96
Professional Services			
Other Professional Services	0.00	11,354.00	2,500.00
Total Professional Services	0.00	11,354.00	2,500.00
Total Expense	<u>6,273.80</u>	<u>944,786.50</u>	<u>803,039.96</u>
Net Income	<u><u>-3,761.00</u></u>	<u><u>469,931.90</u></u>	<u><u>502,705.80</u></u>

9:11 AM
10/18/11
Accrual Basis

Pocatello Development Authority
Profit & Loss by Class
October 2010 through September 2011

	<u>4-Naval Ordinance</u>	<u>6-North Portneuf</u>	<u>TOTAL</u>
Income			
Interest Income	0.00	0.00	532.65
Loan Interest Income	0.00	0.00	2,500.00
Property Taxes	230,649.21	46,583.15	2,997,176.47
Total Income	<u>230,649.21</u>	<u>46,583.15</u>	<u>3,000,209.12</u>
Gross Profit	230,649.21	46,583.15	3,000,209.12
Expense			
Administrative	0.00	0.00	5,273.80
Debt Service			
Interest	0.00	0.00	456,957.50
Principal	0.00	0.00	1,155,000.00
Total Debt Service	0.00	0.00	1,611,957.50
Dues and Memberships	0.00	0.00	1,000.00
Economic Grants Issued	37,745.00	0.00	159,759.96
Professional Services			
Other Professional Services	0.00	0.00	13,854.00
Total Professional Services	0.00	0.00	13,854.00
Total Expense	<u>37,745.00</u>	<u>0.00</u>	<u>1,791,845.26</u>
Net Income	<u>192,904.21</u>	<u>46,583.15</u>	<u>1,208,363.86</u>

Pocatello Development Authority
Balance Sheet by Class
As of September 30, 2011

	1-General Fund	2-Central Corridor	3-North Yellowstone
ASSETS			
Current Assets			
Checking/Savings			
Checking Wells Fargo	289,526.34	893,481.12	-21,924.77
Restricted Cash Bond 16839700	0.00	0.00	1,613,261.70
Restricted Cash Bond 16839702	0.00	0.00	0.76
Restricted Cash Bond 16839703	0.00	0.00	681,900.00
Savings Wells Fargo	132,911.98	3,162,951.68	0.00
Total Checking/Savings	422,438.32	4,056,432.80	2,273,237.69
Accounts Receivable			
Accounts Receivable	50,000.00	1,796,867.85	0.00
Total Accounts Receivable	50,000.00	1,796,867.85	0.00
Other Current Assets			
Accrued Interest Income	1.09	22.68	9.52
Property Tax Receivable	0.00	95,489.30	21,941.34
Total Other Current Assets	1.09	95,511.98	21,950.86
Total Current Assets	472,439.41	5,948,812.63	2,295,188.55
TOTAL ASSETS	472,439.41	5,948,812.63	2,295,188.55
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	0.00	0.00	0.30
Total Accounts Payable	0.00	0.00	0.30
Other Current Liabilities			
Accrued Interest Payable	0.00	3,651.22	66,858.92
Total Other Current Liabilities	0.00	3,651.22	66,858.92
Total Current Liabilities	0.00	3,651.22	66,859.22
Long Term Liabilities			
Deferred Notes Receivable Rev	50,000.00	1,796,867.85	0.00
Deferred Tax Revenues	0.00	84,109.70	21,941.44
Total Long Term Liabilities	50,000.00	1,880,977.55	21,941.44
Total Liabilities	50,000.00	1,884,628.77	88,800.66
Equity			
Fund Balance	426,200.41	3,594,251.96	1,703,682.29
Net Income	-3,761.00	469,931.90	502,705.60
Total Equity	422,439.41	4,064,183.86	2,206,387.89
TOTAL LIABILITIES & EQUITY	472,439.41	5,948,812.63	2,295,188.55

Pocatello Development Authority
Balance Sheet by Class
As of September 30, 2011

	4-Naval Ordinance	6-North Portneuf	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
Checking Wells Fargo	226,891.29	96,651.04	1,484,625.02
Restricted Cash Bond 16839700	0.00	0.00	1,613,261.70
Restricted Cash Bond 16839702	0.00	0.00	0.76
Restricted Cash Bond 16839703	0.00	0.00	681,900.00
Savings Wells Fargo	0.00	0.00	3,295,863.66
Total Checking/Savings	226,891.29	96,651.04	7,075,651.14
Accounts Receivable			
Accounts Receivable	0.00	0.00	1,846,867.85
Total Accounts Receivable	0.00	0.00	1,846,867.85
Other Current Assets			
Accrued Interest Income	0.00	0.00	33.29
Property Tax Receivable	3,642.53	0.00	121,073.17
Total Other Current Assets	3,642.53	0.00	121,106.46
Total Current Assets	230,533.82	96,651.04	9,043,625.45
TOTAL ASSETS	230,533.82	96,651.04	9,043,625.45
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	0.00	0.00	0.30
Total Accounts Payable	0.00	0.00	0.30
Other Current Liabilities			
Accrued Interest Payable	0.00	0.00	70,510.14
Total Other Current Liabilities	0.00	0.00	70,510.14
Total Current Liabilities	0.00	0.00	70,510.44
Long Term Liabilities			
Deferred Notes Receivable Rev	0.00	0.00	1,846,867.85
Deferred Tax Revenues	3,642.53	0.00	109,693.67
Total Long Term Liabilities	3,642.53	0.00	1,956,561.52
Total Liabilities	3,642.53	0.00	2,027,071.96
Equity			
Fund Balance	33,987.08	50,067.89	5,808,189.63
Net Income	192,904.21	46,583.15	1,208,363.86
Total Equity	226,891.29	96,651.04	7,016,553.49
TOTAL LIABILITIES & EQUITY	230,533.82	96,651.04	9,043,625.45

9:12 AM
10/18/11
Accrual Basis

Pocatello Development Authority
Balance Sheet by Class
As of September 30, 2011

TOTAL

ASSETS

Current Assets

Checking/Savings

Checking Wells Fargo	1,484,625.02
Restricted Cash Bond 16839700	1,613,261.70
Restricted Cash Bond 16839702	0.76
Restricted Cash Bond 16839703	681,900.00
Savings Wells Fargo	3,295,863.66

Total Checking/Savings 7,075,651.14

Accounts Receivable

Accounts Receivable	1,846,867.85
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Total Accounts Receivable 1,846,867.85

Other Current Assets

Accrued Interest Income	33.29
Property Tax Receivable	121,073.17

Total Other Current Assets 121,106.46

Total Current Assets 9,043,625.45

TOTAL ASSETS 9,043,625.45

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable	0.30
Accounts Payable	

Total Accounts Payable 0.30

Other Current Liabilities

Accrued Interest Payable	70,510.14
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Total Other Current Liabilities 70,510.14

Total Current Liabilities 70,510.44

Long Term Liabilities

Deferred Notes Receivable Rev	1,846,867.85
Deferred Tax Revenues	109,693.67

Total Long Term Liabilities 1,956,561.52

Total Liabilities 2,027,071.96

Equity

Fund Balance	5,808,189.63
Net Income	1,208,363.86

Total Equity 7,016,553.49

TOTAL LIABILITIES & EQUITY 9,043,625.45

**POCATELLO DEVELOPMENT AUTHORITY
GENERAL FUND CASH FLOW PROJECTIONS
2011 THROUGH 2015**

YEARS ENDED	Budget 2011	YTD 2011 As of September	Remaining 2011	Budget 2012	Budget 2013	Budget 2014	Budget 2015
Previous Year Balance:	\$426,199.32	\$426,199.32	\$422,439.41	\$422,439.41	\$399,051.50	\$293,551.50	\$388,831.50
INCOME:							
Central Corridor Admin fee				1,819,778.09			
North Yellowstone Loan (finished 2010)			0.00				
Tetridyn Loan (finished 2012)		2,500.00	-2,500.00	50,000.00			
Naval Ordinance Plant District			0.00			100,000.00	
Refunds and reimbursements			0.00				
Interest Income	20.00	13.89	6.11	20.00	20.00	800.00	800.00
Total Projected Income:	20.00	2,513.89	-2,493.89	1,869,798.09	20.00	100,800.00	800.00
EXPENSE:							
RDA loan payoff Naval Ordinance District					100,000.00		
Contingency				1,887,666.00			
Luncheon costs	1,320.00	1,064.26	255.74	1,320.00	1,320.00	1,320.00	1,320.00
Office expenses	200.00	344.54	-144.54	200.00	200.00	200.00	200.00
Banking and Professional services	4,000.00	4,865.00	-865.00	4,000.00	4,000.00	4,000.00	4,000.00
Total Projected Expense:	5,520.00	6,273.80	-753.80	1,893,186.00	105,520.00	5,520.00	5,520.00
CALCULATED ANNUAL BALANCE	\$420,699.32	\$422,439.41	\$420,699.32	\$399,051.50	\$293,551.50	\$388,831.50	\$384,111.50
	\$705,943.52						
	\$700,423.52						

**POCATELLO DEVELOPMENT AUTHORITY
CENTRAL CORRIDOR CASH FLOW PROJECTIONS
2011 THROUGH 2012****

YEARS ENDED	Budget 2011	Actual 2011 As of September	Remaining 2011	Budget 2012
Previous Year Balance*:	\$3,586,500.90	\$3,586,500.90	\$4,056,432.80	\$4,056,432.80
INCOME:				
Projected Estimated Tax Revenues: ^{8,9}	1,370,000.00	1,414,386.31	-44,386.31	
Taxes Received from Previous Years & yearly interest: ⁷			0.00	
South Cliffs Repayment: ¹²	196,867.85		196,867.85	
AMI Repayment (Building Owners): ¹²			0.00	1,200,000.00
Positron Repayment: ^{12 (400,000.00)}			0.00	
Interest earning on trust accounts	230.00	332.09	-102.09	230.00
Total Projected Income:	1,567,097.85	1,414,718.40	152,379.45	1,200,230.00
EXPENSE:				
Current Year Debt Service:	933,432.50	933,432.50	0.00	
Cheyenne Crossing: Committed \$3 million total ^{10 & 18}	3,000,000.00		3,000,000.00	3,000,000.00
Whitman/Yellowstone Hotel: Committed \$613,000 ^{10 org 356 500}			0.00	
Clark Street Overpass: Committed \$258,880.93				258,800.93
Admin Transfer to Unrestricted Account: ¹¹			0.00	1,821,801.87
General Fund - loan for Triangle development City of Pocatello, triangle land reimbursement				171,610.00
Legal fees		663.00	-663.00	
Arbitrage	1,700.00	8,235.00	-6,535.00	
Trustee fees	2,250.00	2,456.00	-206.00	
<u>Unapproved Projects</u>				
Farmer's Project #1 org. 500,000.00	170,246.00		170,246.00	
Unnamed Project #3 (\$500,000.00 new Jan 2009): ¹⁹	500,000.00		500,000.00	0.00
Total Projected Expense:	4,607,628.50	944,786.50	3,662,842.00	5,252,212.80
CALCULATED ANNUAL BALANCE	\$545,970.25	\$4,056,432.80	\$545,970.25	\$4,450.00
Debt service restriction (reserve \$650,000.00)			\$0.00	
Current debt payment allocation fund reserve			\$0.00	
Available cash		\$4,056,432.80	\$545,970.25	\$4,450.00

** TIF District slated to close in 2012

**POCATELLO DEVELOPMENT AUTHORITY
NORTH YELLOWSTONE FUND CASH FLOW PROJECTIONS
2011 THROUGH 2028**

YEARS ENDED	Budget 2011	YTD 2011 As of September	Remaining 2011	Budget 2012	Budget 2013	Budget 2014	Budget 2015	Budget 2016 - 2028
Previous Year Balance:	\$1,791,533.20	\$1,791,533.20	\$2,273,237.69	\$2,273,237.69	\$2,386,332.73	\$2,778,727.77	\$3,171,247.81	\$3,171,247.81
INCOME:								
Property taxes (org \$761,120.03)	1,200,000.00	1,305,557.60	-105,557.60	1,270,000.00	1,200,000.00	1,200,000.00	1,200,000.00	15,600,000.00
Interest on trust accounts	160.00	187.96	-27.96	160.00	160.00	160.00	160.00	13,000.00
Loan from General Fund								
Total Projected Income:	1,200,160.00	1,305,745.56	-105,585.56	1,270,160.00	1,200,160.00	1,200,160.00	1,200,160.00	15,613,000.00
EXPENSE:								
Current Year Debt Service:	678,525.00	678,525.00	0.00	680,050.00	680,750.00	680,625.00	679,675.00	8,833,800.00
Del Monte Meat			0.00	100,000.00				
Contingency (sewer)			0.00	250,000.00				
Refund of property taxes		21,001.11	0.00					
Arbitrage fees	5,260.00			2,500.00	2,500.00	2,500.00	2,500.00	32,500.00
Trustee fees		2,500.00	0.00	2,500.00	2,500.00	2,500.00	2,500.00	32,500.00
Administrative fee to PDA (year 2026)			0.00					
Costco employment payment (\$854,105.00) 1	122,014.96	122,014.96	0.00	122,014.96	122,014.96	122,014.96	122,014.96	244,029.92
Total Projected Expense:	805,799.96	824,041.07	0.00	1,157,064.96	807,764.96	807,639.96	806,689.96	9,142,829.92
CALCULATED ANNUAL BALANCE	\$2,185,893.24	\$2,273,237.69	\$2,167,652.13	\$2,386,332.73	\$2,778,727.77	\$3,171,247.81	\$3,564,717.85	\$9,641,417.89
Bond reserve trust fund		681,900.00	681,900.00	681,900.00	681,900.00	681,900.00	681,900.00	
Current debt payment allocation fund reserve		678,525.00	678,525.00	678,525.00	680,050.00	680,750.00	680,750.00	
Amount available		912,812.69	807,227.13	1,025,907.73	1,416,777.77	1,808,597.81	2,202,067.85	9,641,417.89

Note: \$691,458.36 in bonded debt reserves are included in cash balance

1 = Per letter from David Messner, Costco Agent, the \$1 mil employment grant was reduced by a construction advance to PEG development of \$145,895.00, Dated 12/31/2007

POCATELLO DEVELOPMENT AUTHORITY
NORTH PORTNEUF DISTRICT CASH FLOW PROJECTIONS - Tentative
2011 THROUGH 2028

YEARS ENDED	Budget 2011	YTD 2011 As of September	Remaining 2011	Budget 2012	Budget 2013	Budget 2014	Budget 2015	Budget 2016 - 2028
Previous Year Balance:	\$50,067.89	\$50,067.89	\$96,651.04	\$96,651.04	\$96,651.04	\$96,651.04	\$96,651.04	\$454,155.04
INCOME:								
Property taxes	1,492,442.00	46,583.15	1,445,858.85	3,000,000.00	3,000,000.00	3,000,000.00	3,000,000.00	33,975,586.00
Interest on trust accounts			0.00					
Loan from General Fund			0.00					
Total Projected Income:	1,492,442.00	46,583.15	1,445,858.85	3,000,000.00	3,000,000.00	3,000,000.00	3,000,000.00	33,975,586.00
EXPENSE:								
Debt service	1,492,442.00		1,492,442.00				1,079,521.00	0.00
Hoku:			0.00					
Infrastructure reimbursement			0.00			3,000,000.00	1,484,826.00	13,515,174.00
Employment reimbursement			0.00					9,269,326.00
Other payments:								
City infrastructure			0.00	3,000,000.00	3,000,000.00		78,149.00	1,921,851.00
PDA admin			0.00					797,206.51
Taxing Entity operational costs			0.00					8,527,779.00
Total Projected Expense:	1,492,442.00	0.00	1,492,442.00	3,000,000.00	3,000,000.00	3,000,000.00	2,642,496.00	34,031,336.51
CALCULATED ANNUAL BALANCE	\$50,067.89	\$96,651.04	\$50,067.89	\$96,651.04	\$96,651.04	\$96,651.04	\$454,155.04	\$398,404.53
Assessed valuation 2009	\$6,639,105.00							
Base valuation	\$3,458,800.00							
Increase 2009	\$3,180,305.00							

**POCATELLO DEVELOPMENT AUTHORITY
NAVAL ORDINANCE PLANT FUND CASH FLOW PROJECTIONS
2010 THROUGH 2028**

YEARS ENDED	Budget 2011	YTD 2011 As of September	Remaining 2011	Budget 2012	Budget 2013	Budget 2014	Budget 2015	Budget 2016 - 2028
Previous Year Balance:	\$31,987.08	\$31,987.08	\$224,891.29	\$224,891.29	\$529,891.29	\$109,891.29	\$239,891.29	\$469,891.29
INCOME:								
Property taxes	82,000.00	230,649.21	-148,649.21	230,000.00	230,000.00	230,000.00	230,000.00	230,000.00
Whisper Creek payback			0.00	75,000.00				
Loan from General Fund			0.00		100,000.00			
Total Projected Income:	82,000.00	230,649.21	-148,649.21	305,000.00	330,000.00	230,000.00	230,000.00	230,000.00
EXPENSE:								
Log Homes (\$225,000.)			0.00					
Owner Contract: (RDA)			0.00		750,000.00			
Repay loan to General Fund			0.00			100,000.00		
Sewer line flushing		14,710.00	0.00					
Administrative fee to General Fund			0.00					453,997.95
Sewer inspection station		23,035.00	0.00					
Total Projected Expense:	0.00	37,745.00	0.00	0.00	750,000.00	100,000.00	0.00	453,997.95
CALCULATED ANNUAL BALANCE	\$113,987.08	\$224,891.29	\$76,242.08	\$529,891.29	\$109,891.29	\$239,891.29	\$469,891.29	\$245,893.34

PAYMENT REQUEST



PLANNING & DEVELOPMENT SERVICES

911 North 7th Avenue P.O. Box 4169
Pocatello, Idaho 83205-4169

October 11, 2011

Pocatello Development Authority
c/o Merrill Quayle, Interim Director
City of Pocatello
PO Box 4169
Pocatello, ID 83205

Dear Merrill:

Please consider this as the City's formal request for reimbursement of City of Pocatello funds that were invested in the Triangle Redevelopment Project on 3rd and Lander. The Pocatello Development Authority previously approved the return of \$206,610 to the City's Community Development Trust. This amount reflects the actual capital expenditure from City funds as well as one-half of the demolition, clearance and relocation expenditures finalized in February, 2006. An initial payment of \$35,000 was made to the City in August of 2010, leaving \$171,610 still to be paid.

If you have any questions concerning this request, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Melanie Gygli".

Melanie Gygli, Division Manager
Neighborhood & Community Services

**Plan Review/
Planning Services**

Phone: (208) 234-6161
Fax: (208) 234-6257
(208) 234-6586

**Neighborhood &
Community Services**

Phone: (208) 234-6185
Fax: (208) 234-6586

RAI UPDATE

Redevelopment Association of Idaho
FY 11 and FY 12 Proposed Budget
 Updated to reflect actual members as of 9/14/11

	FY 11	FY 12
Beginning Balance	-	5,225
Revenues		
Member Dues (24 members)	1,200	5,667
Affiliate Dues (6 affiliates)	550	600
Start up contributions	5,500	
Total Revenues	7,250	6,267
Expenses		
Bank fees	150	252
Conference calls	150	600
Administrative services	250	1,000
Annual audit		1,500
Insurance - liability	150	600
Legal	1,250	5,000
Meeting expense	75	300
Committee activities		
Legislative activities		
Educational/Advocacy activities		
Total Expenses	2,025	9,252
Net Income	5,225	2,240

FILED EFFECTIVE



ARTICLES OF INCORPORATION (Non-Profit)

(Instructions on back of application)

10 DEC 14 PM 1:14

SECRETARY OF STATE
STATE OF IDAHO

The undersigned, in order to form a Non-Profit Corporation under the provisions of Title 30, Chapter 3, Idaho Code, submits the following articles of incorporation to the Secretary of State.

Article 1: The name of the corporation shall be:

REDEVELOPMENT ASSOCIATION OF IDAHO, INC.

Article 2: The purpose for which the corporation is organized is:

SEE EXHIBIT A ATTACHED HERETO

Article 3: The street address of the registered office is: 121 N. 9TH STREET, SUITE 501, BOISE, ID 83702

and the registered agent at such address is: PHIL KUSHLAN

Article 4: The board of directors shall consist of no fewer than three (3) people. The names and addresses of the initial directors are:

JOHN MAY, 121 N. 9TH STREET, SUITE 501, BOISE, ID 83702

GARY RIEDNER, 206 E. THIRD STREET, MOSCOW, ID 83843

GARY MARKS, P.O. BOX 2315, KETCHUM, ID 83340

Article 5: The name(s) and address(es) of the incorporator(s):

PHIL KUSHLAN, 121 N. 9TH STREET, SUITE 501, BOISE, ID 83702

Article 6: The mailing address of the corporation shall be:

121 N. 9TH STREET, SUITE 501, BOISE, ID 83702

Article 7: The corporation (does does not) have voting members.

Article 8: Upon dissolution the assets shall be distributed:

SEE EXHIBIT A ATTACHED HERETO

Signatures of all incorporators:

PHIL KUSHLAN

Typed Name

Typed Name

Typed Name

Typed Name

Typed Name

Customer Acct #:

(if using pre-paid account)

Secretary of State use only

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Revised 07/2002

IDAHO SECRETARY OF STATE
12/14/2010 05:00
CK: 5892 CT: 253507 BN: 1258833
1 @ 38.00 = 38.00 INC NDHP # 2

C189406

EXHIBIT A TO THE ARTICLES OF INCORPORATION
FOR
REDEVELOPMENT ASSOCIATION OF IDAHO, INC.

Article 2: The purposes of the Redevelopment Association of Idaho, Inc. (hereafter "Association") shall be to facilitate effective communication between Idaho practitioners regarding best practices in the redevelopment enterprise, to educate members and share resources, and to facilitate compliance with applicable state law and regulation; to educate and distribute information about Idaho urban renewal agencies to other public bodies, private entities, non-profit organizations and the general population; to provide a forum to discuss issues pertinent to the practice of urban renewal; to establish communication with legislators and other elected or appointed public officers for purposes of providing information, knowledge and experience of the urban renewal agencies, its consultants, or other constituencies that have benefitted from urban renewal, when addressing proposed or contemplated legislation directly affecting urban renewal agencies; to present and promote legislation beneficial to the professional practice of urban renewal, the state and the public; to oppose legislation in conflict with urban renewal's statutory purposes or inconsistent with best practices; to advance the interests of Idaho communities by creating more consistency in the formation, management and maintenance of urban renewal agencies throughout the state; to promote better communication and collaboration among urban renewal agencies and practitioners; to promote professional development and create best practice goals for urban renewal agencies; to promote higher business standards and better business methods and encouragement of uniformity and cooperation by an association of urban renewal agencies; to generally promote the improvement of business conditions of urban renewal; to transact all lawful business for which non-profit corporations may be incorporated relating to redevelopment within the state of Idaho, specifically for the purposes within the meaning of 501(c)(6) of the Internal Revenue Code of 1986, as amended or corresponding provisions of any subsequent federal tax laws. Notwithstanding any provisions of the bylaws to the contrary, the corporation shall not conduct or carry out any activities not permitted to be conducted or carried on by an organization qualified for tax exempt status under 501(c)(6) of the Internal Revenue Code of 1986, as amended, or corresponding provision of any subsequent federal tax laws; and to do all things necessary to effect the foregoing objectives.

Article 8: Upon the dissolution of this organization, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(6) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose.

October 4, 2011

Redevelopment Agency

Address

City, ID Zip

Dear Redevelopment Agency:

The Redevelopment Agency of Idaho (RAI) was formed in 2011 to:

- Create a forum to facilitate communication between and among Idaho redevelopment practitioners;
- Educate members, share resources, promote professional development and encourage best practices in the redevelopment enterprise;
- Facilitate compliance with applicable state law and regulation;
- Collect and organize information useful for the public understanding of urban renewal activities and practices in the state;
- Facilitate effective public policy making by engaging legislators, public officials and other constituencies in the drafting or amendment of urban renewal law or regulation;
- Improve accountability and advance the effectiveness of the redevelopment tool through the proper formation and management of urban renewal agencies throughout the state.

The RAI has completed its first year of operation and held its annual meeting on September 15, 2011. We invite you to join the Redevelopment Agency of Idaho and help continue our efforts. If you are already a member, we thank you for your support and invite you to continue your membership.

The dues structures is described on the attached page. For most agencies, annual dues are \$500.

Thank you.

Sincerely,

Gary B. Marks
President

**Redevelopment Association of Idaho
Dues Structure**

Member Dues

Annual member dues are the lesser of:

1% of the Agency's budgeted revenue, including both revenue allocation and proprietary revenues

\$500

Members with budgeted revenues (including both revenue allocation and proprietary revenues) less than \$50,000 should calculate their dues based on 1% of their budgeted revenues. A copy of the agency's adopted should be included when dues are remitted.

Members with budgeted revenues greater than \$50,000 should remit \$500.

Dues for Agency's in their *first year* of operation are \$50.

Affiliate Dues

Annual affiliate dues are \$100

Dues are payable in advance, by October 15th of each year for the upcoming fiscal year.

10/4/2011

BOARD MEMBERS - Redevelopment Association of Idaho

	Last	First	Term	Agency	Address	City	ST	Zip	Phone	Email	Note
President	Marks	Gary		Ketchum Urban Renewal	P.O. Box 1532	Ketchum	ID	83340	208.726.7803	gmarks@ketchumidaho.org	
Vice-President	Anderson	Melinda		Twin Falls Urban Renewal	P.O. Box 1907	Twin Falls	ID	83303	208.735.7240	manderson@tfid.org	
Secretary/Treasurer	May	John		Capital City Development Corp	121 N. 9th St., Ste. 501	Boise	ID	83702		jmay@owyheeplaza.com	
Region I	Davis	Denny	1 year	Lake City Development Corp	105 N. 1st Street, Ste 100	Coeur d'Alene	ID	83814	208.667.4000	DMD@wkdtlaw.com	
Region II	Jones	Jeff	2 year	Moscow Urban Renewal	P.O. Box 9205	Moscow	ID	83845	208.883.7009	jjones@ci.moscow.id.us	
Region III	Beaumont	Pam	1 year	Garden City Urban Renewal	6015 Glenwood St.	Garden City	ID	83714	208.853.6732	pamb@spro.net	
Region IV	Anderson	Melinda	2 year	Twin Falls Urban Renewal	P.O. Box 1907	Twin Falls	ID	83303	208.735.7240	manderson@tfid.org	
Region V	Crowell	Lonnie	1 year	Pocatello Development Assn.	911 N. 7th Ave.	Pocatello	ID	83201	208.234.6583	lcrowell@pocatello.us	not confirmed
Region VI	Magee	Magee	2 year	Idaho Falls Redevelopment	P.O. Box 50220	Idaho Falls	ID	83405	208.612.8268	rmagee@idahofallsidaho.gov	
Large Cities	May	John	1 year	Capital City Development Corp	121 N. 9th St., Ste. 501	Boise	ID	83702		jmay@owyheeplaza.com	
Small Cities	Marks	Gary	2 year	Ketchum Urban Renewal	P.O. Box 1532	Ketchum	ID	83340	208.726.7803	gmarks@ketchumidaho.org	
AIC Designee	Harward	Ken		Assn. of Idaho Cities	3100 S. Vista Ave., Ste. 310	Boise	ID	83705	208.344.8594	kharward@idahocities.org	

LEGISLATIVE COMMITTEE - Redevelopment Association of Idaho

	Last	First	Agency	Position	Address	City	ST	Zip	Phone	Email	Note
Region 1	Lien	Tom	Post Falls Ura	Exec. Director	P.O. Box 236	Post Falls	ID	83877	208.777.8151	postfallsura@gmail.com	
Region II	Jones	Jeff	Moscow URA	Exec. Director	P.O. Box 9205	Moscow	ID	83845	208.883.7009	jjones@ci.moscow.id.us	
Region III	Ineck	Beth	Nampa Development Corp.	Ass't. Director	411 - 3rd St. S	Nampa	ID	83651	208.468.5488	ineckb@cityofnampa.us	
Region IV	Anderson	Melinda	Twin Falls URA	Econ. Devel. Director	P.O. Box 1907	Twin Falls	ID	83303	208.735.7240	manderson@tfid.org	
Region V	Meyers	Russ	PDA (Pocatello)	Board Member						russmeyers@gmail.com	
Region VI	Horner	Richard	Rexburg URA	Treasurer	35 N. 1st E.	Rexburg	ID	83440	208.372.2327	richardh@rexburg.org	
Large Cities	Zuckerman	Dana	CCDC	Board Member					208.577.6808	danazuckerman@gmail.com	
Small Cities	Marks	Gary	Ketchum URA	Exec. Director	P.O. Box 1532	Ketchum	ID	83340	208.726.7803	gmarks@ketchumidaho.org	

RAI MEMBER MASTER LIST - BY REGION

REGION I											
County	Agency	Last	First	Position	Address	City	ST	Zip	Phone	Email	Note
Kootenai	Lake City Development Corp	Berns	Tony	Exec. Director	105 N. 1st Street, Ste 10	Coeur d'Alen	ID	83814	208.769.2331	tonyh@lcdc.org	
Kootenai	Lake City Development Corp	Davis	Denny	Chair	105 N. 1st Street, Ste 10	Coeur d'Alen	ID	83814	208.667.4000	DMD@wkdtdlaw.com	
Kootenai	Hayden Urban Renewal	Krueger	Connie	Community Develop. Dir.	8930 N. Government Wa	Hayden	ID	83835	208.209.2021	ckrueger@cityofhaydenid.us	
Kootenai	Post Falls Urban Renewal	Lien	Tom	Exec. Director	P.O. Box 236	Post Falls	ID	83877	208.777.8151	postfallsura@gmail.com	
Kootenai	Post Falls Urban Renewal	Rollins	Bobbi	Chair	P.O. Box 236	Post Falls	ID	83877	208.777.8151	postfallsura@gmail.com	
REGION II											
County	Agency	Last	First	Position	Address	City	ST	Zip	Phone	Email	Note
Latah	Moscow Urban Renewal	McCabe	John	Chair	P.O. Box 9203	Moscow	ID	83843	208.883.7007	john.p.mccabe@wellsfargo.com	
Latah	Moscow Urban Renewal	Riedner	Gary	City Supervisor	P.O. Box 9204	Moscow	ID	83844	208.883.7008	griedner@ci.moscow.id.us	
Latah	Moscow Urban Renewal	Jones	Jeff	Exec. Director	P.O. Box 9205	Moscow	ID	83845	208.883.7009	jjones@ci.moscow.id.us	
Nez Perce	Lewiston Urban Renewal	Roberts	Don	City Attorney	P.O. Box 617	Lewiston	ID	83501		Droberts@CityofLewiston.org	
Nez Perce	Lewiston Urban Renewal	VonTersch	Laura	Community Dev. Director	P.O. Box 617	Lewiston	ID	83501	208.746.1318 x	lvontersch@cityoflewiston.org	
REGION III											
County	Agency	Last	First	Position	Address	City	ST	Zip	Phone	Email	Note
Ada	Capital City Development Corp	May	John	Chair	121 N. 9th St., Ste. 501	Boise	ID	83702		jmay@owyheepalaza.com	
Ada	Capital City Development Corp.	Bunderson	Todd	CFO	121 N. 9th St., Ste. 501	Boise	ID	83702	208.384.4264	tbunderson@ccdcb Boise.com	
Ada	Capital City Development Corp.	LaFollette	Deah		121 N. 9th St., Ste. 501	Boise	ID	83702	208.384.4264	dlafollette@ccdcb Boise.com	
Ada	Eagle Urban Renewal	Racine	Doug	Chair	P.O. Box 1957	Eagle	ID	83616		doug@brsarchitects.com	
Ada	Eagle Urban Renewal	Haas	Jason							jherf1@yahoo.com	
Ada	Eagle Urban Renewal	Bruce	Bob	Vice-Chair	P.O. Box 1957	Eagle	ID	83616		brucerobert@stanleygroup.com	
Ada	Garden City Urban Renewal	Beaumont	Pam	Chair	6015 Glenwood St.	Garden City	ID	83714	208.853.6732	pamb@spro.net	
Canyon	Middleton Urban Renewal	Smith	Ellen	City Clerk	6 N. Dewey Avenue	Middleton	ID	83644	208.585.3133	citmid@middletonidaho.us	
Canyon	Middleton Urban Renewal	Waltman	Jared	Chair	6 N. Dewey Avenue	Middleton	ID	83644	208.585.6322	jwaltman89@msn.com	
Canyon	Caldwell Urban Renewal	Waite	Ellay	Chair	P.O. Box 1179	Caldwell	ID	83606	208.455.4638	ewaite@ci.caldwell.id.us	
Canyon	Nampa Development Corp.	Ineck	Beth	Ass't. Director	411 - 3rd St. South	Nampa	ID	83651	208.468.5488	ineckb@cityofnampa.us	
Canyon	Nampa Development Corp.	White	Terry	Attorney	5700 E. Franklin Rd., Ste	Nampa	ID	83687	208.466.9272	wfn@whitepeterson.com	
Elmore	Mountain Home Urban Renewal	Riggs	Paula	Econ. Devel. Director	P.O. Box 10	Mtn. Home	ID	83647	208.587.2104	priggs@mountain-home.us	
Elmore	Mountain Home Urban Renewal	Swearingen	Ron	Chair	P.O. Box 10	Mtn. Home	ID	83647	208.587.2104	ron.swear@gmail.com	
Elmore	Mountain Home Urban Renewal	Anderson	Lisa		P.O. Box 10	Mtn. Home	ID	83648	208.587.2104	LisaAnderson@uramountainhome.com	
Valley	McCall Urban Renewal	Fereday	Rick	Chair	216 E. Park St.	McCall	ID	83638	208.634.7665	rfereday@mavhardware.com	
REGION IV											
County	Agency	Last	First	Position	Address	City	ST	Zip	Phone	Email	Note
Blaine	Ketchum Urban Renewal	Marks	Gary	Exec. Director	P.O. Box 1532	Ketchum	ID	83340	208.726.7803	gmarks@ketchumidaho.org	
Blaine	Bellevue Urban Renewal	Eckles	Craig	P&Z Administrator	P.O. Box 825	Bellevue	ID	83313	208.788.2128	ceckles@bellevueidaho.us	

Blaine	Bellevue Urban Renewal	Anderson	Jon	Mayor	P.O. Box 825	Bellevue	ID	83313	208.788.2128	fishermanjon@hotmail.com	
Cassia	Burley Urban Renewal	Milton	Mark	City Administrator	P.O. Box 1090	Burley	ID	83318	208.878.9109	mmilton@pmt.org	
Cassia	Burley Urban Renewal	Manning	Doug	Chair	P.O. Box 1090	Burley	ID	83318	208.878.2224	dcmanning@pmt.org	
Jerome	Jerome City Urban Renewal	Schmidt	Marj	Chair	152 E. Avenue A	Jerome	ID	83338	208.539.7091	mschmidt@ci.jerome.id.us marjorie.schmidt@labor.idaho.gov	
Jerome	Jerome City Urban Renewal	Austin	Micah	Community Develop. Dir.	152 East Avenue A	Jerome	ID	83338	208.324.8189	maustin@ci.jerome.id.us	
Minidoka	Burley Urban Renewal	Manning	Doug	Chair	P.O. Box 1090	Burley	ID	83318	208.878.2224	dcmanning@pmt.org	
Twin Falls	Twin Falls Urban Renewal	Anderson	Melinda	Econ. Devel. Director	P.O. Box 1907	Twin Falls	ID	83303	208.735.7240	manderson@tfid.org	
Twin Falls	Buhl Urban Renewal	Clark	Randy	P&Z Director	203 Broadway Ave. N	Buhl	ID	83316	208.543.5650	randyclark115@cableone.net	
REGION V											
County	Agency	Last	First	Position	Address	City	ST	Zip	Phone	Email	Note
Bannock	Chubbuck Urban Renewal	England	Steve	Mayor	510 Yellowstone Ave.	Chubbuck	ID	83202	208.237.2430	sengland@cityofchubbuck.us	Also Agency Chair
Bannock	Pocatello Development Association	Crowell	Lonnie	P&Z Director	911 N. 7th Ave.	Pocatello	ID	83201	208.234.6583	lcrowell@pocatello.us	
REGION VI											
County	Agency	Last	First	Position	Address	City	ST	Zip	Phone	Email	Note
Bonneville	Idaho Falls Redevelopment	Magee	Renee	Exec. Director	P.O. Box 50220	Idaho Falls	ID	83405	208.612.8268	rmagee@idahofallsidaho.gov	
Bonneville	Idaho Falls Redevelopment	Barnes	Robert	Chair	P.O. Box 50220	Idaho Falls	ID	83405	208.524.5550	r.barnes@bankofidaho.net	
Madison	Rexburg Urban Renewal	Butikofer	Terry	Adm. Services	299 East 4th North	Rexburg	ID	83440	208.356.4524	terry.butikofer@eciida.net	
Madison	Rexburg Urban Renewal	Pond	Glen	Chair						glen.pond@pacificora.com	
Madison	Rexburg Urban Renewal	Fife	Marilyn	Vice Chair						mfife@firstamholding.com	
Madison	Rexburg Urban Renewal	Horner	Richard	Treasurer	35 N. 1st E.	Rexburg	ID	83440	208.372.2327	richardh@rexburg.org	
Teton	Driggs Urban Renewal	Johnson	Hyrum	Chair	P.O. Box 971	Driggs	ID	83422		buildingexcellence@gmail.com	
AFFILIATES											
County	Agency	Last	First	Position	Address	City	ST	Zip	Phone	Email	Note
Affiliate	Assn. of Idaho Cities	Harward	Ken	Exec. Director	3100 S. Vista Ave., Ste. 3	Boise	ID	83705	208.344.8594	kharward@idahocities.org	
Affiliate	Bannock Development Corp.	Gilliam	Gynii	Exec. Director	1651 Alvin Ricken Dr.	Pocatello	ID	83201	800.395.3500	gynii@bannockdevelopment.org	
Affiliate	Consultant	Mann	Harlan	Consultant	3800 N. Thirty-Third	Boise	ID	83703	208.336.2319	hwmcns@aol.com	
Affiliate	Twin Falls Chamber of Commerce	Barigar	Shawn	Pres/CEO TF Chamber	858 Blue Lakes Blvd. N.	Twin Falls	ID	83301	208.733.3974	shawn@twinfallschamber.com	
Affiliate	Elam & Burke	Armbruster	Ryan	Attorney	PO Box 1539	Boise	ID	83701	208.343.5454	roa@elamburke.com	
Affiliate	Elam & Burke	Sullivan Conrad	Meghan	Attorney	PO Box 1539	Boise	ID	83701	208.343.5454	msc@elamburke.com	
Affiliate	Consultant	Westerberg	Russ							Russ@westerbergassoc.com	
Affiliate	The Development Corporation	Butikofer	Terry	Adm. Services	299 East 4th North	Rexburg	ID	83440	208.356.4524	terry.butikofer@eciida.net	