

Call to order by Scott Smith, Chairman
Acknowledge guests of the Board
Disclosure of conflicts of interest
Agenda; delete action or discussion items

Action and Discussion Items:

Agenda Item No. 1: Minutes

Motion to approve and/or amend the Regular and Executive Session Meeting Minutes of April 19, 2017 and April 26, 2017.

Agenda Item No. 2: Financial Report

Motion to approve and/or amend April 2017 Income and Expenses

Agenda Item No. 3: Payment Requests/Reimbursements

Agenda Item No. 4: Request for Funding from the Pocatello Regional Airport District

Agenda Item No. 5: Reconsideration of motion related to the Olympus Drive extension of roadway

Agenda Item No. 6: Recognition of Devin Hillam's service as a Board Member. Mr. Hillam was nominated in April 2016 by the Bannock County Commissioner's to fill their Board Member seat as their selected designee. His service is recognized by the adoption of a Resolution.

Executive Session:

Matters exist for discussion in an executive session as per I.C. §74-206(1)(e)

Motion: "I move that we enter into an executive session as per Idaho Code §74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the PDA may be in competition with other jurisdictions."

Upcoming Events/Information:

Adjourn.

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Dave Hunt at dhunt@pocatello.us; 208.234.6248 or 5815 South 5th Avenue, Pocatello, ID

AGENDA ITEM

NO. 1

POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES

May 17, 2017

Members present: Mayor Brian Blad (arrived at 11:09 a.m.), Councilman Steve Brown, Chad Carr (arrived at 11:07 a.m.), Larry Fisher, Russell Meyers, Scott Smith (Chairman) and Scott Turner.

Members absent: Commissioner Evan Frasure and Thomas Ottaway.

Staff present: Tiffany Olsen and Kirk Bybee, City Legal Dept.; Merrill Quayle, Development Engineer; Melanie Gygli, Interim Planning and Development Services Director; Ashley Linton, Finance Department; Devin Hillam, Bannock County Executive Assistant to the Commissioners; and John Regetz with Bannock Development Corporation (ex-officio).

Chairman Smith called the meeting to order at 11:04 a.m.

Introductions, Conflicts, and Agenda: There were no conflicts disclosed and no modifications to the agenda. Guests in attendance included Jason Hawkins of Driscoll-Top Hay, LLC; David Allen, Pocatello Regional Airport Manager; and Mark Lupo and Jim Burdick of Idaho Power Company.

1. Action and Discussion Items:

Agenda Item No. 1: Minutes. The Minutes of the regularly scheduled meeting and executive session of April 19, 2017 and the special meeting and executive session of April 26, 2017 were reviewed. It was **MSC (R. Meyers, S. Turner)** to approve the Minutes as prepared.

Agenda Item No. 2: Financial Report. Ashley Linton of the City's Finance Department presented the Financial Report for the month of April 2017. At month end the Authority had cash on hand of \$7,062,961.99. The checking account balance was \$3,595,566.87, the savings account was \$746,511.98 and cash being held by Zions Trust amounted to \$2,720,883.14. The PDA recognized normal financial activity for the month. The Authority received revenues totaling \$101,518.02 of which \$911.07 was interest earnings on cash invested and property tax interest. Rental income from the Positron Facility was received in the amount of \$750.00. Property tax remittances totaled \$99,856.95 (\$25,848.89 from the North Yellowstone District and \$74,008.06 from the Naval Ordnance District). Expenses for the month totaled \$1,412.50. The administrative expense for lunch was \$225.00 and attorney's fees related to the judicial foreclosure of the Positron Facility were \$1,187.50. Year to date revenues are \$1,215,179.09 and are more than the expenses of \$425,914.54. Overall net income is \$789,264.55. It was then **MSC (S. Turner, R. Meyers)** to approve the April 2017 Financial Report as presented.

Agenda Item No. 3: Payment Requests/Reimbursements. None at this time.

Agenda Item No. 4: Request for Funding from the Pocatello Regional Airport District. **T. Olsen** introduced the new tenant, Driscoll TopHay, LLC (DTH), who has a lease with the City for the use of 1511 Fortress (for the formerly known as "Idaho Accelerator Center" facility) at the Airport property. DTH is a multi-international company consisting of two primary partners; those being Driscoll Brothers Partnership and TopHay Agri-Industries, Inc. Driscoll Bros are a local, Pocatello based, fourth generation family farm and TopHay is a Canadian/Chinese

Company based out of British Columbia. Jason Hawkins, the Operations Manager for DTH, summarized the operations of their high compression bailing business and the remodel/property improvements being made to the Airport property to facilitate their company's necessities and production. One major component in the remodel/infrastructure needs is power. Idaho Power performed a preliminary engineering assessment in the amount of \$149,000.00. However, Idaho Power representatives have determined that the preliminary assessment was high and given more detailed analysis of the location and the company's power usage, the engineering assessment has been reduced to approximately \$50,000.00. **T. Olsen** reminded the Board that the electrical upgrade of a facility is within the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District Plan as a reimbursable item (see page 7). **C. Carr** verified that the electrical upgrades would be sufficient for phase 1 and phase 2 of the plant operations. **J. Hawkins** reviewed the employee positions, wages and benefits provided with Phase 1. He further noted that the renovation budget is just over \$1 million dollars and the price of the hay press is approximately \$2 million dollars. Airport Manager David Allen explained the terms of the lease with the City and the rental abatement for period of five years for approved improvements. **R. Meyers** summarized that this is a good project for the PDA to give consideration to and that increasing the number of jobs/business within the District should be captured with a reimbursement incentive from the TIF District funds. It was then **MSC (B. Blad, R. Meyers)** to approve an Economic Development Grant to Driscoll TopHay, LLC, in the amount of up to \$50,000, for the electrical upgrades to 1511 Fortress within the PRA District upon receiving a verified paid invoice for the request. The reimbursement shall be a grant as long as Driscoll TopHay operates at the Fortress location for 5 years from the date of issuance. In the event the business is not operative for a period of 5 years, the grant shall convert to a loan with the terms to be agreed upon by the parties.

Agenda Item No. 6: Recognition of Devin Hillam's service as a board member. Mr. Hillam was nominated in April 2016 by the Bannock County Commissioner's to fill their Board Member seat as their selected designee. His service is recognized by the Adoption of a Resolution. Chairman Smith read Resolution 2017-1 and the Board unanimously approved the same. The Board thanked Mr. Hillam for his good service to the Board and encouraged his continued participation as County Staff.

2. Executive Session:

Chairman Smith called for a motion for the Board to go into an executive session to discuss a matter regarding negotiations involving matters of trade or commerce in which the PDA is in competition with other jurisdictions. **It was moved and seconded (R. Meyers, B. Blad)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(e). **The motion passed** by roll call vote (**Ayes: Meyers, Blad, Brown, Carr, Fisher, Smith and Turner; Nays: None**). The Board adjourned to executive session at approximately 11:52 a.m. The Board reconvened to regular session at 12:26 p.m.

3. Action and Discussion Items:

Agenda Item No. 5: Reconsideration of Motion related to the Olympus Drive Extension of Roadway. It was **MSC (B. Blad, R. Meyers)** to reconsider the motion made on April 26, 2017 and approve the same commitment of up to two million dollars (\$2,000,000) from the PDA General Fund toward the installation of public utilities (water, sewer and stormwater) within the

roadway and construction of the road but to begin at the Butte/Olympus intersection north to the new Siphon Road Interchange to facilitate the water infrastructure construction/delivery requirements from Butte to Olympus/Chubbuck intersection AND to approve the payment of \$50,000.00 (from the committed \$2M) to Millennial Development Partners as contribution toward the initial survey, engineering and design work for the new Siphon Road Interchange.

4. Adjournment:

There being no additional business, the meeting adjourned at 12:28 p.m.

By: Tiffany G. Olsen
Tiffany G. Olsen, Secretary

POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES
EXECUTIVE SESSION
May 17, 2017

Members present: Mayor Brian Blad, Councilman Steve Brown, Chad Carr, Larry Fisher, Russell Meyers, Scott Smith (Chairman) and Scott Turner.

Members absent: Commissioner Evan Frasure and Thomas Ottaway.

Staff present: Tiffany Olsen and Kirk Bybee, City Legal Dept.; Merrill Quayle, Development Engineer, Melanie Gygli, Interim Planning and Development Services Director, Ashley Linton, Finance Department; Devin Hiram, Bannock County Executive Assistant to the Commissioners; and John Regetz with Bannock Development Corporation (ex-officio).

The Board of Commissioners adjourned from regular session into executive session at 11:52 a.m. pursuant to I.C. §74-206(1)(e) to discuss negotiations involving matters of trade or commerce in which the PDA is in competition with other jurisdictions. **It was moved and seconded (R. Meyers, B. Blad)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(e). **The motion passed** by roll call vote (**Ayes: Meyers, Blad, Brown, Carr, Fisher, Smith and Turner; Nays: None**). The Board reconvened to regular session at 12:26 p.m.

By: 
Tiffany G. Olsen, Secretary

Pocatello Development Authority
Balance Sheet by Class
As of April 30, 2017

	1-General Fund	3-North Yellowstone	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
Checking Wells Fargo	2,377,361.60	125,745.13	574,371.74	131,868.76	386,219.64	3,595,566.87
Savings Wells Fargo	746,475.78	36.20	0.00	0.00	0.00	746,511.98
Zions 2012 Bnd Fnd 7110526D	0.00	0.93	0.00	0.00	0.00	0.93
Zions Bnd Reserve Fnd 7110526B	0.00	677,678.07	0.00	0.00	0.00	677,678.07
Zions Rev Alloc Fnd 7110526	0.00	2,043,204.14	0.00	0.00	0.00	2,043,204.14
Total Checking/Savings	3,123,837.38	2,846,664.47	574,371.74	131,868.76	386,219.64	7,062,961.99
Accounts Receivable						
Accounts Receivable	750.00	0.00	0.00	0.00	0.00	750.00
Total Accounts Receivable	750.00	0.00	0.00	0.00	0.00	750.00
Other Current Assets						
Accrued Interest Income	16,786.74	168.24	0.00	0.00	0.00	16,954.98
Property Tax Receivable	0.00	31,587.23	0.00	73,911.63	0.00	105,498.86
Total Other Current Assets	16,786.74	31,755.47	0.00	73,911.63	0.00	122,453.84
Total Current Assets	3,141,374.12	2,878,419.94	574,371.74	205,780.39	386,219.64	7,186,165.83
Other Assets						
Inventory - Leasehold	424,779.00	0.00	0.00	0.00	0.00	424,779.00
Note Receivable	50,000.00	0.00	0.00	0.00	0.00	50,000.00
Total Other Assets	474,779.00	0.00	0.00	0.00	0.00	474,779.00
TOTAL ASSETS	3,616,153.12	2,878,419.94	574,371.74	205,780.39	386,219.64	7,660,944.83

Pocatello Development Authority
Balance Sheet by Class
 As of April 30, 2017

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
LIABILITIES & FUND BALANCES						
Liabilities						
Long Term Liabilities						
Deferred Interest Receivable	16,786.74	0.00	0.00	0.00	0.00	16,786.74
Deferred Notes Receivable Rev	50,000.00	0.00	0.00	0.00	0.00	50,000.00
Deferred Tax Revenues	0.00	0.00	0.00	73,911.63	0.00	73,911.63
Total Long Term Liabilities	<u>66,786.74</u>	<u>0.00</u>	<u>0.00</u>	<u>73,911.63</u>	<u>0.00</u>	<u>140,698.37</u>
Total Liabilities	66,786.74	0.00	0.00	73,911.63	0.00	140,698.37
Fund Balance						
Fund Balance	3,438,647.62	2,427,770.09	420,396.34	114,751.73	329,416.13	6,730,981.91
Net Income	110,718.76	450,649.85	153,975.40	17,117.03	56,803.51	789,264.55
Total Fund Balance	<u>3,549,366.38</u>	<u>2,878,419.94</u>	<u>574,371.74</u>	<u>131,868.76</u>	<u>386,219.64</u>	<u>7,520,246.46</u>
TOTAL LIABILITIES & FUND BALANCE	<u>3,616,153.12</u>	<u>2,878,419.94</u>	<u>574,371.74</u>	<u>205,780.39</u>	<u>386,219.64</u>	<u>7,660,944.83</u>

AGENDA ITEM

NO. 2

FINANCIAL

REPORTS

(will be supplemented)

Pocatello Development Authority
Profit & Loss by Class
April 2017

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordnance</u>	<u>TOTAL</u>
Ordinary Income/Expense				
Income				
Interest Income	18.41	892.66	0.00	911.07
Property Taxes	0.00	25,848.89	74,008.06	99,856.95
Rental Income	750.00	0.00	0.00	750.00
Total Income	768.41	26,741.55	74,008.06	101,518.02
Gross Profit	768.41	26,741.55	74,008.06	101,518.02
Expense				
Administrative	225.00	0.00	0.00	225.00
Professional Services				
Other Professional Services	1,187.50	0.00	0.00	1,187.50
Total Professional Services	1,187.50	0.00	0.00	1,187.50
Total Expense	1,412.50	0.00	0.00	1,412.50
Net Ordinary Income	-644.09	26,741.55	74,008.06	100,105.52
Net Income	-644.09	26,741.55	74,008.06	100,105.52

At month end the Authority had cash on hand of \$7,062,961.99. The checking account balance was \$3,595,566.87, the savings account was \$746,511.98, and cash being held by Zions Trust amounted to \$2,720,883.14.

Pocatello Development Authority recognized normal financial activity during the month of April. The Authority received revenues totaling \$101,518.02 of which \$911.07 was interest earnings on cash invested and property tax interest. Rental income from the Positron Facility was received in the amount of \$750.00. Property tax remittances totaled \$99,856.95.

Expenses paid for the month totaled \$1,412.50. The administrative expenses were \$225.00 for the lunch meeting. The attorney fees related to the sheriff deed on the Positron facility totaled \$1,187.50.

Year to date revenues of \$1,215,179.09 (see page 3) are more than expenses of \$425,914.54 so overall net income is \$789,264.55

Pocatello Development Authority
Profit & Loss by Class
 October 2016 through April 2017

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
Ordinary Income/Expense						
Income						
Interest Income	130.06	7,590.43	2,128.93	1,745.56	16.29	11,611.27
Miscellaneous Income	6,450.00	0.00	0.00	0.00	0.00	6,450.00
Personal Property tax replace	0.00	23,003.35	6,043.21	404.91	1,262.85	30,714.32
Property Taxes	0.00	741,043.66	169,426.30	9,203.53	55,524.37	975,197.86
Rental Income	5,250.00	0.00	0.00	20,000.00	0.00	25,250.00
Transfers in	165,955.64	0.00	0.00	0.00	0.00	165,955.64
Total Income	<u>177,785.70</u>	<u>771,637.44</u>	<u>177,598.44</u>	<u>31,354.00</u>	<u>56,803.51</u>	<u>1,215,179.09</u>
Gross Profit	177,785.70	771,637.44	177,598.44	31,354.00	56,803.51	1,215,179.09
Expense						
Administrative	1,131.44	0.00	0.00	0.00	0.00	1,131.44
Debt Service						
Interest	0.00	66,177.00	0.00	0.00	0.00	66,177.00
Total Debt Service	<u>0.00</u>	<u>66,177.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>66,177.00</u>
Dues and Memberships	850.00	0.00	0.00	0.00	0.00	850.00
Economic Grants Issued	25,000.00	122,014.96	0.00	0.00	0.00	147,014.96
Economic Loans	26,000.00	0.00	0.00	0.00	0.00	26,000.00
Professional Services						
Other Professional Services	14,085.50	2,000.00	0.00	2,700.00	0.00	18,785.50
Total Professional Services	<u>14,085.50</u>	<u>2,000.00</u>	<u>0.00</u>	<u>2,700.00</u>	<u>0.00</u>	<u>18,785.50</u>
Transfers out	0.00	130,795.63	23,623.04	11,536.97	0.00	165,955.64
Total Expense	<u>67,066.94</u>	<u>320,987.59</u>	<u>23,623.04</u>	<u>14,236.97</u>	<u>0.00</u>	<u>425,914.54</u>
Net Ordinary Income	<u>110,718.76</u>	<u>450,649.85</u>	<u>153,975.40</u>	<u>17,117.03</u>	<u>56,803.51</u>	<u>789,264.55</u>
Net Income	<u>110,718.76</u>	<u>450,649.85</u>	<u>153,975.40</u>	<u>17,117.03</u>	<u>56,803.51</u>	<u>789,264.55</u>

AGENDA ITEM

NO. 4

April 19

POCATELLO DEVELOPMENT AUTHORITY (PDA) Pre-Application for use of Tax Increment Financing

Instructions:

- 1) Please complete each section of this pre-application
- 2) The application should be the project owner or the duly appointed representative of the project owner.
- 3) This pre-application must be completed and submitted (PDA, 911 North 7th Avenue, Pocatello, ID 83201), by the first Monday of the month to be considered for the PDA meeting agenda on the 3rd Wednesday of that month.
- 4) Each pre-application is screened by staff and must meet a minimum score of 70 points (out of 100) for it to be considered for approval by the PDA Board.
- 5) PDA approval of this application is authorization to proceed to a full application.
- 6) A full application will consist of at minimum the following:
 - a) Project purpose statement.
 - i. Description of deteriorated or deteriorating conditions.
 - ii. Description of public benefits.
 - b) Scope of work.
 - i. The kind, number, and location of all proposed public works or improvements.
 - ii. A detailed list of estimated project costs.
 - iii. Construction timetables (including any proposed phasing).
 - iv. A detailed map and legal description of the project area.
 - Economic Analysis.
 - i. An economic feasibility study.
 - ii. A fiscal impact statement showing the impact of the project upon all taxing districts.
 - iii. A description of the methods of financing all estimated project costs.
- 7) Questions may be directed to the ^{Secretary} Executive Director for the Development Authority. 208-234-6184. 234-6149

Application:

Name: Dawson Topfay LLC (Marshall Schneider) Date: April 27 2017

Mailing Address: 2043 E Center St Pocatello ID 83201

Work Phone: ^{Marshall} 850 570 1573 Cell Phone: ^{Jason} 208 705 3361 E-Mail: marshall@topfay.ca

Project Description: High competition facility that reformals raw by cutting compressing and packaging for export to Asian/DAE markets

Project Location: 1511 Postress at the Pocatello Airport

Is this project currently in an urban renewal area? Yes No

Is the project currently in a revenue allocation area? Yes No

If you answered 'no' to both questions above, please describe the "deteriorated or deteriorating" conditions associated with this location:

Current Assessed Value of Project Location: \$ 823,000.00

Estimated Construction Value of Project: \$ 940,000.00

Number of jobs created by this project: 25 Wage range of jobs: yes

Employee Benefits? Yes No If yes, please describe: _____

Time frame for job creation: operating by July 15, 2017

Construction start date for project: commercial Anticipated completion date: July 17

Briefly describe other public benefit(s) associated with this project: _____

Does this project ^{complete?} ~~complete~~ with other, already established businesses? How? _____

Is this project currently subject to a competitive bid process? Please explain:

Are there other applicants that may be interesting in applying for PDA assistance for this same project? Please explain: n/a

Relationship of named applicant to the project: Governing Board Member

Type of Assistance Requested

(check all that apply):

- Public Infrastructure (water, sewer, street, etc.).
 Public Facility (building, park, parking lot, etc.).
 Match for other funding.

see other attached here to.

- Inspections, tests, surveys, appraisals, etc.
- Property Acquisition.
- Structure Demolition and Clearance.
- Other? Please Specify Edho Power

Amount of Assistance Requested: _____

Form of Assistance Requested:

- Grant of Funds.
- Loan of Funds.
- Reimbursement for Approved Expenditures.
- Pay-As-You Go.
- Bonding.
- Other? Please specify _____

Other helpful information? Please list: _____

Commercial Work Request

Thank you for choosing Idaho Power as your electricity service provider. We value you as a customer and appreciate your business. To help us serve you better, we need to get some information about your service needs. Please be as thorough and specific as possible because our line team will use the information you provide to prepare a work order. The line team cannot complete the installation of your electrical service until they have all of the necessary information.

As the line team prepares the work order, a designer will consult with you to schedule a mutually agreeable time for completing the service installation.

Please note:

- under Idaho Power's Rule H, we may need to collect money from you prior to beginning either overhead or underground construction or for easement agreements and engineering costs.
- once this information has been returned to Idaho Power, any changes may result in additional costs for re-engineering and may delay the completion of your service installation.

Please completely fill in the following information and send it and any attachments to the Idaho Power office nearest your building site.

1. Customer Name Deiscoll Topkay LLC
2. Customer phone 250.570.1570
Alternate phone _____
3. Employer Deiscoll Topkay LLC Work phone 208.705.2201
E-mail Address marshall@topkay.ca
5. Billing (mail) Address _____
Street 2043 E. Center St
City Paradise
State Id Zip Code 83801
6. Give a brief description of your project (example; type of business, what the power will be used for, etc.)
We will be operating a hay press facility. The machine is an FC 10,000 Express Press produced by Huntwood Technologies. It cuts, compresses and packages hay so that we can fit a target amount of 20 metric tons into a container for Asian Export purposes.

Continued on the next page

7. Contact person (Contact should have general knowledge of your project and be able to answer questions relating to your project.)

General contractor Steel Vision (Josh) Phone 208-330-1888
Electrical contractor Stross Electric (Mark) Phone 208-331-8989
Mechanical contractor _____ Phone _____
Architect _____ Phone _____
Electrical engineer Victor Gaba Phone 403-975-7798
Developer _____ Phone _____
Other _____ Phone _____

8. Service address (address where work is to be done) 1511 Fortress, Pocatello, Id 83204

9. County coordinate address (if applicable), or legal description of property including county grid number (if applicable) Airport management is pulling this. We will forward this
asap
City (or nearest) Chubbick County Power County

10. Meter Location
On building _____ At transformer Other _____

11. Building permit number (if available) not available yet
12. Electrical permit number (if available) not available yet

NOTE. The following two items involve temporary and permanent dates for installation of service. Before your temporary or permanent meter can be set, you will need to obtain an electrical inspection from the city, or supply Idaho Power with your state electrical tag.

13. Temporary power date - the date when power for construction will be needed (normally removed once the structure has been completed) We currently have power - application is for upgrade/enhancement
Will your temporary service be (Check One) Overhead _____ Underground _____

Please identify the temporary service location at the site

14. Permanent power date - the approximate date that the structure will be ready for permanent electrical service (By this date, you will need to have everything ready for the Idaho Power team to install power and set the meter, including the installation of the permanent meter base, and a completed electrical inspection.) June 1, 2017
Will your permanent service be (Check One) Overhead _____ Underground

Please mark the permanent service location on the foundation (if applicable)

15. Provide a copy of the site plan showing the building location and meter locations. We will need an approved blue print and AutoCAD diskette including electrical and mechanical plans to complete the design of the project.

16. Name of the owners of any adjacent properties (for use in easements if we need to cross their property) See Britt Pfeiffer TBD
airport management is forwarding this to us - we will get it to you
asap



17. The structure's size in square feet 30,000

18. Voltage (Check One)

120 / 240V, single-phase _____

240 / 480V, single-phase _____

120 / 208V, three-phase _____

277 / 480V, three-phase check

19. Amp size of your main panel 1200 amps

20. New load - total connected kilowatt (kW) load (ask your builder or electrician)

Single-phase kW _____

Three-phase kW 900

21. Water heaters kW NA

22. Electric heating - actual connected kW load (ask your builder or electrician) NA

Idaho Power reserves the right to refuse service to loads that do not meet power quality standards. Some requested loads will need engineering approval (e.g. single-phase motor larger than 7.5hp, any phase converter, etc.).

23. Are solid state motor drives to be used at this location? Yes No _____

Solid state motor drives include any electronic converter, Adjustable Speed, Adjustable Frequency, or other electronic power supply by which the customer's motors receive power.

Three-phase Service Supply

24. Line connected: Largest motor hp 250 /Total motor hp 900

Rating of the largest solid state drive (in hp) 300

Solid state drive connected: Largest motor hp 250 /Total motor hp 900

Three-phase open delta service is not recommended for solid state driven three-phase motors.

25. Are three-phase motors already supplied at this location? Yes _____ No

Largest existing motor hp _____ /Total existing motor hp _____

Single-phase Service Supply

26. Are single-phase motors larger than 7.5 horse power being installed? Yes _____ No

27. Please enter all that apply NA

Line connected: Largest motor hp _____ /Total motor hp _____

Rating of the largest solid state drive hp _____

If known - Manufacturer _____ Model _____

Solid state drive connected: Largest motor hp _____ /Total motor hp _____

28. Are any Precise Power "written pole" motors to be used at this location? Yes _____ No

Largest motor (in hp) _____

Continued on the next page

29. Are any single-phase motors already supplied at this location? Yes _____ No
Largest existing motor hp _____ /Total existing motor hp _____

30. Are single-phase to three-phase converters to be used? Yes No _____

31. Please enter all that apply

Rotary phase converter rating hp 0 Largest motor hp _____ /Total motor hp _____
If known - Manufacturer _____ Model _____

Static converter hp _____ Largest motor hp _____ /Total motor hp _____
If known - Manufacturer _____ Model _____

Solid state converter rating hp 33 hp Largest motor hp 33 hp /Total motor hp 33 hp
If known - Manufacturer Doed Model not known at this time

32. Will there be any removal of load at this or any location due to the requested installation? Yes _____ No
If Yes, please explain _____


Additions, notes or comments _____

The information provided on this form is complete to the best of my knowledge. I understand that incomplete information or changes to this information may result in additional engineering charges and may delay the completion of my service installation.

I will provide the legal description for the property and two identifiable survey points if the structure is not in a platted subdivision

I understand that final grade is necessary for the area in which the power lines will be located.

I am responsible to check Idaho Power's requirements prior to installation of any equipment (meter bases in particular) and I understand that if my equipment does not meet Idaho Power's requirements, Idaho Power will not connect the service.

Signature  Date April 27 2017

Continued on the next page

To Tiffany Olsen of the Pocatello Development Authority

Re: Driscoll TopHay LLC – Hay compaction facility

Driscoll TopHay LLC is a Multi-international company consisting of two primary partners; those being Driscoll Brothers Partnership and TopHay Agri-Industries Inc. Driscoll Bros are a local Pocatello based, fourth generation family farm and TopHay is a Canadian/Chinese company based out of Vanderhoof British Columbia.

These two entities combined in a Joint Venture to create DTH LLC, which will be at first, a Hay Export company focusing on the Asian market primarily in China. Long term DTH will export a variety of feed commodities to the Asian/UAE market (China, Japan, Korea, Saudi Arabia) to accommodate the rising demand for protein in those countries. It is worth while to note here that TopHay has been engaged in this export market for the past five years and has a considerable customer base already established in those countries; the UAE being the exception.

The site chosen to house the compaction facility is located at 1511 Fortress Rd near the Pocatello Airport. The large hay bales that everyone in this region sees being trucked up and down the interstate will be delivered to the facility and go through a three step process. Cutting, compaction and packaging, leaving us with a re-formatted hay bale that fits perfectly into shipping containers to maximize export potential. Once re-configured the hay is loaded into containers, trucked to the Salt Lake City Union Pacific Intermodal, transferred to railcar, railed to a West coast port, transferred once again to a sea freighter and shipped to its export destination.

This compaction facility will compress 100,000 metric tons of hay a year. That equates to roughly 8333 metric tons a month or 16 containers a day, 5 days a week. The facility will employ approximately 25 to 30 individuals between press workers, equipment operators, trucking, clerical, dispatch and managerial staff; not to mention increased hay production in the local farming community.

An interesting component of DTH's business model is the fact that the company encompasses its entire process. Driscoll Brothers Partnership will grow and contract from other farmers the hay supply. Driscoll Trucking will more than double in size and will handle transport from the fields to the press and from the press to the UP intermodal. TopFor Logistics (owned by a TopHay partner) will facilitate all logistics from intermodal to destination ports and TopHay China will manage all marketing components.

The 1511 Fortress site was picked for a number of reasons. Easy access on and off the interstate. Decent proximity to an intermodal. A very accommodating existing

structure base surrounded by good periphery land for hay storage that has perimeter fencing already in place. The facility does need substantial upgrades to bring it up to export demand expectations and these enhancements have already commenced. The entire upgrade package along with the installation of a trucking scale is estimated to be at \$1,000,000.00 USD.

One major component in that costing is the electrical enhancements needed from Idaho Power. After preliminary engineering analysis we have an estimated \$149,000.00 in projected costs. David Allen from the Pocatello Regional Airport has been key in helping this lease move forward and responsible for the introduction of DTH to the PDA; we truly appreciate his efforts. It is the electrical component that we felt might be a fit for the PDA and we appreciate the opportunity to bring this matter to you for your consideration.

Best regards

Marshall Schneider

General Manager TopHay Agri-Industries



Engineering Assessment

April 21, 2017
Marshall Schneider
2043 E Center St
Pocatello, ID 83201

Mr. Marshall Schneider,

Your business is important to us at Idaho Power. We appreciate the opportunity to learn about your project and discuss ways we can serve your proposed facility.

Driscoll Top Hay LLC

Project location: 1511 Fortress, Pocatello, ID
Estimated load (Megawatts [MW]): Phase 1 - 0.75 MW and Phase 2 - 0.75 MW
Requested in-service dates : Phase 1 - June 1, 2017 and Phase 2 – June 1, 2018

The required upgrades for Phase 1 of the project include: The removal of 0.42 miles of 12.5kV distribution circuit and the construction of 0.51 miles of 34.5kV circuit. No additional upgrades will be required for Phase 2 of the project. Below is an estimate of the costs to serve your proposed facility.

Cost Estimate

Distribution facilities: \$149,000
Transmission facilities: \$0
Substation facilities: \$0
Other: \$0

*This cost estimate does not include any contingency for unknown events, occurrences, or changed circumstances. Idaho Power typically applies a contingency that ranges from 10 to 30 percent of the project cost, depending on the project and status of the design. Actual costs could deviate from the estimate.

A typical project timeline to design, procure materials, and construct the facilities for your project is estimated to range from 3 to 6 months. Idaho Power can explore options to accelerate the schedule.

To move your project forward, you will need to submit a service request. Upon receipt of the service request, Idaho Power will provide you a Rule H cost quote. We look forward to partnering with you. If you have any questions regarding Idaho Power’s service request process or the Rule H cost quote process please give us a call at any time.

Buzz Pfeiffer
Major Customer Representative
208-236-7736

- cc: Bo Hanchey, Regional Manager, Idaho Power
- Steven Muse, Regional Customer Relations Manager, Idaho Power
- Jared Hansen, Engineering Leader, Idaho Power
- Ed Helms, Engineering Leader, Idaho Power
- Ryan Eckert, Projects Leader, Idaho Power

POCATELLO DEVELOPMENT AUTHORITY

**Pocatello Regional Airport Urban Renewal Area
and Revenue Allocation District Plan
City of Pocatello**



2010 - 2033

EXHIBIT
A

6/31

**CITY OF POCATELLO
Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District Plan**

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City Officials
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ATTACHMENTS

1. Airport Urban Renewal Area and Revenue Allocation District Maps.
2. Airport Urban Renewal Area and Revenue Allocation District Legal Descriptions.
3. City Council resolution designating the Urban Renewal Area and Revenue Allocation District.
4. Recommendation of the Pocatello Development Authority.
5. Recommendation of the Planning and Zoning Commission.

Acknowledgements**Pocatello City Council:**

Brian Blad	Mayor
Roger Bray	Council Member
Steve Brown	Council Member
Craig Cooper	Council Member
Ron Frasure	Council Member
Gary Moore	Council Member
Eva Nye	Council Member

Pocatello Development Authority:

Darsi Johnson	Vice-Chair/Commissioner
Ryan Ward	Treasurer/Commissioner
Karl Anderson	Commissioner
Brian Blad	Commissioner
Eva Nye	Commissioner
Larry Fisher	Commissioner
Cynthia Hill	Commissioner
Ken Monroe	Commissioner
Michael Orr	Commissioner

Note: Office of Chair is currently vacant

Robert Chambers	Interim Executive Director
Jerry Higgins	Vice Treasurer to the Commission
David Swindell	Financial Advisor to the Commission
Darcy Taylor	Secretary to the Commission
Dean Tranmer	Attorney to the Commission

City of Pocatello Staff:

Robert Chambers	Director, Planning and Development Services
Jerry Higgins	City Treasurer
David Swindell	Chief Financial Officer
Darcy Taylor	Assistant to the City Attorney
Dean Tranmer	City Attorney

Bannock Development Corporation:

Gynii Gilliam	Executive Director
Angie Calloway	Administrative Assistant

I. INTRODUCTION

The Pocatello Development Authority (PDA) was created by the City of Pocatello on July 14, 1988, and was granted authority by the City of Pocatello to undertake urban renewal projects which may be facilitated through the use of tax increment financing.

The PDA ensures that development efforts making use of tax increment financing dollars create both an environment of convenience and safety for neighborhood residents, and increased opportunities for businesses to succeed. This Pocatello Regional Airport Urban Renewal Plan, once implemented, will be the vehicle to provide a more conducive atmosphere for business operation at the Airport and within the City. It will also enhance opportunities for businesses wishing to relocate to Pocatello.

Background

The Pocatello Development Authority (PDA), in the meeting of July 21, 2010 made the following recommendation (see attachment):

- That the Pocatello Regional Airport Urban Renewal Area boundary be created to include approximately 589 acres of City land. Development of this land has been hindered by the under development or absence of the necessary infrastructure systems;
- That the Pocatello Regional Airport Revenue Allocation District boundary be created following the same boundary description and including the same land as the Urban Renewal Area boundary; and, that a plan be created detailing proposed projects for the area with revenue projections to fund the projects.

These recommendations of the PDA are consistent with the goals of the City and are allowed by the State of Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code). Accordingly, this Pocatello Regional Airport Urban Renewal Area Improvement Plan provides direction for the use of revenue allocation financing to accomplish the following:

- To eliminate conditions of deterioration which are causing economic underdevelopment in the designated area, substantially impairing the sound growth of the Pocatello Regional Airport and Pocatello in general.
- To encourage both private and public development in the Urban Renewal Area in order to diversify and improve the local economy by providing adequate public utilities/facilities.
- To encourage cooperation among taxing districts in the Power County and Pocatello community regarding the use of funds.
- To accomplish plan goals in accordance with all appropriate federal, state, and local laws.

Purpose of the Plan

The purpose of this plan is to create a proactive approach to development/redevelopment projects by the PDA in Pocatello by focusing efforts in four areas:

1. leveling or reducing the City's levy rate by increasing the tax base value by more aggressively engaging in redevelopment of underutilized areas;
2. partnering with the private sector to encourage development and to attract new or expanding businesses to the Pocatello economy;
3. targeting areas in need of public infrastructure improvements;
4. utilizing effectively the powers granted to the PDA in the pursuit of redevelopment activities. Such powers include:
 - a. carrying out urban renewal projects;
 - b. making and executing contracts and other instruments;
 - c. disseminating slum clearance and urban renewal information;
 - d. repairing streets, roads, public utilities or other facilities;
 - e. installing streets, utilities, parks, playgrounds, off-street parking facilities, public facilities, or other facilities;
 - f. entering buildings or property to make inspections, surveys, appraisals, soundings or test borings;
 - g. acquiring by purchase, lease, option, gift, grant, bequest, devise, eminent domain or otherwise, any real property or personal property for its administrative purposes;
 - h. holding, improving, renovating, rehabilitating, clearing or preparing for redevelopment any such property or buildings;
 - i. mortgaging, pledging, hypothecating or otherwise encumbering or disposing of any real property;
 - j. insuring or providing for the insurance of any real or personal property or operations of the municipality;
 - k. demolishing and removing structures on property;
 - l. investing urban renewal funds;
 - m. borrowing money and applying for and accepting advances, loans, grants, contributions, and any other form of financial assistance;
 - n. creating, modifying and executing plans which may include programs of voluntary compulsory repair and rehabilitation of buildings and improvements;
 - o. conducting appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of urban renewal projects;
 - p. developing, testing, and reporting methods and techniques, and carrying out demonstrations for the prevention and elimination of slums and urban blight;
 - q. developing new or improved means of providing housing;
 - r. accepting and utilizing grants of funds from the federal government;
 - s. assisting in the relocation of persons displaced from an urban renewal area;
 - t. exercising all or any part or combination of powers herein granted.

By adopting this Plan, it is the intention of the PDA to facilitate improvements in the designated Pocatello Regional Airport Urban Renewal Area and enhance the economic viability of the area.

II. AIRPORT URBAN RENEWAL AREA DESCRIPTION

The Urban Renewal Area and Revenue Allocation District are identified with identical boundaries. The area is legally described in **Attachment 1**.

III. PROJECT PLAN

A project list is outlined below. Elements of the list will be funded on a "pay-as-you go" or on a "reimbursement to developer" basis. This list is the immediate project list for the revenues available. If additional revenues become available, other site work may be pursued or the Development Authority may expedite payment of funds in anticipation of an early closing of the district. Table 1 lists the immediate project needs with estimated costs. This plan and the Revenue Allocation provision will terminate December 31, 2033.

TABLE 1. Project Costs

<i>GENERAL PROJECT LIST</i>	COST
Development Master Plan Creation	\$ 50,000
Surveying and Platting Work	\$ 30,000
Landscaping	\$ 0
Franchise Utility Upgrades (sites 'A' and 'B')	\$ 515,000
General Project List Sub-Total	\$ 595,000
<i>PROJECT LIST - Project Site 'A' (Fortress and Bell Streets)</i>	COST
Site Utilities: Water, Sewer, Storm Water Systems	\$ 256,700
Roadway Construction/Improvements - Turning Radii (gravel)	\$ 12,500
Rail Spur Rehabilitation/loading-unloading crane/hoist	\$ 0
Construction Engineering/Surveying/Management Services/Contingencies	\$ 110,000
Project Financing Charges	\$ 212,432
Project List - Project Site 'A' Sub-Total	\$ 591,632
<i>PROJECT LIST - Project Site 'B' (Boeing Street)</i>	COST
Site Utilities: Water, Sewer, and Storm Water Systems	\$ 720,400
Roadway Construction/Improvements	\$ 12,500
Rail Spur Rehabilitation/Extension	\$ 365,000
Construction Engineering/Surveying/Management Services/Contingencies	\$ 219,000
Project Financing Charges	\$ 737,743
Project List - Project Site 'B' Sub-Total	\$2,054,643
<i>PROJECT LIST - Project Site 'C' (Westside Industrial Park)</i>	COST
Site Utilities: Water, Sewer, and Storm Water Systems	\$ 0
Water Tank	\$1,500,000
Franchise Utility Upgrades	\$ 0

Construction Engineering/Surveying/Management Services/Contingencies	\$ 300,000
Project List – Project Site ‘C’ Sub-Total	\$1,800,000
<i>ALL TOTAL</i>	\$5,041,275
PDA Administrative Costs	\$ 0
<i>FINAL TOTAL</i>	\$5,041,275

Project Descriptions:

- **Master Planning:** This would include the hiring of professional planning and engineering services to plan the entire 589 acres so that utilities are provided adequately for full build-out, that areas for development are properly identified, and that proposed uses are compatible with one another.
- **Surveying and Platting:** Hiring an engineering firm to survey and plat an approximate 589 acre area of land in order to create parcels for marketing purposes.
- **Site Utilities: Water line and Water System Upgrades—**Install main water and sewer lines for fire and industrial water service. Install a 1,000,000 gallon storage tank and additional pump station(s) to accommodate fire water service requirements.
- **Site Utilities: Storm Water Upgrades –** Enhancements to storm water retention/detention capacity.
- **Landscaping—**Design and implement a landscaping plan for the area installing needed trees, grass and plants to beautify the area and to comply with City codes.
- **Roadway Improvements—**Widen roadways where needed and improve and/or expand roadway system and to accommodate future developments in the area. Reinforce roadway at rail spur intersections. Install curb and gutter and intersection radii and other necessary improvements to enhance access and transportation to the site.
- **Rail Spur Rehabilitation/Extension –** Upgrade rail spur system to accommodate industrial expansion in the area including the loading and off-loading of material.
- **Franchise Utility Upgrade--** Utility upgrades required to facilitate full development of sites within this area.
- **Contingency costs--**Additional cost were calculated for work related to increase in costs of the work and other administrative expenses associated with the project.
- **PDA Administrative Costs –** Eligible costs for reimbursement to the PDA for management, legal, financial and other oversight responsibilities of the district formed and projects undertaken.
- **Other--**Any costs or tasks related to, construction or reconstruction of roads, extensions of water, sewer, or storm water lines, street lighting, public landscaping, location of electrical transformers, construction of fire lanes or provision of fire flow, construction of wells, location of railroad spurs, switches, or signals within the project area, demolition or clean up of sub-standard buildings or other “horizontal” debris, management of property acquired by or in control of the agency, disposition of property for public or private uses in accordance with the Plan, including sale of property at fair value but below market value, assembly of adequate sites for development, any construction including foundations, platforms, and other structural forms, issuance of bonds, notes or other obligations to finance all or any part of the projects, and all other actions as necessary under State Law to accomplish this Plan, funded through Tax Increment Financing. Any additional costs related to any of the prioritized or alternative projects which the PDA and Council propose to be used to complete or enhance a project may also be used.

Table 2 outlines the total project costs and the projected revenue for the proposed revenue allocation district.

TABLE 2. Project Costs and Revenues

ITEM	AMOUNT	TOTAL
COSTS		
General Site Costs	\$ 595,000	
Site 'A' Costs	\$ 379,200	
Site 'B' Costs	\$1,316,900	
Site 'C' Costs	\$2,700,000	
PDA Administrative Costs	\$ 0	
Total Costs		\$5,041,275
REVENUES		
Revenue Allocation Proceeds	\$5,047,574	
Ending District Balance		\$ 6,299

IV. ECONOMIC FEASIBILITY STUDY

The following tables provide a breakdown of base-assessment valuations for the proposed revenue allocation district for the Pocatello Regional Airport Urban Renewal Area/Revenue Allocation District. These base valuation amounts were provided by the Power County Assessor's office. An analysis of the tax levy rates applied in calculating tax collection for the Pocatello Airport Revenue Allocation District is described below. The 2009 tax levies are used for each of the taxing jurisdictions as supplied by the Power County Assessor's office.

<u>Taxing Jurisdictions</u>	<u>Tax levy</u>
City of Pocatello	.009577781
Power County	.004321735
School District #381	.004300170
Power County Highway District	.002876996
A.F. Library	.000600302
County Hospital	.000951690
Ambulance	.000258694
East Po. Co. Fire	.000557434
Mosquito Abatement	.000368596
Total	.019513228

TABLE 3.

Taxing Entity	'Tax Levy	Valuation	Revenue
City of Pocatello	.0095777810	\$995,883	\$ 9,538
Power County	.0043217350	\$995,883	\$ 4,304
School District #381	.0043001700	\$995,883	\$ 4,282
County Highway District	.0028769960	\$995,883	\$ 2,865

¹ 2009 levy rate obtained from Power County

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County Hospital	.000951690	\$995,883	\$ 948
Ambulance	.000258694	\$995,883	\$ 258
American Falls Library	.000600302	\$995,883	\$ 598
East Po. Co. Fire	.000557434	\$995,883	\$ 555
PO Mosquito Abate	.000368596	\$995,883	\$ 367
Total	.026537970	\$995,883	\$26,429

Table 3. shows the amount of revenue that the taxing jurisdictions will continue to be allocated based on the base year values. Numbers have been rounded to the nearest dollar which may account for discrepancies.

Table 4. provides an analysis of the total tax increment financing value within the Pocatello Regional Airport Revenue Allocation District. The base value is not added into these numbers. Therefore, the entire revenue stream shown here will be allocated to the Development Authority.

Year	Estimated TIF Tax Value	Tax Levy Rate	Tax Revenue to PDA	Cumulative Tax Revenue to PDA
2010	\$0	.019513228	\$0	\$0
2011	\$0	.019513228	\$0	\$0
2012	\$0	.019513228	\$0	\$0
2013	\$5,000,000	.019513228	\$97,566	\$97,566
2014	\$4,910,000	.019513228	\$95,810	\$193,376
2015	\$14,822,700	.019513228	\$289,239	\$482,615
2016	\$14,672,700	.019513228	\$286,312	\$768,927
2017	\$14,442,519	.019513228	\$281,820	\$1,050,747
2018	\$14,219,243	.019513228	\$277,463	\$1,328,210
2019	\$14,002,666	.019513228	\$273,237	\$1,601,447
2020	\$13,792,586	.019513228	\$269,138	\$1,870,585
2021	\$13,588,808	.019513228	\$265,162	\$2,135,746
2022	\$13,391,144	.019513228	\$261,305	\$2,397,051
2023	\$13,199,410	.019513228	\$257,563	\$2,654,614
2024	\$13,013,428	.019513228	\$253,934	\$2,908,548
2025	\$12,833,025	.019513228	\$250,414	\$3,158,962
2026	\$12,658,034	.019513228	\$246,999	\$3,405,961
2027	\$12,488,293	.019513228	\$243,687	\$3,649,648
2028	\$12,323,644	.019513228	\$240,474	\$3,890,122
2029	\$12,163,935	.019513228	\$237,358	\$4,127,480
2030	\$12,009,017	.019513228	\$234,335	\$4,361,815
2031	\$11,858,746	.019513228	\$231,402	\$4,593,217
2032	\$11,712,984	.019513228	\$228,558	\$4,821,775
2033	\$11,571,594	.019513228	\$225,799	\$5,047,574
Total				\$5,047,574

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Estimated taxable values were provided by the Petersen Inc. (\$5,000,000) and Frazier (\$10,000,000); companies locating at the Airport. Petersen will occupy their building in early 2011. Frazier will occupy their building in 2013. Increment revenue was delayed one year in the schedule to reflect possible delays and when the value may actually be placed on the tax rolls of the county.

The estimated value of the building for Petersen is \$2,000,000. The estimated value of the building for Frazier is \$5,000,000. The combined \$7,000,000 building value is not depreciated for the life of the district. Equipment values are estimated at \$3,000,000 for Petersen Inc. and \$5,000,000 for Frazier. This combined total of \$8,000,000 is depreciated over the life of the district. The depreciated rate is an estimated 3% to mirror Hoku Scientific's depreciation schedule on equipment.

The total dollar amount that may be collected by the PDA over the 24-year life of the district is approximately \$5,047,574. This amount will be used to finance public improvement projects within the Pocatello Regional Airport Urban Renewal Area.

V. CONFORMANCE WITH STATE LAW

Redevelopment activities for the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District are governed by two applicable sections of Idaho Code: the Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code) and the Idaho Local Economic Development Act (Chapter 29, Title 50, Idaho Code).

The Idaho Legislature passed the Urban Renewal Law in 1965. Under this law, a Mayor and Council can declare areas as deteriorating, and declare that the rehabilitation, conservation, and redevelopment of such areas is in the interest of the public's health, safety, morals or welfare (Idaho Code 50-2008). The Urban Renewal Law also states that an area of a city that "constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities..." may be designated an urban renewal area.

The Idaho Legislature passed the Local Economic Development Act in 1988. This act states: "An authorized municipality is hereby authorized and empowered to adopt, at any time, a revenue allocation financing provision, as described in this chapter, as part of an urban renewal plan...A revenue allocation financing provision may be adopted either at the time of the original adoption of an urban renewal plan or the creation by ordinance of a competitively disadvantaged border community area, or thereafter, as a modification of an urban renewal plan or the ordinance creating the competitively disadvantaged border community area." (Idaho Code 50-2904)

In addition to this, Idaho Code 50-2906 states: "The local governing body of an authorized municipality must enact an ordinance in accordance with Chapter 9, Title 50, Idaho Code, and Section 50-2008, Idaho Code. To modify an existing urban renewal plan, to add or change a revenue allocation, an authorized municipality must enact an ordinance...and conduct a public hearing." (Idaho Code 50-2906) This part of the Idaho Code specifically implies that a local municipality must enact an ordinance before redevelopment can take place.

The City of Pocatello's Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District Plan proposed within this document follows the guidelines prescribed within Idaho Code for the development of Urban Renewal Areas and Revenue Allocation Districts.

VI. PLAN DURATION

The plan shall be in effect and enforceable for a period of time necessary to finance all designated improvements and all debt obligations which the PDA may incur in connection with such improvements, over a twenty (24) year time period (2010-2033).

VII. AMENDMENT PROCEDURES

The plan may be amended by the PDA after all notice and public hearing requirements as set forth in Idaho Code have been met, and upon formal approval by the Pocatello City Council.

VIII. SEVERABILITY

If any part of the plan is declared contrary to Idaho Code, and any provision or application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of any remaining provisions of the Plan.

IX. CONCLUSION

The Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District Plan is designed to ameliorate deteriorating conditions which are causing economic under-development of the area and substantially impairing the sound growth of Pocatello.

Implementation of the plan will provide the infrastructure capacity necessary to foster sound growth of the airport and increase the tax base and tax revenues, encourage economic stability of the community, and improve the health, safety, and welfare of the community in this area.

The Pocatello Development Authority recommends that the City cooperate and assist in carrying out the purposes of this Plan. It is expected that the City of Pocatello will assist efforts to ensure that the projects as set forth and financed under this plan are accomplished.

AGENDA ITEM NO. 6

RESOLUTION NO. 2017-1

A RESOLUTION OF THE POCATELLO DEVELOPMENT AUTHORITY, AN URBAN RENEWAL AGENCY, ORGANIZED UNDER THE LAWS OF THE STATE OF IDAHO; EXPRESSING APPRECIATION TO DEVIN HILLAM FOR HIS SERVICE AND COMMITMENT TO THE AUTHORITY DURING HIS THIRTEEN MONTHS AS A MEMBER OF THE BOARD OF COMMISSIONERS.

WHEREAS, Devin Hillam was appointed as a member of the Board of Commissioners of the Pocatello Development Authority, as the Bannock County Commissioner's designee, on April 20, 2016; and

WHEREAS, during his service on the Board, Mr. Hillam diligently helped provide continuity to the Authority, to assist with discussion of new urban renewal districts, and the administration of existing urban renewal districts; and

WHEREAS, during his tenure with the Board Mr. Hillam provided valuable insight and guidance in the Board's role of urban renewal and economic development for the City of Pocatello; and

WHEREAS, it is with regret that the Pocatello Development Authority accepts Mr. Hillam's resignation; and

WHEREAS, the Board of Commissioners desires to recognize his efforts on behalf of the Pocatello Development Authority;

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE POCATELLO DEVELOPMENT AUTHORITY HEREBY PUBLICLY EXPRESSES ITS GRATITUDE TO DEVIN HILLAM:

1. For his service to the Authority and to the citizens of the Pocatello area since his initial appointment on April 20, 2016; and
2. For his willingness to provide continuity during a period of increased activity by the Authority; and

3. For his commitment to excellence in pursuit of the Board's goals through additional meetings and hearings whenever necessary and through coordination with other economic development groups; and

4. For all his efforts in connection with the mission and goals of the Pocatello Development Authority to enhance the well-being of the citizens of the City of Pocatello;

NOW WE, the members of the Board of Commissioners of the Pocatello Development Authority hereby acknowledge our sincere appreciation to Devin Hiram for his commitment to urban renewal and economic development.

BE IT FURTHER RESOLVED that the Secretary of the Board of Commissioners of the Pocatello Development Authority is hereby authorized and directed to provide an original of this Resolution to Devin Hiram after its passage and approval by the Board.

DATED this 17th day of May, 2017.

POCATELLO DEVELOPMENT
AUTHORITY BOARD OF DIRECTORS

SCOTT SMITH, Chairman

ATTEST:

TIFFANY G. OLSEN, Secretary

Millennial Development Partners
1201 Country Ridge Drive, South Jordan, UT 84095
Tel 801.694.4279



INVOICE 0001

5.15.2017

BILL TO

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

ATTN: Tiffany Olsen

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Contribution toward initial survey, engineering, and design work for the Northgate Interchange. This contribution is being matched by Chubbuck City and Bannock County, and is the first installment toward design and eventual construction of the Interchange and connecting roadways.	\$50,000	\$50,000.00
SUBTOTAL			\$50,000.00
TOTAL DUE BY 5.22.2017			\$50,000.00

Thank you!