

Pocatello Development Authority

Board of Commissioners Meeting
July 19, 2017 – 11:00 a.m.
Paradise Conference Room

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

An urban renewal agency for the City of Pocatello, Idaho

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 June 21, 2017.

Agenda Item No. 2: Financial Report

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

Agenda Item No. 3: Payment Requests/Reimbursements

New Day Products, Inc. - \$29.70 (service recognition plaque – Tranmer)

Agenda Item No. 4: EDGA Terms and Payment Request– Driscoll/TopHay (Airport District)

Agenda Item No. 5: NOP District Review/Discussion

Agenda Item No. 6: Petersen, Inc. Economic Development Grant Agreement – Semi-Annual Benchmark Report

Agenda Item No. 7: Olympus Drive Extension – Construction Cooperative Agreement

Agenda Item No. 8: Potential TIF District Discussion

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

Pocatello Development Authority

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

An urban renewal agency for the City of Pocatello, Idaho

July 25, 2017

Buck Swaney
Millennial Development Partners, LLC
Via email: buckswaney@gmail.com

RE: PDA Commitment
Olympus Extension to Northgate Interchange

Dear Buck:

At the meeting of July 19, 2017, the Pocatello Development Authority Board reconfirmed its commitment to expend up to \$2 million in support of the extension of Olympus Drive to the Northgate Interchange. The scope of what the funding can cover was expanded to include a range of activities related to development of the road, in addition to general utility installation and road construction.

Specifically, the PDA determined that the funds can be used to support other activities related to the road construction, including surveying, roadway dedication platting, engineering design, soil exploration and geotechnical work, as well as targeted stubbing of utilities along the right-of-way both north and south of the planned Northgate Parkway.

We appreciate our continued partnership and look forward to continuing to support this project.

Sincerely,

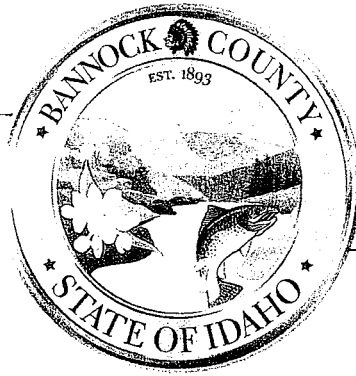
POCATELLO DEVELOPMENT AUTHORITY



Chad Carr
Vice-Chair of the Board

BANNOCK COUNTY COMMISSIONERS

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



KEN BULLOCK
Commissioner
1st District

EVAN S FRASURE
Chairman
Commissioner
2nd District

TERREL TOVEY
Commissioner
3rd District

July 13, 2017

Dear Chairman Scott Smith,

Devin Hillam has accepted a position with the City of Chubbuck and will no longer be representing Bannock County as staff at the Pocatello Development Authority meetings.

The Commissioners and I are happy to announce Tiffany Olsen has accepted the Management Assistant position within our office. In this role, she will be the project coordinator on the Siphon Interchange project and promote economic development within the County's jurisdiction.

As such, we respectfully request the Board of Commissioners of the Pocatello Development Authority replace the County Staff, ex-officio, position with Ms. Olsen.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Frasure".

Evan S Frasure
Chair, Board of County Commissioners

Gygli, Melanie

From: Buck Swaney <buckswaney@gmail.com>
Sent: Wednesday, July 12, 2017 10:24 AM
To: Gygli, Melanie
Subject: PDA Request
Attachments: 170705 Millennial - Olympus Road.jpg

Melanie,

We would like to make a request for the PDA to develop a grant for \$25K from the project's \$2M allocated budget to support the survey and platting of ROW for the road from the extension of Olympus, to the new Northgate Interchange, to support installation of public utilities infrastructure in the roadway.

Thank you for your assistance!

Buck

Need EDRP

Survey + Platting
Engineering Design
Soil Exploration + Geotechnical
~~*Appropriate*~~
Targeting stubbing of utilities
North + South of Parking
roadway design

INTERSTATE 15

APPROXIMATE PROJECT LIMITS

ROUNDABOUT WITH A FUTURE CONNECTION TO THE NORTH AND EAST

NORTHGATE BLVD.

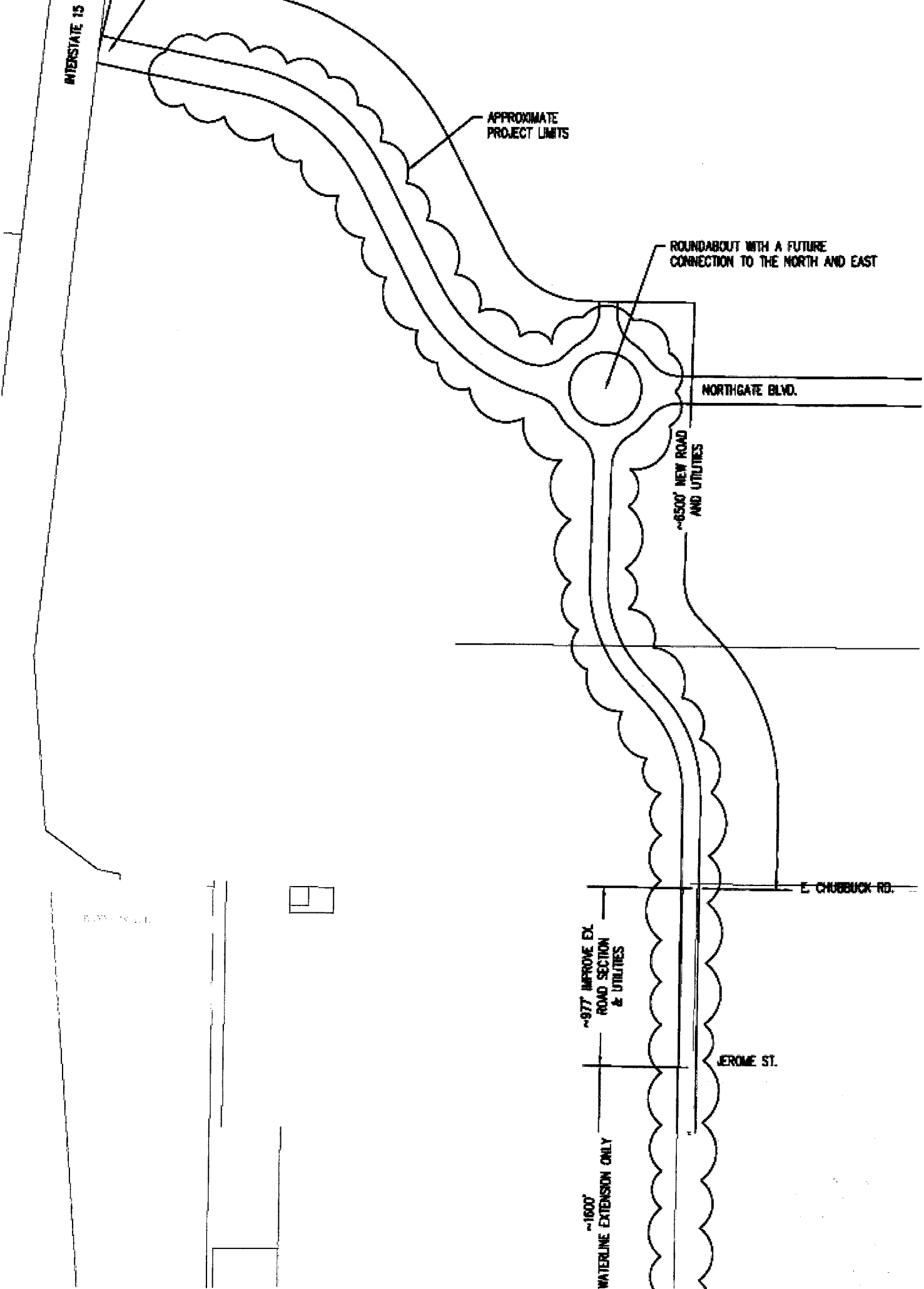
~8500' NEW ROAD AND UTILITIES

E. CHUBBUCK RD.

~977 IMPROVE EX. ROAD SECTION & UTILITIES

GEROME ST.

~1600' WATERLINE EXTENSION ONLY



Dear PDA Members,

Millennial Development Partners (Millennial) is approaching you with a specific request for an agreement/confirmation letter. Section 15.b of Millennial's ROW contract with Rupp reads:

"[Millennial] acknowledges that a separate agreement is being developed between Seller and Portneuf Development, LLC, the City of Pocatello and/or Bannock County for placement of an additional Intersection with water and sewer line stubs. This future Intersection shall be located approximately 1400 feet east of the current Interstate ROW. Under this separate conceptual agreement, an additional sewer line would be installed parallel to the Interstate on the east ROW, with a sewer stub located on both the north and south sides of the new interchange, and with the sewer line continuing south to a sewer lift station, for future development on the Rupp property. This Intersection, water and sewer stubs and sewer line shall be done at no costs to the Rupp's. [Millennial] is agreeable to this conceptual intersection, and will accommodate its convenient future construction within the roadway designs."

Our roadway and utility design process already encompasses all of these points, and the cost of providing these accommodations is already integrated within the bids for design and construction of the Olympus-to-Northgate IC road segment as previously estimated. Even so, to comply with the Rupp requirements, our various parties must formally agree to provide two specific things at no cost to Rupp's:

1. Placement of an additional Intersection, approximately 1,400 feet east of the current I-15 ROW with water and sewer line stubs.
 - a. Millennial and Portneuf agree to design and integrate this.
 - b. We are requesting that PDA specify its \$2M project funding will include this intersection and the water/sewer stubs. This specification will not change the cost of the road or the infrastructure as previously presented to PDA.
2. Installation of an additional sewer line parallel to the Interstate on the east ROW, with a sewer stub located on both the north side of the new interchange, and with the sewer line continuing south with a sewer lift station for future development of the Rupp property.
 - a. Millennial and Portneuf agree to design and integrate this. A sewer lift station would not be required at this location because gravity flow is possible.
 - b. We are requesting that PDA specify its \$2M project funding will include the sewer line parallel to the I-15 ROW, stubbing to the north and running to the south, so as to provide future sewer service to the Rupp property. This specification will not change the cost of the road or infrastructure as previously presented to PDA.

In support of the ROW contract requirement, Millennial is requesting that the PDA prepare a letter of agreement indicating that a portion of its contribution of \$2M may be used to address these contract requirements. Your support in this matter is appreciated.

Buck Swaney

Millennial Development Partners

AGENDA ITEM

NO. 1

POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES
July 19, 2017

Chairman Smith called the meeting to order at 11:07 a.m.

Members present: Councilman Steve Brown, Larry Fisher (arrived 11:17 a.m.), Commissioner Evan Frasure, Thomas Ottaway, Scott Smith (Chairman) and Scott Turner.

Members absent/excused: Mayor Brian Blad, Chad Carr, Russ Meyers.

Staff present: Melanie Gygli, Planning & Development Services Director, Kirk Bybee, Chief Civil Deputy Attorney, Merril Quayle, Development Engineer, Joyce Stroschein, Treasurer, Tiffany Olson, Bannock County (ex officio), and John Regetz with Bannock Development Corporation (ex-officio).

Guests present: Buck Swaney, Ken Pape, Paul Feser, Nathan Wells (all left the meeting at approximately 12:30 p.m.).

Introductions, Conflicts, and Agenda: There were no conflicts disclosed. Chair **S. Smith** read a letter from Bannock County Commission Evan Frasure announcing that Devin Hiram no longer works for the County and that Tiffany Olsen, as their new management assistant, will be participating ex-officio with the PDA.

To accommodate the guests, S. Smith suggested a modification to the meeting to move directly into executive session.

1. Executive Session:

Chair S. 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 (S. Brown, E. Frasure)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(e). **The motion passed** by roll call vote (**Ayes: Brown, Frasure, Ottaway, Smith, Turner; Nays: None**). Upon **MSC (S. Turner, T. Ottaway)** the Board reconvened to regular session at approximately 12:23 p.m.

2. Action and Discussion Items:

Agenda Item No. 7: Olympus Drive Extension. It was **MSC (E. Frasure, T. Ottaway)** to add, within the PDA's \$2 million commitment, authorization for the funds to be used for surveying, roadway dedication platting, engineering design, soil exploration and geotechnical work, as well as targeted stubbing of utilities along the right-of-way both north and south of the planned Northgate Parkway.

L. Fisher left the meeting at approximately 12:29 p.m.

It was **MSC (S. Turner, T. Ottaway)** to authorize, subject to legal counsel's review, the Chair's signature on the Idaho Transportation Department Construction Cooperative Agreement for the

Northgate Interchange project, with the condition that the contract clearly state the limit of the PDA's contribution to be \$2 million.

It was **MSC (T. Ottaway, S. Brown)** to authorize payment of \$25,000 from the PDA's \$2 million commitment, subject to signing of an Economic Development Agreement and a verified, paid invoice, to Millennial Development Partners for the purposes of surveying and roadway dedication platting for the Olympus Drive extension project.

Agenda Item No. 1: Minutes. The minutes of the regularly scheduled meeting and executive session of June 21, 2017 were reviewed. It was then **MSC (S. Turner, T. Ottaway)** to approve the minutes as prepared.

Agenda Item No. 2: Financial Report. **J. Stroschein** presented the Financial Reports for the month of June. At month end, the Authority had cash on hand of \$7,216,410.47. The checking account balance was \$3,747,952.89, the savings account was \$746,549.41, and cash held by Zions Trust amounted to \$2,722,410.47. The Authority recognized normal financial activity during the month of June, receiving revenues totaling \$202,420.12 of which \$835.41 was interest earnings on cash invested, \$200,430.12 in property tax, and \$750.00 in rental income from the Positron facility. Expenses for June were \$132.98. J. Stroschein briefly reviewed the balances in each TIF district. She noted that the Authority is in a good financial position. Concurrent with the budget discussion scheduled for the August meeting, she plans to discuss the possibility of seeking new financial services for the Authority. It was then **MSC (T. Ottaway, S. Turner)** to approve the June 2017 Financial Report as presented.

Agenda Item No. 3: Payment Requests/Reimbursements. **M. Gygli** presented a request for payment to New Day Products, Inc., for \$29.70 in payment for a plaque recognizing Dean Tranmer's service to the PDA. It was **MSC (T. Ottaway, S. Turner)** to approve payment of this invoice.

It was noted that S. Turner made the presentation at Dean's retirement party and that Dean was appreciative of being recognized.

Agenda Item No. 4: EDGA Terms/Payment Request. **M. Gygli** advised the Board that proof of Driscoll/TopHay's (D/TH) payment to Idaho Power of \$52,500 has been received. Further, DTH has agreed, if acceptable to the Board, to repayment terms should D/TH not be operative for a period of five years of an interest rate of prime + 1 percent, over five years. Following brief discussion, it was **MSC (E. Frasure, S. Turner)** to approve the repayment terms, and authorize the Chair's signature on the Economic Development Grant Agreement and payment of the grant assistance.

3. Adjournment:

Due to time constraints, the remainder of the agenda items was postponed until the August meeting and the meeting was adjourned at 12:40 p.m.

By: Melanie Gygli
Melanie Gygli, Interim Executive Director

POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES
EXECUTIVE SESSION
July 19, 2017

Members present: Councilman Steve Brown, Larry Fisher (arrived at 11:17), Commissioner Evan Frasure, Thomas Ottaway, Scott Smith (Chairman) and Scott Turner.

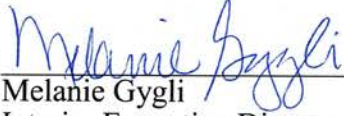
Members absent/excused: Mayor Brian Blad, Chad Carr, Russ Meyers.

Staff present: Melanie Gygli, Planning & Development Services Director, Kirk Bybee, Chief Civil Deputy Attorney, Merrill Quayle, Development Engineer, Joyce Stroschein, Treasurer, Tiffany Olson, Bannock County (ex-officio), and John Regetz with Bannock Development Corporation (ex-officio).

Guests present: Buck Swaney, Ken Pape, Paul Feser, Nathan Wells

The Board of Commissioners adjourned from regular session into executive session at approximately 11:10 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 (S. Brown, E. Frasure)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(e). **The motion passed** by roll call vote (**Ayes: Brown, Frasure, Ottaway, Smith, Turner; Nays: None**). Upon **MSC (S. Turner, T. Ottaway)** the Board reconvened to regular session at approximately 12:23 p.m.

By: _____


Melanie Gygli
Interim Executive Director

AGENDA ITEM

NO. 2

**(monthly financial
reports – to be
supplemented later)**

Pocatello Development Authority
Balance Sheet by Class
As of June 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>
ASSETS						
Current Assets						
Checking/Savings						
Checking Wells Fargo	2,328,550.78	261,450.41	637,736.06	133,643.87	386,571.77	3,747,952.89
Savings Wells Fargo	746,513.21	36.20	0.00	0.00	0.00	746,549.41
Zions 2012 Bnd Fnd 7110526D	0.00	0.93	0.00	0.00	0.00	0.93
Zions Bnd Reserve Fnd 7110526B	0.00	678,058.48	0.00	0.00	0.00	678,058.48
Zions Rev Alloc Fnd 7110526	0.00	2,044,351.06	0.00	0.00	0.00	2,044,351.06
Total Checking/Savings	3,075,063.99	2,983,897.08	637,736.06	133,643.87	386,571.77	7,216,912.77
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	3,092,600.73	3,015,652.55	637,736.06	207,555.50	386,571.77	7,340,116.61
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	3,567,379.73	3,015,652.55	637,736.06	207,555.50	386,571.77	7,814,895.61
LIABILITIES & EQUITY						
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

Pocatello Development Authority
Balance Sheet by Class
 As of June 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>
Total Long Term Liabilities	66,786.74	0.00	0.00	73,911.63	0.00	140,698.37
Total Liabilities	66,786.74	0.00	0.00	73,911.63	0.00	140,698.37
Equity						
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	61,945.37	587,882.46	217,339.72	18,892.14	57,155.64	943,215.33
Total Equity	<u>3,500,592.99</u>	<u>3,015,652.55</u>	<u>637,736.06</u>	<u>133,643.87</u>	<u>386,571.77</u>	<u>7,674,197.24</u>
TOTAL LIABILITIES & EQUITY	<u>3,567,379.73</u>	<u>3,015,652.55</u>	<u>637,736.06</u>	<u>207,555.50</u>	<u>386,571.77</u>	<u>7,814,895.61</u>

Pocatello Development Authority
Profit & Loss by Class
June 2017

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>TOTAL</u>
Ordinary Income/Expense					
Income					
Interest Income	18.41	817.00	0.00	0.00	835.41
Property Taxes	0.00	135,705.28	63,364.32	1,775.11	200,844.71
Rental Income	750.00	0.00	0.00	0.00	750.00
Total Income	<u>768.41</u>	<u>136,522.28</u>	<u>63,364.32</u>	<u>1,775.11</u>	<u>202,430.12</u>
Gross Profit	768.41	136,522.28	63,364.32	1,775.11	202,430.12
Expense					
Administrative	132.98	0.00	0.00	0.00	132.98
Total Expense	<u>132.98</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>132.98</u>
Net Ordinary Income	<u>635.43</u>	<u>136,522.28</u>	<u>63,364.32</u>	<u>1,775.11</u>	<u>202,297.14</u>
Net Income	<u>635.43</u>	<u>136,522.28</u>	<u>63,364.32</u>	<u>1,775.11</u>	<u>202,297.14</u>

At month end the Authority had cash on hand of \$7,216,912.77. The checking account balance was \$3,747,952.89, the savings account was \$746,549.41, and cash being held by Zions Trust amounted to \$2,722,410.47.

Pocatello Development Authority recognized normal financial activity during the month of June. The Authority received revenues totaling \$202,430.12 of which \$835.41 was interest earnings on cash invested. Rental income from the Positron Facility was received in the amount of \$750.00. Property tax remittances totaled \$200,844.71.

Expenses paid for the month totaled \$132.98. The administrative expenses were \$132.98 for the lunch meeting.

Year to date revenues of \$1,419,440.69 (see page 3) are more than expenses of \$476,225.36 so overall net income is \$943,215.33

Pocatello Development Authority
Profit & Loss by Class
 October 2016 through June 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	167.49	9,117.76	2,128.93	1,745.56	16.75	13,176.49
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	876,748.94	232,790.62	10,978.64	55,876.04	1,176,394.24
Rental Income	6,750.00	0.00	0.00	20,000.00	0.00	26,750.00
Transfers in	165,955.64	0.00	0.00	0.00	0.00	165,955.64
Total Income	<u>179,323.13</u>	<u>908,870.05</u>	<u>240,962.76</u>	<u>33,129.11</u>	<u>57,155.64</u>	<u>1,419,440.69</u>
Gross Profit	179,323.13	908,870.05	240,962.76	33,129.11	57,155.64	1,419,440.69
Expense						
Administrative	1,442.26	0.00	0.00	0.00	0.00	1,442.26
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	75,000.00	122,014.96	0.00	0.00	0.00	197,014.96
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>117,377.76</u>	<u>320,987.59</u>	<u>23,623.04</u>	<u>14,236.97</u>	<u>0.00</u>	<u>476,225.36</u>
Net Ordinary Income	<u>61,945.37</u>	<u>587,882.46</u>	<u>217,339.72</u>	<u>18,892.14</u>	<u>57,155.64</u>	<u>943,215.33</u>
Net Income	<u>61,945.37</u>	<u>587,882.46</u>	<u>217,339.72</u>	<u>18,892.14</u>	<u>57,155.64</u>	<u>943,215.33</u>

AGENDA ITEM NO. 3

NEW DAY PRODUCTS INC

Invoice

1704 N. Main Street
 POCATELLO ID 83204
 (208) 232-7807

Date	Invoice #
7/13/2017	69066

Bill To
CITY OF POCATELLO P.O. BOX 4169 POCATELLO, ID 83205

Ship To
Melanie Gygli 234-6583

P.O. Number	Terms	Rep	Ship	Via
	Due on receipt	KW	7/13/2017	

Quantity	Item Code	UPI Code	Description	Price Each	Amount
1	Plaques		8 x 10 Pocatello Development Authority plaque for A. Dean Tranmer EXEMPT	29.70	29.70
				0.00%	0.00

Total	\$29.70
Payments/Credits	\$0.00
Balance Due	\$29.70

AGENDA ITEM NO. 4

ECONOMIC DEVELOPMENT GRANT AGREEMENT

This Agreement made this _____ day of July, 2017 by and between Driscoll TopHay, LLC, an Idaho Limited Liability Company, (hereinafter referred to as “DTH”), and the Pocatello Development Authority, an urban renewal agency formed in accordance with the laws of the State of Idaho (hereinafter referred to as “PDA”).

1. Recitals

1.1 Driscoll TopHay is a multi-international company consisting of two primary partners; Driscoll Brothers Partnership and TopHay Agri-Industries, Inc. The two companies created a joint venture which will operate a high compression hay bailing export container business at 1511 Fortress, Pocatello, Idaho within the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District. Monetary assistance has been requested for the electrical system enhancements to the property to facilitate the power usage. Said monetary assistance has been offered by the PDA to expedite the process and assist in the retention and creation of jobs and tax revenue for the City.

1.2 PDA is a public body created as an urban renewal agency pursuant to Idaho Code §50-2006, part of the Idaho Urban Renewal Law of 1965. As an urban renewal agency, PDA is charged with aiding and assisting economic development in Pocatello, Idaho (hereinafter at times “the community”), including assisting developments that will retain and increase available jobs in the community; and is further charged with encouraging such development by private enterprise; all as more specifically provided in Idaho Code §§50-2002 and 50-2003, being part of the Idaho Urban Renewal Law, and Idaho Code §50-2902, being part of the Local Economic Development Act.

1.3 In fulfillment of its statutory duties with respect to development and job retention and creation in the Pocatello, Idaho area, PDA has the power to make funds available

to assist businesses that will retain and/or create jobs in the community and enhance the economic viability of the community.

1.4 PDA has determined that the establishment of the high compression hay bailing export container company within the District represents the type of urban area development to which it may apply revenue allocation funds (tax increment financing) under the applicable statutes; and that the same will promote economic development in the area and the creation of jobs and increased tax base consistent with the applicable urban renewal law. For that reason, PDA has committed to grant the sum of fifty two thousand five hundred dollars (\$52,500.00) to DTH to assist with its electrical system enhancements at the property.

1.5 By this Agreement, PDA and DTH wish to memorialize their mutual undertaking and commitments with respect to the economic development grant described herein.

2. Provisions for the Economic Development Funds

2.1 To further the purpose of this proposed development, electrical system enhancements are required. The establishment of this industry and use within the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District will bring new jobs to the area and based on the valuation and increment expected therefrom, PDA agrees to grant DTH the sum of fifty two thousand five hundred dollars (\$52,500.00).

2.2 In return for PDA's agreement to grant said funds, DTH agrees to operate its high compression hay bailing export container facility at 1511 Fortress, Pocatello, Idaho for a continuous period of not less than five (5) years from the date the grant is issued.

A. In the event DTH fails or refuses to operate and maintain its high compression hay bailing facility in Pocatello, Idaho for a continuous period of five (5) years from the date the grant is issued, then PDA's grant of \$52,500.00 shall convert to

a loan, accruing interest at prime plus 1% (beginning with the conversion date from a grant to a loan) to be repaid in full within five (5) years from the date of default, or as agreed to by the parties.

3. Effect of Agreement

3.1 It is understood by the parties to this Agreement that the amounts paid by PDA to DTH for the benefit of DTH are not to be construed as compensation for specific services by DTH for PDA. Rather, the intent of the parties is that the payment assists DTH in its need for additional electrical power sources at their facility.

3.2 The parties acknowledge that the effect of the payments by PDA required hereunder will inure to the benefit of DTH, while having the corresponding benefit to the public purposes of PDA as described above.

4. Miscellaneous

4.1 This Agreement shall be governed by and construed under the laws of the State of Idaho; venue shall be the Sixth Judicial District for the County of Bannock.

4.2 In any litigation arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney fees from the non-prevailing party.

4.3 This Agreement shall be binding upon and inure to the benefit of the respective parties and their legal successors. DTH may assign this Agreement with the express written consent of the PDA, which consent shall not be unreasonably withheld.

4.4 Any individual or individuals executing the within document on behalf of DTH hereby acknowledge and represent that he or they have the power and authority to so bind the corporate authority, and that such authority was conferred by an act of the Board of Directors of such corporate authority, unless the binding of any such corporation is within the power of the person or persons executing this document on such corporation's behalf. In the

event that the party or parties executing this document on behalf of any corporate party hereto, do not have authority to so bind the corporation for any cause or reason, then such person or persons shall be personally liable under the terms hereof.

4.5 Notices by either party to the other shall be made in writing and delivered by first class mail, postage prepaid, to the parties as follows:

COMPANY: Driscoll TopHay, LLC
Attn: Eric Driscoll
2043 E. Center Street
Pocatello, ID 83201

PDA: Pocatello Development Authority
Attn: Attorney for the PDA
911 North 7th Avenue
Pocatello, ID 83201

4.6 This document constitutes the entire agreement of the parties with respect to the guarantee of payment by PDA to DTH and supersedes any prior agreements of the parties.

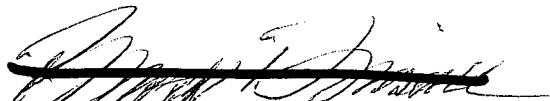
4.7. This Agreement may be altered only by written Addendum or Amendment executed by both parties to this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.


POCATELLO DEVELOPMENT AUTHORITY
An urban renewal agency under the laws of the
State of Idaho

Scott Smith, Chairman

DRISCOLL TOPHAY, LLC, an Idaho
Limited Liability Company



Brock Driscoll, Member



Marshall Schneider, Member

ACKNOWLEDGEMENTS

FOR THE POCA TELLO DEVELOPMENT AUTHORITY:

STATE OF IDAHO)
)
) ss:
County of Bannock)

On this _____ day of July, 2017, before me, the undersigned, a Notary Public in and for the State, personally appeared Scott Smith known to me to be the Chairman of the "PDA", of the City of Pocatello, and acknowledged to me that he executed the foregoing instrument for and on behalf of said agency and that said agency executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the date and year in this certificate first above written.

(SEAL)

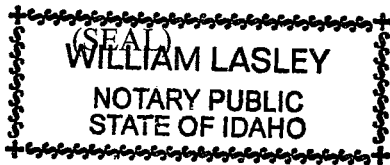
NOTARY PUBLIC FOR IDAHO
Residing in: _____, ID
My commission expires: _____


DRISCOLL TOPHAY, LLC, AN IDAHO LIMITED LIABILITY COMPANY

STATE OF IDAHO)
County of Power)
SS:

On this 12 day of July, 2017 before me, the undersigned, a Notary Public in and for the State, personally appeared Brock Driscoll known to me or proved to me to be a Member of Driscoll TopHay, LLC, an Idaho Limited Liability Company, whose name is subscribed to the foregoing instrument on behalf of said company, and acknowledged to me that he executed the same for and on behalf of said company by authority of the company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

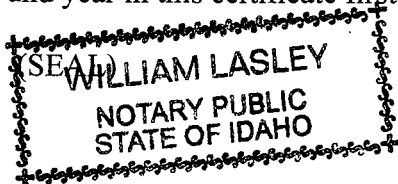


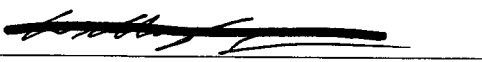

NOTARY PUBLIC FOR IDAHO
Residing in 3032 Jensen - An File ID 83211
My commission expires: March 12, 2019

STATE OF Idaho)
County of Power)
SS:

On this 11 day of July, 2017 before me, the undersigned, a Notary Public in and for the State, personally appeared Marshall Schneider known to me or proved to me to be a Member of Driscoll TopHay, LLC, an Idaho Limited Liability Company, whose name is subscribed to the foregoing instrument on behalf of said company, and acknowledged to me that he executed the same for and on behalf of said company by authority of the company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




NOTARY PUBLIC FOR Idaho
Residing in 3032 Jensen - An File ID 83211
My commission expires: March 12, 2019

Gygli, Melanie

From: Ian Weight <ian@driscollmc.com>
Sent: Monday, July 10, 2017 12:17 PM
To: mschneider2017@outlook.com; Gygli, Melanie
Subject: RE: PDA letter (003).pdf

Melanie,

We are in agreement with the terms of paying back the funding assistance amount of \$52,500 at prime + 1 percent interest over five years, should we terminate the lease prior to its five-year term. We also understand that we will not be penalized if we pay the amount sooner than five years, in the event of such termination.

Thank you,

IM

Ian C. Weight | CFO

Office | (208) 904-4049 xt.105

Mobile | (208) 242-9964

2043 E. Center Street, Pocatello, ID 83201



This e-mail message, including any attachment(s), is for the sole use of the intended recipient(s) and may contain privileged or confidential information. Unauthorized use, distribution, review or disclosure is prohibited. If you are not the intended recipient, please contact ian@driscollmc.com by reply email and destroy all copies of the original message and any attachment(s).

From: mschneider2017@outlook.com [mailto:mschneider2017@outlook.com]
Sent: Friday, July 7, 2017 9:58 AM
To: Ian Weight <ian@driscollmc.com>
Subject: FW: PDA letter (003).pdf

Sent from [Mail](#) for Windows 10

From: Gygli, Melanie
Sent: Wednesday, July 5, 2017 3:08 PM
To: mschneider2017@outlook.com
Subject: RE: PDA letter (003).pdf

Hi Marshall—

I received your documentation of payment to Idaho Power, so we're good there. The remaining item would be the loan terms, if necessary (see below).

Let me know!

Melanie Gygli

Director, Planning & Development Services
City of Pocatello | P O Box 4169 | Pocatello ID 83205
Ph: 208-234-6583 | Fax: 208-234-6586

From: Gygli, Melanie

Sent: Friday, June 23, 2017 3:28 PM

To: 'mschneider2017@outlook.com' <mschneider2017@outlook.com>

Subject: RE: PDA letter (003).pdf

Hi Marshall—

It was nice to talk with you earlier this week. Hopefully we can get this put together for you soon.

As I said, the PDA approved the increase in the funding assistance to \$52,500. As I explained below, the funds will be a grant as long as Driscoll-TopHay operates at this location for five years from the date the grant is issued. The PDA will need a qualified paid invoice with verification of deposited check.

We do still need to work out the terms should operation cease and the five-year tenancy is not fulfilled. The most recent similar agreement required that the interest rate would be at prime plus 1 percent to be repaid in full within five years; a different arrangement may be acceptable to the PDA.

Let me know when you have had a chance to work this out on your end. If I have the information from you by July 12, we should be able to finish up at the PDA meeting on July 19.

Let me know any questions! Hope you have a great weekend.

Melanie Gygli

Director, Planning & Development Services
City of Pocatello | P O Box 4169 | Pocatello ID 83205
Ph: 208-234-6583 | Fax: 208-234-6586

From: Gygli, Melanie

Sent: Friday, June 16, 2017 9:08 AM

To: 'mschneider2017@outlook.com' <mschneider2017@outlook.com>

Subject: RE: PDA letter (003).pdf

Hi Marshall—

Sorry, back again! Looking over this email string and talking more with Tiffany, we will need to finalize a couple issues on the grant agreement. Reimbursement will be made after receiving a qualified paid invoice with verification of deposited check. The funds will be a grant as long as Driscoll-Top Hay operates the hay press business at that location for 5 years from the date the grant is issued. In the event Driscoll-Top Hay doesn't fulfill the tenancy, the funds would revert to a loan (at interest of prime +1%). We will need to negotiate what a "suitable" timeframe for repayment would be (ex. 2 years? 5 years?).

Please let me know your thoughts on this so we can help you continue to move forward!

Melanie Gygli

Director, Planning & Development Services
City of Pocatello | P O Box 4169 | Pocatello ID 83205

From: Gygli, Melanie
Sent: Thursday, June 15, 2017 5:22 PM
To: 'mschneider2017@outlook.com' <mschneider2017@outlook.com>
Subject: RE: PDA letter (003).pdf

Hello Marshall—

Tiffany has forwarded this to me as I will now be working more closely with the PDA.

The PDA will consider an amendment to increase the funding amount to \$52,500 at their meeting net Wednesday, 6/21/17, at 11:00 am. We will again be meeting in the Paradise Conference Room.

If you have any questions or concerns, please let me know!

Melanie Gygli

Director, Planning & Development Services
City of Pocatello | P O Box 4169 | Pocatello ID 83205
Ph: 208-234-6583 | Fax: 208-234-6586

From: mschneider2017@outlook.com [mailto:mschneider2017@outlook.com]
Sent: Thursday, May 25, 2017 8:55 AM
To: Olsen, Tiffany <tolsen@pocatello.us>
Subject: RE: PDA letter (003).pdf

Good morning Tiffany

Yes we have received the final bill from Idaho Power. For some reason they have broke it into two work orders. One bill being \$47,001.00, the other \$5499.00 for a grand total of \$52,500.00. I apologize Tiff for the huge variance in pricing. The original estimate was \$65,000.00. Followed by the engineering quote of \$149,000.00 then the day of the PDA meeting they come in with \$50,000.00 – which I didn't here about before hand. Gary Peck and Buzz Pfeiffer couldn't really tell me why, I guess you don't look a gift horse in the mouth though. I will forward you the two bills. Thank you again for all your work Tiffany, it is greatly appreciated. If you need anything else please let me know.

Sincerely
Marshall

Sent from Mail for Windows 10

From: Olsen, Tiffany
Sent: Thursday, May 25, 2017 8:20 AM
To: 'mschneider2017@outlook.com'
Cc: 'jason@driscolltransport.com'; Allen, David; Gygli, Melanie
Subject: RE: PDA letter (003).pdf

Hi Marshall,

I am sure you are inundated with emails/work related to the construction of the project – I just wanted to touch base on this one. I have the Economic Development Grant Agreement in draft form for review by the PDA's attorney. Once it is approved, I will immediately forward to you. Also, have you received the final invoice from Idaho Power?

If you have any questions or wish to discuss, please let me know.
Thank you,

Tiffany

From: Olsen, Tiffany
Sent: Wednesday, May 17, 2017 2:45 PM
To: 'mschneider2017@outlook.com'
Cc: 'jason@driscolltransport.com' ; Allen, David ; Gygli, Melanie
Subject: RE: PDA letter (003).pdf

Good Afternoon Marshall,

Just before the PDA Meeting, I received a call from Idaho Power indicating the quote for the power upgrades had been refined and were just at \$50,000. It is my understanding a revised assessment will be forthcoming to you, today.

As a follow up to the PDA meeting, the Board voted to grant Driscoll-Top Hay, LLC up to \$50,000 reimbursement for the power upgrades at the Accelerator Center for the hay press operation. I will prepare an Economic Development Grant Agreement stating the terms of the reimbursement (receiving a qualified paid invoice with verification of deposited check) on the premise that the funds will be a grant as long as Driscoll-Top Hay operates the hay press business at that location for 5 years from the date the grant is issued. In the event Driscoll-Top Hay doesn't fulfill the tenancy, the funds would revert to a loan (at interest of prime +1%). We will need to negotiate what a "suitable" timeframe for repayment would be (ex. 2 years? 5 years?) – please let me know your thoughts on this.

I will begin working on the agreement this week. Once you have the revised assessment from Idaho Power and have paid the same, please forward the supporting documentation. Jason did a great job presenting the project to the Board and the members were very excited about the opportunities the press will afford to the community. We are happy to have you at the Airport!

I will wait to hear more from you. Feel free to call or email if you have any questions.

Thanks!

Tiffany

From: Olsen, Tiffany
Sent: Tuesday, May 09, 2017 11:36 AM
To: 'mschneider2017@outlook.com' <mschneider2017@outlook.com>
Cc: jason@driscolltransport.com
Subject: RE: PDA letter (003).pdf

Hi Marshall,

Thank you for the email. I read the attached request and it is written perfectly for the Application materials. I am happy to support your project and its presentation to the PDA Board. I also look forward to meeting Jason.

Thank you,
Tiffany

From: mschneider2017@outlook.com [mailto:mschneider2017@outlook.com]

Sent: Monday, May 08, 2017 10:11 PM

To: Olsen, Tiffany <tolsen@pocatello.us>

Cc: jason@driscolltransport.com

Subject: PDA letter (003).pdf

Sent from [Mail](#) for Windows 10



Key Business Online

Account Number: 50261826
Check #: 59464
Amount: \$52,500.00
Paid Date: 3070-09-17

	DRISCOLL BROTHERS LLP 2043 E. CENTER STREET POCATELLO, ID 83201 208-226-6235	 Key Bank of Idaho American Falls Office P.O. Box 399 American Falls, ID 83211 92-155/1241	059464 <small>59464</small>
			5/18/2017
PAY TO THE ORDER OF Idaho Power		\$	**52,500.00
Fifty two thousand five hundred and 00/100*****			DOLLARS
IDAHO POWER Processing Center PO Box 34966 Seattle WA 98124-1966		VOID AFTER 180 DAYS	
MEMO:		 AUTHORIZED SIGNATURE	

Security features on this check are: Fiber Reinforced Paper, Micro-Print Borders and Original Document Security Screen on the back.	ELECTRONICALLY PRESENTED - 5/18/2017 6		DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE FOR FINANCIAL INSTITUTION USAGE ONLY	ENDORSE HERE <input checked="" type="checkbox"/> PAY TO THE ORDER OF WELLS FARGO BANK, N.A. CASHIER SERVICES DEPARTMENT 50006415

May 18, 2017



Driscoll Tophay
Marshall Schneider
2043 E. Center
Pocatello, Id. 83201

Work Order Number: 27482766
Project Name: Driscoll Tophay
Address or Job Location: 1511 Fortress
Project City, State, Zip: Pocatello, Id. 83201
In accordance with your request: 34.5KV LINE EXT. TO PRIMARY METER PACKAGE FOR DRISCOLL TOPHAY

Line Installation/Upgrade Costs (Line 1)	\$ 42,676.00
Line Installation Credits (Betterment, Salvage, Customer Trench) (Lines 2-4)	\$ -
Terminal Facilities (Line 6)	\$ -
Customer Allowance (Line 7)	\$ -
Salvage Terminal Credit (Line 8)	\$ -
Unusual Conditions (Line 10)	\$ -
Net Other Charges (Eng Charges, Permits, Misc Charges) (Lines 15-24)	\$ 4,325.00
Amount to be paid and received prior to job being scheduled for construction. Quote good for sixty (60) days.	\$ 47,001.00

- Please remit payment.
- Please return signed and dated Service Request and Customer Cost document (attached).
- Please return signed and dated Work Order Map.
- Other

Comments: ALL DOCUMENTS MUST BE SIGNED / DATED AND FEES PAID BEFORE JOB CAN BE SCHEDULED FOR CONSTRUCTION

Work order will not be released for construction scheduling until payment and/or requested documents are signed and returned. This quote is binding on the Company for a period of sixty days (60) from the date on this letter, and subject to change if information provided by the customer changes.

PLEASE RETURN SIGNED DOCUMENTS TO:

IDAHO POWER COMPANY
Gary J. Peck
301 E. BENTON
POCATELLO, ID. 83201

If there are any questions, please contact:
Gary J. Peck
208-313-7734
Gpeck@Idahopower.Com



Idaho Power Company
Service Request

Service Request Number: 00402243
DRISCOLL TOP HAY - SVC TO COMM SITE

Work Order Number:	27482510	Eng Hours:	00025
Request Type:	CS	Eng Fee Amount(Att98):	1,775.00
Rate Sch.:	19P	Eng Fee Amount(Att16):	
Reply By:		Eng Fee Service Agreement No:	
		Eng Fee Service Agreement Date:	
		Customer No:	
Feeder:	SIPN42P		
Service Location:	1511 FORTRESS POCA TELLO, ID 83204		
Required in Service Date:	5/4/2017		
Planning Center/Team:	AMFALLS		

Contact Detail:

CUST	MARSHAL SCHNEIDER	250-570-1572
	''	
CUST	VICTOR BEDA	403-975-7798
	''	
IPCO	BUZZ PFEIFFER	208-313-7719
	''	
IPCO	GARY J. PECK	208-313-7734
	''	

Attribute Information
RES/COM

Service Voltage	277/480	No. Of Meters	1
Number of Phases	3	Meter Location	
KW Motor Load:		Ct Loc	
Largest Motor		Primary OH/UG	U/G
1 Phase KW Demand		Service OH/UG	U/G
3 Phase KW Demand		Srv Owner	CUSTOMER
Vested Int. Connected Load	900KW	Panel Amp Size	1200
Commercial Deposit Amount			

Description

CONSTRUCT 34.5 LINE EXT. TO FACILITY - PRIMARY METER PACKAGE AT PROPERTY BOUNDARY - WILL BECOME POINT OF DELIVERY - DIP POLE ON FACILITY TO SECTER AND FEED OUT TO PADMOUNT TRANSFORMERS



CUSTOMER COST QUOTE IDAHO

Customer or Project Name: DRISCOLL TOP HAY - SVC TO COMM SITE	Design Number: 0000122483	Version: 002	Work Order #: 27482510
---	-------------------------------------	------------------------	----------------------------------

	Prepaid Fees	Debit	Credit	Totals
Line Installation Cost				
1. Line Installation/Upgrade Costs		42,676		
2. Company Betterment / Other Credits			0	
3. Salvage IPCO - Credit			0	
4. Customer Provided Trench			0	
5. Net Line Installation Cost				42,676
Terminal Facilities				
6. Terminal Facilities		0		
7. Customer Allowance			0	
8. Salvage Term Credit			0	
9. Net Terminal Facilities				0
10. Unusual Conditions		0		
11. Bank Letter of Credit <i>(Only for Unusual Conditions over \$10,000)</i>			0	
12. Net Construction Cost				42,676
13. Net Vested OR Refundable Construction Cost <i>(Limited to 5 years or 4 additional applicants)</i>				34,141
14. Construction Cost Not Available for Vesting or Refund				8,535
Other Charges				
15. Vested Interest Work Order #		0		
16. Billable Permits		0		
17. Prepaid Permits	\$ 0			
18. Billable Engineering Charges		1,775		
19. Prepaid Engineering Charges	\$ 0			
20. Underground Service Attachment Charge		0		
21. Relocation or removal with new capacity		0		
22. Relocation or removal with NO new capacity		2,550		
23. Salvage Credit Relocation			0	
24. Miscellaneous Charges/Adjustments		0		
25. Net Other Charges				4,325
26. Total Work Order Charges		\$ 47,001		
27. Idaho Power Co. Contribution & Other Credits			\$ 0	
28. Total Customer Payment Due (Line 12 + Line 25)				\$ 47,001

Customer signature is required on Page 2 of this document

Notes: _____

Customer or Project Name:
DRISCOLL TOP HAY - SVC TO COMM SITE

Design Number:
0000122483

Version:
002

Work Order #:
27482510

Total Customer Payment Due Prior to Construction Scheduling

\$ 47,001

Notice: This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of sixty (60) days from the date below indicated, subject to changes in information provided by Customer or changes in Idaho Power's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission ("IPUC") and the Public Utility Commission of Oregon ("OPUC"). Customer must make payment of the quoted amount not less than thirty (30) days prior to the start of the construction work set forth above (the "Work"), but Idaho Power does not represent that the Work will commence within 30 days of receipt of payment. The start of the Work is subject to Idaho Power's ability to obtain the necessary labor, materials and equipment.

Prior to commencement of the Work, Customer shall identify for Idaho Power the location of all underground pipes, lines, and other facilities (collectively, the "Underground Lines") that may be on Customer's property where Idaho Power is working. Customer agrees to be responsible for identification and location of all Underground Lines and shall indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives, and agents for, from, and against any and all claims, liabilities, losses, damages, expenses, suits, actions, proceedings, judgments and costs of any kind (collectively, "Damages"), whether actual or merely alleged and whether directly incurred or from a third party, arising out of or relating to Customer's failure to properly or adequately identify and locate the Underground Lines, except to the extent finally determined by a court of law that such Damages resulted from the gross negligence or willful misconduct of Idaho Power, its agents, subcontractors, employees, officers or directors.

Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Rights of Way) on file with the IPUC and OPUC: "The Customer shall, without cost to the Company, grant the Company a right of way for the Company's lines and apparatus across and upon the property owned or controlled by the Customer, necessary or incidental to the supplying of Electric Service and shall permit access thereto by the Company's employees at all reasonable hours." By signing this form, Customer grants to Idaho Power a perpetual right-of-way over Customer's property for the installation, operation, replacement and maintenance of power facilities to provide electrical service to Customer and any future owners of Customer's property.

Initials

SD

(Customer Initials) Charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power Facilities are not included in this Cost Quote. It is the Customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886.

N/A

(Customer Initials) Charges for installation of underground electrical service are not included in this Cost Quote and will be billed to the customer after work has completed

N/A

(Customer Initials) The customer acknowledges receipt of the Underground Residential Conduit Installation Requirements brochure/packet, also available at idahopower.com

Customer Signature X *Shayne J. Swartz*

Date X *5/18/17*

IPCo Representative X *[Signature]*

Quotation Date X *5/18/17*



May 18, 2017

Driscoll Tophay
Marshall Schneider
2043 E. Center
Pocatello, Id. 83201

Work Order Number: 27482766
Project Name: Driscoll Tophay
Address or Job Location: 1511 Fortress
Project City, State, Zip: Pocatello, Id. 83201
In accordance with your request: REMOVE OVERHEAD/UNDERGROUND EXISTING FACILITIES

Line Installation/Upgrade Costs (Line 1)	<u>\$ 711.00</u>
Line Installation Credits (Betterment, Salvage, Customer Trench) (Lines 2-4)	<u>\$ -</u>
Terminal Facilities (Line 6)	<u>\$ -</u>
Customer Allowance (Line 7)	<u>\$ -</u>
Salvage Terminal Credit (Line 8)	<u>\$ -</u>
Unusual Conditions (Line 10)	<u>\$ -</u>
Net Other Charges (Eng Charges, Permits, Misc Charges) (Lines 15-24)	<u>\$ 4,788.00</u>
Amount to be paid and received prior to job being scheduled for construction. Quote good for sixty (60) days.	<u><u>\$ 5,499.00</u></u>

- Please remit payment.
- Please return signed and dated Service Request and Customer Cost document (attached).
- Please return signed and dated Work Order Map.
- Other

Comments: ALL DOCUMENTS MUST BE SIGNED / DATED AND FEES PAID BEFORE JOB CAN BE SCHEDULED FOR CONSTRUCTION

Work order will not be released for construction scheduling until payment and/or requested documents are signed and returned. This quote is binding on the Company for a period of sixty days (60) from the date on this letter, and subject to change if information provided by the customer changes.

PLEASE RETURN SIGNED DOCUMENTS TO:

IDAHO POWER COMPANY
Gary J. Peck
301 E. BENTON
POCATELLO, ID. 83201

If there are any questions, please contact:
Gary J. Peck
208-313-7734
Gpeck@Idahopower.Com



Idaho Power Company
Service Request

Service Request Number: 00402460

DRISCOLL TOP HAY - REMOVE ALL FACILITIES-RULE H

Work Order Number:	27482766	Eng Hours:	00011
Request Type:	CS	Eng Fee Amount(Att98):	781.00
Rate Sch.:		Eng Fee Amount(Att16):	
Reply By:		Eng Fee Service Agreement No:	
		Eng Fee Service Agreement Date:	
		Customer No:	
Feeder:	SIPN42P		
Service Location:	1511 FORTRESS POCATELLO, ID 83204		
Required in Service Date:	5/9/2017		
Planning Center/Team:	AMFALLS		

Contact Detail:

CUST	MARSHAL SCHNEIDER	250-570-1572
	''	
CUST	VICTOR BEDA	403-975-7798
	''	
IPCO	BUZZ PFEIFFER	208-313-7719
	''	
IPCO	GARY J. PECK	208-313-7734
	''	

Attribute Information
RES/COM

Service Voltage	No. Of Meters
Number of Phases	Meter Location
KW Motor Load:	Ct Loc
Largest Motor	Primary OH/UG
1 Phase KW Demand	Service OH/UG
3 Phase KW Demand	Srv Owner
Vested Int. Connected Load	Panel Amp Size
Commercial Deposit Amount	

Description

CONSTRUCT 34.5 LINE EXT. TO FACILITY - PRIMARY METER PACKAGE AT PROPERTY BOUNDARY - WILL BECOME POINT OF DELIVERY - DIP POLE ON FACILITY TO SECTER AND FEED OUT TO PADMOUNT TRANSFORMERS

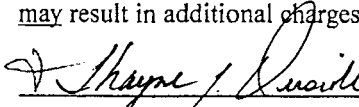


Idaho Power Company
Service Request

Service Request Number: 00402460

DRISCOLL TOP HAY - REMOVE ALL FACILITIES-RULE H

I understand that the information provided above is accurate to the best of my knowledge. Changes to load; voltage; location; etc may result in additional charges.

 _____
Client Signature

5/18/17
Date

 _____
Idaho Power Representative Signature

5/18/17
Date



CUSTOMER COST QUOTE IDAHO

Customer or Project Name: DRISCOLL TOP HAY - REMOVE ALL FACILITIES-RULE H	Design Number: 0000122591	Version: 001	Work Order #: 27482766
---	-------------------------------------	------------------------	----------------------------------

	Prepaid Fees	Debit	Credit	Totals
Line Installation Cost				
1. Line Installation/Upgrade Costs		711		
2. Company Betterment / Other Credits			0	
3. Salvage IPCO - Credit			0	
4. Customer Provided Trench			0	
5. Net Line Installation Cost				711
Terminal Facilities				
6. Terminal Facilities		0		
7. Customer Allowance			0	
8. Salvage Term Credit			0	
9. Net Terminal Facilities				0
10. Unusual Conditions		0		
11. Bank Letter of Credit <i>(Only for Unusual Conditions over \$10,000)</i>			0	
12. Net Construction Cost				711
13. Net Vested OR Refundable Construction Cost <i>(Limited to 5 years or 4 additional applicants)</i>				0
14. Construction Cost Not Available for Vesting or Refund				711
Other Charges				
15. Vested Interest Work Order #		0		
16. Billable Permits		0		
17. Prepaid Permits	\$ 0			
18. Billable Engineering Charges		781		
19. Prepaid Engineering Charges	\$ 0			
20. Underground Service Attachment Charge		0		
21. Relocation or removal with new capacity		0		
22. Relocation or removal with NO new capacity		4,007		
23. Salvage Credit Relocation			0	
24. Miscellaneous Charges/Adjustments		0		
25. Net Other Charges				4,788
26. Total Work Order Charges		\$ 5,499		
27. Idaho Power Co. Contribution & Other Credits			\$ 0	
28. Total Customer Payment Due (Line 12 + Line 25)				\$ 5,499

Customer signature is required on Page 2 of this document

Notes: _____

Customer or Project Name:
DRISCOLL TOP HAY - REMOVE ALL FACILITIES-RULE H

Design Number:
0000122591

Version:
001

Work Order #:
27482766

Total Customer Payment Due Prior to Construction Scheduling

\$ 5,499

Notice: This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of sixty (60) days from the date below indicated, subject to changes in information provided by Customer or changes in Idaho Power's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission ("IPUC") and the Public Utility Commission of Oregon ("OPUC"). Customer must make payment of the quoted amount not less than thirty (30) days prior to the start of the construction work set forth above (the "Work"), but Idaho Power does not represent that the Work will commence within 30 days of receipt of payment. The start of the Work is subject to Idaho Power's ability to obtain the necessary labor, materials and equipment.

Prior to commencement of the Work, Customer shall identify for Idaho Power the location of all underground pipes, lines, and other facilities (collectively, the "Underground Lines") that may be on Customer's property where Idaho Power is working. Customer agrees to be responsible for identification and location of all Underground Lines and shall indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives, and agents for, from, and against any and all claims, liabilities, losses, damages, expenses, suits, actions, proceedings, judgments and costs of any kind (collectively, "Damages"), whether actual or merely alleged and whether directly incurred or from a third party, arising out of or relating to Customer's failure to properly or adequately identify and locate the Underground Lines, except to the extent finally determined by a court of law that such Damages resulted from the gross negligence or willful misconduct of Idaho Power, its agents, subcontractors, employees, officers or directors.

Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Rights of Way) on file with the IPUC and OPUC: "The Customer shall, without cost to the Company, grant the Company a right of way for the Company's lines and apparatus across and upon the property owned or controlled by the Customer, necessary or incidental to the supplying of Electric Service and shall permit access thereto by the Company's employees at all reasonable hours." By signing this form, Customer grants to Idaho Power a perpetual right-of-way over Customer's property for the installation, operation, replacement and maintenance of power facilities to provide electrical service to Customer and any future owners of Customer's property.

Initials
↓
LD

(Customer Initials) Charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power Facilities are not included in this Cost Quote. It is the Customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886.

N/A
N/A

(Customer Initials) Charges for installation of underground electrical service are not included in this Cost Quote and will be billed to the customer after work has completed

N/A

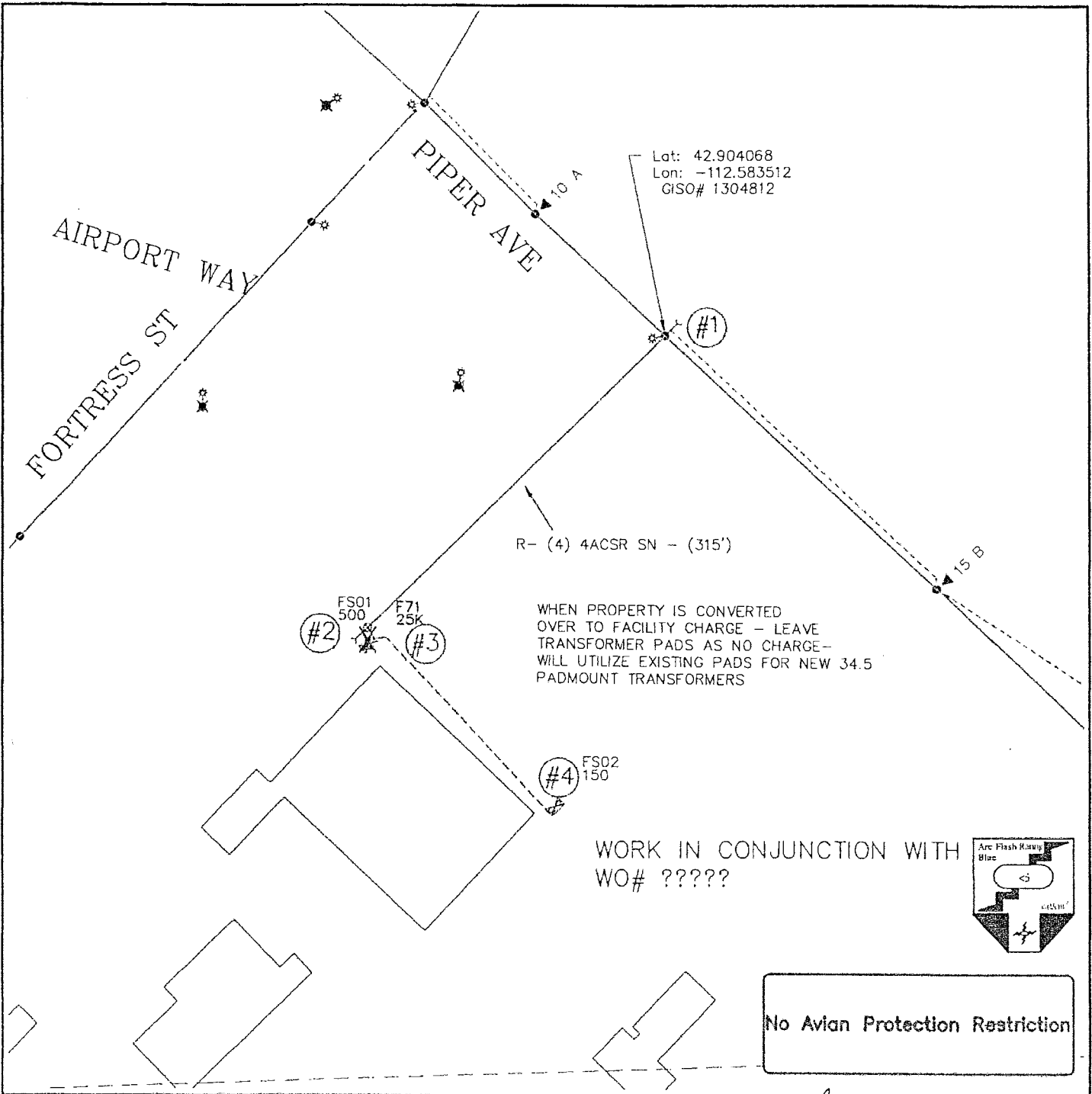
(Customer Initials) The customer acknowledges receipt of the Underground Residential Conduit Installation Requirements brochure/packet, also available at idahopower.com

Customer Signature X *Shayne J. Driscoll*

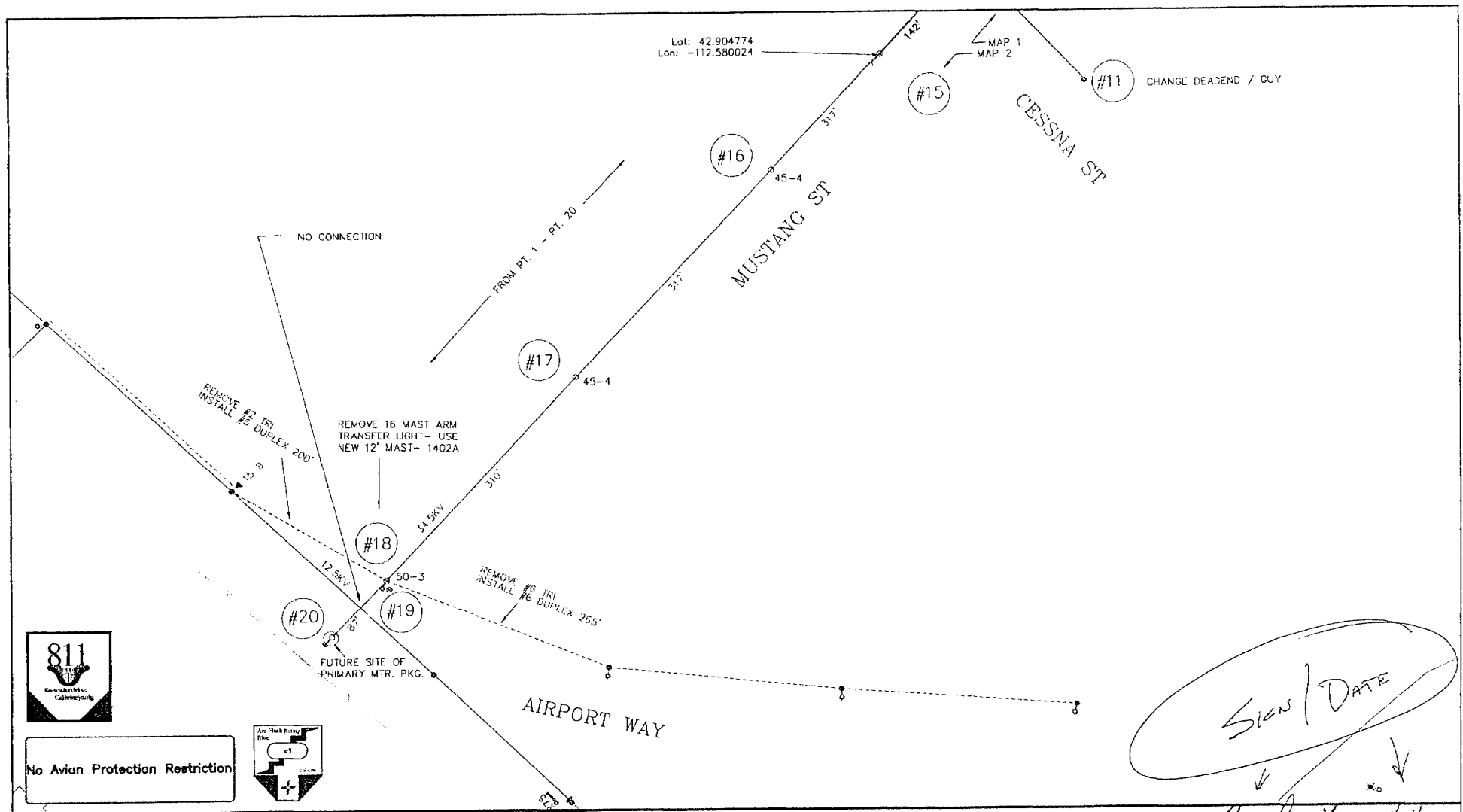
Date X *5/18/17*

IPCo Representative X *[Signature]*

Quotation Date X *5/18/17*




Job Title: DRISCOLL TOP HAY - REMOVE ALL DIST FACILITIES					Customer: <i>Home Depot</i>	Date: <i>5/18/17</i>
Additional Description: INCLUDES ALL O/H AND U/G FACILITIES						
Additional Description: ----						
Feeder Map File Name: SIPN4205			Surveyed or GPS: NONE		FDR By: ----	
			Joint Use Attachment: NO		Designer: GJP7750	
Qua 4	Twn 06S	Rng 33E	Sec 15	Mer BM	Date: ----	
County Power					Design No: 0000122591	
Operating Voltage: 12.5 kV					Work Order No: 27482766	
IDAHO POWER Co. WORK ORDER MAP				SCALE: 1" = 100		Sheet <u>1</u> of <u>1</u>



Sign / DATE

SWPP:BP		Customer: <i>Shope David</i> Date: <i>5/18/17</i>	
Job Title: DRISCOLL TOP HAY - SVC TO COMM SITE		Surveyed or GPS: GPS	
Additional Description: OVERHEAD PORTION TO PRIMARY METER PACKAGE		Joint Use Attachment: NO	
Additional Description:		Pre-Built Date: ---	
-----		Built as Designed: ---	
-----		Construction Date: ---	
-----		Operating Voltage: 34.5 kV	
Feeder Map File Name: ---		North	
Qua	Twn	Rng	Sec
4	06S	33E	15
State	County		BM
ID	Power		
FDR By: ---		Designer: GJP7750	
Date: ---		Design No: 0000122483	
ArcFM By: ---		Work Order No: 27482510	
Date: ---			

**AGENDA ITEM
NO. 5**

TO: PDA Board Members
FROM: Melanie Gygli 
MEETING DATE: July 19, 2017
RE: Naval Ordnance Plant TIF District

Per discussion at the June meeting, the following outlines the status of the Naval Ordnance Plant TIF District.

The district was formed in 2006, with an expected term of 20 years and estimated revenue of \$4,274,255. Through May, 2017, revenue totals \$1,606,221, with project expenses of \$1,031,850 including administrative transfers of \$141,949 (through FY2016).

The May, 2017, fund balance was \$574,372, with \$200,000 preliminarily committed toward the electrical upgrade for buildings 10, 36, 37, and 38. In September of 2016, Gateway West submitted the following list of potential projects:

1. Replace Fire Hydrants
 - a. 50 Hydrants at \$4,500-\$6,000 each \$225,000-\$300,000
2. Paint Exterior of Buildings
 - a. Approximately 15,000 gallons of paint@ \$22/gallon \$330,000
 - b. Labor Costs TBD
3. Conversion of Building 28 and 16 to Idaho Power
4. Paving
5. Replace Fencing
 - a. Pole Line Road
 - b. West Quinn Road - frontage

Without firm cost figures, whether the total for these projects would be within anticipated revenues cannot be determined; however, the projects appear to be within the TIF plan parameters and would be a step toward completion of an improvement plan for the remaining time left on the district.

Pocatello Development Authority
Balance Sheet by Class
As of May 31, 2017

ASSETS	1-General Fund	3-North Yellowstone	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
Current Assets						
Checking/Savings						
Checking Wells Fargo	2,327,933.76	125,745.13	574,371.74	131,868.76	386,571.77	3,546,491.16
Savings Wells Fargo	746,494.80	36.20	0.00	0.00	0.00	746,531.00
Zions 2012 Bnd Fnd 7110526D	0.00	0.93	0.00	0.00	0.00	0.93
Zions Bnd Reserve Fnd 7110526B	0.00	677,854.99	0.00	0.00	0.00	677,854.99
Zions Rev Alloc Fnd 7110526	0.00	2,043,737.55	0.00	0.00	0.00	2,043,737.55
Total Checking/Savings	3,074,428.56	2,847,374.80	574,371.74	131,868.76	386,571.77	7,014,615.63
Accounts Receivable	1,500.00	0.00	0.00	0.00	0.00	1,500.00
Total Accounts Receivable	1,500.00	0.00	0.00	0.00	0.00	1,500.00
Other Current Assets						
Accrued Interest Income	16,786.74	188.24	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
Undeposited Funds	-750.00	0.00	0.00	0.00	0.00	-750.00
Total Other Current Assets	16,036.74	31,755.47	0.00	73,911.63	0.00	121,703.84
Total Current Assets	3,091,965.30	2,879,130.27	574,371.74	205,780.39	386,571.77	7,137,819.47
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	3,566,744.30	2,879,130.27	574,371.74	205,780.39	386,571.77	7,612,598.47

Pocatello Development Authority
Balance Sheet by Class
As of May 31, 2017

	1-General Fund	3-North Yellowstone	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
LIABILITIES & FUND BALANCE						
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	50,800.00	0.00	0.00	0.00	0.00	50,800.00
Deferred Tax Revenues	0.00	0.00	0.00	73,911.63	0.00	73,911.63
Total Long Term Liabilities	66,786.74	0.00	0.00	73,911.63	0.00	140,698.37
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	61,309.94	451,360.18	153,975.40	17,117.03	57,155.64	740,918.19
Total Fund Balance	3,499,957.56	2,879,130.27	574,371.74	131,868.76	386,571.77	7,471,900.10
TOTAL LIABILITIES & FUND BALANCE	3,566,744.30	2,879,130.27	574,371.74	205,780.39	386,571.77	7,612,598.47

**NAVAL ORDNANCE PLANT
URBAN RENEWAL AREA
IMPROVEMENT PLAN**

A Pocatello Revenue Allocation Financing District

An Urban Renewal Plan

POCATELLO DEVELOPMENT AUTHORITY

July 2006

CITY OF POCA TELLO

Naval Ordnance Plant Urban Renewal Area Improvement Plan Table of Contents

ACKNOWLEDGEMENTS

Pocatello Development Authority
City Officials
Table of Contents

- I. INTRODUCTION
 - Background
 - Purpose of the Plan
- II. NAVAL ORDNANCE PLANT URBAN RENEWAL AREA DESCRIPTION
- III. PROJECT PLAN
 - Project Description
 - Project Costs and Revenues
- IV. ECONOMIC FEASIBILITY STUDY
- V. CONFORMANCE WITH STATE LAW
- VI. PLAN DURATION
- VII. AMENDMENT PROCEDURES
- VIII. SEVERABILITY
- IX. CONCLUSION

ATTACHMENTS

- 1. Naval Ordnance Plant/Revenue Allocation Map
- 2. Naval Ordnance Plant Urban Renewal Area & Revenue Allocation District Legal Description
- 3. Recommendation of the PDA
- 4. Recommendation of the CDC
- 5. Resolution of the City Council designating the Urban Renewal Area

Acknowledgements

Pocatello City Council:

Roger Chase	Mayor
Roger Bray	Council Member
Ron Frasure	Council Member
Gary Moore	Council Member
Eva Nye	Council Member
Richard Stallings	Council Member
Brian Underwood	Council Member

Pocatello Development Authority:

Steve Brown	Chair Person/Commissioner
Terry Brower	Commissioner
Mayor Roger Chase	Commissioner
Darsi Foster-Johnson	Commissioner
Jim Guthrie	Commissioner
Ken Monroe	Commissioner
John Ricks	Commissioner
Dan Schroeder	Commissioner
Richard Stallings	Commissioner
Dean Tranmer	Attorney to the Commission
Darcy Taylor	Secretary to the Commission

Bannock Development Corporation:

Gynii Gilliam	Executive Director
Sari David	Administrative Assistant

City of Pocatello Planning and Development Services Department:

Robert Chambers	Director
Tim Tingey	Division Manager, Neighborhood & Community Services

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 helps to ensure that appropriate development takes place in areas of greatest need.

Planning is essential to ensure that development efforts create both an environment of convenience and safety for neighborhood residents, and increased opportunities for businesses to succeed. This Naval Ordnance Plant Urban Renewal Plan, once implemented, will be the vehicle to provide a more conducive atmosphere for business operation in the City, and enhance opportunities for businesses wishing to relocate to Pocatello.

This plan identifies projects and describes the process for enhancing this area in the City through efforts of the Pocatello Development Authority and the City of Pocatello.

Background

The Pocatello Development Authority (PDA) in the meeting of May 17, 2006 made the following recommendation (SEE ATTACHMENT):

- The PDA recommended the creation of a Revenue Allocation District for the Gateway Industrial Park (a former Naval Ordnance Plant and is located at the southeast corner of Poleline Road and Yellowstone Avenue). This recommendation initiated creation of the improvement plan contained herein.

The recommendation of the PDA, as outlined, is consistent with the goals of the City and is allowed by the State of Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code). Accordingly, this Naval Ordnance Plant Urban Redevelopment Area Improvement Plan directs use of revenue allocation financing to accomplish the following:

- To eliminate deteriorated or deteriorating conditions which are causing economic under-development in the designated area, substantially impairing the sound growth of 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 facilities.
- To encourage cooperation among taxing districts in the 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 five areas:

1. Leveling or reducing the City's levy rate by increasing the tax base through more aggressive redevelopment of underutilized areas;
2. Partnering with the private sector to enhance development and to attract new or expanded businesses to improve the Pocatello economy;
3. Targeting areas in need of public infrastructure improvements;
4. Utilizing more 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 Naval Ordnance Plant Urban Renewal Area and enhance the economic viability of the area.

II. NAVAL ORDNANCE PLANT URBAN RENEWAL AREA DESCRIPTION AND DETERIORATED OR DETERIORATING CONDITIONS ANALYSIS

The Urban Renewal Area boundary and Revenue Allocation District are identified with the same boundaries. The area is legally described in Attachment 1. State Urban Renewal Law and the Local Economic Development Act identify a number of conditions that qualify an area for urban renewal status. The following presents an analysis and reasoning why the proposed Naval Ordnance Plant area should be included as part of an Urban Renewal Area.

Idaho Code 50-2002 outlines a finding and declaration of necessity which states that areas that impose onerous municipal burdens which decrease the tax base, and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities and among other things aggravates traffic problems in an area will qualify to be included in an Urban Renewal Area. Additionally, in Idaho Code 50-2903 areas in which there is a predominance of buildings or improvements... which by reason of dilapidation, deterioration, age or obsolescence... contributes to the economic underdevelopment of an area qualify for assistance.

The Naval Ordnance Plant is property that is in need of improvement in the areas of building and infrastructure improvements. These deteriorating facilities have contributed to under use of the site for businesses and industry for several years. Several site issues currently impede redevelopment including:

- Poor building façade;
- Rail line deterioration;
- Equipment obsolescence (including needed upgrades to the crane equipment and facilities to bring up to current certified specifications);
- Road deterioration.

Without addressing these conditions, the feasibility of additional development in this area in the near future is minimal. Additionally, the range of issues and the costs associated with redevelopment contributes to the ongoing underutilization of this area and prompts the need to establish the Naval Ordnance Plant Urban Renewal Area.

III. PROJECT PLAN

The project list outlined in this plan may be funded (all or part), if the PDA and Council decide to utilize tax increment financing funds as they become available from new construction. A description of the projects with estimated costs are as follows:

TABLE 1.

Project Costs

PROJECT	COST
Building Façade and Equipment Upgrades and Enhancements	\$2,300,000
Rail Line Refurbishment	\$500,000
Road Reconstruction	\$500,000
Construction Contingency (10%)	\$330,000
TOTAL	\$3,630,000

Project Description

- **Building Façade and Equipment Upgrades**—Exterior and interior improvements to buildings and needed equipment and facility enhancements to accommodate the needs of potential tenants of the site. Equipment upgrades are also included (including necessary enhancements to the overhead crane equipment) to ensure location and certification requirements of tenants.
- **Rail Line Refurbishment**—Repair an estimated 2,500 railroad ties including spikes, plugs and splice bars. This work would cover approximately 5,000 linear feet of track.
- **Road Reconstruction**—Repair and construction of roads (on site and off site), widening and improving roadways. Additionally, any roadway upgrades necessary to facilitate redevelopment of certain sites within the Revenue Allocation District Area.
- **Contingency costs**—An additional cost was calculated for work related to construction related costs including an increase in capital costs due to the length of time that it may take to complete the project and any other associated costs with the project.

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
REVENUES		
Revenue Allocation Proceeds	\$4,274,255	
Sub-Total		\$4,274,255
COSTS		
Building Façade and Equipment Upgrades and Enhancements	\$2,300,000	
Rail Line refurbishment	\$500,000	
Road reconstruction	\$500,000	
Contingency Cost (10%)	\$330,000	
Subtotal		\$3,630,000
Ending District Balance		\$644,255

IV. ECONOMIC FEASIBILITY STUDY

The following tables provide a breakdown of base-assessed valuations for the proposed revenue allocation district for the Naval Ordnance Plant Urban Renewal

TABLE 5.

Year 12 months ending	TIF Tax Value ⁴	⁵ Tax Levy Rate	Gross Tax Revenue	School Levy Rate (.004 per Idaho Code 50-2908)	Net Revenue to PDA
2006	-----	.023729804	-----	-----	-----
2007	\$12,500,000	.023729804	\$296,623	\$50,000	\$246,623
2008	\$12,500,000	.023017909	\$287,724	\$50,000	\$237,724
2009	\$12,500,000	.023017909	\$287,724	\$50,000	\$237,724
2010	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2011	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2012	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2013	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2014	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2015	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2016	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2017	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2018	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2019	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2020	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2021	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2022	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2023	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2024	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2025	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2026	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
Total					\$4,274,255

The total revenue amount that may be received by the PDA over 20 years is estimated at approximately \$4,274,255. This amount would be available to finance improvement projects within the Naval Ordnance Plant Urban Renewal Area.

VI. CONFORMANCE WITH STATE LAW

Redevelopment activities for the Naval Ordnance Plant Urban Renewal Area 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,

⁴ The TIF tax value (construction value) is projected to increase over time due to phased development through the life of the 20 year district.

⁵ Calculations include holding the levy rate constant through 2006-2007 and then including a 3% reduction of the levy rate for two years (2008-2009). In 2010, it is reduced again, this time by 10% due to the anticipated Central Corridor Urban Renewal Area expiration which will generate a broader tax base resulting in a reduction in the levy rate.

XII. CONCLUSION

The Naval Ordnance Plant Urban Renewal Plan is designed to ameliorate deteriorating conditions which are causing economic under-development of the area and substantially impairing the sound and continued growth of Pocatello. The plans call for extensive building and equipment upgrades along with road and railway enhancements.

Implementation of the plan will provide the capacity necessary to foster sound growth of the municipality, increase the tax base and tax revenues, encourage economic stability of the community, increase job creation, and improve the health, safety, and welfare of the community.

The Pocatello Development Authority recommends that the City approve and cooperate in carrying out the purposes of this Plan.

**AGENDA ITEM
NO. 6**

Pocatello Development Authority & Petersen Inc.

Status Update

June 30, 2017



PDA Agreement

- Grant, Loan and guarantee terms contingent on Petersen Inc. performance
 - 50 full time employees
 - Period of fifteen years – Beginning 3/1/2011 thru 3/1/2026
 - Minimum wage of \$14.00/hour

*Regional
Development Alliance, Inc.*

East Idaho's Partner in Growth

Current Conditions

- Work has been steady all year.
- Several good bids recently won, and in the works with positive outlook
- Future bright, commitment strong
- Currently 56 heads on roll
 - 50 heads at/over \$14.00 per hour
 - Average wage of \$21.22 per hour

East Idaho's Partner in Growth



Current Conditions

