

# Pocatello Development Authority

Board of Commissioners  
SPECIAL MEETING  
May 24, 2018 – 11:00 a.m.  
Iwamizawa 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:**      Retention of Legal Counsel

[ACTION ITEM]

Adjourn.

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Skyler Beebe at [sbeebe@pocatello.us](mailto:sbeebe@pocatello.us); 208.234.6248; or 5815 South 5<sup>th</sup> Avenue, Pocatello, ID.

Office (208) 234-6184 • Fax (208) 234-6586



**OFFICE OF THE MAYOR**

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

Office: (208) 234-6163  
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www.pocatello.us

**BRIAN C. BLAD**  
Mayor

**Pocatello City Council:**

HEIDI ADAMSON  
ROGER BRAY  
RICK CHEATUM  
W. JAMES JOHNSTON  
LINDA LEEUWRIK  
BEENA MANNAN

**NOTICE OF SPECIAL MEETING**

**POCATELLO DEVELOPMENT AUTHORITY**

The Pocatello Development Authority will convene a special meeting Thursday, May 24 at 11 a.m. in the Paradise Conference Room, 911 North 7<sup>th</sup> Avenue, Pocatello, Idaho for the following purpose:

To authorize retention of legal counsel.

Submitted by:  
Melanie Gygli, Interim Executive Director  
May 22, 2018

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AN EQUAL OPPORTUNITY EMPLOYER  
VETERAN'S PREFERENCE

# Pocatello Development Authority

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

May 24, 2018

*An urban renewal agency for the City of Pocatello, Idaho*

DERIVE POWER, LLC  
Attn: Ted Klassen  
4150 Church Street, Suite 1024  
Sanford FL 32771

RE: Economic Development Grant  
Bully Dog, Pocatello

Dear Mr. Klassen:

As you know, by agreement dated November 21, 2016, the Pocatello Development Authority Board agreed to grant Derive Power \$100,000 to assist with costs incurred in relocating Bully Dog's operation to Pocatello. The Board was happy that Bully Dog decided to be a part of the Pocatello community and glad to be of assistance. That agreement requires Bully Dog to maintain a minimum number of employees at a specified average wage before the grant funds can be paid. To date, the required employment information has not been submitted, so the funding cannot be distributed.

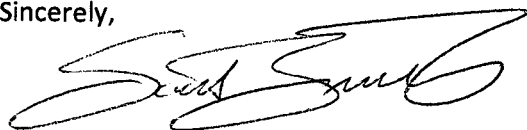
It is my understanding that Derive Power may no longer desire the grant funds. While we stand ready to make the agreed-upon payment contingent on employment verification, the Board receives many other requests for funding assistance. If Derive Power does not intend to accept the grant funding, the grant funds could be used to assist others.

With that in mind, we would appreciate knowing if Derive Power intends to provide the required employment verification information allowing payment of the grant funds. If Derive Power has decided not to pursue the grant funds we would appreciate knowing that as well, so we can free up the funds for use in assisting other businesses.

Please let me know how Derive Power wishes to proceed no later than June 11, 2018. After that date, the Pocatello Development Authority will understand that you do not wish to receive payment of the grant funds and will terminate the current grant agreement.

Even if the current grant agreement is terminated, the PDA remains more than willing to consider a future grant application or to meeting with you to discuss how the PDA might be of assistance in the continuing growth and development of your business in Pocatello.

Sincerely,



Scott J. Smith  
Chairman

# Pocatello Development Authority

Board of Commissioners Meeting  
May 16, 2018 – 11:00 a.m.  
Paradise Conference Room

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

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

*An urban renewal agency for the City of Pocatello, Idaho*

## **Action and Discussion Items:**

### **Agenda Item No. 1: Minutes**

Motion to approve and/or amend the Regular Session and Executive Session Meeting Minutes of April 18, 2018.  
[ACTION ITEM]

### **Agenda Item No. 2: Financial Report**

Motion to approve and/or amend the April 2018 Income and Expenses Report.  
[ACTION ITEM]

### **Agenda Item No. 3: Payment Requests/Reimbursements**

- a. Elam & Burke, \$4,488 for April services on Northgate TIF (general fund)

[ACTION ITEM]

### **Agenda Item No. 4: "Hoku" Property Lease Extension and Assignment of Lease**

[ACTION ITEM]

### **Agenda Item No. 5: Request for Funding – Station Square**

[ACTION ITEM]

### **Agenda Item No. 6: Project Updates**

[ACTION ITEM]

- a. Bully Dog
- b. Naval Ordnance TIF
- c. Jim Dandy Brewing
- d. Other

## **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:**

June Meeting Date

## **Adjourn.**

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**AGENDA ITEM  
NO. 1**

**AGENDA ITEM**

**NO. 2**

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

Pocatello Development Authority  
Balance Sheet by Class  
As of April 30, 2018

	1-General Fund	3-North Yellowstone	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
<b>ASSETS</b>						
Current Assets						
Checking/Savings						
ICCU Checking	1,391,855.10	179,963.71	747,775.11	164,280.09	445,728.21	2,929,602.22
ICCU Savings	25.00	0.00	0.00	0.00	0.00	25.00
Zions 2012 Bnd Fnd 7110526D	0.00	10.31	0.00	0.00	0.00	10.31
Zions Bnd Reserve Fnd 7110526B	0.00	678,658.40	0.00	0.00	0.00	678,658.40
Zions Rev Alloc Fnd 7110526	0.00	2,725,262.75	0.00	0.00	0.00	2,725,262.75
<b>Total Checking/Savings</b>	<b>1,391,880.10</b>	<b>3,583,895.17</b>	<b>747,775.11</b>	<b>164,280.09</b>	<b>445,728.21</b>	<b>6,333,558.68</b>
Other Current Assets						
Accrued Interest Income	20,126.17	1,369.59	0.00	0.00	0.00	21,495.76
Property Tax Receivable	0.00	0.00	0.00	141,867.61	0.00	141,867.61
<b>Total Other Current Assets</b>	<b>20,126.17</b>	<b>1,369.59</b>	<b>0.00</b>	<b>141,867.61</b>	<b>0.00</b>	<b>163,363.37</b>
<b>Total Current Assets</b>	<b>1,412,006.27</b>	<b>3,585,264.76</b>	<b>747,775.11</b>	<b>306,147.70</b>	<b>445,728.21</b>	<b>6,496,922.05</b>
Other Assets						
Inventory - Leasehold	424,779.00	0.00	0.00	0.00	0.00	424,779.00
Note Receivable	76,000.00	0.00	0.00	0.00	0.00	76,000.00
<b>Total Other Assets</b>	<b>500,779.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500,779.00</b>
<b>TOTAL ASSETS</b>	<b>1,912,785.27</b>	<b>3,585,264.76</b>	<b>747,775.11</b>	<b>306,147.70</b>	<b>445,728.21</b>	<b>6,997,701.05</b>
<b>LIABILITIES &amp; EQUITY</b>						
Liabilities						
Long Term Liabilities						
Deferred Interest Receivable	20,126.17	0.00	0.00	0.00	0.00	20,126.17
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	128,001.48	0.00	128,001.48
<b>Total Long Term Liabilities</b>	<b>70,126.17</b>	<b>0.00</b>	<b>0.00</b>	<b>128,001.48</b>	<b>0.00</b>	<b>198,127.65</b>
<b>Total Liabilities</b>	<b>70,126.17</b>	<b>0.00</b>	<b>0.00</b>	<b>128,001.48</b>	<b>0.00</b>	<b>198,127.65</b>
Fund Balance						
Fund Balance	3,527,890.13	2,856,160.36	643,720.06	142,829.54	390,468.10	7,561,068.19
Net Income	-1,685,231.03	729,104.40	104,055.05	35,316.68	55,260.11	-761,494.79
<b>Total Fund Balance</b>	<b>1,842,659.10</b>	<b>3,585,264.76</b>	<b>747,775.11</b>	<b>178,146.22</b>	<b>445,728.21</b>	<b>6,799,573.40</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>1,912,785.27</b>	<b>3,585,264.76</b>	<b>747,775.11</b>	<b>306,147.70</b>	<b>445,728.21</b>	<b>6,997,701.05</b>

Pocatello Development Authority  
Profit & Loss by Class  
April 2018

	<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	13.54	3,764.58	6.35	1.44	3.85	3,789.76
Property Taxes	0.00	11,139.84	0.00	0.00	0.00	11,139.84
Total Income	<u>13.54</u>	<u>14,904.42</u>	<u>6.35</u>	<u>1.44</u>	<u>3.85</u>	<u>14,929.60</u>
Gross Profit	13.54	14,904.42	6.35	1.44	3.85	14,929.60
Expense						
Administrative	4,288.54	0.00	0.00	0.00	0.00	4,288.54
Professional Services						
Other Professional Services	2,851.00	0.00	0.00	0.00	0.00	2,851.00
Total Professional Services	<u>2,851.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,851.00</u>
Total Expense	<u>7,139.54</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,139.54</u>
Net Ordinary Income	<u>-7,126.00</u>	<u>14,904.42</u>	<u>6.35</u>	<u>1.44</u>	<u>3.85</u>	<u>7,790.06</u>
Net Income	<u><u>-7,126.00</u></u>	<u><u>14,904.42</u></u>	<u><u>6.35</u></u>	<u><u>1.44</u></u>	<u><u>3.85</u></u>	<u><u>7,790.06</u></u>

At month end the Authority had cash on hand of \$6,333,558.68. The checking account balance was \$2,929,602.22, the savings account balance was \$25.00, and cash being held by Zions Trust amounted to \$3,403,931.46

Pocatello Development Authority recognized normal financial activity during the month of April. The Authority received revenues totaling \$14,929.60 of which \$3,789.76 was interest earnings on cash invested and property tax interest. Property tax revenues were received from the North Yellowstone District (\$11,139.84).

Expenses paid for the month totaled \$7,139.54. The administrative expenses were \$128.54 for the lunch meeting in April, \$10.00 for a bank fee charged by ICCU and \$4,150.00 was to Deaton & Company for the audit of the financial statements. Elam and Burke was paid \$2,851.00 for the legal work on the Northgate project.

Year to date revenues of \$1,000,895.50 (see page 3) are less than expenses of \$1,762,390.29 so overall net use of reserves is \$761,494.79.

Pocatello Development Authority  
Profit & Loss by Class  
October 2017 through April 2018

	1-General Fund	3-North Yellowstone	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
Donations and Grants	30.00	0.00	0.00	0.00	0.00	30.00
Interest Income	233.01	14,311.22	337.04	3,208.78	42.61	18,132.66
Personal Property tax replace	0.00	23,003.35	6,043.21	404.91	1,262.85	30,714.32
Property Taxes	0.00	753,422.08	97,674.80	22,466.99	53,954.65	927,518.52
Rental Income	4,500.00	0.00	0.00	20,000.00	0.00	24,500.00
<b>Total Income</b>	<b>4,763.01</b>	<b>790,736.65</b>	<b>104,055.05</b>	<b>46,080.68</b>	<b>55,260.11</b>	<b>1,000,895.50</b>
<b>Gross Profit</b>	<b>4,763.01</b>	<b>790,736.65</b>	<b>104,055.05</b>	<b>46,080.68</b>	<b>55,260.11</b>	<b>1,000,895.50</b>
<b>Expense</b>						
Administrative	5,384.35	0.00	0.00	0.00	0.00	5,384.35
<b>Debt Service</b>						
Interest	0.00	58,382.25	0.00	0.00	0.00	58,382.25
<b>Total Debt Service</b>	<b>0.00</b>	<b>58,382.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>58,382.25</b>
Dues and Memberships	1,450.00	0.00	0.00	0.00	0.00	1,450.00
Economic Grants Issued	1,650,000.00	0.00	0.00	0.00	0.00	1,650,000.00
<b>Professional Services</b>						
Other Professional Services	33,159.69	3,250.00	0.00	10,764.00	0.00	47,173.69
<b>Total Professional Services</b>	<b>33,159.69</b>	<b>3,250.00</b>	<b>0.00</b>	<b>10,764.00</b>	<b>0.00</b>	<b>47,173.69</b>
<b>Total Expense</b>	<b>1,689,994.04</b>	<b>61,632.25</b>	<b>0.00</b>	<b>10,764.00</b>	<b>0.00</b>	<b>1,762,390.29</b>
<b>Net Ordinary Income</b>	<b>-1,685,231.03</b>	<b>729,104.40</b>	<b>104,055.05</b>	<b>35,316.68</b>	<b>55,260.11</b>	<b>-761,494.79</b>
<b>Net Income</b>	<b>-1,685,231.03</b>	<b>729,104.40</b>	<b>104,055.05</b>	<b>35,316.68</b>	<b>55,260.11</b>	<b>-761,494.79</b>

**AGENDA ITEM  
NO. 3**

**ELAM & BURKE**

ATTORNEYS AT LAW

251 East Front Street, Suite 300  
Post Office Box 1539  
Boise, Idaho 83701  
Telephone 208 343-5454  
Fax 208 384-5844

Tax Id No. 82-0451327

Pocatello Development Authority  
Attn: Melanie Gygli  
City of Pocatello  
P.O. Box 4169  
Pocatello, ID 83205

April 30, 2018

Invoice # 173509

Billing Atty - RPA

FOR PROFESSIONAL SERVICES RENDERED

From April 2, 2018 Through April 30, 2018

RE: Northgate Plan

CLIENT/MATTER: 09212-00001

		HOURS		AMOUNT
4/02/18	MSC	.40	Review email communication from County Clerk/Auditor re follow up inquiry as to how payments are made to the Agency. Draft follow up response re same.	80.00
4/03/18	MSC	1.00	Prepare for telephone conference with Melanie Gygli to discuss public bidding requirements for the roadway connecting the interchange. Attend and participate in the conference call. Review and follow up on providing information concerning the Northgate Development to potential economic marketing consultant.	200.00
4/03/18	RPA	.60	Follow up with Melanie Gygli re reimbursement of expenses and content of an MOU prior to plan approval. Address base assessment roll calculation and information for distribution.	120.00
4/04/18	MSC	1.50	Review and respond to email communication from Ms. Gygli concerning use of MOU and timing of same. Attend and participate in meeting with proposed sub-consultant to address marketing analysis.	300.00
4/04/18	RPA	1.50	Review information on the development. Outline need for documents to take next steps and arrangement with the developer. Prepare for and attend work session with Chris Zahas from Leland on consulting role, questions for developer and schedule for report. Address how Bonneville	300.00

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**ELAM & BURKE**  
ATTORNEYS AT LAW

251 East Front Street, Suite 300  
Post Office Box 1539  
Boise, Idaho 83701  
Telephone 208 343-5454  
Fax 208 384-5844

Tax Id No. 82-0451327

RE: Northgate Plan

CLIENT/MATTER: 09212-00001  
April 30, 2018  
Invoice # 173509

County will deal with base assessment roll and revenue.

4/05/18	RPA	.20	Review email and documents concerning development and developer status.	40.00
4/06/18	MSC	.20	Follow up with consultant re current status and next steps.	40.00
4/06/18	RPA	.50	Follow up with consultant on next steps, marketing evaluation and schedule.	100.00
4/08/18	MSC	.50	Work on retention of the sub-consultant to do the financial feasibility study.	100.00
4/09/18	MSC	.50	Draft email communication to Ms. Gygli concerning agenda items for the April meeting. Draft email communication to Chris Zahas concerning timing of submission of the proposal and meeting details. Draft email communication to Mr. Kushlan re status update and details concerning the upcoming meeting. Review and follow up on email communication from Chris Zahas confirming the proposed schedule moving forward.	100.00
4/09/18	RPA	.50	Follow up on consultant proposal. Address approval process and next steps for schedule. Outline outstanding issues.	100.00
4/10/18	MSC	.10	Review and follow up on email communication from Ms. Gygli concerning call information and circulate to group re same.	20.00
4/10/18	RPA	.10	Address approval schedule and compliance with agricultural consents and county approval.	20.00
4/11/18	RPA	.40	Review status of hiring consultant for market and economic development analysis. Address schedule and next steps.	80.00
4/12/18	MSC	.20	Review proposal from Leland consulting.	40.00
4/13/18	RPA	.30	Review and comment on consultant proposal from Chris Zahas for economic analysis.	60.00
4/14/18	RPA	.20	Review proposal from consultant on market analysis and verification of developer information.	40.00
4/15/18	MSC	.10	Follow up with consultant Phil Kushlan concerning scope of the Leland proposal in preparation for the upcoming agency meeting.	20.00

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RE: Northgate Plan

CLIENT/MATTER: 09212-00001

April 30, 2018

Invoice # 173509

4/16/18	MSC	.50	Follow up with Ms. Gygli concerning Leland proposal. Review email communication from Ms. Gygli concerning identification of developers, preparation of legal for RAA, and developer's request for clarification concerning ag consent forms. Draft response re same clarifying scope of ag consents and requesting additional information for purposes of drafting the MOU.	100.00
4/16/18	RPA	.20	Review consultant proposal. Follow up on agricultural consent requirement. Review development team information and ownership.	40.00
4/17/18	MSC	1.80	Telephone conference with Chris Zahas, Leland Consulting, concerning scope of proposal and agency board meeting. Review Agency agenda and circulate to Mr. Zahas and Mr. Kushlan. Work on preparing talking points for the board meeting.	360.00
4/17/18	RPA	.50	Review status of consultant engagement. Address schedule for approval and various meetings for consultant to obtain information.	100.00
4/18/18	MSC	1.40	Prepare to attend PDA meeting telephonically to address retention of a consultant to perform the market analysis. Attend and participate in the PDA meeting. Follow up with economic feasibility consultant re timing of next steps and areas that will need to be addressed and considered in the plan.	280.00
4/18/18	RPA	.30	Consider ownership issues and appropriate person or entity for agricultural consent. Address details of legal description and mapping. Follow up on engagement of Chris Zahas.	60.00
4/19/18	MSC	.70	Review email communication re public bidding requirements. Follow up on retention of Leland consulting. Follow up with Ms. Gygli re meeting week of May 14.	140.00
4/19/18	RPA	.30	Address MOU content for bidding process and limitations. Coordinate site visit dates and approval process.	60.00
4/22/18	MSC	.20	Continue to follow up on formal retention of market analysis consultant and next steps.	40.00

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**ELAM & BURKE**  
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RE: Northgate Plan

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4/23/18	MSC	.50	Review additional information provided by Chris Zahas re his site visit, and draft follow up email communication to Ms. Gygli re same. Review and follow up on multiple email communications re same.	100.00
4/23/18	RPA	.30	Review emails on issues for upcoming work sessions with developers and others. Address content of an MOU with development team.	60.00
4/24/18	MSC	.30	Review and follow up on email communication from Ms. Gygli re on-site visit and scheduling status. Follow up with consultant concerning schedule update and on-site date confirmation. Follow up with Ms. Gygli re Idaho Code provision and property tax code rule regarding mapping and legal description and thoughts concerning communicating with the STC.	60.00
4/24/18	RPA	.30	Follow up on meeting dates and content along with mapping issues.	60.00
4/25/18	MSC	.10	Continue to review and follow up with Ms. Gygli and consultant concerning upcoming on-site visit.	20.00
4/27/18	MSC	.20	Review and follow up on email communications from Ms. Gygli re reimbursement to developer re connection road and memo re same.	40.00
4/29/18	MSC	2.00	Continue to review and assess documents necessary to memorialize proposed development to be included within the boundaries of the RAA and reimbursement of eligible expenditures. Draft follow up email communication to Ms. Gygli. Work on engagement letter to Chris Zahas.	400.00
4/30/18	MCP	.80	Legal analysis re tax increment financing funds reimbursement and public bidding requirements for proposed interchange project. Follow up with Meghan Conrad re same.	148.00
4/30/18	MSC	3.00	Telephone conference with Ms. Gygli re developer request for information concerning public bidding/licensing requirements. Review and assess public bidding and licensing statutes in preparation for providing guidance on the issue. Begin to review and assess requirements set forth	600.00

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**ELAM & BURKE**  
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Tax Id No. 82-0451327

RE: Northgate Plan

CLIENT/MATTER: 09212-00001  
April 30, 2018  
Invoice # 173509

in the STARS agreement re Meridian interchange.  
Draft follow up email communication to Ms. Gygli  
providing preliminary thoughts. Review proposed  
schedule and follow up with Mr. Kushlan and Mr.  
Zahas re same.

4/30/18	RPA	.30	Follow up on development issues, MOU content and public bidding compliance.	60.00
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PROFESSIONAL FEES	4,488.00
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Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Armbruster, Ryan P.	Shareholder	200.00	6.50	1,300.00	.00	.00
Parks, Matthew C.	Associate	185.00	.80	148.00	.00	.00
Conrad, Meghan S.	Shareholder	200.00	15.20	3,040.00	.00	.00
			22.50	4,488.00	.00	.00

INVOICE TOTAL	4,488.00
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**AGENDA ITEM**

**NO. 5**

**POCATELLO DEVELOPMENT AUTHORITY (PDA)**  
**Preliminary Application for use of Tax Increment Financing**

Application:

Name: \_\_\_Denis Clijsters / Station Square LLC\_\_\_ Date: \_04/26/2018\_\_\_\_\_

Mailing Address: \_\_\_340 S Arthur Ave #104\_\_\_\_\_

Work Phone: 801 386 9898 Cell Phone: 208 269 8208

E-Mail: denis@bricksmore.com

Project Description: \_Redevelopment of 22 new affordable apartment units in the Old Town Pocatello district. Improvement of building safety and commercial attractiveness.

Project Location: \_\_\_200 S Main St, Pocatello ID 83204\_\_\_\_\_

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: \$666,881 (market value is \$400,000 due to high vacancy and deferred maintenance)

Estimated Construction Value of Project: \$1,200,000 \_\_\_\_\_

Number of jobs created by this project: \_2+ (direct) Wage range of jobs: 35K\_\_\_\_\_

Employee Benefits? \_\_\_\_\_ Yes \_\_\_\_\_ No If yes, please describe: \_\_\_\_\_

\_\_\_\_\_ n/a \_\_\_\_\_

Time frame for job creation: during construction 15+ jobs (1.5-2 years), afterwards 2+ jobs for maintenance \_\_\_\_\_

Construction start date for project: \_11/01/2018\_ Anticipated completion date: \_08/01/2019\_\_\_\_\_

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

Old Town Pocatello; increased amount of middle-income residents, increased spending power for local businesses and increased public safety and fire safety. Turn Old Town back into a destination area where people live and work, reduced commuting time for most new tenants who can have most of their amenities on a walking distance and perhaps will be employed directly into the local economy avoiding a car altogether.

We've had success with our current project, the Fargo Apartments (340 S Arthur Ave), and many nearby businesses did experience the benefits of the different demographic in our building, even though as of today (04/26/2018) we have only completed 40% of our project thus far, stretching our private budget. We believe that not only the welcoming of a better demographic in our area, but also the increase in local population in general, will pose to be an even bigger boost for Main St and beyond.

Does this project compete with other, already established businesses? How? \_\_\_\_\_

\_\_\_\_ We will provide housing and an improved restaurant, both options are available \_\_\_\_\_

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

\_\_\_\_ Please explain? \_\_\_\_\_

Are there other applicants that may be interesting in applying for PDA assistance for this same project? Please explain: \_\_\_\_\_ The restaurant "A Taste of Hawaii" in our building may need some help during the expansion \_\_\_\_\_

Relationship of named applicant to the project: \_\_\_\_\_ Denis Clijsters \_\_\_\_\_

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

Amount of Assistance Requested: \_\_\_\_\_ \$50 000 - \$100 000 \_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_ To keep costs of our renovation acceptable, we will not be investing in a new elevator and other extra amenities. We believe that these are important and any assistance we can get will make it feasible for us to broaden the scope of our project. \_\_\_\_\_

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Return completed application to:

PDA Executive Director  
City of Pocatello  
P O Box 4169  
Pocatello ID 83205