

MEETING AGENDA
CITY OF POCATELLO
POCATELLO DEVELOPMENT AUTHORITY

SEPTEMBER 17, 2025 – 11:00 AM
COUNCIL CHAMBERS | 911 N 7TH AVENUE

In accordance with the Americans with Disabilities Act, it is the policy of the City of Pocatello to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require an accommodation, please contact Skyler Beebe with two (2) business days' advance notice at sbeebe@pocatello.gov; 208.234.6248; or 5815 South 5th Avenue, Pocatello, Idaho. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

In the event this meeting is still in progress at 12:00 p.m., a ten-minute recess may be called.

- 1. CALL TO ORDER, ROLL CALL, DISCLOSE CONFLICTS OF INTEREST AND ACKNOWLEDGMENT OF GUESTS.**
- 2. ACTION ITEM: MOVE TO APPROVE A CHAIR PRO TEM FOR THE PDA SEPTEMBER 17, 2025 MEETING.** The Board may wish to move to approve Scott Turner as Chair Pro Tem for today's meeting of September 17, 2025.
- 3. ACTION ITEM: MEETING MINUTES.** The Board may wish to waive the oral reading of the Board of Commissioners' meeting minutes held August 20 and to approve the minutes as presented.
- 4. ACTION ITEM: MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.** The Board may wish to approve the monthly financial report, expenses and reimbursements as presented.
- 5. ACTION ITEM: SOUTH 5TH FEASIBILITY STUDY AND URA PLAN.** The Board may wish to adopt and execute by Resolution 2025-6 the South 5th Urban Renewal Area (URA) Feasibility Study and Plan.
- 6. ACTION ITEM: TREASURER CONSULTANT CONTRACT FOR FISCAL YEAR 2026.** This time has been set aside for the Board to discuss, approve and execute the PDA Treasurer Consultant Contract for Fiscal Year 2026.
- 7. ACTION ITEM: PROFESSIONAL SERVICES AGREEMENT FOR THE FINANCIAL ANNUAL AUDIT OF FISCAL YEAR 2025.** The Board may wish to review and approve the Professional Services Agreement by Deaton and Company for the financial annual audit of Fiscal Year 2025.
- 8. ACTION ITEM: RFP UPDATE FOR MONARCH BUILDING.** The Board may wish to discuss and recommend next steps of the Monarch Building RFP.
- 9. CALENDAR REVIEW.** The Board may wish to take this opportunity to inform other Board members of upcoming meetings and events that should be called to their attention.
- 10. ADJOURN MEETING.**

Action Item 3

MEETING MINUTES
CITY OF POCATELLO
POCATELLO DEVELOPMENT AUTHORITY

AUGUST 20, 2025 – 11:00 AM
COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCATELLO

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

Villarreal called the meeting to order at 11:00 AM. None of the members disclosed any conflicts.

Members present: Mayor Brian Blad (arrived at 11:06 AM, left at 11:30 AM), Jeff Hough, Kirk Lepchenske, Fred Parrish, Nathan Richardson, Scott Turner, David Villarreal and Ruby Walsh (arrived at 11:06 AM). **Members unexcused:** Linda Leeuwrik. **Others present:** Executive Director Brent McLane, Treasurer Thane Sparks, Secretary Aceline McCulla, LD Barthlome of Portneuf Capital LLC and other visitors. **Via Go-to-Meeting:** PDA Counselor Meghan Conrad, Elena Caminer and Geoff Dickinson of SB Friedman, and Coby Holley of Pocatello Quinn LLC-IRG.

2. MEETING MINUTES. The Board may wish to waive the oral reading of the Board of Commissioners' meeting minutes held July 16 and the special meeting minutes held July 25, 2025, and to approve the minutes as presented.

It was moved by **J. Hough** and seconded by **K. Lepchenske** to approve the July 16 PDA meeting minutes and the July 25 special meeting minutes as presented. Those in favor: J. Hough, K. Lepchenske, F. Parrish, N. Richardson and S. Turner and D. Villarreal. Those against: none. Unanimous. Motion carried.

3. MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.

The Board may wish to approve the monthly financial report, expenses and reimbursements as presented.

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

4. ADOPT AND EXECUTE BY RESOLUTION 2025-5 THE HISTORIC DOWNTOWN POCATELLO (HDP) URBAN RENEWAL AREA (URA) ELIGIBILITY STUDY. The Board may wish to adopt and execute by Resolution No. 2025-5 the HDP URA Eligibility Study and relevant documents.

McLane stated the eligibility report was completed in 2023-2024, but the standards have not changed, the numbers may have changed a bit and will be addressed in the feasibility study and plan document.

It was moved by **J. Hough** and seconded by **B. Blad** to approve and execute by Resolution 2025-5 the Historic Downtown Pocatello Urban Renewal Area Eligibility Study and relevant documents as presented. Those in favor: B. Blad, J. Hough, K. Lepchenske, F. Parrish, N. Richardson and S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

5. PORTNEUF CAPITAL LLC OPA2 REIMBURSEMENT REQUEST NO. 2/FINAL. The Board may wish to approve the Portneuf Capital LLC OPA2 reimbursement request no. 2/final payment in the amount of \$233,829.98 for electrical and concrete cleanup in the North Portneuf Urban Renewal Area.

McLane noted all the invoiced work meets URA Plan criteria requirements, were verified and include supporting documentation. Merril Quayle performed a site inspection and confirmed the work was completed.

It was moved by **B. Blad** and seconded by **K. Lepchenske** to approve Portneuf Capital LLC OPA2 reimbursement request no. 2 in the amount of \$233,829.98 as presented. Those in favor: B. Blad, J. Hough, K. Lepchenske, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

6. AUTHORIZATION TO CREATE AN OWNER PARTICIPATION AGREEMENT THREE (OPA 3) AND RELEVANT DOCUMENTS WITH POCATELLO QUINN LLC-IRG IN THE NAVAL ORDINANCE PLANT (NOP) URBAN RENEWAL AREA (URA). This time has been set aside for the Board to authorize PDA Legal counsel to prepare an OPA 3 and relevant documents with Pocatello Quinn LLC-IRG for Building 10 improvements in the amount of \$368,838.00 in the NOP URA.

McLane stated this request, by Pocatello Quinn LLC, will be for a similar process at the OPA2 that was completed. This project will require the Pocatello City Council to approve and adopt by resolution a Deed Façade Easement. The Board needs to provide direction for PDA Counsel to create an OPA3 within the NOP for this project request.

Discussion ensued with Holley and the Board on no prevailing wage criteria.

Jon Serio of IRG noted that Scope no. 1, will not be performed using prevailing wages, they will use local contractors, the same contractor that performed previous projects at the NOP.

It was moved by **B. Blad** and seconded by **K. Lepchenske** to authorize PDA Legal counsel to prepare and negotiate the OPA3 and relevant documents with Pocatello Quinn LLC-IRG for Building 10 improvements for \$368,838.00 in the NOP URA as presented.

The Board ensued in discussion.

Conrad noted that Pocatello Quinn LLC-IRG have submitted a request for reimbursement not exceed \$368,838.00. As we are putting together an OPA, we will verify that the costs they are requesting are eligible and ultimately that dollar figure may be a little less, but granting authority and authorizing Conrad to negotiate the terms of the OPA3, which this motion does

The Board agreed to a friendly amendment of the motion to change “**for**” to “**up to**” \$368,838.00.

It was moved by **B. Blad** and seconded by **K. Lepchenske** to authorize PDA legal counsel to prepare and negotiate an OPA3, in the NOP URA, and relevant documents with Pocatello Quinn LLC-IRG for Building 10 improvements up to \$368,838.00. Those in favor: B. Blad, J. Hough, L. Leeuwrik, K. Lepchenske, F. Parrish, N. Richardson and S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

7. CALENDAR REVIEW.

The Board may wish to take this opportunity to inform other Board members of upcoming meetings and events that should be called to their attention.

8. ADJOURN MEETING.

With no further business, **Villarreal** adjourned the meeting at 11:30 AM.

Submitted by:

Aceline McCulla, Secretary

Approved on:

Action Item 4

**Pocatello Development Authority
Monthly Finance Report
September 17, 2025
Fiscal Year 2025**

Expenditure Approvals:

Checks to be ratified:

<u>Vendor</u>	<u>Check #</u>	<u>Amount</u>
---------------	----------------	---------------

Checks to be approved:

<u>Vendor</u>	<u>Check #</u>	<u>Amount</u>
ICCU VISA	dbt25-9	274.43
Thane Sparks	2087	1,500.00
Elam & Burke	2088	2,389.02
ICRMP	2089	1,415.00
Aceline McCulla	2090	21.99

Mckenzie Pizza- \$166.46, Microsoft - \$99.99, Costco - \$7.98
August Invoice
Invoice #217334, 217374, 217375
Invoice #: 18045-2026-1
Costco - dessert

Board Approval

Cash Balances as of September 17, 2025

	General Fund		Naval Ordinance		North Portneuf		Airport		Northgate		Total	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Cash*	1,077,302.01		210,107.03		1,480,008.88		114,985.89		410,561.95		3,292,965.76	
Income												
Administrative fees	-	121,600.00	-	-	-	-	-	-	-	-	-	121,600.00
Property taxes	17,000	-	142,000	171,193.56	98,000	131,306.36	82,000	76,672.96	415,000	836,503.08	754,000	1,215,675.96
Interest income	100,000	120,447.99	-	-	-	-	-	-	-	-	100,000	120,447.99
Other (mou closure)	-	-	-	13,000.00	-	-	-	-	-	-	-	13,000.00
Total Income	117,000	242,047.99	142,000	184,193.56	98,000	131,306.36	82,000	76,672.96	415,000	836,503.08	854,000	1,470,723.95
Expense												
Administrative expense	-	-	-	17,100.00	-	13,100.00	-	7,700.00	-	83,700.00	-	121,600.00
Luncheon costs	2,500	2,069.07	-	-	-	-	-	-	-	-	2,500	2,069.07
Office expenses	500	326.01	-	-	-	-	-	-	-	-	500	326.01
Dues and memberships	-	-	-	-	-	-	-	-	-	-	-	0.00
Insurance	11,900	7,364.50	-	-	-	-	-	-	-	-	11,900	7,364.50
City admin charges	20,000	15,000.60	-	-	-	-	-	-	-	-	20,000	15,000.60
Professional services	85,000	45,420.02	-	4,280.00	75,000	-	-	-	-	-	160,000	49,700.02
New district/feasibility study	125,000	163,235.00	-	-	-	-	-	-	-	-	125,000	163,235.00
Reimbursement - district imp.	-	-	-	-	-	-	-	-	685,000	683,476.76	685,000	683,476.76
Planned development projects	-	-	-	-	450,000	408,469.98	-	-	-	-	450,000	408,469.98
Non-capital Infrastructure	979,100	-	172,000	-	843,000	-	84,100	-	-	-	2,078,200	0.00
Total Expense	1,224,000	233,415.20	172,000	21,380.00	1,368,000	421,569.98	84,100	7,700.00	685,000	767,176.76	3,533,100	1,451,241.94

PDA Luncheon for September 17, 2025

McKenzie River Pizza

4150 Pole Line Road, Pocatello, ID 83202

208-904-0700

Contact: Tracy

email order to: pocatello@mackpie.com

City of Pocatello Tax Exempt ID: 82-6000244

- 1) Order questions? Please call Aceline McCulla's mobile 406.202.6444.
- 2) Aceline will come in to pay and pick up plates, sprinkle cheese, peppers, napkins, & utensils for 15 people on September 10 between 1 and 1:30 p.m.
- 3) Jim Anglesey will pick up order at 11:10 a.m. on September 17, 2025.

Items	Qty	Each Cost	Totals
Hummus Plate, ROASTED RED PEPPER HUMMUS, ROASTED GARLIC HUMMUS, WITH PEPPERONCINIS, KALAMATA OLIVES, CUCUMBER SLICES, CARROT STICKS, FETA & WARM PITA TRIANGLES	2	\$ 10.89	\$ 21.78
McKenzie River, Large, Thin: OLIVE OIL & GARLIC, SPINACH, ZUCCHINI, MUSHROOMS, TOMATOES, MOZ CHEESE, DUSTED W/FETA	1	\$ 24.89	\$ 24.89
Flathead, Large, Original: ALFREDO SAUCE, CHICK, BACON, SPINACH, TOMS, MUSHROOMS, MOZ CHEESE	2	\$ 26.89	\$ 53.78
Good Ol' Boy, Large, Thin: TOM SAUCE, EXTRA PEPPERONI, MOZ CHEESE	1	\$ 22.39	\$ 22.39
Stockman, Large, Original: TOM SAUCE, STEAK, PEPPERONI, BACON, ITAL SAUS, MOZ & CHED CHEESE	1	\$ 28.49	\$ 28.49
TOTAL CHECK AMOUNT			\$ 151.33
Gratuity 10% of food, staff must pickup, no delivery service			\$ 15.13
PAID with PDA Credit Card on 9.10.25			\$ 166.46

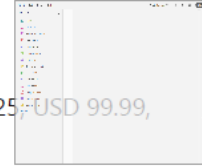
Party cut all pizzas please.

From: Microsoft <microsoft-noreply@microsoft.com>
Sent: Friday, August 15, 2025 4:58 AM
To: pdatreasurer@outlook.com
Subject: Automatic renewal of your Microsoft 365 Personal subscription is scheduled



The automatic renewal of your subscription Microsoft 365 Personal is scheduled for September 14, 2025

Your subscription is set to automatically renew. On September 14, 2025, USD 99.99, plus applicable taxes, will be charged to Visa **0272.



To manage your subscription, change how you pay, or cancel, visit your [Microsoft account dashboard](#).

Sign in to your Microsoft account to manage your subscriptions, including changing the payment method or requesting cancellation to avoid future charges.

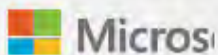
[Manage your subscription >](#)

Did you find this email helpful? [Yes](#) [No](#)

Dates are displayed per Coordinated Universal Time. Order date may vary based on your location.

[Privacy Statement](#)

Microsoft Corporation, One Microsoft Way, Redmond, WA 98052



COSTCO **WHOLESALE**

Pocatello #1033

305 West Quinn Rd.
Pocatello, ID 83202

V3 Member 111787715509

RESALE ON

E	782796 ***KSWTR40PK	3.99
E	782796 ***KSWTR40PK	3.99

RESALE TOTAL	7.98
NON RESALE TOTAL	0.00

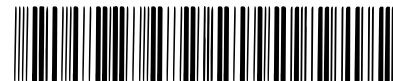
SUBTOTAL	7.98
TAX	0.00
**** TOTAL	7.98

XXXXXXXXXXXX0272 CHIP Read
AID: A0000000031010
Seq# 7206 App#: 249780
Visa Resp: APPROVED
Tran ID#: 525300007206....

APPROVED - Purchase
AMOUNT: \$7.98
09/10/2025 14:19 1033 7 174 820

Visa	7.98
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 2
~~09/10/2025~~ 14:19 1033 7 174 820



21103300701742509101419

OP#: 820 Name: Alan J.
Thank You!
Please Come Again
Whse:1033 Trm:7 Trn:174 OP:820

Items Sold: 2
V3 09/10/2025 14:19

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



August 31, 2025

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

Invoice No. 217334
Client No. 9212
Matter No. 3
Billing Attorney: MSC

INVOICE SUMMARY

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

RE: Special Counsel General

Total Professional Services	\$ 975.00
Total Costs Advanced	<u>\$ 14.02</u>
TOTAL THIS INVOICE	\$ 989.02

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



August 31, 2025

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

Invoice No. 217374
Client No. 9212
Matter No. 7
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from August 14, 2025 through August 31, 2025.

RE: S. 5th Corridor Plan

Total Professional Services	\$ 850.00
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 850.00

Member Billing Contact:

Brent McLane
 Pocatello Development Authority
 911 N 7th Ave
 Pocatello, ID 83205

Invoice Date: 9/3/2025
Invoice Number: 18045 - 2026 - 1
Policy Period: 10-1-25 to 9-30-26
Policy Number: 45A18045100125

Insurance Billing

DESCRIPTION
10/1/2025 - 9/30/2026 Policy Year Annual Premium: \$2,830.00 Minimum Due 10/15/2025: \$1,415.00 Balance Due 4/15/2026: \$1,415.00
For proper application, please do not combine other payments with your premium remittance.

Please Detach and Submit with Payment

Pocatello Development Authority
 911 N 7th Ave
 Pocatello, ID 83205

Make Checks Payable to:

ICRMP
 PO Box 15116
 Boise, ID 83715

Invoice Date:	9/3/2025
Invoice Number:	18045 - 2026 - 1
Due Date:	10/17/2025
Minimum Due:	\$1,415.00
Amount Paid:	

Write Amount Paid Here

Address Corrections? Please make changes on the back of this form and enclose with your payment.

**SUMMARY OF ICRMP PUBLIC ENTITY POLICY CHANGES
October 1, 2025 through September 30, 2026****Key**

CLARIFY – Definitions or terms in the policy are altered or changed to clarify intent or define terms.

BROADEN – Change adds or expands coverage or adds or increases limits of insurance.

REDUCTION – Change removes or lowers coverage or removes or lowers limits of insurance.

This Summary of Policy Changes outlines significant changes to coverage and/or limits of insurance. Grammatical and other formatting updates are not reflected in this summary. Refer to the Redline Policy to see every modification. Page numbers below are from the redline policy, not the final policy document.

A. DECLARATIONS PAGES**Item 1: *Section V limit of insurance* – REDUCTION**

Sublimit of \$200,000,000 per covered occurrence, now shared between all ICRMP members collectively. (Page D-2)

Item 2: *Earthquake Limit of Insurance* – BROADEN

Increased sublimit for earthquake to \$100,000,000 per covered occurrence, shared between all ICRMP members collectively. (Page D-2)

Item 3: *Flood Type 1 Limit of Insurance* – BROADEN

Increased sublimit for flood type 1 to \$25,000,000 per covered occurrence, shared between all ICRMP members collectively. (Page D-2)

Item 4: *Flood Type 2 Limit of Insurance* – BROADEN

Increased sublimit for flood type 2 to \$100,000,000 per covered occurrence, shared between all ICRMP members collectively. (Page D-2)

Item 5: *Ordinance or Law Limit of Insurance* – REDUCTION

Decreased sublimit for ordinance or law to be \$1,000,000 or 25% of stated value, whichever is less. (Page D-2)

Item 6: *Property in Transit Coverage Basis* – REDUCTION

Property in Transit sublimit is per covered occurrence AND/OR in the aggregate. (Page D-2)

Item 7: *Service Animal Deductible* – CLARIFY

Deductible for service animal loss stated. (Page D-2)

Item 8: *Equipment Breakdown Insurance Endorsement Aggregate Limit*– REDUCTION

Aggregate limit to \$100,000,000 per occurrence shared between all ICRMP members collectively, instead of only public entity members. (Page D-6)

Item 9: *Security & Privacy Liability Endorsement* – CLARIFY

Aggregate limits are shared among all members collectively, not only public entity members. (Page D-6)

Item 10: *Terrorism First Party Property Endorsement* – CLARIFY

Endorsement language modified to match new reinsurance partner. (Page D-6)

B. SECTION II, GENERAL DEFINITIONS

Item 1: A. (31.) *Small Unmanned Aircraft* – CLARIFY

Amended definition from “UAS” to Small Unmanned Aircraft and matched definition components to FAA’s definition. (Page 5)

C. SECTION III, GENERAL CONDITIONS

Item 1: A. 4. a. (2). (b). (ii). 1. *Cancellation and Nonrenewal* – CLARIFY

Updated language to match Idaho Department of Insurance guidelines and Idaho Code related to commercial insurance. (Page 8)

D. SECTION V, PROPERTY INSURANCE

Item 1: *Property Insurance Provided*– CLARIFY

Removed sublimits within policy form itself and reference declarations page as the location to state limits of insurance and related sublimits. (Various pages within the section)

Item 2: *Unmanned Aircraft A. 9.* – CLARIFY

Clarify intent of maximum allowable weight to takeoff weight, including everything on board or otherwise attached to aircraft. This further clarifies attached payload is considered part of overall weight of aircraft for coverage purposes. (Page 27)

Item 3: *Schedule of Values C. 7. a.* - CLARIFY

Updated to include “property in the open” as being required to be listed on schedule of values for coverage to apply. (Page 32)

Item 4: *Valuation of Loss C. 8. b. 5* – BROADEN

Clarified our practice of including all reasonable recovery, towing and storage costs to valuation of loss. (Page 33)

Item 5: *Vehicles and Mobile Equipment that are Leased or Rented* – BROADEN

Now includes 3rd party loss of use claims for up to 90 days, meaning rental car company or lessor’s claim for loss of use of damaged vehicle. (Page 36)

Item 6: *Exclusions D. 4. 1. Underground Pipes* – REDUCTION

Included pipe casings as part of underground pipes exclusion. (Page 38)

E. SECTION VIII – GENERAL LIABILITY INSURANCE

Item 1: *Exclusions C. 1. i.* – Utilities – REDUCTION

Amended exclusion to match exclusion from ICRMP’s liability reinsurance partner. (Page 49)

F. SECTION X – ERRORS AND OMISSIONS INSURANCE

Item 1: Exclusions D. 1. c. – Utilities – REDUCTION

Amended exclusion to match exclusion from ICRMP's liability reinsurance partner. (Page 54)

G. SECTION XII – EMPLOYMENT PRACTICES LIABILITY INSURANCE

Item 1: Conditions C. 2. – Deductible – REDUCTION

Amended condition to include failure to appoint or re-appoint. Also removed duplicative language. (Page 57)

H. SECTION XV, ENDORSEMENTS

Item 1: #2 Security & Privacy Liability Endorsement. – CLARIFY

Updated language to match new reinsurance partner. This is a complete change of language. (Pages 65-93)

Item 2: #6 Equipment Breakdown Insurance Endorsement. – CLARIFY

Updated language to match new reinsurance partner. This is a complete change of language. (Pages 96-111)

Item 3: #9 Terrorism For First Party Property Endorsement. – CLARIFY

Updated language to match new reinsurance partner. This is a complete change of language. (Pages 114-118)

Member Billing Contact:

Brent McLane
 Pocatello Development Authority
 911 N 7th Ave
 Pocatello, ID 83205

Invoice Date: 9/3/2025
Invoice Number: 18045 - 2026 - 1
Policy Period: 10-1-25 to 9-30-26
Policy Number: 45A18045100125

Insurance Billing

DESCRIPTION
10/1/2025 - 9/30/2026 Policy Year Annual Premium: \$2,830.00 Minimum Due 10/15/2025: \$1,415.00 Balance Due 4/15/2026: \$1,415.00
For proper application, please do not combine other payments with your premium remittance.

Please Detach and Submit with Payment

Pocatello Development Authority
 911 N 7th Ave
 Pocatello, ID 83205

Make Checks Payable to:

ICRMP
 PO Box 15116
 Boise, ID 83715

Invoice Date:	9/3/2025
Invoice Number:	18045 - 2026 - 1
Due Date:	10/17/2025
Minimum Due:	\$1,415.00
Amount Paid:	

Write Amount Paid Here

Address Corrections? Please make changes on the back of this form and enclose with your payment.

Reimburse Aceline McCulla
for dessert for the 9.17.25
PDA meeting.



Pocatello #1033

305 West Quinn Rd.
Pocatello, ID 83202

BO Member 11787715509

RESALE ON

E 1951029 PUMPKIN CCK 21.99

RESALE TOTAL 21.99
NON RESALE TOTAL 0.00

SUBTOTAL 21.99
TAX 0.00
**** TOTAL 21.99

XXXXXXXXXXXX1490 CHIP Read
AID: A0000000031010
Seq# 10160 App#: 04646D
Visa Resp: APPROVED
Tran ID#: 525900010160....

APPROVED - Purchase

AMOUNT: \$21.99

09/16/2025 13:01 1033 10 60 12

Visa 21.99
CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 1

~~09/16/2025~~ 13:01 1033 10 60 12



21103301000602509161301

OP#: 12 Name: Nick S. (FE)x

Thank You!

Please Come Again

Whse:1033 Trm:10 Trn:60 OP:12

Items Sold: 1

BO 09/16/2025 13:01

REMITTANCE REPORT
From County Auditor of Bannock County

To: **POCATELLO URBAN**

Remittance No. 030
Date: August 25, 2025

SOURCE AND FUND	PREPAID	CURRENT	-----DELINQUENT TAXES-----					INTEREST	MISC	TOTAL
	2025	2024	2023	2022	2021	2020	2019	2018	COLLECTION	
NORTH YELLOWSTONE (1-0013)										0.00
NAVAL ORDINANCE (1-0014)										0.00
NORTH PORTNEUF 801 (1-0016)		872.77							70.75	943.52
NORTHGATE (1-0017)		6,052.08							546.52	6,598.60
NORTHGATE (1-0018)										0.00
NORTHGATE (83-0000)										0.00
NORTHGATE (84-0000)										0.00
NORTH PORTNEUF 802 (82-0000)		188.08							15.75	203.83
PRSN PROPERTY RPLCMNT										0.00
CIRCUIT BREAKER										0.00
HOMEOWNER TAX RELIEF										0.00
ADDITIONAL TAX RELIEF										0.00
COLUMN TOTALS	0.00	7,112.93	0.00	0.00	0.00	0.00	0.00	0.00	633.02	7,745.95

Amount of Remittance **7,745.95**

STATE OF IDAHO, }
 }ss.
COUNTY OF BANNOCK }

I, JASON C. DIXON, County Clerk in and for the County aforesaid, being duly sworn on oath, make the following statement:


That the foregoing is a full, true, and correct report, in accordance with Section 3326, Compiled Statutes of Idaho, as amended by

Chapter 169, laws of 1925, by source and fund, of all monies paid into the treasury of said county and apportioned to the
since the 31ST DAY OF JULY the date of my last report. Subscribed and sworn to in duplicate before me on the

POCATELLO URBAN and included district
25TH DAY OF AUGUST


Notary Public of Bannock County.

County Clerk: JASON C. DIXON

By 
Deputy Auditor

N.B. The Clerk will countersign the attached order and transmit same to the treasurer of the municipality or district accompanied by a duplicate of this report.



Pocatello Development Authority
Administrative Transfer
Fiscal Year 2025

*Policy - 10% of Tax Increment transferred to General Fund
for Administrative General Expenditures
(rounded to nearest \$100)*

District	2025 Tax Increment	2025 10% Admin Transfer
Naval Ordinance	171,193.56	17,100.00
North Portneuf	131,306.36	13,100.00
Airport	76,672.96	7,700.00
Northgate	836,503.08	83,700.00
Total	\$ 1,215,675.96	\$ 121,600.00

Date: 9/17/2025

Action Item 5

RESOLUTION NO. 2025-6

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF POCATELLO, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF POCATELLO, IDAHO, ALSO KNOWN AS THE POCATELLO DEVELOPMENT AUTHORITY, RECOMMENDING AND ADOPTING THE URBAN RENEWAL PLAN FOR THE SOUTH 5TH AVENUE URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS SUBJECT TO CERTAIN CONDITIONS; AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR, OR ADMINISTRATOR AND THE SECRETARY OF THE AGENCY TO MAKE CERTAIN TECHNICAL CHANGES; AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR AND ADMINISTRATOR TO TAKE APPROPRIATE ACTION; PROVIDING FOR THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code as amended (the “Act”), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the “Agency;”

WHEREAS, the City Council (the “City Council”) of the city of Pocatello (the “City”) found that deteriorating areas exist in the City, therefore, for the purposes of the Law, created an urban renewal agency pursuant to the Law, authorizing the Agency to transact business and exercise the powers granted by the Law and the Act upon making the findings of necessity required for creating the Agency;

WHEREAS, the Mayor has duly appointed the Board of Commissioners of the Agency, which appointment was confirmed by the City Council;

WHEREAS, the City Council, on June 22, 2006, after notice duly published, conducted a public hearing on the Naval Ordnance Plant Urban Renewal Plan (the “Naval Ordnance Plant Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2797 on June 22, 2006, approving the Naval Ordnance Plant Plan, making certain findings, and establishing the Naval Ordnance Plant revenue allocation area (the “Naval Ordnance Plant Project Area”);

WHEREAS, the City Council, on April 19, 2007, after notice duly published, conducted a public hearing on the North Portneuf Urban Renewal Plan (the “North Portneuf Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2814 on April 19, 2007, approving the North Portneuf Plan, making certain findings, and establishing the North Portneuf revenue allocation area (the “North Portneuf Project Area”);

WHEREAS, the City Council, on November 4, 2010, after notice duly published conducted a public hearing on the Pocatello Regional Airport Urban Renewal Area Plan (the “Pocatello Regional Airport Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2889 on November 4, 2010, approving the Pocatello Regional Airport Plan, making certain findings, and establishing the Pocatello Regional Airport revenue allocation area (the “Pocatello Regional Airport Project Area”);

WHEREAS, the City Council, on May 2, 2019, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Northgate Urban Renewal Project (the “Northgate Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3026 on May 2, 2019, approving the Northgate Plan, making certain findings, and establishing the Northgate revenue allocation area (the “Northgate Project Area”);

WHEREAS, the above referenced existing urban renewal plans are collectively referred to as the “Existing Urban Renewal Plans” and their respective existing revenue allocation project areas are collectively referred to as the “Existing Project Areas;”

WHEREAS, pursuant to Idaho Code § 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code § 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, based on inquiries and information presented, the City and Agency commenced certain discussions concerning examination of an area, a portion of which is located within the City, and a portion of which is located within the City’s area of operation within unincorporated Bannock County, that it may may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in October 2023, the Agency authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City’s area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the Agency

Board of Commissioners (the “Board”) on April 17, 2024. At its meeting on June 12, 2024, the Board directed SBF to proceed with study and planning efforts related to the South 5th Corridor and preparation of an eligibility report of an area approximately 2,292 acres in size (including public rights-of-way). The area is roughly bounded by the Union Pacific Railroad to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east, and is commonly referred to as the South 5th Corridor Area (the “Study Area”). The Study area is bisected by both Interstate 15 and South 5th Avenue;

WHEREAS, the Agency obtained the South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025 (the “Report”), which examined the Study Area, which area also included real property located within unincorporated Bannock County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area, or a combination of both a deteriorating area and a deteriorated area, as those terms are defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and deteriorated area, several of the conditions necessary to be present in such an area are found in the Study Area, including:

- a. predominance of defective or inadequate street layout;
- b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; obsolete platting;
- c. diversity of ownership; and
- d. unsuitable topography;

WHEREAS, the Study Area includes open space/open land;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. See Idaho Code § 50-2903(8)(c);

WHEREAS, Idaho Code §§ 50-2018(8), (9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency, which are the same or similar to the conditions set forth in the definitions of “deteriorating area” and “deteriorating area;”

WHEREAS, the Report addresses the findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition or use;

WHEREAS, the Agency Board, on June 18, 2025, adopted Resolution No. 2025-3, accepting the Report and authorized the Chair, Vice-Chair, or Administrator of the Agency to transmit the Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by the Act;

WHEREAS, the Agency also authorized the transmittal of the Report to the Bannock County Board of County Commissioners for purposes of obtaining a resolution determining such areas outside the City limits and within unincorporated Bannock County to be deteriorated and/or deteriorating and appropriate for an urban renewal project;

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area includes parcels subject to such consent;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area;

WHEREAS, a portion of the Study Area includes certain real property located outside the City limits, but within the City's area of operation and within unincorporated Bannock County;

WHEREAS, the Agency submitted true and correct copies of Agency Resolution No. 2025-3 and the Report to the Bannock County Board of County Commissioners and the Commissioners were asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, on June 24, 2025, representatives of the City and the Agency presented the Report and the proposed approval timeline to the Bannock County Board of County Commissioners requesting the Commissioners to consider adopting the findings concerning the proposed Study Area;

WHEREAS, on June 24, 2025, the Bannock County Board of County Commissioners, pursuant to Resolution No. 2025-45 found the Study Area to be in need of an urban renewal project area;

WHEREAS, the City Council on July 17, 2025, adopted Resolution No. 2025-25, and declared the Study Area described in the Report to be a deteriorated area or a deteriorating area, or a combination thereof, as defined by Chapters 20 and 29 of Title 50, Idaho Code, as amended, that such Study Area is appropriate for an urban renewal project and directed the Agency to commence preparation of an urban renewal plan for the area designated;

WHEREAS, the Agency has embarked on an urban renewal project referred to as the
RESOLUTION NO. 2025-6 - 4

Urban Renewal Plan for the South 5th Avenue Urban Renewal Project (the “South 5th Plan”) to develop and/or redevelop a portion of the City and an area within unincorporated Bannock County adjacent and contiguous to the City, that is intended to be annexed into the City prior to development, pursuant to the Law and the Act, as amended;

WHEREAS, the South 5th Plan proposes to create an urban renewal and revenue allocation area commonly known as the South 5th Project Area, which area is shown on the “Boundary Map of Urban Renewal Project Area and Revenue Allocation Area” and described in the “Legal Description of Urban Renewal Project Area and Revenue Allocation Area,” which are attached to the South 5th Plan as Attachments 1 and 2 respectively;

WHEREAS, the area included in the South 5th Project Area is smaller than the area assessed in the Report as not all owners of agricultural operations elected to consent to be included within the South 5th Project Area;

WHEREAS, in order to implement the provisions of the Act and the Law either the Agency may prepare a plan, or any person, public or private, may submit such plan to the Agency;

WHEREAS, the Agency and its consultants have prepared the proposed South 5th Plan for most of the area previously designated as eligible for urban renewal planning;

WHEREAS, the Act authorizes the Agency to adopt revenue allocation financing provisions as part of an urban renewal plan;

WHEREAS, the South 5th Plan contains revenue allocation financing provisions as allowed by the Act;

WHEREAS, in order to implement the provisions of the Law and the Act, the Agency shall prepare and adopt the South 5th Plan and submit the South 5th Plan and recommendation for approval thereof to the City;

WHEREAS, as required by the Law and the Act, the Agency has reviewed the project information within the South 5th Plan concerning the use of revenue allocation funds and approved such information at several Agency Board meetings in 2025, and considered the South 5th Plan at its meeting on September 17, 2025;

WHEREAS, the South 5th Plan will be tendered to the Planning and Zoning Commission and to the City Council for their consideration and review as required by the Law and the Act;

WHEREAS, under the Act, the South 5th Plan shall include with specificity the following: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) a statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; and (6) a description of the methods of

financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in Idaho Code § 50-2903(20); and (8) a description of the disposition or retention of any assets of the agency upon the termination date;

WHEREAS, it is necessary and in the best interests of the citizens of the City to recommend approval of the South 5th Plan and to adopt, as part of the South 5th Plan, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the South 5th Plan in order to (1) encourage private development in the urban renewal area; (2) to prevent and arrest decay of the South 5th Plan due to the inability of existing financing methods to provide needed public improvements; (3) to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the South 5th Plan in order to facilitate the long-term growth of their common tax base; (4) to encourage the long-term growth of their common tax base; (5) to encourage private investment within the City and (6) to further the public purposes of the Agency;

WHEREAS, the Agency Board finds that the equalized assessed valuation of the taxable property in the revenue allocation area described in Attachments 1 and 2 of the South 5th Plan is likely to increase as a result of initiation of urban renewal projects in accordance with the South 5th Plan;

WHEREAS, under the Law and Act, any such plan should provide for (1) a feasible method for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan should conform to the general plan of the municipality as a whole; (3) the urban renewal plan should give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of the children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan should afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise;

WHEREAS, if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with

other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area;

WHEREAS, the projected base assessment roll of the South 5th Project Area together with the combined base assessment roll values of the Existing Project Areas do not exceed ten percent (10%) of the current assessed values of all the taxable property in the City;

WHEREAS, Agency staff and consultants recommend the Agency Board accept the South 5th Plan and forward it to the City Council;

WHEREAS, the Agency Board finds it in the best interests of the Agency and the public to formally adopt the South 5th Plan, as set forth in **Exhibit 1** attached hereto, and to forward it to the Mayor and City Council, and recommend its adoption, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF POCA TELLO, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. It is hereby found and determined that the South 5th Project Area as defined in the South 5th Plan is a deteriorated area, a deteriorating area, or a combination thereof, as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law.

Section 3. That the Agency specifically adopts the South 5th Plan along with any changes discussed at the September 17, 2025, Agency Board meeting, including but not limited to technical edits to the South 5th Plan, finalization of the Attachments to the South 5th Plan, including but not limited to the boundary map, legal description, land use and zoning maps and the executed agricultural operation consents, confirmation of taxing district levy rates, confirmation of the affected taxing districts, updated list of projects, estimated location or siting of improvements, updated map or legal description, and any modifications to the economic feasibility study prepared by Agency consultant SBF.

Section 4. That the Agency recommends that the South 5th Plan, a copy of which is attached hereto as **Exhibit 1**, and incorporated herein by reference, be adopted by the City Council, including those sections, modifications, text, and/or replacement of Attachments as discussed at the September 17, 2025, Agency Board meeting.

Section 5. That the required agricultural operation consents have been obtained and attached as Attachment 6 to the South 5th Plan.

Section 6. That the City and Bannock County shall enter into an Intergovernmental Agreement addressing any properties outside the City limits and within unincorporated Bannock County as required by the Act.

Section 7. That the Agency Administrator, if not attached at the time of the Agency Board's consideration, prior to consideration of the South 5th Plan by the City Council will

include final Attachments to the Plan, including but not limited to the boundary map and legal description and the map depicting expected land use and current zoning map of the Project Area.

Section 8. That this Resolution constitutes the necessary action of the Agency under the Act, Idaho Code § 50-2905, recommending approval by the City Council and that the South 5th Plan includes with specificity the following: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) a statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; and (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in Idaho Code § 50-2903(20); and (8) a description of the disposition or retention of any assets of the agency upon the termination date.

Section 9. It is hereby found and determined that:

- (a) The South 5th Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed-use, commercial and light industrial components of the South 5th Plan and the need for public improvements), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the South 5th Plan.
- (b) The South 5th Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development, and redevelopment of the South 5th Project Area by private enterprises.
- (c) To the extent necessary, the South 5th Plan provides a feasible method for relocation of any displaced families residing within the South 5th Project Area.
- (d) The South 5th Project Area contains “open land” areas, or areas of agricultural operation, that the Agency may acquire any open land, that the South 5th Project Area is planned to be developed and/or redeveloped in a manner that may include both residential and non-residential uses and that the “open land” criteria set forth in the Law and Act have been met.
- (e) The portion of the South 5th Project Area which may be identified for non-residential uses, the City Council may find is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns and the need for the correlation of this area with other areas of the City.

- (f) The portion of the South 5th Project Area which is identified for residential uses is necessary and appropriate as the City Council may find there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area of residential uses is an integral part of and essential to the program of the City.
- (g) The projected base assessment roll of the South 5th Project Area, together with the combined base assessment roll values of the Existing Project Areas do not exceed ten percent (10%) of the current assessed values of all the taxable property in the City.
- (h) The South 5th Plan includes a revenue allocation provision and the Agency has determined that the equalized assessed valuation of the revenue allocation area will likely increase as the result of the initiation of an urban renewal project.

Section 10. That this Resolution constitutes the necessary action of the Agency under the Law, Section 50-2008, Idaho Code, and the Act.

Section 11. The Chair, Vice-Chair, or Administrator, and the Secretary of the Agency are hereby authorized and directed to take all steps necessary and convenient to submit the proposed South 5th Plan for approval by the City Council, including but not limited to the preparation of the notice of public hearing on adoption of the revenue allocation financing provisions by the City and submittal of the South 5th Plan to the various taxing entities as required by Idaho Code § 50-2906.

Section 12. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Pocatello, Idaho, on September 17, 2025. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 17th day of September 2025.

Scott Turner, Chair Pro Tem

ATTEST:

By _____
Aceline McCulla, Secretary

Exhibit 1

Urban Renewal Plan for the South 5th Avenue Urban Renewal Project

4920-1479-5112, v. 1

**URBAN RENEWAL PLAN FOR THE
SOUTH 5TH AVENUE URBAN RENEWAL PROJECT**

**THE URBAN RENEWAL AGENCY OF THE CITY OF POCA TELLO
A/K/A THE POCA TELLO DEVELOPMENT AUTHORITY
CITY OF POCA TELLO, IDAHO**

Ordinance No. _____

Adopted _____

Effective _____

TABLE OF CONTENTS

		Page
100	INTRODUCTION	1
101	General Procedures of the Agency	5
102	Provisions Necessary to Meet State and Local Requirements: Conformance with the Idaho Urban Renewal Law of 1965, as Amended	5
103	History and Current Conditions of the Area	7
104	Purpose of Activities	8
105	Open Land Criteria	9
200	DESCRIPTION OF PROJECT AREA.....	10
300	PROPOSED REDEVELOPMENT ACTIONS	11
301	General	11
302	Urban Renewal Plan Objectives	14
303	Participation Opportunities and Agreement.....	15
	303.1 Participation Agreements.....	15
304	Cooperation with Public Bodies	17
305	Property Acquisition	18
	305.1 Real Property	18
	305.2 Personal Property	20
306	Property Management.....	20
307	Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project.....	20
308	Demolition, Clearance and Site Preparation.....	20
309	Property Disposition and Development	20
	309.1 Disposition by the Agency.....	20
	309.2 Disposition and Development Agreements	21
	309.3 Development by the Agency.....	22
310	Development Plans	23
311	[Reserved]	23
312	[Reserved]	23
313	Participation with Others	23
314	Conforming Owners.....	24
315	Arts Funding	24
400	USES PERMITTED IN THE PROJECT AREA.....	24
401	Designated Land Uses.....	24
402	[Reserved]	24
403	Public Rights-of-Way	24
404	Interim Uses	25
405	Development in the Project Area Subject to the Plan.....	25
406	Construction Shall Comply with Applicable Federal, State, and Local Laws and Ordinances and Agency Development Standards.....	26
407	[Reserved]	26
408	Nonconforming Uses	26

409	Design Guidelines for Development under a Disposition and Development Agreement or Owner Participation Agreement	26
500	METHODS OF FINANCING THE PROJECT	27
501	General Description of the Proposed Financing Method.....	27
502	Revenue Allocation Financing Provisions.....	27
	502.1 Economic Feasibility Study	29
	502.2 Assumptions and Conditions/Economic Feasibility Statement	29
	502.3 Ten Percent Limitation	31
	502.4 Financial Limitation.....	31
	502.5 [Reserved].....	33
	502.6 Participation with Local Improvement Districts and/or Community Infrastructure Districts	33
	502.7 Issuance of Debt and Debt Limitation	34
	502.8 Impact on Other Taxing Districts and Levy Rate	34
503	Phasing and Other Fund Sources	37
504	Lease Revenue and Bonds	37
505	Membership Dues and Support of Community Economic Development	37
600	ACTIONS BY THE CITY AND COUNTY	38
601	Maintenance of Public Improvements	39
700	ENFORCEMENT	40
800	DURATION OF THIS PLAN, TERMINATION, AND ASSET REVIEW	40
900	PROCEDURE FOR AMENDMENT OR MODIFICATION	41
1000	SEVERABILITY	42
1100	ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS	42
1200	APPENDICES, ATTACHMENTS, EXHIBITS, TABLES	42

Attachments

Attachment 1	Boundary Map of Urban Renewal Project Area and Revenue Allocation Area
Attachment 2	Legal Description of Urban Renewal Project Area and Revenue Allocation Area
Attachment 3	Private Properties Which May be Acquired by the Agency
Attachment 4	Map Depicting Expected Land Use and Current Zoning Map of the Project Area
Attachment 5	Economic Feasibility Study
Attachment 6	Agricultural Operation Consents
Attachment 7	Bannock County Board of County Commissioners Resolution No. 2025-45 (eligibility)
Attachment 8	Pocatello City Council Resolution No. 2025-25 (eligibility)
Attachment 9	Bannock County Board of County Commissioners Ordinance No. 2025__ (Intergovernmental Agreement and Transfer of Powers Ordinance)
Attachment 10	Pocatello City Council Resolution No. _____(Intergovernmental Agreement – Bannock County)

100 INTRODUCTION

This is the Urban Renewal Plan (the “Plan”) for the South 5th Avenue Urban Renewal Project (the “Project”) in the City of Pocatello (the “City”), state of Idaho. Attachments 1 through 10 attached hereto (collectively, the “Plan Attachments”) are incorporated herein and shall be considered a part of this Plan.

The term “Project” is used herein to describe the overall activities defined in this Plan and conforms to the statutory definition of an urban renewal project. Reference is specifically made to Idaho Code §§ 50-2018(10) and 50-2903(13) for the various activities contemplated by the term “Project.” Such activities include both private and public development of property within the urban renewal area. The South 5th Avenue Project Area is also referred to as the “Project Area” or the “Revenue Allocation Area.”

This Plan was prepared by the Board of Commissioners (the “Agency Board”) of the Urban Renewal Agency of the City of Pocatello, also known as the Pocatello Development Authority (the “Agency”), its consultants, and staff, and reviewed and recommended by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable local laws and ordinances.

Plan Required Information

Idaho Code § 50-2905 identifies what information the Plan must include with specificity as follows:

- (1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality.
- (2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area.
- (3) An economic feasibility study.
- (4) A detailed list of estimated project costs.
- (5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area.
- (6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan

shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan.

- (8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

This Plan includes the above information with specificity.

The Project Area extends beyond the municipal boundary of the City to include parcels in unincorporated Bannock County. Pursuant to Idaho Code Sections 50-2018(18) and 50-2906(1), the Bannock County Board of County Commissioners (the “BOCC”) has deemed the Project Area eligible for an urban renewal project (Attachment 7). Further, for purposes of implementing this Plan, the BOCC entered into an intergovernmental agreement with the City and adopted a transfer of powers ordinance (Attachments 9 and 10). As the Project Area develops, the City and County intend for the Project Area to be fully annexed into the City.

The proposed development and redevelopment of the Project Area as described in this Plan conforms to The City of Pocatello Comprehensive Plan 2040, adopted July 6, 2023 (the “Comprehensive Plan”), and adopted by the City Council (the “City Council”). The Agency intends to rely heavily on any applicable City design standards which may cover all or part of the Project Area.¹

This Plan is subject to the Plan modification limitations and reporting requirements set forth in Idaho Code § 50-2903A. Subject to limited exceptions as set forth in Idaho Code § 50-2903A, if this Plan is modified by City Council ordinance, then the base value for the year immediately following the year in which modification occurs shall include the then current year’s equalized assessed value of the taxable property in the revenue allocation area, effectively eliminating the Agency’s revenue stream.

A modification shall not be deemed to occur when “[t]here is a plan amendment to make technical or ministerial changes to a plan that does not involve an increase in the use of revenues allocated to the agency.” Idaho Code § 50-2903A(1)(a)(i). Annual adjustments as more specifically set forth in the Agency’s annual budget will be required to account for more/less estimated revenue and project timing, including the specific location and prioritization of projects. Any adjustments for these stated purposes are technical and ministerial and are not modifications under Idaho Code § 50-2903A.

Further, a modification shall not be deemed to occur when “[t]here is a plan amendment to support growth of an existing commercial or industrial project in an

¹ The redevelopment of the Project Area also conforms to the Bannock County Comprehensive Plan 2040, Bannock County’s Plan for the Future, adopted April 1, 2025. However, as the unincorporated parcels within the Project Area will ultimately be annexed into the City prior to development, the City’s Comprehensive Plan will guide development as addressed in the intergovernmental agreement between the City and the County.

existing revenue allocation area, subject to the provisions of section 50-2905A, Idaho Code.” Idaho Code § 50-2903A(1)(a)(iv). The proposed development of the Project Area includes primarily mixed-use, commercial, office, retail, multi-family and single family residential, hospitality and industrial projects. Any adjustment to the list of improvements and/or revenue stream to support growth of the proposed commercial and industrial projects is not a modification under Idaho Code § 50-2903A.

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the development, redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project Area. The Agency retains all powers allowed by the Law and Act. This Plan presents a process and a basic framework within which plan implementation, including contracts, agreements and ancillary documents will be presented and by which tools are provided to the Agency to fashion, develop, and proceed with plan implementation. The Plan has balanced the need for flexibility over the twenty (20)-year timeframe of the Plan to implement the improvements identified in Attachment 5.1, with the need for specificity as required by Idaho Code § 50-2905. The Plan narrative addresses the required elements of a plan set forth in Idaho Code § 50-2905(1), (2), (5), (7) and (8). Attachment 5, together with the Plan narrative, meets the specificity requirement for the required plan elements set forth in Idaho Code § 50-2905(2)-(6), recognizing that actual Agency expenditures are prioritized each fiscal year during the required annual budgeting process.

General Plan Objectives

Allowed projects are those activities which comply with the Law and the Act and meet the overall objectives of this Plan. The public-private relationship is crucial in the successful development and redevelopment of the Project Area. Typically, the public will fund enhanced public improvements like utilities, streets, and sidewalks which, in turn, establish the necessary infrastructure to support adjacent private investment, which in this case includes mixed-use, commercial, office, retail, multi-family and single family residential, hospitality and light industrial facilities.

The purpose of the Law will be attained through and the major goals of this Plan are:

- a. The planning, design, construction and/or reconstruction of public improvements, including local, arterial and collector streets to support development and redevelopment; improvements to existing roadways and intersections, pedestrian and bicycle facilities, including but not limited to improvements to, and adjacent to, S. 5th Avenue; installation of curbs, gutters and streetscapes throughout the Project Area, which for purposes of this Plan, the term “streetscapes” includes sidewalks, multi-use pathways, lighting, landscaping/landscape islands, benches, bike racks, signage/wayfinding, public art and similar amenities between the curb and right of way line; sidewalk widening projects; intersection improvements and signalization; installation and/or improvements to fiber optic facilities; improvements to public utilities including water and sewer system improvements, and fire protection systems; removal, burying, or relocation of overhead utilities; extension of electrical distribution lines and transformers; improvement of

irrigation canals and drainage ditches and laterals; installation and construction of pathways; and improvement of storm drainage facilities;

- b. The planning, design, construction, and reconstruction of local, collector and arterial roads to support access management; walkability and bikeability; and to continue to support high-quality mixed-use activity centers;
- c. The replanning, redesign, and development of undeveloped or underdeveloped areas which are stagnant or improperly utilized because of limited traffic access, underserved utilities, and other site conditions;
- d. The strengthening of the economic base of the Project Area and the community by the installation of needed public improvements to stimulate new private development providing transportation and mobility improvements; greater housing density; retail; office buildings; hospitality; light industrial projects; public amenities; increased employment opportunities and economic growth;;
- e. The provision of adequate land for open space, street rights-of-way and pedestrian rights-of-way, including trails and pathways, wider sidewalks and lighting improvements; improvements to existing parks and open space, and the installation of community event space;
- f. The reconstruction and improvement of street corridors to allow traffic flows to move through the Project Area along with the accompanying utility connections, through the Project Area;
- g. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;
- h. The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Project Area as a whole and benefiting the various taxing districts in which the urban renewal area is located;
- i. The acquisition of real property to support development and/or redevelopment initiatives consistent with the Law and Act;
- j. The design, installation, construction and/or redevelopment of public parking facilities;
- k. The funding of necessary public infrastructure to accommodate both public and private development.

101 General Procedures of the Agency

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. The Agency is also governed by its bylaws, as authorized by the Law, and adopted by the Agency. Under the Law, the Agency is governed by the Idaho open meeting law; the Public Records Act; the Ethics in Government Act of 2015, Chapters 1, 2 and 4 of Title 74, Idaho Code; reporting requirements pursuant to Idaho Code §§ 67-450B, 67-1076, 50-2903A and 50-2913; and the competitive bidding requirements under Chapter 28, Title 67, Idaho Code, as well as other procurement or other public improvement delivery methods.

Subject to limited exceptions, the Agency shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision.

The Agency may adopt separate policy statements. Any modification to any policy statement is a technical or ministerial adjustment and is not a modification to this Plan under Idaho Code § 50-2903A.

102 Provisions Necessary to Meet State and Local Requirements: Conformance with the Idaho Code Sections 50-2008 and 50-2906

Idaho law requires that the City Council, by resolution, must determine a geographic area be a deteriorated area or a deteriorating area, or a combination thereof, and designate such area as appropriate for an urban renewal project prior to preparation of an urban renewal plan. A consultant, SB Friedman Development Advisors, LLC, was retained to study an approximately 2,292-acre project area (the “Study Area”) and prepare an eligibility report. The Study Area included parcels located within the City limits as well as outside the boundaries of the City and within unincorporated Bannock County. The South 5th Urban Renewal Area Eligibility Study, dated June 11, 2025 (the “Report”) was submitted to the Agency. The Agency accepted the Report by Agency Resolution No. 2025-3 on June 18, 2025, and thereafter submitted the Report to the Bannock County Board of County Commissioners and the City Council for their consideration.

As properties within the Study Area included parcels that were within the City limits as well as outside the boundaries of the City and within unincorporated Bannock County, and in accordance with Idaho Code § 50-2018(18), the Bannock County Board of County Commissioners considered adoption of a resolution finding the Study Area to be a deteriorated area and/or deteriorating area and finding a need for the urban renewal plan.

On June 24, 2025, representatives of the City and the Agency presented the Report to the Bannock County Board of County Commissioners requesting the Commissioners to consider adopting the findings concerning the Study Area. On June 24, 2025, the Bannock County Board of County Commissioners, pursuant to Resolution No. 2025-45, adopted the Agency’s findings concerning the proposed Study Area. A copy of Resolution No. 2025-45 is attached hereto as Attachment 7.

Thereafter, the Study Area was deemed by the City Council to be a deteriorating area and/or a deteriorated area, and therefore, eligible for an urban renewal project by adoption of Resolution No. 2025-25 on July 17, 2025. With the adoption of Resolution No. 2025-25, the City Council declared the Study Area described in the Report to be a deteriorated area and/or a deteriorating area as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such area is appropriate for an urban renewal project, and directed the Agency to commence preparation of an urban renewal plan. A copy of Resolution No. 2025-25 is attached hereto as Attachment 8.

Based on discussions with City staff, property owners and others, it was determined the proposed Project Area would be smaller than the Study Area.

Under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years. The necessary agricultural operation consents (attached hereto as Attachment 6) have been obtained.

The Plan was prepared and submitted to the Agency for its review and approval. The Agency approved the Plan by the adoption of Agency Resolution No. 2025-___ on September __, 2025, and submitted the Plan to the BOCC and the City Council with its recommendation for adoption.

In accordance with the Law, this Plan was submitted to the Planning and Zoning Commission of the City². After consideration of the Plan, the Commission reported to the City Council that this Plan is in conformity with the City's Comprehensive Plan.

In accordance with the Law and the Act, the City Council and BOCC, pursuant to BOCC resolution, entered into an intergovernmental agreement concerning the administration and implementation of the Plan and the BOCC adopted a transfer of powers ordinance on _____, 2025, by Ordinance No. _____ (Attachment 9).

The City Council, pursuant to a resolution, entered into an intergovernmental agreement with the BOCC concerning the administration and implementation of the Plan (Attachment 10).

Pursuant to the Law and Act, the City Council having published due notice thereof, a public hearing was held on this Plan. Notice of the hearing was duly published in the *Idaho State Journal*, a newspaper having general circulation in the City. The City Council adopted this Plan on _____, 2025, by Ordinance No. _____.

² It is anticipated the parcels currently located within the boundaries of unincorporated Bannock County will be annexed into the City prior to development occurring on those parcels.

103 History and Current Conditions of the Area

This Project Area includes an estimated 2,292 acres (including public rights-of-way). The Project Area is bounded roughly by the Union Pacific Railroad tracks to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east. The Project Area is bisected by both Interstate 15 ("I-15") and South 5th Avenue. Approximately 991 acres of the Project Area are publicly owned by the City, Bannock County, state or federal government and their agencies, or by private ownership of right-of-way, such as the Union Pacific Railroad. The current land uses within the Project Area include residential, retail, office, light industrial, right-of-way, park/recreational and open land.

A significant impediment to development is the extent of public infrastructure necessary to develop the area consistent with the goals set forth in the Comprehensive Plan. Based on current conditions, development potential within the Project Area is currently restricted due to the need for extensions, improvements and upgrades to water and wastewater facilities. Access roads and roadway extensions are needed throughout the district, but particularly east of South 5th Avenue. The Report found deficient and missing sidewalks throughout the Project Area. Parcel sizes and shapes combined with the diversity of ownership will present challenges to parcel assemblage for right-of-way, access and development.

The Plan proposes installation and improvements to public infrastructure and other publicly owned assets throughout the Project Area, as more specifically set forth in Attachment 5, creating the opportunity to support mixed-use, commercial, office, retail, multi-family and single family residential, hospitality and light industrial projects consistent with the City's Comprehensive Plan.

The Project Area is underdeveloped and is not being used to its highest and best use due to the predominance of defective or inadequate street layout, diversity of ownership, obsolete platting, unsuitable topography, faulty lot layout and inadequate utility infrastructure needed for desired development. The foregoing conditions result in economic underdevelopment of the area and have arrested or impaired growth in the Project Area.

The preparation and approval of an urban renewal plan, including a revenue allocation financing provision, gives the City additional resources to solve the public infrastructure and development impediment issues in this area. Revenue allocation financing should help to improve the situation. This Plan will help to deliver development outcomes with significant public benefit which the market will not otherwise deliver on its own. In effect, property taxes generated by new developments within the Project Area may be used by the Agency to finance a variety of needed public improvements and facilities. Finally, economic development opportunities may generate new jobs in the Project Area and will increase the tax base, which in turn, could be a factor in lowering taxes, benefiting area residents long-term. These new developments could support a variety of housing opportunities with diverse rental and income ranges, which supports and adds to the fabric of the neighborhoods and activity centers in the Project Area.

It is unlikely that individual developers or public partners will take on the prohibitive costs of constructing the necessary infrastructure in the Project Area without the ability of revenue allocation to help offset at least some of these costs. But for urban renewal and revenue allocation financing, the proposed public improvements to support revitalization of the Project Area would not occur.

104 Purpose of Activities

Attachment 5 includes the public improvements list identifying with specificity the proposed public improvements and projects contemplated in the Project Area. The estimated project costs of the full public projects list exceed the anticipated revenue projections over the duration of the Project Area. Prioritization and phasing of projects is based on identification of key public improvements identified by the City, which were determined to be critical to support and incent revitalization and new development. Additional unfunded projects are identified in the overall project list but are not specifically prioritized. These are projects that may be advance funded by developers; have alternative sources of funding; or may be re-prioritized depending on how development occurs within the Project Area. Attachment 5 identifies the estimated location of the proposed projects in the Project Area. The description of activities, public improvements, and the estimated costs of those items are intended to create an outside limit of the Agency's activity. Due to the inherent difficulty in projecting future levy rates, future taxable value, and the future costs of construction, the Agency reserves the right to:

- a. change funding amounts from one Project to another.
- b. to re-prioritize the Projects described in this Plan and the Plan Attachments, including eligible projects shown on the projects list may be substituted for priority projects.
- c. Retain flexibility in funding the various activities in order to best meet the Plan and the needs of the Project Area.
- d. Retain flexibility in determining whether to use the Agency's funds or funds generated by other sources.
- e. Alter the location of proposed improvements set forth in Attachment 5 to support development when it occurs. The information included in Attachment 5 presents a proposed, realistic development scenario, projected timeline, and location, recognizing it is difficult to project with any certainty where the improvements will be sited until the future project submits plans to the City for design review and permitting.

The Agency intends to discuss and negotiate with any owner or developer of the parcels within the Project Area seeking Agency assistance during the duration of the Plan and Project Area. During such negotiation, the Agency will determine the eligibility of the activities sought for Agency funding, the amount the Agency may fund by way of percentage or other criteria including the need for such assistance. The Agency will also take into account the

amount of revenue allocation proceeds estimated to be generated from the developer’s activities. The Agency also reserves the right to establish by way of policy, its funding percentage or participation, which would apply to all developers and owners.

Throughout this Plan, there are references to Agency activities, Agency funding, and the development, and contribution of public improvements. Such references do not necessarily constitute a full, final, and formal commitment by the Agency but, rather, grant to the Agency the discretion to participate as stated subject to achieving the objectives of this Plan and provided such activity is deemed eligible under the Law and the Act. The activities listed in Attachments 5 will be determined or prioritized as the overall Project Area develops and through the annual budget setting process.

The activities listed in Attachments 5 are also prioritized by way of importance to the Agency by the amounts funded, and by year of funding, with earlier years reflecting the more important activities, achievement of higher objectives, long term goals, and commitments. As required by the Law and Act, the Agency will adopt more specific budgets annually. The projected timing of funding is primarily a function of the availability of market conditions and financial resources but is also strategic, considering the timing of private development partnership opportunities and the ability of certain strategic activities to stimulate development at a given points in time within the planned 20-year period of the Plan and Project Area.

The Study (Attachments 5) has described a list of prioritized and phased public improvements and other related activities with costs inflated to the respective year totaling approximately \$37,400,000. The prioritized projects are split into three phases: Phase 1 (2026-2032), project costs estimated to be \$2,400,000; Phase 2 (2033-2038), project costs estimated to be \$8,900,000; and Phase 3 (2039-2045), project costs estimated to be \$26,100,000. The Study has further identified and described a list of unfunded additional projects and public improvements. The cost of the unfunded additional projects is \$57,400,000³. The Study has concluded the capacity of revenue allocation funds through the term of the Plan based on the projected new development projects and assessed value increases will likely generate an estimated \$52,444,872 net of administrative costs. The Agency reserves the discretion and flexibility to use revenue allocation proceeds in excess of the amounts predicted in the event higher increases in assessed values occur during the term of the Plan for the improvements and activities identified in Attachment 5 and this Plan. Additionally, the Agency reserves the discretion and flexibility to use other sources of funds unrelated to revenue allocation to assist in the funding of the improvements and activities identified in Attachment 5 and this Plan.

105 Open Land Criteria

This Plan contemplates Agency acquisition of property within the Project Area, in part, to support parcel assemblage for mixed-use, commercial, office, retail, multi-family and single family residential, hospitality and light industrial projects, right-of-way acquisition and economic development/demonstration projects. The Project Area is not predominantly open; however, the Project Area includes parcels that are vacant and/or transitioning agricultural operations that could meet the undefined “open land” intent requiring the area meet the conditions set forth in

³ Costs for the additional unfunded projects inflated to 2044 and 2045.

Idaho Code § 50-2008(d). These conditions include defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout, all of which are included in one form or another in the definitions of deteriorated area or deteriorating area set forth in Idaho Code §§ 50-2018(8), (9) and 50-2903(8). The issues listed only in Idaho Code § 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography, and “the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.”

Open land areas qualify for Agency acquisition and development for residential uses if the City Council determines there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City, that the need for housing will be increased as a result of the clearance of deteriorated areas, that the conditions of blight in the area and the shortage of decent, safe and sanitary housing contributes to an increase in the spread of disease and crime and constitutes a menace to the public health, safety, morals, or welfare, and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City. Due to the City’s expected growth, as described in Attachment 5, the need for housing is significant and integral to a successful mixed-use Project Area. Further, the existing zoning designations in the Project Area allow for mixed-density residential, and the future land use map shows areas of projected increased residential density.

Open land areas qualify for Agency acquisition and development for primarily nonresidential uses if acquisition is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives if any of the deteriorating area conditions set forth in Idaho Code §§ 50-2018(8), (9) and 50-2903(8) apply. But such areas also qualify if any of the issues listed only in Idaho Code § 50-2008(d)(4)(2) apply. The parcel size, lack of direct access to right-of-way, the needed improvements to the water and sewer facilities to support future development; and fragmented streetscapes, including curb, gutter, sidewalks, and storm drainage facilities, are all conditions which delay development in the Project Area. Further, the faulty lot layout in relation to size, adequacy, accessibility or usefulness/obsolete platting; unsuitable topography; diversity of ownership; and economic disuse are all conditions which delay or impair development of the open land areas and satisfy the open land conditions as more fully supported by the South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025, prepared by SB Friedman Development Advisors, LLC.

This Plan anticipates Agency acquisition of property within the Project Area; however, the acquisition of specific parcels is unknown at this time. Should the Agency determine the need to acquire property as further set forth in Attachment 3, then the open land areas in the Project Area qualify for Agency acquisition and development.

200 DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area and the Revenue Allocation Area are shown on the Boundary Map of Urban Renewal Project Area and Revenue Allocation Area, attached hereto as Attachment 1 and incorporated herein by reference, and are described in the Legal Description of

Urban Renewal Project Area and Revenue Allocation Area, attached hereto as Attachment 2 and incorporated herein by reference. For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way or other natural boundary unless otherwise stated.

300 PROPOSED REDEVELOPMENT ACTIONS

301 General

The Agency proposes to eliminate and prevent the spread of deteriorating conditions and deterioration in the Project Area by employing a strategy to improve and develop public and private lands, and to grow the economy in the Project Area. Implementation of the strategy includes, but is not limited to the following actions:

- a. The provision for participation by property owners and developers within the Project Area to achieve the objectives of this Plan;
- b. The engineering, design, installation, construction, and/or reconstruction of the transportation network within the Project Area, including all streets and streetscapes within the Project Area, and related pedestrian and bicycle facilities, sidewalk, curb and gutter, intersection improvements, road widenings, and traffic signals (if needed), and the engineering, design, installation, and construction of additional roads throughout the Project Area to support connectivity within the Project Area and future development;
- c. The engineering, design, installation, construction and/or reconstruction of sidewalks and related pedestrian and bicycle facilities, curb and gutter and streetscapes, which for purposes of this Plan, the term streetscapes include sidewalks, lighting, landscaping, benches, signage, way-finding, bike racks, public art, and similar amenities between the curb and right-of-way line; and other public improvements, including multi-use pathways with landscape buffers and public open spaces, including but not limited to public parking facilities, parks, and plazas;
- d. The engineering, design, installation, construction, and/or reconstruction of utilities (within and outside of the Project Area) including but not limited to improvements and upgrades to the water distribution system, including extension of the water distribution system, water capacity improvements, including to increase fire flows, water storage upgrades, wastewater system improvements and upgrades, including extension of the wastewater collection system, lift stations, and improvements, and upgrades to power, gas, fiber optics, communications and other such facilities. To the extent construction of utilities outside of the Project Area are identified, such improvements are directly related to the growth and development within the Project Area, but cannot be sited within the Project Area;

- e. Removal, burying, or relocation of overhead utilities; removal or relocation of underground utilities; extension of electrical distribution lines and transformers; improvement of irrigation canals and drainage ditches and laterals; undergrounding or piping of laterals; addition of fiber optic lines or other communication systems; public parking facilities, and other public improvements, including but not limited to, fire protection systems, floodway and flood zone mitigation; and other public improvements that may be deemed appropriate by the Board;
- f. The acquisition of real property for public right-of-way and streetscape improvements, utility undergrounding, extension, upgrades, public parks, plazas, community spaces and trails, pedestrian facilities, pathways and trails, recreation access points, open space and to encourage housing diversity, enhance transportation and mobility options, decrease underutilized parcels and surface parking lots, create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers for qualified developments;
- g. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- h. The demolition or removal of certain buildings and/or improvements for public rights-of-way and streetscape improvements, pedestrian facilities, utility undergrounding extension and upgrades, public parks and trails, public facilities, and to encourage and enhance housing diversity, enhance transportation and mobility options, decrease underutilized parcels and surface parking lots, to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;
- i. The management of any property acquired by and under the ownership and control of the Agency;
- j. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- k. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;
- l. The engineering, design, installation, construction, and/or reconstruction of below ground infrastructure to support the construction of certain municipal buildings, or permitted remodels, pursuant to Idaho Code § 50-2905A;

- m. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies, hospitality industry and industrial projects;
- n. The provision of financial and other assistance to encourage greater density;
- o. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- p. The preparation and assembly of adequate sites for the development and construction of facilities for mixed-use, commercial, office, retail, multi-family and single family residential, hospitality and light industrial use;
- q. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines for the design of streetscape, festival streets, plazas, multi-use pathways, parks and open space and other like public spaces applicable to the Project Area as needed to support implementation of this Plan;
- r. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;
- s. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment; and
- t. To make improvements to utilities (within and outside of the Project Area) to encourage development throughout the Project Area.
- u. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state, and local regulations for storm water discharge and to support private development;
- v. The provision for relocation assistance to displaced Project Area occupants, as required by law, or within the discretion of the Agency Board for displaced businesses;
- w. The environmental assessment and remediation of brownfield sites, or sites where environmental conditions detrimental to development and/or redevelopment exist;
- x. Agency participation in the remediation of any brownfield or other environmental conditions present in the Project Area; and

- y. Other related improvements to those set forth above as further set forth in Attachment 5.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by Law and Act.

302 Urban Renewal Plan Objectives

Urban renewal activity is necessary in the Project Area to combat problems of physical deterioration or deteriorating conditions. As set forth in greater detail in Section 103, the Project Area has a history of stagnant growth and development compared to other areas of the City based on deteriorated and/or deteriorating conditions that have arrested or impaired or will arrest or impair growth in the Project Area primarily attributed to: a predominance of defective or inadequate street layout; diversity of ownership; faulty lot layout in relation to size, adequacy, accessibility or usefulness/obsolete platting; unsuitable topography; economic disuse; and inadequate utility infrastructure needed to support desired development. The Plan for the Project Area is a proposal to work in partnership with public and private entities to improve, develop, and grow the economy within the Project Area by the implementation of a strategy and program set forth in Section 301.

The provisions of this Plan are applicable to all public and private property in the Project Area. The provisions of the Plan shall be interpreted and applied as objectives and goals, recognizing the need for flexibility in interpretation and implementation, while at the same time not in any way abdicating the rights and privileges of the property owners which are vested in the present and future zoning classifications of the properties. All development under an owner participation agreement shall conform to those standards specified in Section 303.1 of this Plan.

This Plan must be practical in order to succeed. Particular attention has been paid to how it can be implemented, given the changing nature of market conditions. Transforming the Project Area into a vital, thriving part of the community requires an assertive strategy. The following list represents the key elements of that effort:

- a. Initiate simultaneous projects designed to revitalize the Project Area. From street and utility improvements to significant new public or private development, the Agency plays a key role in creating the necessary momentum to get and keep things going.
- b. Promote mixed-use, commercial, office, retail, single-family and multi-family residential, hospitality and light industrial projects within the Project Area that is oriented toward creating activity centers and provides economic, recreational, and residential opportunities for surrounding neighborhoods and businesses.
- c. Secure and improve certain public open space and recreation access points in critical areas.

- d. Initiate projects designed to increase density, encourage activity centers, and provide mobility options.

Without direct public intervention, much of the Project Area could conceivably remain unchanged and in a deteriorated and/or deteriorating condition for the next twenty (20) years. The Plan creates the necessary flexible framework for the Project Area to support the City's economic development while complying with the "specificity" requirement set forth in Idaho Code § 50-2905.

Land use in the Project Area will be modified to the extent that underutilized, underdeveloped, and vacant land and land now devoted to uses inconsistent with the future land uses of the area will be converted to mixed-use, commercial, office, retail, single-family and multi-family residential, hospitality, and light industrial projects. In implementing the activities described in this Plan, the Agency shall give due consideration to the provision of adequate open space, park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of residents in the general vicinity of the Project Area covered by the Plan. Additional considerations include overall neighborhood improvements, special consideration for housing, and transportation and mobility options.

303 Participation Opportunities and Agreement

303.1 Participation Agreements

The Agency shall enter into various development participation agreements with any existing or future owner of property in the Project Area, in the event the property owner receives assistance from the Agency in the development and/or redevelopment of the property. The term "owner participation agreement" or "participation agreement" is intended to include all participation agreements with a property owner, including reimbursement agreements, grant agreements or other participation agreements. In that event, the Agency may allow for an existing or future owner of property to remove the property and/or structure from future Agency acquisition subject to entering into an owner participation agreement. The Agency may also enter into owner participation agreements with other future owners and developers within the Project Area throughout the duration of this Plan in order to implement the infrastructure improvements set forth in this Plan.

Each structure and building in the Project Area to be rehabilitated or to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the standards set forth in an executed owner participation agreement and meets the conditions described below:

- a. Any such property within the Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. The owner participation agreement may require as a condition of financial participation by the Agency a commitment by the property owner to meet the greater objectives of

the land use elements identified in the Comprehensive Plan, and applicable zoning ordinances. Upon completion of any rehabilitation each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition that will continue throughout an estimated useful life for a minimum of twenty (20) years.

- b. All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated or constructed in conformity with all applicable codes and ordinances of the City.
- c. Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan, as well as to all applicable codes and ordinances of the City.

All owner participation agreements will address phasing issues, development timing, justification and eligibility of project costs, and achievement of the objectives of the Plan. The Agency shall retain its discretion in the funding level of its participation. Obligations under owner participation agreements shall terminate no later than the termination date of this Plan, December 31, 2045. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any owner participation agreement.

In all participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency in accordance with Section 305.1 of this Plan and sold or leased for rehabilitation or development in accordance with this Plan.

Owner participation agreements may be used to implement the following objectives:

- a. Encouraging property owners to revitalize and/or remediate deteriorated areas or deteriorating areas of their parcels to accelerate development in the Project Area.
- b. Subject to the limitations of the Law and the Act, providing incentives to property owners to encourage utilization and expansion of existing permitted uses during the transition period to prevent a decline in the employment base and a proliferation of vacant and deteriorated parcels in the Project Area during the extended redevelopment of the Project Area.
- c. To accommodate improvements and expansions allowed by City regulations.

- d. Subject to the limitations of the Law and Act, providing incentives to improve nonconforming properties so they implement the design guidelines contained in this Plan to the extent possible and to encourage an orderly transition from nonconforming to conforming uses through the term of the Plan.
- e. Provide for advance funding by the developer/owner participant of those certain public improvements related to or needed for the private development and related to the construction of certain public improvements. In that event, the Agency will agree as set out in the participation agreement to reimburse a portion of, or all of, the costs of public improvements identified in the participation agreement from the revenue allocation generated by the private development.

304 Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. All plans for development of property in the Project Area by a public body shall be subject to Agency approval, in the event the Agency is providing any financial assistance.

Subject to applicable authority, the Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements of the Project Area as allowed by the Law and Act.

The Agency intends to cooperate to the extent allowable with the City (or the Idaho Transportation Department), as the case may be, for the engineering, design, installation, construction, and/or reconstruction of public infrastructure improvements, including, but not limited to water, sewer, storm drainage, electrical, natural gas, telecommunication, or other similar systems and lines, streets, roads, curbs, gutters, sidewalks, walkways, parking facilities and unoccupied auxiliary structures. The Agency shall also cooperate with the City (or the Idaho Transportation Department) on various relocation, screening, or undergrounding projects and the providing of fiber optic capability. To the extent any public entity, including the City, has funded certain improvements, the Agency may reimburse those entities for those expenses. The Agency also intends to cooperate and seek available assistance from state, federal and other sources for economic development.

In the event the Agency is participating in the public development by way of financial incentive or otherwise, the public body shall enter into a participation agreement with the Agency and then shall be bound by the Plan and other land use elements and shall conform to those standards specified in Section 303.1 of this Plan.

This Plan does not financially bind or obligate the City, Agency and/or any other public entity to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any owner participation agreement and in the annual budget adopted by the Agency Board.

305 Property Acquisition

305.1 Real Property

Only as specifically authorized herein, the Agency may acquire, through the voluntary measures described below, but is not required to acquire, any real property located in the Project Area where it is determined that the property is needed for construction of public improvements, required to eliminate or mitigate the deteriorated or deteriorating conditions, to facilitate economic development, including acquisition of real property intended for disposition to qualified developers through a competitive process, and as otherwise allowed by law. The acquisition shall be by any means authorized by law, including, but not limited to, the Law, the Act, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, but shall not include the right to invoke eminent domain authority except as authorized herein. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property, without acquiring the land upon which those structures and fixtures are located.

The Agency intends to acquire any real property through voluntary or consensual gift, devise, exchange, or purchase. Such acquisition of property may be for the development of the public improvements identified in this Plan. Such properties may include properties owned by private parties or public entities. This Plan does not anticipate the Agency's widespread use of its resources for property acquisition, except for the construction of public improvements or to dispose of real property to a qualified developer to incent certain types of development as permitted by the Law and Act.

In the event the Agency identifies certain property which should be acquired to develop certain public improvements intended to be constructed under the provisions of this Plan, the Agency shall coordinate such property acquisition with any other public entity (e.g., without limitation, the City, the state of Idaho, or any of its authorized agencies), including the assistance of the Agency of funds to acquire said property either through a voluntary acquisition or the public entity's invoking of its eminent domain authority as limited by Idaho Code Section 7-701A.

The Agency is authorized by this Plan to acquire the properties for the uses identified in Attachment 3 hereto, including but not limited to property to be acquired for the extension or expansion of certain rights-of-way.

The Agency is authorized by this Plan and Idaho Code §§ 50-2010 and 50-2018(12) to acquire the properties identified in Attachment 3 hereto for the purposes set forth in this Plan. The Agency has identified its intent to acquire and/or participate in the development of certain public improvements, including, but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, public parking, community facilities, including but not limited to parks, plazas and open spaces, pedestrian/bike paths and trails, recreation facilities and access points, and other public facilities. Further, the Agency may acquire real property to facilitate mixed-use, housing, commercial, retail, office, hospitality and economic development projects by assembling and disposing of developable parcels. The Agency's property acquisition will result in remediating deteriorating conditions in the Project Area by facilitating the development of mixed-use, commercial, office, retail, single-family and multi-family residential, hospitality, community uses, industrial projects and economic development projects to support vibrant activity centers. The public improvements are intended to be dedicated to the City and/or other appropriate public entity, as the case may be, upon completion. The Agency reserves the right to determine which properties identified, if any, should be acquired. The open land areas qualify for Agency acquisition as further set forth in Section 105 of this Plan.

It is in the public interest and may be necessary, in order to eliminate the conditions requiring redevelopment and/or development and in order to execute this Plan, for the power of eminent domain to be employed by the Agency or by the City with the Agency acting in an advisory capacity⁴ to acquire real property in the Project Area for the public improvements identified in this Plan, which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

Under the provisions of the Act, the urban renewal plan "shall be sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area." Idaho Code § 50-2018(12). The Agency has generally described those properties by use as set out in Attachment 3 for acquisition for the construction of public improvements. The Agency may also acquire property for the purpose of developing streetscape and public utilities. The Agency reserves the right to determine which properties, if any, should be acquired.

⁴ House Bill 1044, adopted by the Idaho Legislature during the 2021 Legislative Session, limited the Agency's ability to exercise eminent domain.

305.2 Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain for the purpose of developing the public improvements described in section 305.1.

306 Property Management

During the time real property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for development and/or redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

307 Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project

If the Agency receives federal funds for real estate acquisition and relocation, the Agency shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The Agency reserves the right to extend benefits for relocation to those not otherwise entitled to relocation benefits as a matter of state law under the Act or the Law.

In the event the Agency's activities result in displacement, the Agency shall comply with, at a minimum, the standards set forth in the Law. The Agency shall also comply with all applicable state laws concerning relocation benefits. The Agency shall also coordinate with the various local, state, or federal agencies concerning relocation assistance.

308 Demolition, Clearance and Site Preparation

The Agency is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

Further, the Agency is authorized (but not required) to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency including rock removal and site preparation. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, pedestrian walkways, parking facilities, drainage facilities, and other public improvements necessary to carry out this Plan.

309 Property Disposition and Development

309.1 Disposition by the Agency

For the purposes of this Plan, the Agency is authorized to sell, lease, lease/purchase, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or

otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho law, including Idaho Code § 50-2011 and pursuant to any disposition policies adopted by the Agency. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

Real property acquired by the Agency may be conveyed by the Agency and, where beneficial to the Project Area, without charge to any public body as allowed by law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

309.2 Disposition and Development Agreements

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of deteriorating conditions, all real property sold, leased, or conveyed by the Agency is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, lease/purchases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Bannock County, Idaho.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, disability/handicap, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

As required by law or as determined in the Agency's discretion to be in the best interest of the Agency and the public, the following requirements and obligations shall be included in the disposition and development agreement.

That the developers, their successors, and assigns agree:

- a. That a detailed scope and schedule for the proposed development shall be submitted to and agreed upon by the Agency.
- b. That the purchase or lease of the land and/or subterranean rights and/or air rights is for the purpose of redevelopment and not for speculation.

- c. That the building of improvements will be commenced and completed as jointly scheduled and determined by the Agency and the developer(s).
- d. That the site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Plan.
- e. All new construction shall have a minimum estimated life of no less than twenty (20) years.
- f. That rehabilitation of any existing structure must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.
- g. That the Agency receives adequate assurance acceptable to the Agency to ensure performance under the contract for sale.
- h. All such buildings or portions of the buildings which are to remain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City.
- i. All disposition and development documents shall be governed by the provisions of Section 409 of this Plan.
- j. All other requirements and obligations as may be set forth in any participation policy established and/or amended by the Agency.

The Agency also reserves the right to determine the extent of its participation based upon the achievements of the objectives of this Plan. Obligations under any disposition and development agreement and deed covenants, except for covenants which run with the land beyond the termination date of this Plan, shall terminate no later than December 31, 2045. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any disposition and development agreement.

309.3 Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct public improvements within the Project Area for itself or for any public body or entity, which public improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install, or construct the public improvements authorized under Idaho Code Section 50-2007, 50-2018(10) and (13), and 50-2903(9), (13), and (14), and as otherwise identified in Attachments 5, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefore.

The Agency may enter into contracts, leases, and agreements with the City or other public body or private entity pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 500 of this Plan or out of any other available funds.

310 Development Plans

All development plans (whether public or private) prepared, pursuant to an owner participation or disposition and development agreement, shall be submitted to the Agency Board for review and approval. All development in the Project Area must conform to those standards specified in Section 409 and all applicable City ordinances.

311 [Reserved]

312 [Reserved]

313 Participation with Others

Under the Law, the Agency has the authority to lend or invest funds obtained from the federal government for the purposes of the Law if allowable under federal laws or regulations. The federal funds that may be available to the Agency are governed by regulations promulgated by the Department of Housing and Urban Development for the Community Development Block Grant Program (“CDBG”), the Economic Development Administration, the Small Business Administration, or other federal agencies. In order to enhance such grants, the Agency’s use of revenue allocation funds is critical.

Under those regulations the Agency may participate with the private sector in the development and financing of those private projects that will attain certain federal objectives.

The Agency may, therefore, use the federal funds for the provision of assistance to private for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms to support, for any other activity necessary or appropriate to carry out an economic development project.

As allowed by law, the Agency may also use funds from any other sources for any purpose set forth under the Law or Act.

The Agency may enter into contracts, leases, and agreements with the City, or other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 500 of this Plan or out of any other available funds.

314 Conforming Owners

The Agency may, at the Agency's sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use, and maintain the real property within the requirements of this Plan.

315 Arts and Cultural Funding

The Agency encourages public art and performing arts through joint ventures with private developers and in cooperation with the City. Whenever possible, any Agency arts funding will be used to leverage additional contributions from developers, other private sources, and public or quasi-public entities for purposes of including public art within the streetscape projects identified in this Plan.

400 USES PERMITTED IN THE PROJECT AREA

401 Designated Land Uses

The Agency intends to rely upon the overall land use designations and zoning classifications of the City, as may be amended, and as depicted on Attachment 4 and as set forth in the City's Comprehensive Plan, including the future land use map and zoning classifications, as may be amended. For the most part, the Project Area includes a mix of uses including mixed-use residential, commercial, retail and office development, hospitality, light industrial development, as well as public and governmental uses. Provided, however, nothing herein within this Plan shall be deemed to be granting any particular right to zoning classification or use.

402 [Reserved]

403 Public Rights-of-Way

The Project Area contains existing maintained public rights-of-way included within the boundaries, as shown on Attachment 1. Any new roadways, including new local, collector and arterial roads to be engineered, designed, installed, and constructed in the Project Area, will be constructed in conjunction with any applicable policies and design standards of the City or Bannock County (and State and Federal standards, as the case may be) regarding dedicated rights-of-way. Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development.

Additional improvements to existing streets, alleys and easements may be created, improved, or extended in the Project Area as needed for development. Existing dirt roadways, streets, easements, and irrigation or drainage laterals or ditches may be abandoned, closed, vacated, expanded, or modified as necessary for proper development of the Project Area, in conjunction with any applicable policies and standards of the City or County (or Idaho

Department of Transportation) regarding changes to dedicated rights-of-way, and appropriate irrigation or drainage districts regarding changes to laterals or ditches.

Any development, maintenance and future changes in the interior or exterior street layout shall be in accordance with the objectives of this Plan and the design standards of the City, the County, or the Idaho Department of Transportation as may be applicable; and shall be effectuated in the manner prescribed by State and local law; and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder, together with the design, planning and transportation goals set forth in the Plan;
- b. The requirements imposed by such factors as topography, traffic safety, and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project Area by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

404 Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan. However, any interim use must comply with applicable City Code or Bannock County Code.

405 Development in the Project Area Subject to the Plan

All real property in the Project Area, under the provisions of either a disposition and development agreement or an owner participation agreement, is made subject to the controls and requirements of this Plan. No such real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

406 Construction Shall Comply with Applicable Federal, State, and Local Laws and Ordinances and Agency Development Standards

All construction in the Project Area shall comply with all applicable state laws, the Pocatello City Code, as may be amended from time to time, and any applicable City Council ordinances pending codification, including but not limited to, regulations concerning the type, size, density and height of buildings; open space, landscaping, light, air, and privacy; the undergrounding of utilities; limitation or prohibition of development that is incompatible with the surrounding area by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors; parcel subdivision; off-street loading and off-street parking requirements.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

407 [Reserved]

408 Nonconforming Uses

The Agency may permit an existing use to remain in an existing building and site usage in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into an owner participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project Area where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

All nonconforming uses shall also comply with the City codes and ordinances.

409 Design Guidelines for Development under a Disposition and Development Agreement or Owner Participation Agreement

Under a disposition and development agreement and an owner participation agreement, the design guidelines and land use elements of the Plan shall be achieved to the greatest extent feasible, though the Agency retains the authority to grant minor variations under this Plan and subject to a negotiated agreement between the Agency and the developer or property owner.

Under those agreements, the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. In such agreements, the Agency may

impose additional design controls. Therefore, such plans shall give consideration to good design and amenities to enhance the aesthetic quality of the Project Area. These additional design standards or controls will be implemented through the provisions of any owner participation agreement or disposition and development agreement. These controls are in addition to any standards and provisions of any applicable City building or zoning ordinances; provided, however, each and every development shall comply with all applicable City zoning and building ordinances.

500 METHODS OF FINANCING THE PROJECT

501 General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with revenue allocation funds, financial assistance from the City (loans, grants, other financial assistance), state of Idaho, federal government or other public entities, interest income, developer advanced funds, donations, loans from private financial institutions (bonds, notes, line of credit), the lease or sale of Agency-owned property, public parking revenue, or any other available source, public or private, including assistance from any taxing district or any public entity.

The Agency is also authorized to obtain advances, lines of credit, borrow funds, and create indebtedness in carrying out this Plan. The Agency may also consider an inter-fund transfer or grant from the City or an inter-fund transfer from other urban renewal project areas.. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public improvements and facilities.

The City or any other public agency, as properly budgeted, may expend money to assist the Agency in carrying out this Project.

As allowed by law and subject to restrictions as are imposed by law, the Agency is authorized to issue notes or bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

502 Revenue Allocation Financing Provisions

The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, effective retroactively to January 1, 2025. These revenue allocation provisions shall apply to all taxing districts which are located in or overlap the Revenue Allocation Area⁵ shown and described on Attachments 1 and 2 to this Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Project.

⁵ subject to the requirements of Idaho Code Section 50-2906(4) related to fire protection and ambulance districts, and Idaho Code Section 50-2908(2)(a)(iv) related to highway districts.

The Agency, acting by one or more resolutions adopted by its Board, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay as costs are incurred (pay-as-you-go) or to pledge all or any portion of such revenues to the repayment of any moneys advance-funded by developers or property owners, borrowed, indebtedness incurred, or notes or bonds issued by the Agency to finance or to refinance the Project Costs (as defined in Idaho Code § 50-2903(14)) of one or more urban renewal projects.

The Agency may consider a note or line of credit issued by a bank or lending institution premised upon revenue allocation funds generated by a substantial private development contemplated by the Study, as defined in Section 502.1, which would allow the Agency to more quickly fund the public improvements contemplated by this Plan. Likewise, a developer/owner advanced funding of certain eligible public infrastructure improvements to be reimbursed pursuant to an owner participation agreement could achieve the same purpose.

Upon enactment of a City Council ordinance finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code § 50-2908. The Agency shall use such funds solely in accordance with Idaho Code § 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board.

A statement listing proposed public improvements and facilities, a schedule of improvements, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, the location of proposed public infrastructure improvements, and methods of financing project costs required by Idaho Code § 50-2905 is included in this Plan and in Attachments 5. to this Plan. This information necessarily incorporates estimates and projections based on the Agency's and consultants' present knowledge and expectations. The Agency is hereby authorized to adjust the presently anticipated urban renewal projects and use of revenue allocation financing of the related Project Costs if the Board deems such adjustment necessary or convenient to effectuate the general objectives of the Plan in order to account for revenue inconsistencies, market adjustments, future priorities, developers/owners seeking Agency assistance pursuant to an owner participation agreement, and unknown future costs. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in the annual budget.

Revenues will continue to be allocated to the Agency until termination of the revenue allocation area as set forth in Section 800. The Study incorporates estimates and projections based on the Agency's and its consultants' present knowledge and expectations concerning the length of time to complete the improvements and estimated future revenues. The activity may take longer depending on the significance and timeliness of development. Alternatively, the activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds from another source.

The Agency may appropriate funds consisting of revenue allocation proceeds on an annual basis without the issuance of notes or bonds. The Agency may also obtain advances or

loans from the City or Agency, or from the Agency’s other revenue allocation areas, or private entity and financial institutions in order to immediately commence construction of certain of the public improvements. Developer advanced funding of public improvements could also achieve the same purposes.

The revenue allocation proceeds are hereby irrevocably pledged for the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part, including reimbursement to any owner/developer or public entity for the cost of eligible public improvements pursuant to an owner participation agreement.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

The Agency reserves the right to either pay for Project Costs from available revenue (pay as you go basis) or borrow funds by incurring debt through notes or other obligations.

Revenue allocation proceeds are deemed to be only a part of the proposed funding sources for the payment of public improvements and other project improvements. Additionally, project funding is proposed to be phased for the improvements, allowing various sources of funds to be accumulated for use.

502.1 Economic Feasibility Study

Attachment 5 constitutes the South 5th Urban Renewal District Feasibility Study for the Project Area, dated September 12, 2025, (“Study”), prepared by SB Friedman Development Advisors, LLC. The Study constitutes the financial analysis required by the Act and is based upon existing information from the property owners, developers, the Agency, the City and others. Projections are based upon input from the Agency, Bannock County, City and other public entities.

502.2 Assumptions and Conditions/Economic Feasibility Statement

The information contained in the Study assumes certain completed and projected actions. All debt is projected to be repaid no later than the duration period of the Plan. The total amount of indebtedness (and all other loans or indebtedness), developer reimbursement and the amount of revenue generated by revenue allocation are dependent upon the extent and timing of private development. Should all of the development take place as projected, the project indebtedness could be extinguished earlier, dependent upon other legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and debt may continue for its full term.

The Plan and the Plan Attachments incorporate estimates and projections based on the

Agency's and consultants' present knowledge and expectations. The Plan proposes certain public improvements as set forth in the Study, and in Section 301, and as prioritized by project and by year, which will facilitate the mixed-use, commercial, office, retail, single-family and multi-family residential, community uses, hospitality, light industrial projects and economic development opportunities in the Revenue Allocation Area as more fully guided by the design, planning and desired goals set forth in the Comprehensive Plan..

The assumptions set forth in the Study are based upon the best information available to the Agency and its consultants through public sources or discussions with property owners, developers, the City, the County, and others. The information has been analyzed by the Agency and its consultants in order to provide an analysis that meets the requirements set forth under the Law and Act. At the point in time when the Agency may seek a loan from lenders or others, a more detailed and then-current financial pro forma will be presented to those lenders or underwriters for analysis to determine the borrowing capacity of the Agency. As set forth herein, the Agency reserves the right to fund the Project on a "pay as you go" basis. The Agency Board will prioritize the activities set forth in this Plan and determine what funds are available and what activities can be funded. The Agency will establish those priorities through its mandated annual budgetary process.

The list of public improvements, or activities within the Study are prioritized by way of feasibility based on estimated revenues to be received, amounts funded, and by timing of the proposed funding, which the priority projects being identified as the most important. The projected timing of funding is primarily a function of the availability of financial resources and market conditions but is also strategic, considering the timing of anticipated or projected private development partnership opportunities and the ability of certain strategic activities to stimulate development at a given point in time within the duration of the Plan and Project Area.

The assumptions concerning revenue allocation proceeds are based upon certain anticipated or projected new developments, assessed value increases, and assumed tax levy rates as more specifically set forth in the Study. In projecting new construction, the Study considered parcels identified as expected to develop over the life of the Project Area, and review of growth and absorption of residential (multifamily and single-family), commercial (retail and office), hotel and industrial projects. The Study projected that new development would phase in over the life of the Project Area, varying by land use and based on the completion of certain public infrastructure projects making development feasible in certain parts of the Project Area. The Study assumed improved properties within the Project Area would appreciate by 3.1% annually. The levy rate is assumed to be a constant 1% throughout the life of the Project Area. Using these assumptions, it was projected that the Project Area is anticipated to generate approximately \$52,444,872 in revenue over the life of the Project Area to fund public infrastructure projects.

The types of new construction expected in the Project Area are: mixed-use buildings; increased density/multi-family residential projects; single family residential projects; commercial, retail and office projects; public spaces and parks; hospitality projects; light industrial projects; and other public facilities and improvements, including but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, stormwater management, public parking, parks, pedestrian/bike paths and trails, recreation

access points, and property acquisition to support the Plan goals. The Project Area has potential for a significant increase in high-density residential, commercial, office and retail growth due to the location of the Project Area. However, without a method to construct the identified public improvements to water and sewer facilities, street infrastructure, and pedestrian/bicycle amenities, development is unlikely to occur in much of the Project Area.

The financial analysis set forth in Study has taken into account and excluded levies that do not flow to the Agency consistent with Idaho Code § 50-2908.

It is understood that application of certain exemptions, including the homeowner’s exemption and Idaho Code § 63-602K, which provides for personal property tax exemption to businesses may have the effect of reducing the increment value, which in turn reduces revenue.

502.3 Ten Percent Limitation⁶

Under the Act, the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed taxable value for the entire City. According to the Bannock County Assessor, the assessed taxable value for the City as of January 1, 2024, is \$5,128,000,996.00. Therefore, the 10% limit is \$512,800,100.00.

The adjusted base assessed value of each of the existing revenue allocation areas as of January 1, 2024, and the proposed base value for the Project Area are as follows:

Northgate Urban Renewal District	\$6,700,551
Naval Ordnance Urban Renewal District	\$5,962,424
North Portneuf Urban Renewal District	\$3,897,339
Pocatello Regional Airport Urban Renewal District	\$22,023
<i>Proposed</i> South 5 th Avenue Urban Renewal District	\$170,858,835 ⁷
Total	\$187,441,172.00

The adjusted base values for the combined revenue allocation area and the estimated base value for the proposed Project Area total \$187,441,172.00, which is less than 10% of the City’s 2024 taxable value.

502.4 Financial Limitation

The Study identifies several capital improvement projects. Use of any particular funding source for any particular purpose is not assured or identified. Use of the funding source shall be

⁶ Due to the timing of the assessment process and creation of this Plan, the 2024 values have been used to establish compliance with the 10% limitation. Using the 2024 values, the total adjusted base values of the existing revenue allocation areas combined with the value of this Project Area is 3.7% of the total taxable value of the City. Even assuming an increase in values for 2025, the combined adjusted base values of the revenue allocation areas would not exceed 10% of the current assessed taxable value for the entire City.

⁷ Projected base value by SB Friedman.

conditioned on any limitations set forth in the Law, the Act, or by contract, or by other federal regulation. If revenue allocation funds are unavailable, then the Agency will need to use a different funding source for that improvement.

The amount of funds available to the Agency from revenue allocation financing is directly related to the assessed value of new improvements within the Revenue Allocation Area. Under the Act, the Agency is allowed the revenue allocation generated from inflationary increases and new development value. Increases have been assumed based upon the projected value of new development as that development occurs along with possible land reassessment based on a construction start.

The Study, with the various estimates and projections, constitutes an economic feasibility study. Costs and revenues are analyzed, and the analysis shows the need for public capital funds during the project. Multiple financing sources are contemplated in the Study, including proposed revenue allocation notes, annual revenue allocations, developer contributions, city contributions, interfund loan, and other financing sources as permitted by law. This Study identifies the kind, number, and location of all proposed public works or improvements, a detailed list of estimated project costs prioritized by year, a description of the methods of financing illustrating project costs, and the time when related costs or monetary obligations are to be incurred. See Idaho Code § 50-2905. Based on these funding sources, the conclusion is that the Project is feasible.

The Study has further identified and described a list of “unfunded” additional improvements, i.e. non-prioritized projects on the project list. The Agency reserves the discretion and flexibility to use revenue allocation proceeds in excess of the amounts projected in the Study for the purpose of funding the additional projects and improvements consistent with those identified in Attachment 5. The projections in the Study are based on reasonable assumptions and existing market conditions. However, should the Project Area result in greater than anticipated revenues, the Agency specifically reserves the ability to fund additional activity and projects identified in Attachment 5 and the Plan. Further, the Agency reserves the discretion and flexibility to use other sources of funds unrelated to revenue allocation to assist in the funding of the improvements and activities identified, including but not limited to owner participation agreements and disposition and development agreements. The Agency may also re-prioritize projects in the project list and the prioritized project list pursuant to market conditions, project timing, funding availability, etc., as more specifically detailed in the annual budget. The Agency may also re-prioritize projects in the project list and the location of those projects pursuant to market conditions, project timing, funding availability, etc. as more specifically detailed in the annual budget.

The proposed timing for the public improvements may have to be adjusted depending upon the availability of some of the funds and the Agency’s ability to finance any portion of the Project. **Any adjustment to Project timing or funding is technical or ministerial in nature and shall not be considered a modification of the Plan pursuant to Idaho Code Section 50-2903A.**

The Study lists those public improvements the Agency intends to construct or fund, directly or through reimbursement to a developer and/or public entities through the term of the

Plan. The costs of improvements are estimates only as it is impossible to know with any certainty what the costs of improvements will be in future years. There is general recognition that construction costs fluctuate and are impacted by future unknowns, such as, the cost of materials and laborers. Final costs will be determined by way of construction contract public bidding or by an agreement between the developer/owner, and/or public entity, and Agency. The listing of public improvements and projects does not commit the Agency, City, or any other public entity, to any particular level of funding; rather, identification of the activity in the Plan allows the Agency to negotiate the terms of any reimbursement with the developer and/or the public entities. This Plan does not financially bind or obligate the Agency, City, or other public entity to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. The City has not committed to fund any public infrastructure improvements within the Project Area. Such decisions concerning capital improvement projects and/or other expenditures are made by the City annually pursuant to its budget and appropriation process. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any participation agreement and in the annual budget adopted by the Agency Board. The proposed location and siting of the proposed public infrastructure and other improvement projects in the Project Area are generally described in the Study as occurring throughout the Project Area and this Plan recognizing that the specific location of the projects will depend on the type and timing of development. The specific location of the improvements is technical and/or ministerial and does not constitute a modification to the Plan.

The Agency reserves its discretion and flexibility in deciding which improvements are more critical for development or redevelopment, and the Agency intends to coordinate its public improvements with associated development by private developers/owners. Where applicable, the Agency also intends to coordinate its participation in the public improvements with the receipt of certain grants or loans which may require the Agency's participation in some combination with the grant and loan funding.

Generally, the Agency expects to develop those prioritized projects and improvements identified in the Study first, in conjunction with private development within the Project Area generating the increment as identified in the Study.

The Plan has shown that the equalized valuation of the Revenue Allocation Area as defined in the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

502.5 [Reserved]

502.6 Participation with Local Improvement Districts, Business Improvement Districts and/or Community Infrastructure Districts

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the

authority to participate in the funding of local improvement district facilities. This participation may include either direct funding to reduce the overall cost of the local improvement district or to participate as an assessed entity to finance the local improvement district project. Similarly, to the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of the purposes specified under the Business Improvement Districts, Chapter 26, Title 50, Idaho Code.

Further, a community infrastructure district formed pursuant to the Community Infrastructure District Act, Chapter 31, Title 50, Idaho Code, provides an additional funding mechanism for certain public improvements benefitting the district, including highways, interstates, public parking facilities, pedestrian and bicycling trails, public safety facilities (law enforcement, fire, emergency medical and rescue), street lighting facilities, and real property acquisition for community infrastructure, water supply treatment, storage and distribution facilities, wastewater collection, treatment and disposal facilities, road, streets and related landscaping, storm water facilities, parks and open space. To the extent allowed by the Law and the Act, the Agency reserves the authority to participate in the funding of community infrastructure district facilities. This participation may include either direct funding to reduce the overall cost of the community infrastructure district or to participate as an assessed entity to finance the community infrastructure district project.

502.7 Issuance of Debt and Debt Limitation

Any debt incurred by the Agency as allowed by the Law and Act shall be secured by revenue allocation funds as allowed by the Act. All such debt shall be repaid within the duration of this Plan, except as may be authorized by law.

502.8 Impact on Other Taxing Districts and Levy Rate

An estimate of the overall impact of the revenue allocation project on each taxing district is shown in the Study through the new development projections.

The assessed value for each property in a revenue allocation area consists of a base value and an increment value. The base value is the assessed value as of January 1 of the year in which a revenue allocation area is approved by a municipality, with periodic adjustments allowed by Idaho law. The increment value is the difference between the adjusted base assessed value and current assessed taxable value in any given year while the property is in a revenue allocation area. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis. Taxing entities submit proposed budgets to the County Board of Commissioners, which budgets are required to comply with the limitations set forth in Idaho Code § 63-802. Therefore, the impact of revenue allocation on the taxing entities is more of a product of the imposition of Idaho Code § 63-802, than the effect of urban renewal.

The County Board of Commissioners calculates the levy rate required to produce the proposed budget amount for each taxing entity using the assessed values which are subject to each taxing entity's levy rate. Assessed values in urban renewal districts which are subject to

revenue allocation (incremental values) are not included in this calculation . The combined levy rate for the taxing entities is applied to the incremental property values in a revenue allocation area to determine the amount of property tax revenue which is allocated to an urban renewal agency. The property taxes generated by the base values in the urban renewal districts and by properties outside revenue allocation areas are distributed to the other taxing entities. Properties in revenue allocation areas are subject to the same levy rate as they would be outside a revenue allocation area. The difference is how the revenue is distributed. If the overall levy rate is less than assumed, the Agency will receive fewer funds from revenue allocation.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected during the term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities. The Study’s analysis is premised upon the fact the proposed development and/or redevelopment would not occur but for the ability to use revenue allocation funds to fund certain significant public infrastructure improvements.

One result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity’s jurisdiction⁸ . From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated, or a deannexation occurs⁹ . Any new construction within the Project Area is not available in the short term for inclusion by the taxing entities to increase their budget capacity. Upon termination of this Plan or deannexation of area, the taxing entities will be able to include a percentage of the increment value on new construction roll for purposes of setting the following year’s budget and revenue from such value is not limited to the eight percent cap set forth in Idaho Code § 63-802.

As the 2025 certified levy rates are not determined until late September or October 2025, the 2024 certified levy rates have been used as a base to support the assumptions in the Study for purposes of the analysis¹⁰. Those taxing districts and levy rates are as follows:

Taxing Districts

Levy Rates:

Bannock County	.003109503
Bannock County Abatement District	.000019959
Bannock County Ambulance	0

⁸ House Bill 389 amended Idaho Code Sections 63-802 and 63-301A limiting the value placed on the new construction roll and available to a taxing district for a budget capacity increase. This could result in lower levy rates over time.

⁹ Subject to a limited exception in Idaho Code Section 63-301A(3)(k).

¹⁰ Due to the timing of the taxing districts’ budget and levy setting process, certification of the 2025 levy rates did not occur until after this Plan had been prepared and was in the process of being considered by the Agency. In order to provide a basis to analyze the impact on the taxing entities, the 2024 levy rates are used. Use of the 2024 levy rates provides a more accurate base than estimating the 2025 levy rates.

Bannock County Road & Bridge	.000266091
City of Pocatello	.006592541
Pocatello School #25	0
TOTAL¹¹:	0.009988094

For Tax Year 2024, those districts and rates for the parcels located within the unincorporated County are as follows:¹²

Taxing Districts

Levy Rates:

Bannock County	.003109503
Bannock County Abatement District	.000019959
Bannock County Ambulance	0
Bannock County Road & Bridge	.000266091
Pocatello School #25	0
<i>Pocatello Valley Fire¹³</i>	<i>0</i>
<i>Portneuf Free Library¹⁴</i>	<i>.000383328</i>
TOTAL¹⁵:	0.003778881

The Study has made certain assumptions concerning the levy rate. First, it is anticipated the parcels currently located outside the jurisdictional boundaries of the City and in unincorporated Bannock County will be annexed into the City. As a result, the levy rate applied to parcels within the boundaries of the City has been used to estimate revenue. Second, the levy rate is estimated to be 1% and is held constant for the duration of the Project Area. Third, the levies for Pocatello Fire and Portneuf Free Library are not included in the net levy rate to calculate the revenue projections as those levies only apply to a limited number of parcels within the Project Area. If the overall levy rate is less than projected, or if expected development fails to occur as estimated, the Agency shall receive fewer funds from revenue allocation.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account. This is also the reason there is no anticipated impact to Pocatello School District #25.

House Bill 436, effective retroactive to January 1, 2025, amends Idaho Code § 50-2906 providing that fire protection and ambulance service districts are not subject to the financing provisions of a revenue allocation area modified after July 1, 2025, unless the fire protection

¹¹ Net of voter approved bonds and levies.

¹² It is unclear how the personal property tax exemption set forth in Idaho Code § 63-602KK may impact the levy rate.

¹³ Only overlaps a small area; no significant revenue impact.

¹⁴ ly overlaps a small area; no significant revenue impact.

¹⁵ Net of voter approved bonds and levies.

district and/or the ambulance service district each consent to be included pursuant to the process outlined in Idaho Code § 50-2906(4). This amendment will apply to this Plan. Should Bannock County Ambulance fail to consent to be included in the Project Area, the levy from that district will not generate revenue for this Project Area. To be conservative the Plan and the Study do not include receipt of revenue allocation funds from the Bannock County Ambulance levy in the revenue model.

503 Phasing and Other Fund Sources

The Agency anticipates funding only the prioritized portion of the total cost of the identified public improvements shown in the Study. The Agency also anticipates other sources of funds for the additional projects on the project list, which may include City, and other public entity parties, owner/developer participation, and financing. It is important to note this Plan does not financially bind or obligate the City, Agency, and/or any other public entity to any project or property acquisition. The City and/or other local government entities continue to be subject to statutory and constitutional budget and levy limitations. The City, Agency, and/or other public entity participation in any project shall be determined by the amount of revenue allocation funds generated and pursuant to the annual budgeting process.

504 Lease Revenue and Bonds

Under the Law (Idaho Code § 50-2012), the Agency is authorized to issue revenue bonds to finance certain public improvements identified in the Plan. Under that type of financing, the public entity would pay the Agency a lease payment annually which provides certain funds to the Agency to retire the bond debt. Another variation of this type of financing is sometimes referred to as conduit financing, which provides a mechanism where the Agency uses its bonding authority for the Project, with the end user making payments to the Agency to retire the bond debt. These sources of revenues are not related to revenue allocation funds and are not particularly noted in the Study, because of the “pass through” aspects of the financing. Under the Act, the economic feasibility study focuses on the revenue allocation aspects of the Agency’s financial model.

These financing models typically are for a longer period of time than the 20-year period set forth in the Act. However, these financing models do not involve revenue allocation funds, but rather funds from the end users which provide a funding source for the Agency to continue to own and operate the facility beyond the term of the Plan as allowed by Idaho Code § 50-2905(8) as those resources involve funds not related to revenue allocation funds.

505 Membership Dues and Support of Community Economic Development

The Act is premised upon economic development being a valid public purpose. To the extent allowed by the Law and the Act, the Agency reserves the authority to use revenue allocation funds to contract with non-profit and charitable organizations established for the purpose of supporting economic development and job creation. Additionally, the Agency reserves the authority to expend revenue allocation funds to join, participate and support non-profit organizations established to support Agency best practices and administration. The line

item of Annual Operations Costs within the Study shall be deemed to include expenditures for the purposes described in this section as may be deemed appropriate during the annual budgetary process.

600 ACTIONS BY THE CITY AND COUNTY

The City and County shall aid and cooperate with the Agency in carrying out this Plan in support of the design, planning, construction public facilities and other goals set forth in the Comprehensive Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing deterioration. Actions by the City, County, or other public entities, may include, but not be limited to, the following:

- a. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.
- b. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- c. Imposition wherever necessary of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- d. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- e. Building Code enforcement.
- f. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the development and/or redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- g. Institution and completion of proceedings necessary for the establishment of a local improvement district under Chapter 17, Title 50, Idaho Code, or a business improvement district, or a community infrastructure district.
- h. The undertaking and completing of any other proceedings necessary to carry out the Project.
- i. Administration of Community Development Block Grant funds that may be made available for this Project.

- j. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like.
- k. The waiver of any hookup or installation fee for sewer, water, or other utility services for any facility owned by any public agency, including any Agency facility.
- l. Joint funding of certain public improvements, subject to public entity annual appropriation, including but not limited to those identified in this Plan and Attachment 5 to the Plan.
- m. Use of public entity labor, services, and materials for construction of the public improvements listed in this Plan.
- n. Assist with coordinating and implementing the public improvements in the Project Area identified in the Study.
- o. Transfer of real property or improvements upon Agency request.

The foregoing actions, if taken by the City, or other public entity, do not constitute any commitment for financial outlays by the City or any other public entity.

Actions by the County shall include, but not be limited to, entering into an agreement with the Agency and/or the City as may be necessary to make improvements to the portion of the Project Area located within the boundaries of the County, to coordinate with the City on annexation proceedings, and to coordinate with the Agency and/or City on the establishment of a community infrastructure district. The foregoing actions, if taken by the County, do not constitute any commitment for financial outlays by the County.

In addition to the above, other public entities shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan.

601 Maintenance of Public Improvements

The Agency has not identified any commitment or obligation for long-term maintenance of the public improvements identified. The Agency will need to address this issue with the appropriate entity, public or private, who has benefited from or is involved in the ongoing preservation of the public improvement. The Agency expects to dedicate public improvements to the City.

700 ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

800 DURATION OF THIS PLAN, TERMINATION, AND ASSET REVIEW

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan, shall be effective for twenty (20) years from the effective date of the Plan subject to modifications and/or extensions set forth in Idaho Code §§ 50-2904 and 50-2905(7). The revenue allocation authority will expire on December 31, 2045, except for any revenue allocation proceeds received in calendar year 2046, as contemplated by Idaho Code § 50-2905(7). The Agency may use proceeds in 2046 to complete the projects set forth herein. As stated in the Plan, any owner participation agreement or disposition and development agreement obligations will cease as of December 31, 2045.

Pursuant to Idaho Code § 50-2914 the Agency may terminate an urban renewal plan containing a revenue allocation financing provision in accordance with the provisions of Idaho Code §§ 50-2903(5) and 50-2909(4). Idaho Code § 50-2903(5) provides “[i]n the event that the [A]gency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years”, the Agency shall adopt a resolution of intent to terminate the revenue allocation area by September 1 in the year of termination. In order to provide sufficient notice of termination to the affected taxing districts to allow them to benefit from the increased budget capacity, the Agency will use its best efforts to provide notice of its intent to terminate this Plan and its revenue allocation authority by May 1, 2046, or if the Agency determines an earlier terminate date, then by May 1 of the early termination year:

- a. When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Idaho Code § 50-2908 shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located by the County Clerk in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the urban renewal agency under Idaho Code § 50-2909 shall thereupon terminate.

- b. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan.
- c. For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Idaho Code § 50-2909(4). In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by May 1, but in any event, no later than September 1, the Agency shall make its best efforts to adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Idaho Code § 50-2909 should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Idaho Code § 63-215.

Upon termination of the revenue allocation authority of the Plan to the extent the Agency owns or possesses any assets, subject to the following paragraph, the Agency intends to dispose of any remaining assets by granting or conveying or dedicating such assets to the City, unless based on the nature of the asset, disposition to another public entity is more appropriate.

As allowed by Idaho Code § 50-2905(8), the Agency may retain assets or revenues generated from such assets as long as the Agency shall have resources other than revenue allocation funds to operate and manage such assets. Similarly, facilities which provide a lease income stream to the Agency for full retirement of the facility debt will allow the Agency to meet debt services obligations and provide for the continued operation and management of the facility. For those assets which do not provide such resources or revenues, the Agency will likely convey such assets to the City, depending on the nature of the asset.

900 PROCEDURE FOR AMENDMENT OR MODIFICATION

Modification of this Plan by City Council ordinance results in a reset of the base value for the year immediately following the year in which the modification occurred to include the current year's equalized assessed value of the taxable property in the revenue allocation area, effectively eliminating the Agency's revenue stream as more fully set forth in Idaho Code § 50-2903A subject to certain limited exceptions contained therein, including the exception to allow an amendment to support growth of an existing commercial or industrial project. I.C. § 50-2903A(1)(a)(iv). As more specifically identified above, the Agency's projections are based on estimated values, estimated levy rates, estimated future development, and estimated costs of future construction/improvements. Annual adjustments, as more specifically set forth in the Agency's annual budget, will be required to account for more/less estimated revenue and

prioritization of projects. Any adjustments for these stated purposes are technical and ministerial and are not deemed a modification under Idaho Code § 50-2903A(1)(a)(i).

1000 SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

1100 ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS

Under the Law, the Agency is required to file with the City and the State Controller's office, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report shall include certain financial information required under Idaho Code § 67-1076. This annual report shall be considered at a public meeting to report these findings and take comments from the public.

Additionally, the Agency must comply with certain other reporting requirements as set forth in the local government registry portal, Idaho Code §§ 67-1076 and 50-2006(5)(c), State of Idaho Controller's Office, and Idaho Code § 50-2913, the tax commission plan repository, and Idaho Code § 50-2903A, the tax commission's plan modification annual attestation. Failure to report the information requested under any of these statutes results in significant penalties, including loss of increment revenue, and the imposition of other compliance measures by the Bannock County Board of County Commissioners.

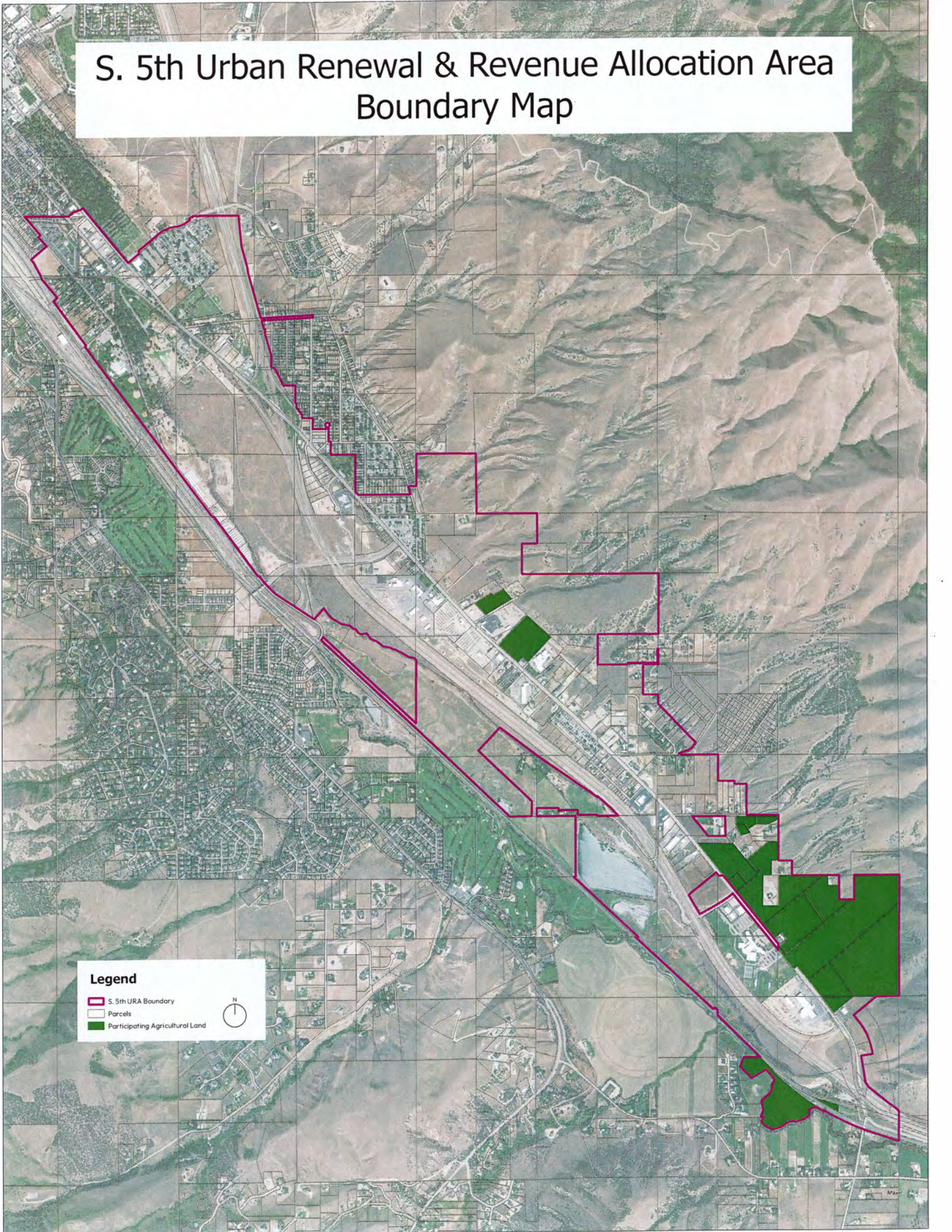
1200 APPENDICES, ATTACHMENTS, EXHIBITS, TABLES

All attachments and tables referenced in this Plan are attached and incorporated herein by their reference. All other documents referenced in this Plan but not attached are incorporated by their reference as if set forth fully.




Attachment 1


Boundary Map of Urban Renewal Project Area and Revenue Allocation Area

S. 5th Urban Renewal & Revenue Allocation Area Boundary Map



Legend

-  S. 5th URA Boundary
-  Parcels
-  Participating Agricultural Land



Attachment 2

Legal Description of Urban Renewal Project Area and Revenue Allocation Area

[To be Inserted Upon Completion]

Attachment 3

Private Properties Which May Be Acquired by Agency

1. The Agency has not identified any particular parcel for the construction of public improvements or for private redevelopment. Properties which may be subject to acquisition include parcels to:
 - a) assemble with adjacent parcels to facilitate development and/or redevelopment;
 - b) assemble with adjacent rights-of-way to improve configuration and enlarge parcels for development and/or redevelopment;
 - c) reconfigure sites for development and/or redevelopment and possible extension of streets or pathways;
 - d) assemble for future transfer to qualified developers to facilitate the development of mixed-use, residential, commercial and retail, hospitality and light industrial areas; or
 - e) assemble for the construction of certain public improvements, including but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, public parking, community facilities, parks, pedestrian/bike paths and trails, recreation access points, and other public facilities.
2. The Agency reserves the right to acquire any additional right-of-way or access routes near or around existing or planned rights-of-way.
3. The Agency reserves the right to acquire property needed to provide adequately sized sites for high priority projects for the development of public improvements (the exact location of which has not been determined).
4. Other parcels may be acquired for the purpose of facilitating catalyst or demonstration projects, constructing public parking, constructing new streets or pathways, enhancing public spaces, or to implement other elements of the urban renewal plan strategy and/or any master plan for the Project Area.

Attachment 4

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

[To be Inserted Upon Completion]

Attachment 5

Economic Feasibility Study



POCATELLO DEVELOPMENT AUTHORITY

South 5th Urban Renewal District Feasibility Study

REPORT | September 12, 2025



POCATELLO DEVELOPMENT AUTHORITY

South 5th Urban Renewal District Feasibility Study

September 12, 2025

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC

70 W Madison Street, Suite 3700 Chicago, IL 60602

T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com

Contact: Geoff Dickinson

T: 312.384.2404 E: gdickinson@sbfriedman.com

POCATELLO DEVELOPMENT AUTHORITY
South 5th Urban Renewal District Feasibility Study

Table of Contents

SECTION	PAGE
1. Executive Summary.....	3
2. Introduction.....	5
3. Development Program Projections.....	8
4. Revenue Projections.....	11
5. District Project Costs.....	13
6. Economic Feasibility.....	16
7. Alternate Sources of Funds.....	17
Appendix I: Limitations of Engagement.....	188

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 W Madison Street, Suite 3700 Chicago, IL 60602
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com
www.sbfriedman.com

Executive Summary

Urban Renewal Law and Economic Development Act Requirements

Idaho Code 50-2905 provides that the urban renewal agency shall prepare and adopt a plan for each revenue allocation area. The agency shall submit the plan and recommendation for approval thereof to the local governing body. Among the plan requirements listed in Idaho Code 50-2905, the plan shall include an economic feasibility study. Idaho Code 50-2905 also articulates the economic feasibility study must be held to a standard of specificity. The following South 5th Urban Renewal District Feasibility Study (Feasibility Study) sets forth findings for the proposed plan.

SB Friedman Development Advisors, LLC (SB Friedman) was retained by the Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority (PDA) to prepare an economic feasibility study pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, and the Local Economic Development Act, Title 50, Chapter 29, Idaho Code (collectively the "Urban Renewal Law"). The following Urban Renewal Plan (Plan) is for the South 5th Urban Renewal Project Area (the "District").

Economic feasibility is an analysis of a scenario of revenues that could be generated by the urban renewal district based upon a market assessment and the future costs required for the implementation of a plan that can be supported by those revenues. SB Friedman evaluated projected revenues against costs associated with the planned improvements in the District (Project Costs) to ensure economic feasibility of the Plan.

Findings of Feasibility

The incremental taxable values and resulting incremental property tax revenues over the 20-year term of the District (assessment years 2026-2045) are summarized in the **Revenue Projections** section of this report. Incremental property tax revenues are based on anticipated appreciation in taxable value of non-redevelopment parcels in the District and increases in taxable value resulting from development and/or redevelopment over the 20-year term. As applicable, adjustments were made to account for short-term reductions in taxable value resulting from redevelopment. The total projected incremental property tax revenues for the District over the 20-year Plan period amount to approximately \$52.4 million undiscounted.

A list of potential infrastructure and public improvement projects and their estimated Project Costs was provided to SB Friedman by the City of Pocatello (the "City") staff, in collaboration with engineering firm Kimley-Horn Associates (KHA). Project Costs were provided in 2025 dollars, which SB Friedman escalated to the estimated year of completion utilizing the same escalation rate that was used to project property value appreciation, based on recent property tax growth in the city (compound annual growth rate of 3.1% from 2014-2023). Implementation of some projects was spread across three phases of investment (the "Phased Projects") correlated with anticipated phasing of new development. Project Costs were anticipated to be paid with revenues as they are generated, rather with proceeds from the sale of a bond. Some new development is assumed to be contingent upon infrastructure improvements completed in prior phases. A list of projects in the District which do not directly support development (the "Additional Projects") was also identified by the City as a potential use of District revenues should they exceed projections. The Additional Projects are not required to make taxable development feasible while many of the Phased Projects are.

Total undiscounted District revenues (\$52.4M) are expected to exceed Phased Project costs (\$37.4M) over the life of the District. The cost of the Additional Projects (\$57.4M) exceeds the total projected revenues over the life of the District. Some or all of the Additional Projects may be completed, contingent on the actual revenues generated by the District. A full list of the Phased and Additional Projects is itemized in the **Project Costs** section of this report.

Other Considerations

Funding sources in addition to incremental property taxes may be available or feasible for the PDA to use in financing anticipated Project Costs within the District. Other revenues could include private, federal, state and/or local government funding sources that may become available to assist in the financing of future projects.

1. Introduction

The City of Pocatello identified the South 5th Avenue corridor in southeast Pocatello and unincorporated Bannock County as potentially eligible for designation as an urban renewal district in October 2023. SB Friedman worked with the City to determine the boundary of the District, further described in the next section and shown in **Figure 1**. The District boundary may be revised to eliminate parcels between the time this study was completed and the District is established if property owner consents from owners of agricultural operation parcels are not timely obtained. This boundary adjustment is not anticipated to have a significant effect on the Feasibility Study.

Implementing an urban renewal district provides the opportunity for the City to utilize revenue allocation funds, also known as tax increment financing (TIF) revenues, as a means of funding geographically targeted public improvements. As permitted by Idaho law, TIF can improve the ability of an urban renewal district to assist in economic development projects, make infrastructure improvements, and implement mobility initiatives and place-making projects which benefit the area.

Idaho Code 50-2905 requires the PDA evaluate the economic feasibility of a proposed district and include economic feasibility findings within the Plan which shall be held to a standard of specificity.

This Feasibility Study evaluates the existing status of the District and reviews a development scenario and the resulting impact on the revenue-generation capability of the District. In the process of satisfying the requirements, the PDA coordinated with City staff and two consulting firms that developed key inputs to the Feasibility Study. SB Friedman led the financial analyses while KHA contributed on the design, physical planning and estimates of Project Costs, in conjunction with City staff.

The following key documents and models were developed and serve as key inputs into this Feasibility Study and will be referenced throughout the report:

1. **Market Assessment** | Real estate development projections over the 20-year term of the District, based on market research and trend data
2. **Revenue Model** | Projections of District incremental property tax revenues building on the Market Assessment and other key assumptions
3. **Development Plan** | A physical plan which expands upon the Market Assessment, identifying key areas projected to develop over the life of the District
4. **Project Costs** | Projected costs associated with the desired improvements referenced in the Development Plan that could be incurred by the District
5. **Feasibility Model** | A model prepared by SB Friedman which reconciles the Revenue Model and Project Costs, which then identifies specific Project Costs that are projected to be economically feasible

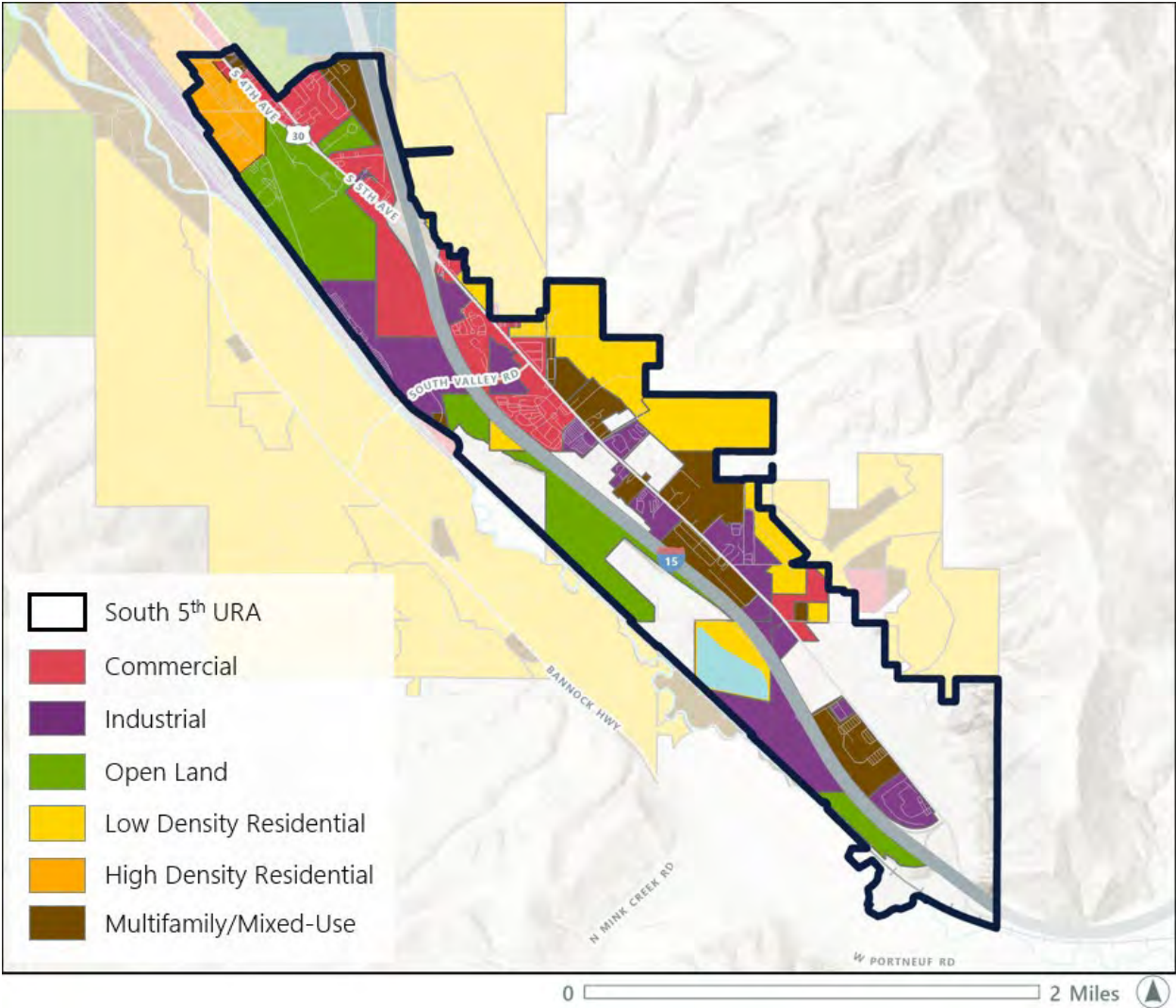
South 5th Urban Renewal District Description

The proposed District boundary includes approximately 2,292 acres bounded approximately by the Union Pacific railroad tracks to the south and west, Barton Road to the north, and foothills of the Pocatello Range of mountains to the east. The proposed District is bisected by both Interstate 15 (I-15) and South 5th Avenue. The proposed District is comprised of land incorporated by the City, as well as land in unincorporated Bannock

County within the established Area of City Impact, defined in Idaho Code 67-6526 as an unincorporated area “where growth and development are expected to occur... and based on the likelihood of nearby cities to annex the land in the near future”.

When eligibility analyses were conducted in 2023, the proposed District encompassed 594 parcels consisting of open land and improved land used for residential, commercial, institutional and industrial uses. Since that time, the District has been affected by parcel combinations and subdivisions and is composed of 599 parcels, as of 2024. A map of the City’s most recent zoning for parcels within the proposed District is shown below in **Figure 1**.

Figure 1. City of Pocatello Zoning in District (2023 Parcels)



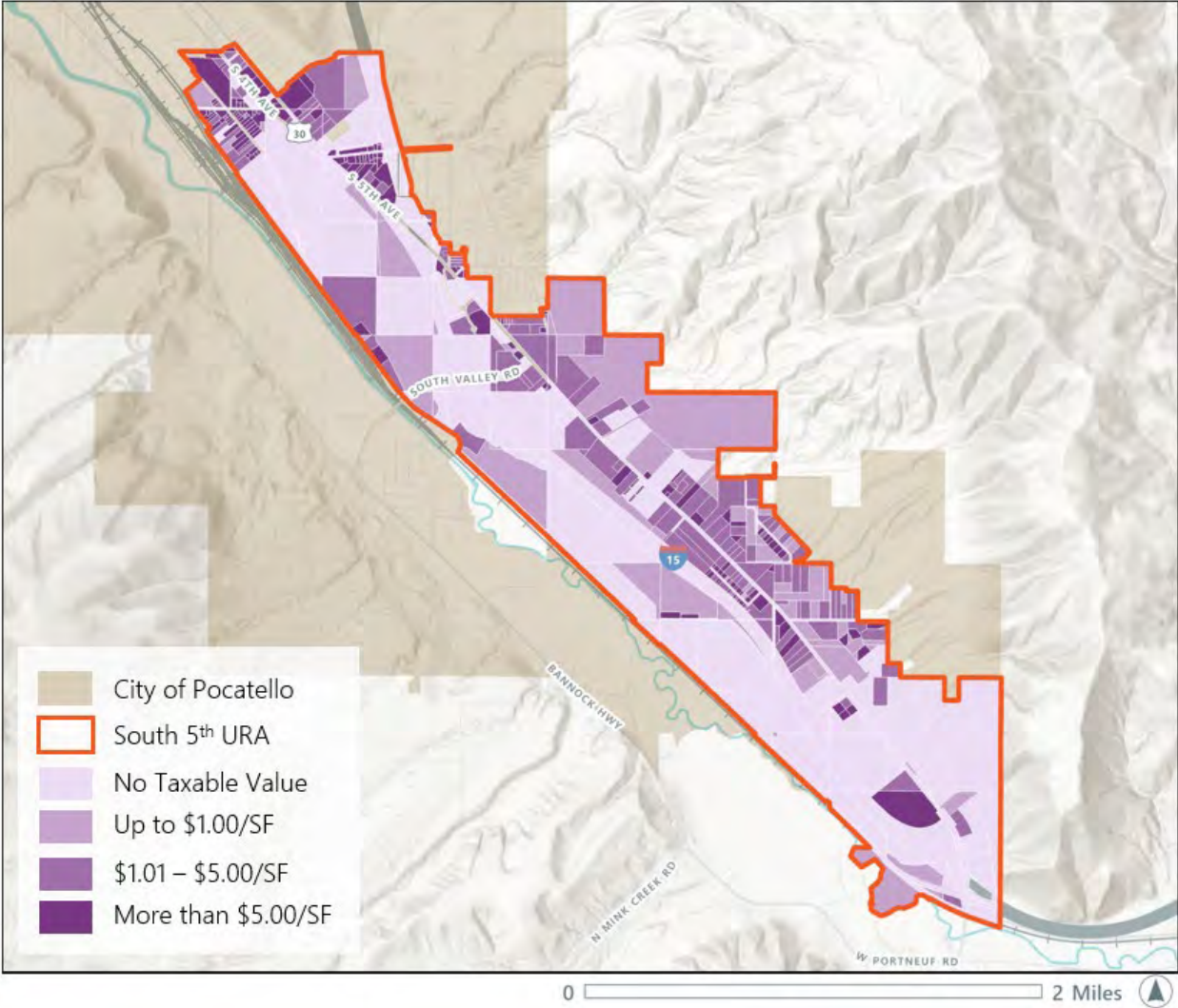
Source: City of Pocatello, Esri, SB Friedman

Existing Valuation of the Urban Renewal District

As of 2024, the District has a total of 599 real property parcels, which had a cumulative taxable value of approximately \$165,764,000, according to the Bannock County Assessor’s Office.

Existing taxable value was analyzed spatially to identify lower value nodes within the District. **Figure 2** displays taxable value per square foot of land throughout the District. Properties with a higher existing taxable value per square foot are located near the northern edge of the District, close to Idaho State University and Exit 67 of I-15. Commercial, residential and industrial development contributes to higher taxable value per square foot of land along the South 5th Avenue corridor through the middle of the district. A significant number of parcels are publicly owned and have no taxable value, in areas near the north, west and southern edges of the District.

Figure 2. Overall Taxable Value per Square Foot of Land (2023 Parcels and Taxable Value)



Source: Bannock County, City of Pocatello, Esri, SB Friedman

2. Development Program Projections

According to Idaho Code 50-2903(10) increment value “means the total value calculated by summing the difference between the current equalized value of each taxable property in the revenue allocation area and that property’s current base value on the base assessment roll, provided such difference is a positive value.” Base value on the “base assessment roll” means the equalized assessment rolls, for all classes of taxable property, on January 1 of the year in which the City Council passes an ordinance adopting the Plan containing a revenue allocation provision. Assuming City Council action on or before December 31, 2025, the effective date will be January 1, 2025 (the “Effective Date”). For the purposes of this Feasibility Study, SB Friedman used the final 2024 taxable values of the District reported by Bannock County as the estimated base values for each property in the District.

Incremental value is calculated annually by property (interpreted to be parcels) through the termination date, which is 20 years from the date the ordinance adopting the Plan is published, recognizing the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan. During the life of an urban renewal district, incremental value of real property value is generated through two mechanisms:

1. Increases in taxable value resulting from development or redevelopment over the 20-year term; and
2. Increases in taxable value due to appreciation of non-redevelopment parcels in the District.

SB Friedman conducted a Market Assessment to inform projections of new development/redevelopment over the 20-year term. The Market Assessment was informed by stakeholder interviews with developers and real estate brokers active in the community, as well as data and planning documents from local governments and numerous third-party data sources. Key data sources included:

- Bannock County
- Bannock Transportation Planning Organization (Bannock TPO)
- City of Pocatello
- Colliers
- CoStar
- HVS Global Hospitality Services
- Lightcast
- Turner Construction Company
- U.S. Census Bureau
- Woods & Poole Economics, Inc. (Woods & Poole)

Market-feasible demand projections for each land use were primarily based on population projections prepared by Woods & Poole for the Bannock TPO, published in 2022. SB Friedman estimated demand for single- and multifamily housing, retail, office and hotel through 2045 utilizing future population projections from the Bannock TPO. For industrial development, SB Friedman relied on the future land use indicated by the Pocatello 2040 Comprehensive Plan and a standard industrial floor area ratio. Feasible demand (the “Development Program”) is summarized below for each land use category. The Development Program should only be considered plausible to occur, and occur on the schedule projected, in the event the District is established.

Residential (Multifamily and Single-Family)

SB Friedman assumed the current average household size (2.61) and percent of vacant units (11%) in the Southeast Idaho Public Use Microdata Area will remain constant over the life of the District, as reported by the U.S. Census Bureau. The 2020 U.S. Census reported the population of the City to be approximately 56,300 people, however, the Bannock TPO projected the population to grow to approximately 63,700 by 2045, or 7,400 additional people. To accommodate this growth, the City would need approximately 27,500 total housing units, or an increase of about 4,200 housing units. SB Friedman assumed about 30% of this new housing, equivalent to 1,200 housing units, could be developed in the District with correlated supportive infrastructure investment. Additionally, SB Friedman assumed approximately three-quarters of this potential new housing in the District, or 900 units, would be multifamily based on growth in multifamily housing construction and the future land use plan of the District, per the Pocatello 2040 Comprehensive Plan. The remaining 300 units are assumed to be single-family detached homes.

Commercial (Retail and Office)

SB Friedman estimated the average amount of retail building space per person in the Pocatello Metropolitan Statistical Area in 2022, per data from CoStar and the American Community Survey as 54 square feet (SF) per person. This aligns with a 2023 report from Colliers that identified the national average retail SF per person in communities across the country. Based on the anticipated population growth of 7,400, and the assumption that the SF of retail space per capita will not change over time, the City would need approximately 400,000 SF of additional retail by 2045.

SB Friedman assumed that approximately 15%, or 60,400 SF, of new retail space in the City will be captured in the District. Additional housing development and population growth in the District would likely support local retail development.

Additionally, minimal office development could likely be drawn to the District by increased population growth. Recent office development in the City has been primarily in the form of smaller-scale medical office, averaging 7,500 SF and often located in a retail outlot setting. SB Friedman assumes approximately two of these developments, or 15,000 SF of office space, will be developed over the life of the District.

Hotel

While new hotel rooms have been built in the City over the last decade, the average daily rate (ADR) has grown and occupancy has remained stable. This may indicate demand for additional hotel rooms. As the District attracts additional development, additional hotel rooms may be needed. Further, there are currently no hotels in the area south of the Idaho State University cluster. SB Friedman anticipated that there may be demand for approximately two hotels, or approximately 200 hotel rooms, over the life of the proposed District. Assuming an average size of 370 SF per room (including common area space), 200 hotel rooms would total approximately 75,000 SF of hotel space in the District.

Industrial

SB Friedman assumed all currently vacant/open land designated for future industrial use in the District, as stated in the Pocatello 2040 Comprehensive Plan, would be developed as industrial uses over the life of the District. In total, 37 acres of vacant/open land in the District are planned for industrial use. SB Friedman assumed new industrial development to have a floor area ratio (FAR) of 0.3, including land for parking, building

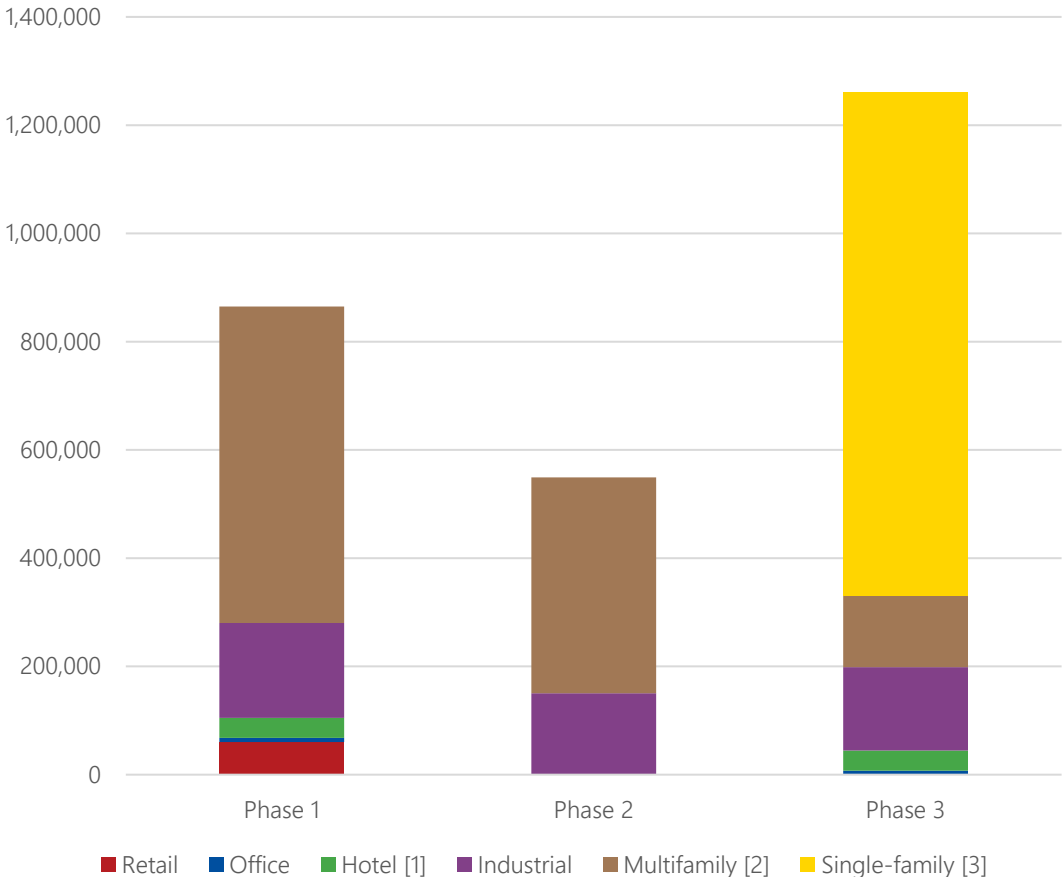
access and building setbacks. Therefore, the vacant land designated for industrial in the District could result in approximately 480,000 SF of new industrial space.

The Development Program is expected to phase in over the course of the District’s life, varying by land use and impacted by the completion of certain public projects which will make development feasible in different parts of the District. Project phases are aligned with the estimated amount of time needed to generate sufficient incremental property taxes to fund improvements in each phase and assume no bonds are issued against future revenues to front fund improvements. Projects by phase that impact development feasibility include:

- Phase 1 (2026-2032): projects that include sewer extensions and upgrades
- Phase 2 (2033-2038): projects that include water capacity upgrades and park/trail improvements
- Phase 3 (2039-2045): projects that include additional access roads, water and sewer extensions, and sidewalk extensions

SB Friedman anticipated development phasing as outlined in **Figure 3**, below, which also includes planned and proposed industrial and multifamily development projects identified by the City in Phase 1.

Figure 3: Development Program by Phase (Square Feet)



[1] Hotel keys converted to SF using average of 370 SF per room (including common spaces).
 [2] Multifamily units converted to SF assuming average of 1,200 SF per unit (including common space).
 [3] Single-family homes converted to SF assuming 3,000 SF per home, based on comparable new development in the City.
 Source: SB Friedman

3. Revenue Projections

SB Friedman analyzed newer real estate product to derive a series of taxable value and program assumptions. These inputs helped drive the incremental taxable value estimates and thus incremental property tax projections in the Revenue Model. Key assumptions include:

1. **District Base Taxable Value** | SB Friedman utilized the most recent (2024) aggregate taxable value for all parcels in the District multiplied by the taxable value growth rate (3.1%) to estimate the base value of the District in 2025.
2. **Taxable Value Additions** | SB Friedman established taxable value assumptions on a per-square-foot or per-key basis after evaluating comparable newer developments in and near the city. Estimated taxable values were escalated by 3.1% annually from 2024 to the year of delivery.
3. **Taxable Value Deductions** | SB Friedman estimated a taxable value per square foot for vacant land in the District in 2024 of \$12,500/acre of land, as well as the land utilized for each new development type. Vacant land value was deducted from new development taxable value based on this estimated average land value per square foot and density assumptions for new development of each land use typology. For the purposes of modeling, SB Friedman assumed that all new development would occur on vacant land, though redevelopment of existing improved parcels could occur.
4. **Taxable Value Growth Rate** | Currently improved properties within the District were assumed to appreciate by 3.1% annually, based on a nine-year (2014-2023) compound annual growth rate of property taxes in the City's most recent Annual Comprehensive Financial Report.
5. **Levy Rates** | The property tax levy rate is assumed to be a constant 1.00% through the life of the District, based on the most recent available tax rate for incorporated parcels (2024), net of millages not capturable by the District. All development in the District is assumed to happen on parcels that will be incorporated into the City at the time of development through the life of the District. Applying the levy rate to the incremental taxable value results in projected incremental property tax revenue.
6. **Annual Operations Costs** | Per City direction, the model assumed that 10% of incremental property tax revenues will be used to fund PDA operations and were thus deducted annually from gross revenues. Gross revenues minus the projected annual operations costs result in the net incremental revenues available to fund Project Costs.

Figure 4 summarizes the projected incremental property tax generation capability of the District in the scenario detailed above over the 20-year term of the Plan (assessment years 2026-2045). The figure is the result of the Revenue Model, which accounts for both the Development Program value growth and appreciation of currently improved properties.

Figure 4. District Incremental Property Tax Revenue Projection

District Year	Calendar Year	Frozen Base Value	Total TV	Incremental TV	Gross Incremental Property Taxes	Net Incremental Property Taxes
[1]		[2]	[3]	[4]	[5]	[6]
0	2025	\$170,858,835	\$170,858,835	\$0	\$0	\$0
1	2026	\$170,858,835	\$176,109,897	\$5,251,062	\$0	\$0
2	2027	\$170,858,835	\$208,225,063	\$37,366,228	\$52,448	\$47,203
3	2028	\$170,858,835	\$225,849,700	\$54,990,865	\$373,217	\$335,896
4	2029	\$170,858,835	\$247,252,035	\$76,393,200	\$549,254	\$494,329
5	2030	\$170,858,835	\$269,756,577	\$98,897,742	\$763,022	\$686,720
6	2031	\$170,858,835	\$305,129,737	\$134,270,902	\$987,800	\$889,020
7	2032	\$170,858,835	\$331,573,490	\$160,714,655	\$1,341,110	\$1,206,999
8	2033	\$170,858,835	\$354,140,663	\$183,281,828	\$1,605,233	\$1,444,710
9	2034	\$170,858,835	\$377,781,782	\$206,922,947	\$1,830,636	\$1,647,573
10	2035	\$170,858,835	\$402,541,543	\$231,682,708	\$2,066,766	\$1,860,089
11	2036	\$170,858,835	\$428,466,374	\$257,607,539	\$2,314,069	\$2,082,662
12	2037	\$170,858,835	\$455,604,503	\$284,745,668	\$2,573,008	\$2,315,707
13	2038	\$170,858,835	\$484,006,019	\$313,147,184	\$2,844,066	\$2,559,660
14	2039	\$170,858,835	\$513,722,946	\$342,864,111	\$3,127,744	\$2,814,969
15	2040	\$170,858,835	\$540,775,973	\$369,917,138	\$3,424,559	\$3,082,103
16	2041	\$170,858,835	\$633,081,945	\$462,223,110	\$3,694,767	\$3,325,290
17	2042	\$170,858,835	\$712,665,884	\$541,807,049	\$4,616,728	\$4,155,055
18	2043	\$170,858,835	\$794,827,406	\$623,968,571	\$5,411,620	\$4,870,458
19	2044	\$170,858,835	\$881,365,983	\$710,507,148	\$6,232,257	\$5,609,031
20	2045	\$170,858,835	\$908,453,298	\$737,594,463	\$7,096,612	\$6,386,951
21	2046	Collections for Year 20			\$7,367,163	\$6,630,447
Total District Revenue (2025-2045)					\$58,272,080	\$52,444,872
Rounded Undiscounted Total					\$58,300,000	\$52,400,000

[1] Assumed establishment of District in 2025.

[2] Frozen base value of \$170,858,835 based on escalated 2024 taxable value of the District (\$165,764,344) multiplied by taxable value growth rate (3.1%).

[3] Total taxable value calculated as escalated taxable value of non-redevelopment parcels plus additional taxable value from new development less base value of development sites.

[4] Incremental taxable value calculated as total taxable value minus frozen base value.

[5] Gross Incremental Property Taxes calculated as incremental taxable value times tax rate, one year in arrears. SB Friedman assumed the most recent tax rate available (2024) to be constant over the life of the District.

[6] Net Incremental Property Taxes calculated as Gross Incremental Property Taxes minus Annual Operations Costs.

Source: Bannock County, City of Pocatello, CoStar, SB Friedman

In total, the District is projected to generate approximately \$52.4 million in incremental property tax revenue over the life of the District, undiscounted to fund Project Costs. Revenues by phase are summarized in **Figure 5**. Project Costs can thus be paid out of cash rather than necessitating a bond issuance. Project phases roughly align with the estimated revenue needed to be generated to fund improvements in a given phase.

Figure 5. Projected Incremental Property Tax Revenues by Phase

Phase	Projected Revenue
Phase 1 (2026-2032)	\$3,700,000
Phase 2 (2033-2038)	\$11,900,000
Phase 3 (2039-2045)	\$36,900,000

Source: Bannock County, City of Pocatello, CoStar, SB Friedman

4. Project Costs

Key public improvements were identified by the City based on infrastructure, recreational and other needs supporting development and quality of life improvements in the District. Project Costs were provided to SB Friedman by the City, in collaboration with KHA. Costs are presented in 2025 dollars, with implementation spread across three phases. Projects with outdated estimated costs were escalated to 2025 dollars based on changes in the consumer price index from the Bureau of Labor Statistics.

An itemized list of Project Costs is presented in **Figure 6**.

Figure 6. Project Costs and Phasing (2025\$)

Project Description	Project Location	Project Cost (2025)
Phase 1		
Cheyenne Ave cul-de-sac	Cheyenne Ave at Portneuf River	\$30,000
Sewer extensions	Extension for commercial development at south end of District	\$1,650,000
Sewer extensions	Lift station for commercial development at south end of District	\$300,000
South 5th Ave sewer upgrades	Further extent of South 5th, if needed	\$150,000
Phase 1 Total		\$2,130,000
Phase 2		
Hildreth Dr tunnel improvement	Hildreth Dr under I-15	\$40,000
Water tank/booster pump	Foothills near east side of District	\$4,500,000
Water tank/booster pump - piping	Foothills near east side of District	\$1,000,000
Park upgrades and amenities	Constitution Park/Ross Park	\$900,000
Phase 2 Total		\$6,440,000
Phase 3		
Access roads and roadway extensions - Vicinity of Puma Ln/Darby Rd east of South 5th Ave, potentially others	Access to new residential NE of 5th Ave	\$2,220,000
Access roads and roadway extensions - Vicinity of Puma Ln/Darby Rd east of South 5th Ave, potentially others	Secondary access from 5th Ave to new residential	\$1,410,000
Access roads and roadway extensions - Vicinity of Puma Ln/Darby Rd east of South 5th Ave, potentially others	Secondary access from 5th Ave to new residential by Darby Rd	\$435,000
Access roads and roadway extensions - Vicinity of Puma Ln/Darby Rd east of South 5th Ave, potentially others	Secondary access to new residential at extension of Piedmont Rd	\$540,000
South 5th Ave sidewalks	Length of South 5th Ave (westside only)	\$1,500,000

Water extensions	Extension for new industrial at NWC of South Valley and Kirkham Rd	\$1,675,000
Water extensions	Extension for new industrial along 2nd Ave	\$1,850,000
Water extensions	Extension for new residential NE of 5th Ave (15 lots)	\$80,000
Water extensions	Extension for new residential NE of 5th Ave (138 lots)	\$280,000
Water extensions	Extension for new residential NE of 5th Ave (80 units)	\$80,000
Water extensions	Extension for new residential at extension of Piedmont Rd (38 units)	\$105,000
Sewer extensions	Extension for new industrial at NWC of South Valley and Kirkham Rd	\$2,850,000
Sewer extensions	Extension for new industrial along 2nd Ave	\$1,850,000
Sewer extensions	Extension for new industrial at 5th Ave and South Valley	\$25,000
Sewer extensions	Extension for new residential NE of 5th Ave (15 lots)	\$125,000
Sewer extensions	Extension for new residential NE of 5th Ave (138 lots)	\$375,000
Sewer extensions	Extension for new residential NE of 5th Ave (80 units)	\$80,000
Sewer extensions	Extension for new residential at extension of Piedmont Rd (38 units)	\$97,500
Phase 3 Total		\$15,577,500
Additional Projects		
Portneuf River trail	Along Portneuf River	\$5,280,000
Native American petroglyph informational signage/historic markers	Along Portneuf River Trail, where applicable	\$20,000
Trailheads and parking	Cheyenne Ave at Portneuf River; Hildreth Dr behind Century High School	\$60,000
Cheyenne Ave bridge removal	Cheyenne Ave at Portneuf River	\$845,239
South 5th Ave sidewalks	Length of South 5th Ave (east side only)	\$1,500,000
South 5th Ave bike lane/multimodal improvements	Length of South 5th Ave	\$70,000
Traffic signal	Century High School and LDS Seminary Building	\$1,500,000
Access roads and roadway extensions	Gateway Rd and S 5th Ave	\$1,000,000
Cul-de-sac	Hildreth Rd	\$100,000
Cul-de-sac	Katsilometes Rd	\$100,000
Land acquisition for future Cemetery		\$500,000

Land acquisition for future regional park		\$500,000
Access roads and roadway extensions	Darby Road	\$1,000,000
Land acquisition for future stormwater ponds		\$750,000
Stormwater repairs	Jason Rd	\$750,000
Fire station/police satellite		\$10,000,000
Traffic signal	Barton Rd, 4th & 5th	\$3,000,000
Traffic light upgrades	Length of S. 5th	\$150,000
South Valley inline booster and property acquisition	5500 S. 5th Ave	\$2,500,000
South Valley Connector Line	South Valley Rd between Bannock Hwy & S. 5 th	\$2,000,000
Additional Projects Total		\$31,625,239

Source: Bureau of Labor Statistics, City of Pocatello, KHA, SB Friedman

As projects are completed in each phase, their estimated costs were inflated to the respective year utilizing the 3.1% annual growth rate (to align with the 9-year CAGR of City property taxes utilized in Revenue Projections). **Figure 7** outlines estimated escalated Project Costs by phase. Phases were delineated by the estimated time needed for the District to generate sufficient revenues to fund the associated improvements, which allow for development in future phases.

Figure 7. Escalated Project Costs by Phase

Phase	Projected Costs
Phase 1 (2026-2032)	\$2,400,000
Phase 2 (2033-2038)	\$8,900,000
Phase 3 (2039-2045)	\$26,100,000
Total Escalated Phased Project Costs	\$44,800,000
Additional Projects [1]	\$57,100,000
Total Escalated District Project Costs	\$94,500,000

[1] 50% of Additional Project Costs inflated to 2044 and the other 50% inflated to 2045.

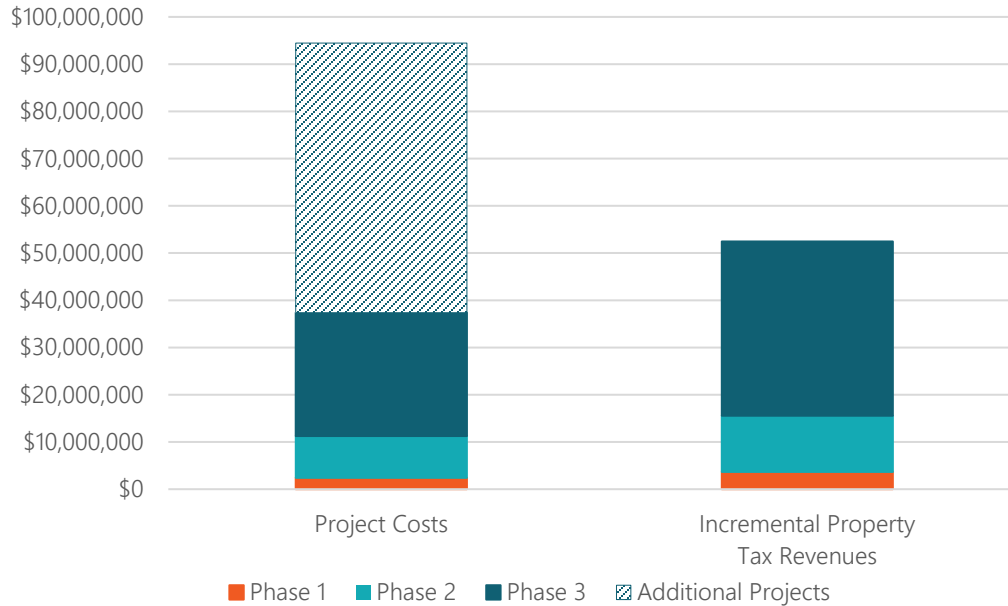
Source: Bureau of Labor Statistics, City of Pocatello, Kimley-Horn, SB Friedman

Phased Project Costs are lower than projected revenues over the life of the District. In addition to the Phased Projects, the City also outlined a list of Additional Projects, which include additional road and sewer improvements, land acquisition for public uses and fire/police substations. The estimated cost of the Additional Projects exceeds estimated revenues of the District. However, they have been included in the Plan to allow for Additional Projects to be funded from incremental property taxes if the District outperforms projections or may be advanced to a prior phase subject to market and development conditions. Some projects may be advanced funded by developers or others and eligible for reimbursement.

5. Economic Feasibility

In the scenario described, the District will generate sufficient revenue to support Phased Project Costs. Per City staff direction, SB Friedman assumed that any remaining cash from the District will be invested and grow at 1% annually. Any additional revenue generated by the District may be used to fund the Additional Projects. The relationship between Project Costs and revenues is outlined in **Figure 8**.

Figure 8: District Incremental Property Tax Revenues and Project Costs by Phase [1]



[1] Project Costs have been escalated annually by 3.1% to align with anticipated growth in tax revenues during the same period. Source: SB Friedman

SB Friedman concludes that this Feasibility Study confirms there is a plausible scenario, built upon specific market assumptions and trends, which allows for approximately \$52.4 million in Project Costs to be funded over the life of the District. This Feasibility Study is designed to serve as an attachment to the Plan, satisfying the requirement in Idaho Code 50-2905 that the plan shall include an economic feasibility study with specificity.

6. Alternate Sources of Funds

Funds necessary to pay for Project Costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from District revenues and/or proceeds from municipal obligations, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the PDA may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The PDA may incur Project Costs that are paid from the funds of the PDA other than incremental taxes, and the PDA then may be reimbursed for such costs from incremental taxes.

The tax increment revenue, which will be used to fund tax increment obligations and eligible Project Costs, shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized taxable value of each taxable parcel of real property in the District over and above the certified base taxable value of each such property. Without the use of such incremental revenues, the District is not likely to similarly develop.

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds or developer investment, and other sources of funds and revenues as the PDA from time to time may deem appropriate. In the event alternative sources of funds become available, the PDA may adjust the anticipated funding sources and prioritization of costs outlined above.

Appendix: Limitations of Engagement

Our report will be based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we will obtain certain information. The sources of information and bases of the estimates and assumptions will be stated in the report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the report to reflect events or conditions which occur subsequent to the date of the report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our study will not ascertain the legal and regulatory requirements applicable to this project, including zoning, other State and local government regulations, permits, and licenses. No effort will be made to determine the possible effect on this project of present or future federal, state or local legislation, including any environmental or ecological matters.

Tax increment projections are anticipated to be prepared under this engagement for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed District boundary and from inflationary increases in value. These projections are intended to provide an estimate of the final taxable value of the District for inclusion in the final report. Should projected revenues and Project Costs align with estimates in this report, the increment generated is projected to be sufficient to cover estimated Phased Project Costs.

As such, our report and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of establishing a District, and may be reviewed by private institutional lenders in support of potential debt obligations. These projections should not be relied upon by any other person, firm or corporation, or for any other purposes. Neither the report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

Attachment 6

Agricultural Operation Consents

[Exhibits B and C Were Originally Attached to Each Consent; To Avoid Duplication and to Reduce Document Size Exhibits B and C are Attached One Time to the First Consent]

AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Carma Smith, an individual that owns certain property generally described as Parcel Pin Identification Number RPR4013030401 in the real property records of Bannock County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Property has been used, within the last three (3) years, as an agricultural operation; and

(2) that the undersigned has reviewed the materials provided in Exhibit B, and has had an opportunity to review the urban renewal eligibility report, dated January 6, 2025, entitled South 5th Urban Renewal Area Eligibility Report, prepared by SBFriedman and as attached hereto as Exhibit C.

Further, Carma Smith hereby provides her consent and approval that the subject Property may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the property possesses certain characteristics of eligibility.

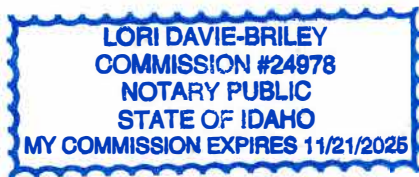
DATED this 29th day of August, 2025.

Carma Smith

Name: Carma Smith
Title: Property Owner

STATE OF IDAHO)
) ss:
County of Bannock)

On this 29th day of August, 2025, before me, Lori Davie-Briley a Notary Public for the state of Idaho, personally appeared Carma Smith, known or identified to me to be the property owner that executed the instrument and acknowledged to me that such individual executed the same.



Lori Davie-Briley
Notary Public

State of Idaho

Resides in POCate 110 ID

My Commission Expires 11/21/2025

EXHIBIT A

PARCEL PIN NUMBER

RPR4013030401

ADDRESS

Bannock County, Idaho

DESCRIPTION

Parcel Pin: RPR4013030401

Legal description: S21-T7S-R35E TAX 57 4.56 AC; TAX 93 0.09 AC TR SW4NE4 TAX 127 9.19 AC TX 114 8.47 AC; TX 116 0.49 AC



EXHIBIT B

EXCERPTS OF STATUTES

IDAHO CODE §§ 50-2018(8) AND (9)

(8) "Deteriorated area" shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Provided however, this definition shall not apply to any agricultural operation, as defined in section [22-4502\(2\)](#), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section [63-1701\(4\)](#), Idaho Code, absent the consent of the forest landowner, as defined in section [63-1701\(5\)](#), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(9) "Deteriorating area" shall mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; provided, that if such deteriorating area consists of open land the conditions contained in the proviso in section [50-2008\(d\)](#), Idaho Code, shall apply; and provided further, that any disaster area referred to in section [50-2008\(g\)](#), Idaho Code, shall constitute a deteriorating area. Provided however, this definition shall not apply to any agricultural operation, as defined in section [22-4502\(2\)](#), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section [63-1701\(4\)](#), Idaho Code, absent the consent of the forest landowner, as defined in section [63-1701\(5\)](#), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

IDAHO CODE § 50-2008

50-2008. PREPARATION AND APPROVAL OF PLAN FOR URBAN RENEWAL PROJECT. (a) An urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.

(b) An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within sixty (60) days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said sixty (60) days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

(c) The local governing body shall hold a public hearing on an urban renewal project, after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the municipality. The notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal project under consideration.

(d) Following such hearing, the local governing body may approve an urban renewal project and the plan therefor if it finds that (1) a feasible method exists for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan conforms to the general plan of the municipality as a whole; (3) the urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease

and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

(e) An urban renewal plan may be modified at any time: Provided that if modified after the lease or sale by the urban renewal agency of real property in the urban renewal project area, such modification may be conditioned upon such approval of the owner, lessee or successor in interest as the urban renewal agency may deem advisable and in any event shall be subject to such rights at law or in equity as a lessee or purchaser, or his successor or successors in interest, may be entitled to assert.

(f) Upon the approval by the local governing body of an urban renewal plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective urban renewal area, and the urban renewal agency may then cause such plan or modification to be carried out in accordance with its terms.

(g) Notwithstanding any other provisions of this act, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of a flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the governor of the state has certified the need for disaster assistance under 42 U.S.C. section 5121, or other federal law, the local governing body may approve an urban renewal plan and an urban renewal project with respect to such area without regard to the provisions of subsection (d) of this section and the provisions of this section requiring a general plan for the municipality and a public hearing on the urban renewal project.

(h) Any urban renewal plan containing a revenue allocation financing provision shall include the information set forth in section [50-2905](#), Idaho Code.

IDAHO CODE §50-2903(8)

(8) "Deteriorated area" means:

(a) Any area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

(b) Any area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

(c) Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas.

(d) Any area which the local governing body certifies is in need of redevelopment or rehabilitation as a result of a flood, storm, earthquake, or other natural disaster or catastrophe respecting which the governor of the state has certified the need for disaster assistance under any federal law.

(e) Any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development which would promote the purposes of this chapter.

(f) "Deteriorated area" does not mean not developed beyond agricultural, or any agricultural operation as defined in section 22-4502(1), Idaho Code, or any forest land as defined in section 63-1701(4), Idaho Code, unless the owner of the agricultural operation or the forest landowner of the forest land gives written consent to be included in the deteriorated area, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

EXHIBIT C

ELIGIBILITY REPORT

4837-6502-2952, v. 1



Source: Google

POCATELLO DEVELOPMENT AUTHORITY

South 5th Urban Renewal Area Eligibility Report

REPORT | JUNE 11, 2025



POCATELLO DEVELOPMENT AUTHORITY
SOUTH 5TH URBAN RENEWAL AREA
ELIGIBILITY REPORT

June 11, 2025

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 West Madison Street, Suite 3700, Chicago, IL 60602
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com

Contact: Geoffrey Dickinson
T: 312.384.2404 E: gdickinson@sbfriedman.com

POCATELLO DEVELOPMENT AUTHORITY
South 5th Urban Renewal Area Eligibility Report

TABLE OF CONTENTS

SECTION	PAGE
1. Executive Summary.....	3
2. Background.....	7
2. Statutory Requirements.....	10
4. Eligibility Findings.....	13
5. Other Required Tests and Findings.....	25
6. Conclusions.....	29
Appendix A: Limitations of Engagement.....	30
Appendix B: PIN List	31

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 West Madison Street, Suite 3700, Chicago, IL 60602
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com
www.sbfriedman.com

1. Executive Summary

SB Friedman Development Advisors, LLC (“SB Friedman”) has prepared this Eligibility Report (the “Report”) for the proposed South 5th Urban Renewal Area (the “Proposed URA”) for the Pocatello Development Authority (“PDA”) pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, and the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, collectively the “Urban Renewal Law.” A map of the Proposed URA in relation to the City of Pocatello (the “City”) is outlined in **Figure 1**.

Urban Renewal Law provides for different eligibility factors and required findings and tests for Improved Land versus Open Land (defined below). It is our understanding that Open Land under the Urban Renewal Law means agricultural or forest lands and/or a predominately undeveloped, open area. In part due to the large number of undeveloped or partially developed areas within the Proposed URA, there are a handful of undeveloped parcels which could be construed as either Open Land or Improved Land. In order to definitively demonstrate the Proposed URA is eligible for designation as an urban renewal area, SB Friedman divided the parcels into the following three classifications:

- **Improved Parcels** | includes both:
 - Developed, Improved Parcels | Parcels which have existing structures such as buildings or paved parking areas; and
 - Undeveloped, Improved Parcels | Parcels which are associated with or accessory to an adjacent Improved parcel such as side yards, parking areas, garages and access drives and are smaller than one acre. Undeveloped, Improved Parcels lack structures, are less than one acre and have at least two of the following characteristics:
 - Adjoin right-of-way
 - Adjoin developed parcel
 - Adjoin a parcel of common ownership directly or across adjoining right-of-way
 - Similar parcel shape to neighboring parcels
 - Rectangular shaped with proportion less than 7:1
- **Open Land Parcels (OLPs)** | Larger (greater than one acre) undeveloped parcels or vacant parcels not directly adjoining right-of-way or not adjoining right-of-way through a common owner.
- **Potentially Open Land Parcels (POLPs)** | Undeveloped parcels smaller than one acre with lot characteristics comparable to those of an Undeveloped, Improved Parcel but which lack street access and meet less than two characteristics of Undeveloped, Improved Parcels. SB Friedman found four unique parcels (five parcel shapes since one parcel is discontinuous) that could be considered as POLPs, accounting for less than 1% of total land area.

For eligibility analysis purposes, POLPs have been included in both the Improved Parcels and OLP categories. Thus:

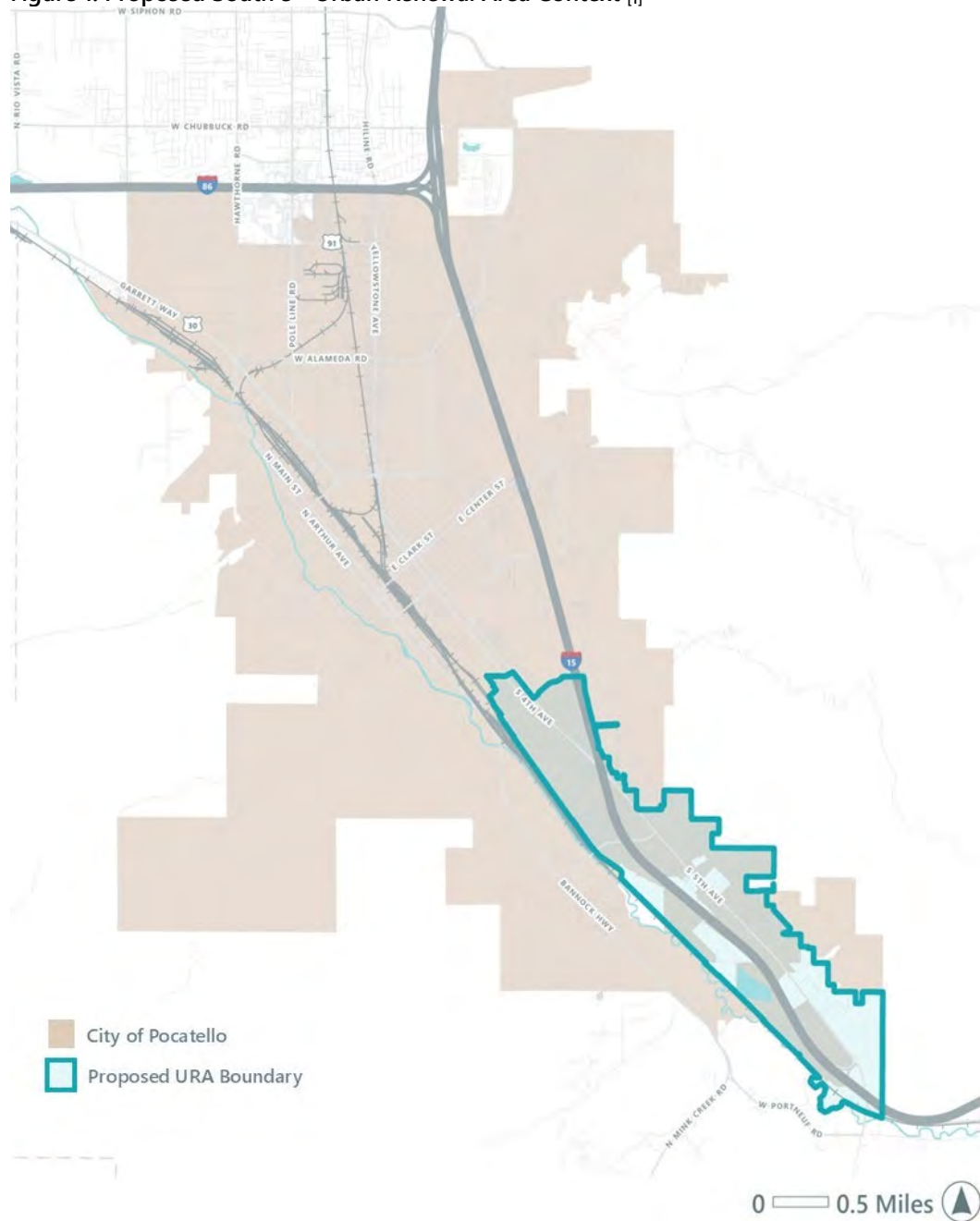
- 1) **Improved Land** includes all Improved Parcels and POLPs.
- 2) **Open Land** includes all OLPs and POLPs.

In addition to the parcels described above, there are parcels owned by public entities such as city, county, state and federal governments and their agencies or are privately owned rights-of-way, such as parcels owned by the Union Pacific Railroad. These parcels were included in the boundary of the Proposed URA, but are typically exempt or have de minimis taxable valuation and are likely to be owned by these entities in perpetuity as parks, preserves, rights-of-way and public offices. These parcels were included in the Proposed URA to allow for

infrastructure investments or public improvements on/through these parcels that could benefit other areas. Because they effectively behave like public right of way and based on fieldwork and site analysis, we found that parcel-based eligibility factors would not be applicable to this portion of the Proposed URA.

Per Urban Renewal Law, SB Friedman also reviewed the 2023 estimated base taxable value of the Proposed URA in comparison to the total taxable value of the City and other URAs as of 2023. SB Friedman confirmed the establishment of the Proposed URA would not result in the taxable values of all URAs in the City exceeding 10% of the City's total taxable value.

Figure 1: Proposed South 5th Urban Renewal Area Context [1]



¹ Since SB Friedman’s eligibility analyses were completed, 2024 taxable values and parcel shapes have been released by Bannock County. Eligibility analyses in the Report reflect the 2023 parcel shapes and values, which were the most recent available at the time that these analyses and fieldwork were completed. Two minor changes resulted from the updated 2024 shapes: a change in the total number of parcels in the Proposed URA from 594 to 599 due to parcel combinations and subdivisions, as well as a minor modification to the Proposed URA boundary. Parcel number RPR4013010300, created from portions of existing public right-of-way of Katsilometes Road and privately-owned land along the eastern edge of the Proposed URA resulted in the necessary modification of the Proposed URA boundary to include the full extent of this parcel. This change results in the addition of approximately 0.45 acres to the Proposed URA boundary. The newly created parcel, which encompasses privately owned right-of-way, has no taxable value and is not included in parcel-based eligibility factor analyses. Maps throughout this report reflect 2023 parcels with the amended boundary.

Source: Bannock County, City of Pocatello, Esri, SB Friedman

Summary Conclusion

This Report documents the conditions in the Proposed URA which support the finding that the Proposed URA is “deteriorating.”

IMPROVED LAND - SB Friedman found the following two criteria for a deteriorating area to be meaningfully present and reasonably distributed throughout Improved Parcels and POLPs within the Proposed URA:

1. Predominance of defective or inadequate street layout
2. Diversity of ownership

OPEN LAND - SB Friedman found the following two criteria for a deteriorating area to be meaningfully present and reasonably distributed throughout OLPs and POLPs within the Proposed URA:

1. Obsolete platting
2. Diversity of ownership

Additionally, SB Friedman determined the OLPs and POLPs are eligible for acquisition by an urban renewal agency based on the following factors:

1. Unsuitable topography or faulty lot layout
2. Diversity of ownership

As part of the approval process for an urban renewal area and because the Proposed URA boundary includes parcels outside the City limits and within unincorporated Bannock County, the Bannock County Board of County Commissioners (the “BOCC”) must make a finding that the Proposed URA is eligible for designation as an urban renewal area. Following BOCC consideration, the finding that the Proposed URA is eligible for designation as an urban renewal area must be made by the City Council of the City of Pocatello (the “City Council”).

Upon adoption of a City Council resolution finding that the Proposed URA is a deteriorating area, the PDA will create an Urban Renewal Plan (the “Plan”) for the Proposed URA. Following plan approval by the PDA, the Pocatello Planning and Zoning Commission (the “Commission”) would review the Plan and decide on its conformance with the City’s Comprehensive Plan. The BOCC would review the Plan and consider a transfer of powers ordinance and an intergovernmental agreement with the City Council concerning the administration of the unincorporated parcels within the Revenue Allocation Area by the PDA. Following adoption of the BOCC ordinance and finding by the Commission, the City Council would then hold a public hearing prior to which all the affected taxing entities can provide comment on the proposed Plan. City Council then must elect to either approve the Plan and create a corresponding Revenue Allocation Area, by ordinance, or elect not to approve the proposed South 5th URA.

2. Background

Introduction

The Proposed URA encompasses approximately 2,292 acres bounded roughly by the Union Pacific Railroad tracks to the south and west, Barton Road to the north, and foothills of the Pocatello Range of mountains to the east. The Proposed URA is bisected by both Interstate 15 ("I-15") and South 5th Avenue and contains both Improved Parcels (685 acres), OLPs (613 acres) and POLPs (3 acres). Additionally, a significant portion of land, approximately 991 acres, in the Proposed URA is publicly owned by the city, county, state or federal government and their agencies or by private ownership as right-of-way, such as by the Union Pacific Railroad. **Figure 2** illustrates the distribution of the Proposed URA's Improved Parcels, OLPs, POLPs, and other land to which the parcel-based eligibility factor analyses are not applicable. As of 2023 when initial eligibility analyses were conducted, the Proposed URA encompassed 594 parcels. As of June 2025, parcel combinations and subdivisions within the Proposed URA made the total parcel count 599. The Proposed URA is comprised of land within the City of Pocatello as well as land in unincorporated Bannock County within the Pocatello Area of City Impact (PACI).

In 2023, the City adopted the Pocatello Comprehensive Plan 2040 (the "2040 Comp Plan") – a comprehensive plan to guide future development in the City. The 2040 Comp Plan identified the following goals, which would be supported by the establishment of the Proposed URA as an urban renewal area:

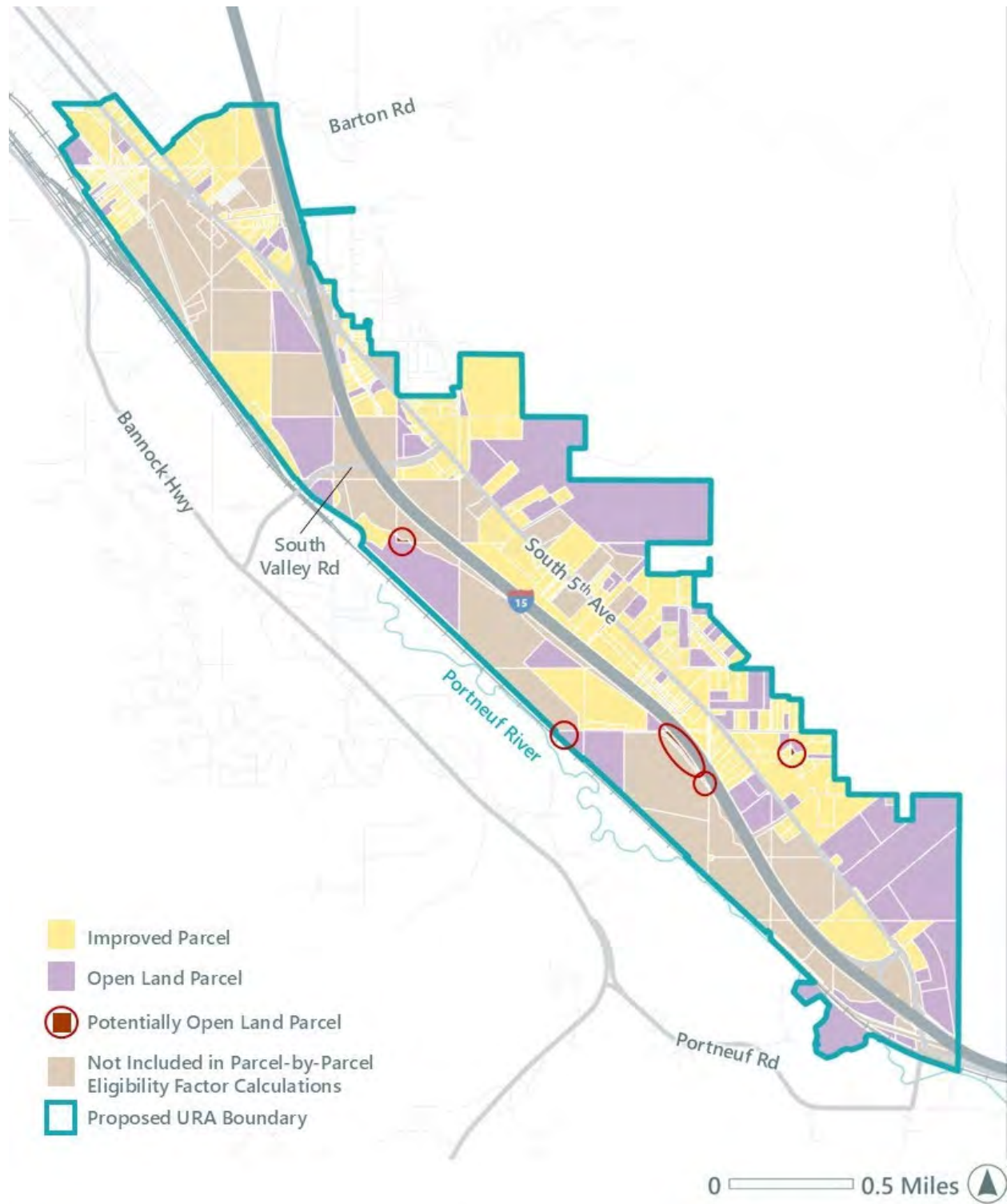
- Create a business environment with a diverse economic base;
- Guide and plan for the protection, development, and acquisition of public access to the natural resource amenities within and surrounding the Portneuf River Valley;
- Develop a transportation system that accommodates multi-modal choices to reduce dependence on fossil fuels;
- Cultivate compact development patterns and enhanced aesthetics that promote walkability, community health, reduced infrastructure, and energy costs;
- Maintain and update existing infrastructure such as roads, sewer, water, and high-speed internet; and
- Develop a mobility network that interconnects and distributes pedestrian, bicycle, and vehicle traffic to multiple streets and nodes of activity.

Reasons for Selection of the Proposed URA

The Proposed URA is of interest for establishment as an urban renewal area because of its position as the gateway to Pocatello from the south. The City has expressed an interest in creating a more attractive gateway. City gateways should provide visual cues that convey to passengers an entrance or departure from a municipality. Gateways have the added benefit of increasing city identity which can build awareness of development opportunities through the city periphery.

Additionally, an urban renewal area could provide the funding required to initiate key capital improvements such as extending infrastructure, adding trails, adding/repairing bike lanes and completing the sidewalk network which could help attract development on sites within the Proposed URA.

Figure 2: Proposed South 5th Urban Renewal Area



Source: Bannock County, City of Pocatello, Esri, SB Friedman

Current Land Use

The Proposed URA currently includes the following land uses:

- Residential
- Retail
- Office
- Industrial
- Right-of-way
- Park/recreational
- Open land

10% Test

Per Urban Renewal Law, SB Friedman also reviewed the 2023 taxable value of the Proposed URA in comparison to the 2023 total taxable value of the City and other URAs base values. Taxable value information was provided by the Power County and Bannock County Assessor's Offices for each county's share of the City of Pocatello and base taxable values of all existing URAs located within the City of Pocatello and the PACI. To be conservative, SB Friedman calculated the 10% test as if the non-City parcels were not annexed. Should these parcels be annexed, the increased value in the City as a whole would result in the Proposed URA capturing a slightly lower percentage of total City taxable value. As of 2023, the combination of base taxable values for all existing URAs plus the taxable value of the Proposed URA parcels would total approximately 2.5% of the City's 2023 total taxable value.

SB Friedman confirmed the establishment of the Proposed URA as an urban renewal area would not result in the base values of all urban renewal areas in the City exceeding 10% of the City's total taxable value.

3. Statutory Requirements

Improved Land: Required Findings and Definition of Deteriorated / Deteriorating

Idaho Code Section 50-2008(a) states that “[an] urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.”

The Urban Renewal Law includes definitions for a deteriorated area or a deteriorating area. These definitions include lists of criteria, one or more of which must be met in an area for it to qualify for an urban renewal project. These criteria are in Idaho Code Sections 50-2018(8) and (9) and Section 50-2903(8) and are listed below.

1. Deteriorated Area

Idaho Code Section 50-2018(8) and Idaho Code Section 50-2903(8)(a) define a deteriorated area as an area in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reasons of:

- a) Dilapidation;
- b) Deterioration;
- c) Age or obsolescence;
- d) Inadequate provision for ventilation, light, air, sanitation or open spaces;
- e) High density of population and overcrowding;
- f) Existence of conditions which endanger life or property by fire and other causes; or
- g) Any combination of such factors;

is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare.

2. Deteriorating Area

Idaho Code Section 50-2018(9) and Idaho Code Section 50-2903(8)(b) define a deteriorating area as one, which by reason of:

- a) The presence of a substantial number of deteriorated or deteriorating structures;
- b) Predominance of defective or inadequate street layout;
- c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- d) Insanitary or unsafe conditions;
- e) Deterioration of site or other improvements;
- f) Diversity of ownership;
- g) Tax or special assessment delinquency exceeding the fair value of the land;
- h) Defective or unusual conditions of title;
- i) Existence of conditions which endanger life or property by fire and other causes; or

j) Any combination of such factors;

results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition and use.

Open Land: Required Findings and Definition of Deteriorating

There are three sections within the Idaho Code that address Open Land:

1. Idaho Code Section 50-2903(8)(c) identifies eligibility criteria for Open Land and states any area which is predominately open and which because of:

1. Obsolete platting;
2. Diversity of ownership; or
3. Deterioration of structures or improvements; or

otherwise results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality, is considered a "deteriorating area" and eligible for urban renewal projects.

2. Idaho Code Section 50-2018(9) states if a "deteriorating area consists of open land the conditions contained in the provision in section 50-2008(d), Idaho Code, shall apply." See also, Idaho Code Section 50-2903(8)(c).

3. Idaho Code Section 50-2008(d) states if an urban renewal area consists of Open Land to be acquired by the urban renewal agency, such area shall not be so acquired unless:

1. If it is to be developed for residential uses, the local governing body shall determine:
 - a. A shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality;
 - b. The need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas;
 - c. The conditions of blight in the area and shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime constitute a menace to the public health, safety, morals or welfare; and
 - d. The acquisition of the area for residential uses is an integral part of and essential to the program of the municipality.
2. If it is to be developed for nonresidential uses, the local governing body shall determine:
 - a. Such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

For both residential and nonresidential land uses acquisition by the urban renewal agency may be allowed if the area exhibits one or more of the following:

1. Defective of unusual conditions of title;
2. Diversity of ownership;
3. Tax delinquency;
4. Improper subdivision;
5. Outmoded street patterns;
6. Deterioration of site;
7. Economic disuse;
8. Unsuitable topography or faulty lot layout;
9. The need for correlation of the area with other areas of a municipality by streets and modern traffic requirements; or

Other conditions that retard the development of the area.

4. Eligibility Findings

Parcel Classification within the Proposed URA

Urban Renewal Law provides for different eligibility factors and required findings and tests for Improved Land versus Open Land (defined below). It is our understanding that Open Land under the Urban Renewal Law means agricultural or forest lands and/or a predominately undeveloped, open area. In part due to the large number of undeveloped or partially developed areas within the Proposed URA, there are a handful of undeveloped parcels which could be construed as either Open Land or Improved Land. In order to definitively demonstrate the Proposed URA is eligible for designation as an urban renewal area, SB Friedman divided the parcels into the following three classifications:

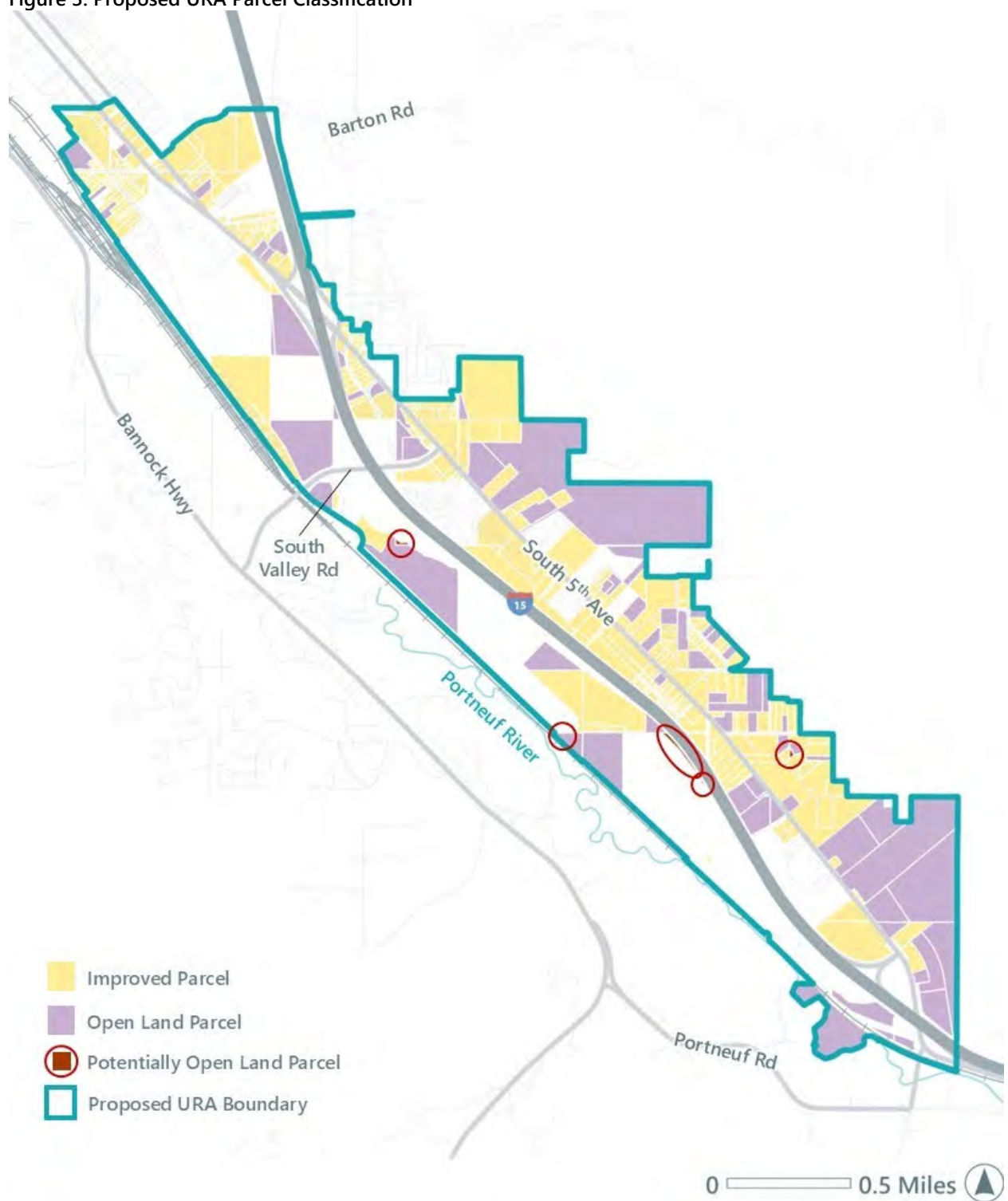
- **Improved Parcels** | includes both:
 - Developed, Improved Parcels | Parcels which have existing structures such as buildings or paved parking areas; and
 - Undeveloped, Improved Parcels | Parcels which are associated with or accessory to an adjacent Improved parcel such as side yards, parking areas, garages and access drives and are smaller than one acre. Undeveloped, Improved parcels lack structures, are less than one acre and have at least two of the following characteristics:
 - Adjoin right-of-way
 - Adjoin developed parcel
 - Adjoin a parcel of common ownership directly or across adjoining right-of-way
 - Similar parcel shape to neighboring parcels
 - Rectangular shaped with proportion less than 7:1
- **Open Land Parcels (OLPs)** | Larger (greater than one acre) undeveloped parcels or vacant parcels not directly adjoining right-of-way or not adjoining right-of-way through a common owner.
- **Potentially Open Land Parcels (POLPs)** | Undeveloped parcels smaller than one acre with lot characteristics comparable to those of an Undeveloped, Improved Parcel but which lack street access and meet less than two characteristics of Undeveloped, Improved Parcels. SB Friedman found four unique parcels (five parcel shapes since one parcel is discontinuous) that could be considered as POLPs, accounting for less than 1% of total land area.

For eligibility analysis purposes, POLPs have been included in both the Improved Parcels and OLP categories. Thus:

- 3) **Improved Land** includes all Improved Parcels and POLPs.
- 4) **Open Land** includes all OLPs and POLPs.

In addition to the parcels described above, there are parcels owned by public entities such as city, county, state and federal governments and their agencies or are privately owned rights-of-way, such as parcels owned by the Union Pacific Railroad. These parcels were included in the boundary of the Proposed URA, but are typically exempt or have de minimis taxable valuation and are likely to be owned by these entities in perpetuity as parks, preserves, rights-of-way and public offices. These parcels were included in the Proposed URA to allow for infrastructure investments or public improvements on/through these parcels that could benefit other areas. Because they effectively behave like public right of way and based on fieldwork and site analysis, we found that parcel-based eligibility factors would not be applicable to this portion of the Proposed URA. **Figure 3** exhibits parcels by classification as Improved, OLPs or POLPs.

Figure 3: Proposed URA Parcel Classification



Source: Bannock County, City of Pocatello, Esri, SB Friedman

EXCLUDED AGRICULTURAL USES

Idaho Code Sections 50-2018(8) and 50-2903(8)(f) state that, to be included within an urban renewal area, parcels involving “agricultural operations” as defined in Idaho Code Section 22-4502(2) or “forest lands” as defined in Idaho Code Section 63-1701(4) require the consent of the property owner. Parcels within the Open Land classification do not appear to be actively used as an agricultural operation. However, SB Friedman assumes the PDA will either [1] ensure the absence of an agricultural operation or [2] acquire the necessary landowner consent for any land classified as an agricultural operation.

Improved Land Eligibility Findings

The following is analysis of the 391 parcels in the Proposed URA considered to be Improved Parcels or POLPs.

EVIDENCE OF A DETERIORATING AREA

The condition of Improved Parcels and POLPs in the Proposed URA indicate a Deteriorating Area eligibility finding. Of the nine eligibility factors for a Deteriorating Area, we have identified two factors to be meaningfully present and reasonably distributed within the Proposed URA, outlined below.

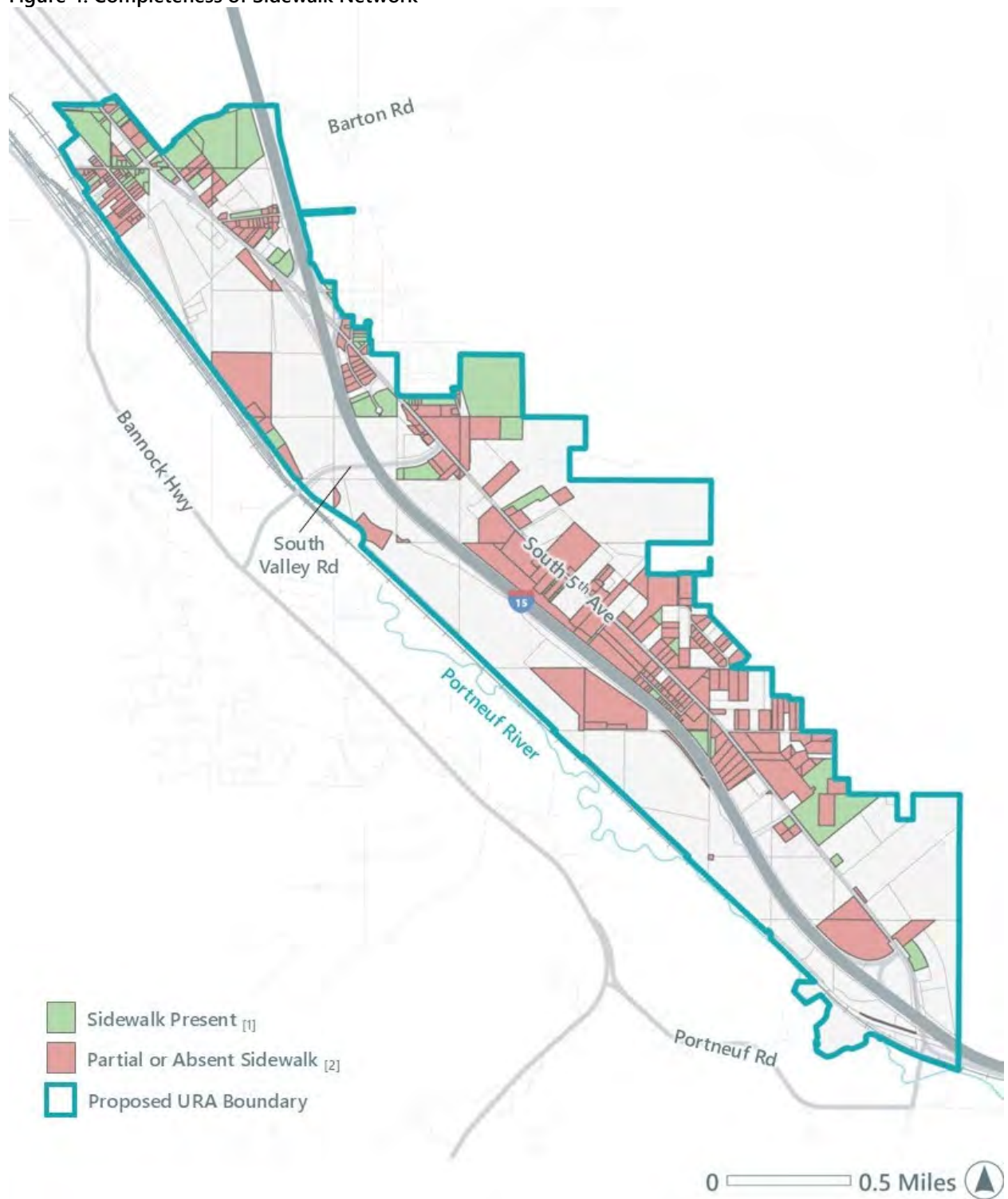
1. PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT

Idaho Code Section 50-2903(8)(b) identifies the predominance of defective or inadequate street layout as a factor indicating a Deteriorating Area for Improved Land. SB Friedman interpreted “street layout” to encompass the entire dedicated right-of-way, including the presence or lack of infrastructure for pedestrian, automobile and other vehicular traffic connectivity and safety.

SB Friedman conducted fieldwork in December 2023 to assess the presence of a sidewalk network in the Proposed URA on a parcel shape basis. SB Friedman differentiated parcels (identified by a PIN) with parcel shapes, since some PINs refer to discontinuous shapes. This analysis was based on 2023 parcel shapes, the most recent available at the time. Parcel shapes with incomplete sidewalk infrastructure, sidewalks deteriorated beyond the point of usability, or parcel shapes that were inaccessible from public right-of-way were determined to exhibit this factor.

SB Friedman found more than 73% of Improved Parcel shapes and POLPs to have an inadequate sidewalk network, thereby exhibiting a predominance of defective or inadequate street layout. **Figure 4** exhibits the geographic distribution of these parcel shapes. This factor was found to be both reasonably present and meaningfully distributed throughout the Proposed URA.

Figure 4: Completeness of Sidewalk Network



[1] Includes parcel shapes where sidewalks were observed during fieldwork or no data collected

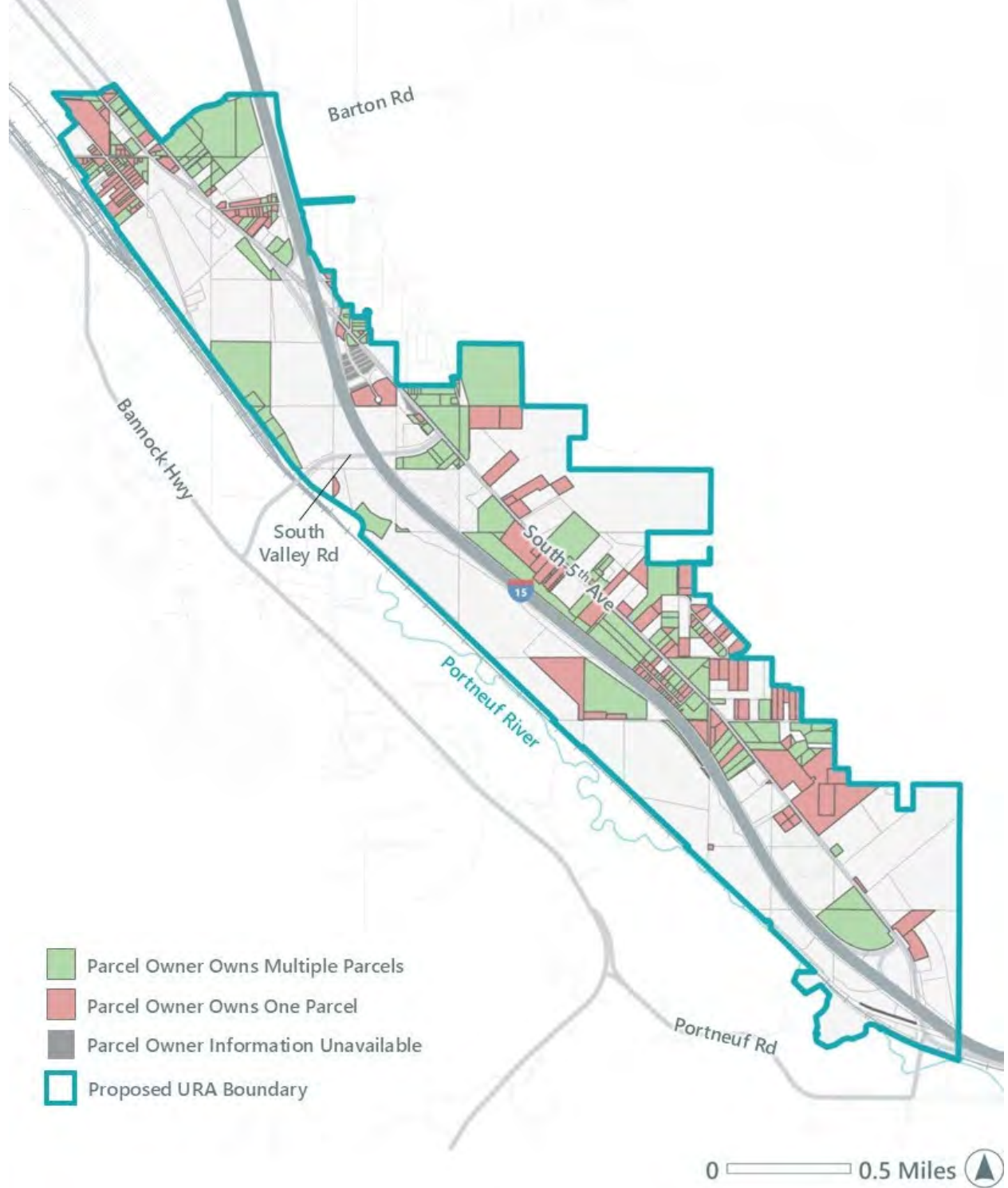
[2] Includes parcel shapes where no sidewalks were observed or were inaccessible from public right-of-way

Source: Bannock County, Esri, SB Friedman

2. DIVERSITY OF OWNERSHIP

Idaho Code Section 50-2903(8)(b) identifies diversity of ownership as a factor indicating a Deteriorating Area for Improved Land. SB Friedman reviewed the ownership of Improved Parcels and POLPs, as recorded in the Bannock County's Assessor's Office. SB Friedman found 244 unique owners of the 391 total Improved Parcels and POLPs. This represents 62% of parcels having unique ownership. Of the unique parcel owners, 79% own only one parcel. Therefore, there are 174 Improved Land parcels in the Proposed URA owned by owners who only own one parcel. **Figure 5** illustrates the geographic disbursement of parcels owned by an entity that only owns one Improved Parcel or POLP within the Proposed URA. Based on this analysis, SB Friedman found the diversity of ownership eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Figure 5. Diversity of Ownership – Improved Parcels and POLPs



Source: Bannock County, Esri, SB Friedman

Open Land

As previously mentioned, parcels considered Open Land have different eligibility criteria. The following is analysis of the 75 parcels in the Proposed URA considered to be OLPs or POLPs.

EVIDENCE OF A DETERIORATING AREA

Idaho Code Section 50-2903(8)(c) is the only section which explicitly addresses eligibility criteria for Open Land during the eligibility process, though there are references to Open Land in Idaho Code Section 50-2018(9) and Section 50-2008(d). Of the three eligibility factors for Open Land cited in Idaho Code Section 50-2903(8)(c), SB Friedman has identified two to be meaningfully present and reasonably distributed within the 75 Proposed URA OLPs and POLPs.

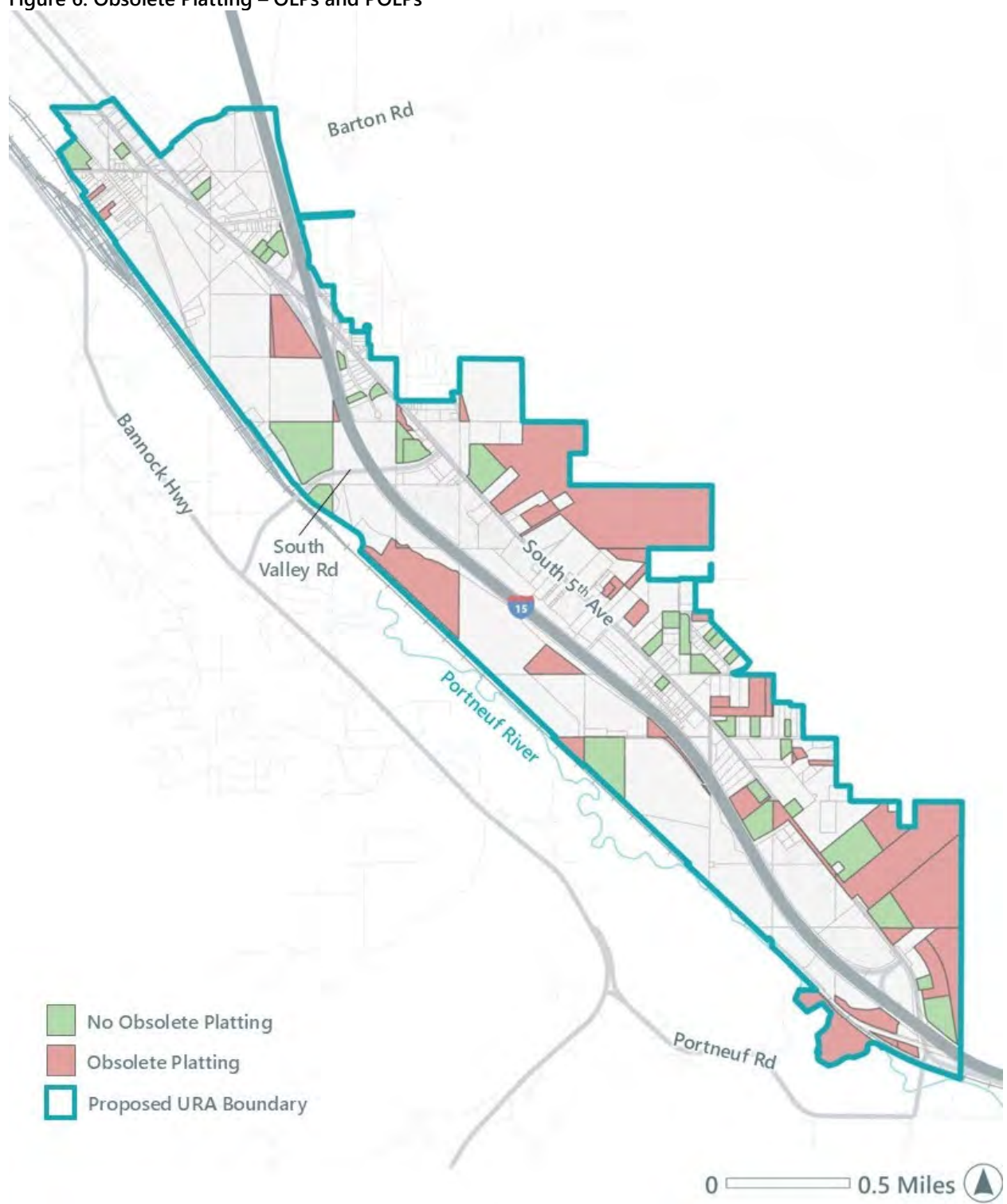
1. OBSOLETE PLATTING

In order to evaluate the platting of OLPs and POLPs, SB Friedman assessed parcel size, shape and accessibility. To be identified as having “obsolete platting,” a parcel shape needed to have one or more of the following characteristics:

- Lack of direct access to right-of-way
- Irregular parcel shape
- Parcel sizes which are too large or too small to be reasonably developed without subdivision or acquisition of additional land

Of the 616 acres of OLPs and POLPs, 448 acres (73%) exhibited obsolete platting. **Figure 6** shows the distribution of parcel shapes identified as exhibiting obsolete platting. Based on this analysis, SB Friedman found the obsolete platting eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Figure 6: Obsolete Platting – OLPs and POLPs

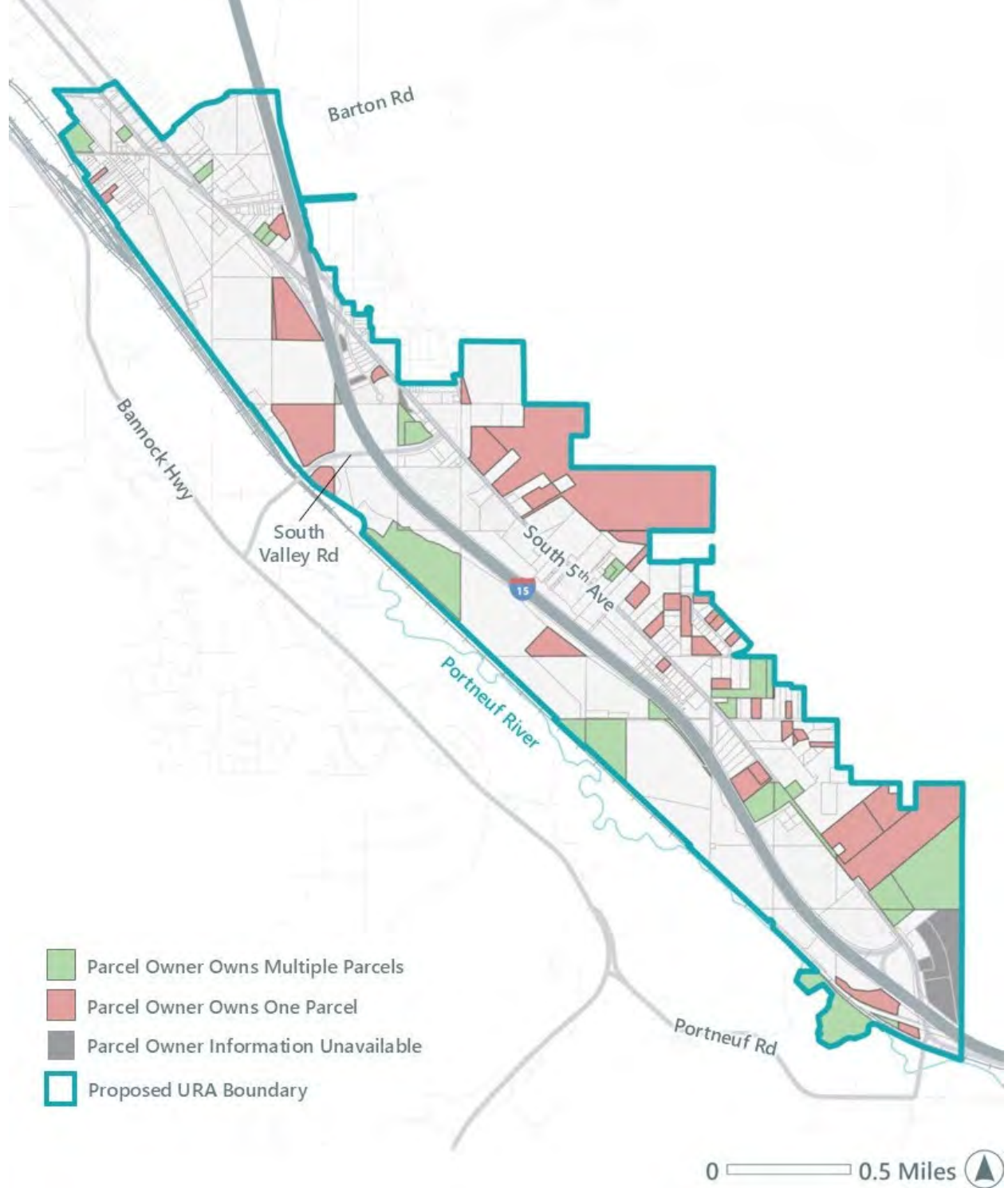


Source: Bannock County, Esri, SB Friedman

2. DIVERSITY OF OWNERSHIP

Idaho Code Section 50-2903(8)(c) identifies diversity of ownership as a factor indicating a Deteriorating Area for Open Land. SB Friedman reviewed the ownership of OLPs and POLPs, as recorded in the Bannock County's Assessor's Office. SB Friedman found 52 unique owners of the 75 total OLPs or POLPs. This represents 69% of parcels having unique ownership. Of the unique parcel owners, 79% own only one parcel. Therefore, there are 41 Open Land parcels in the Proposed URA owned by owners who only own one parcel. **Figure 7** illustrates the geographic disbursement of parcels owned by an entity that only owns one OLP or POLP throughout the URA. Based on this analysis, SB Friedman found the diversity of ownership eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Figure 7. Diversity of Ownership – OLP and POLPs



Source: Bannock County, Esri, SB Friedman

URBAN RENEWAL AREA OPEN LAND ACQUISITION ELIGIBILITY

Idaho Code Section 50-2008(d) addresses acquisition eligibility criteria for open land. The eligibility criteria set forth in Idaho Code Section 50-2903(8)(c) for predominantly open land areas mirror or are the same as those criteria set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b). “Diversity of ownership” is the same, while “obsolete platting” appears to be equivalent to “faulty lot layout in relation to size, adequacy, accessibility, or usefulness.” Therefore, of the nine eligibility criteria, we found two to be meaningfully present and reasonably distributed across the OLPs and POLPs, as explained previously:

1. Unsuitable topography or faulty lot layout
2. Diversity of ownership

1. UNSUITABLE TOPOGRAPHY OR FAULTY LOT LAYOUT

Similar to the eligibility criteria for ‘Obsolete Platting,’ ‘Faulty Lot Layout’ is evidenced by parcels which have one or more of the following characteristics:

- Lack of direct access to right-of-way
- Irregular parcel shape
- Parcel sizes which are too large or too small to be reasonably developed without subdivision or acquisition of additional land

Of the 616 acres of Open Land, 448 acres (73%) exhibited faulty lot layout. Those parcels are synonymous with those that exhibit obsolete platting and identified in **Figure 6**. Faulty Lot Layout is found to be meaningfully present and reasonably distributed amongst OLPs and POLPs in the Proposed URA.

2. DIVERSITY OF OWNERSHIP

As noted in the Open Land eligibility, OLPs and POLPs exhibit diversity of ownership with the 75 total OLPs or POLPs having 52 unique owners. This represents 69% of parcels having unique ownership. Of the unique parcel owners, 79% own only one parcel. Therefore, there are 41 Open Land parcels in the Proposed URA owned by owners who only own one parcel. **Figure 7** illustrates the geographic disbursement of parcels owned by an entity that only owns one OLP or POLP throughout the URA. Based on this analysis, SB Friedman found the diversity of ownership eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Idaho Code Section 50-2008 primarily addresses the urban renewal plan approval process and Idaho Code Section 50-2008(d)(4) sets forth certain conditions and findings for agency acquisition of open land. In sum, there is one set of findings if the area of open land is to be acquired and developed for residential uses and a separate set of findings if the land is to be acquired and developed for nonresidential uses.

Basically, open land areas may be acquired by an urban renewal agency and developed for nonresidential uses if such acquisition is necessary to solve various problems, associated with the land or the infrastructure, that have delayed the area’s development. These problems include defective or usual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout. All the stated conditions are included in one form or another in the definition of a deteriorated area and/or a deteriorating area set forth in Idaho Code Sections 50-2903(8)(b) and 50-2018(9). The conditions listed only in Section 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography,

and “the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.”

In conclusion, the area qualifies for agency acquisition if any of the eligibility conditions set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b) apply. Alternatively, the area under consideration qualifies if any of the conditions listed only in Idaho Code Section 50-2008(d)(4)(2) apply.

Conclusions of Eligibility Findings

For Improved Land, two of the nine potential criteria for finding a ‘deteriorating area’ were found to be reasonably present and meaningfully distributed within the Proposed URA:

1. Predominance of defective or inadequate street layout
2. Diversity of ownership

Among Open Land, two of the three potential criteria for finding a ‘deteriorating area’ were found to be reasonably present and meaningfully distributed within the Proposed URA:

1. Obsolete platting
2. Diversity of ownership

Additionally, two of the nine potential criteria for urban renewal acquisition eligibility were found to be present among OLPs and POLPs:

1. Unsuitable topography or faulty lot layout
2. Diversity of ownership

Based on the findings of one or more eligibility factors for both Improved Land and Open Land, the Proposed URA is eligible to become an urban renewal district. However, in addition to the findings of one or more eligibility factor, Idaho Code Section 50-2903(8)(c) requires that the finding of deterioration results in adverse consequences for the Proposed URA. The finding of adverse consequences will be addressed in the following section.

5. Other Required Findings and Tests

Improved Land

ECONOMIC UNDERUTILIZATION: OTHER EVIDENCE OF A DETERIORATING AREA

Urban Renewal Law requires that a two-part test be passed to establish eligibility. The first part requires the finding of at least one eligibility factor – of the nine possible – be present within the Proposed URA. As noted above, SB Friedman requires for a factor to be found present, it must be meaningfully present and reasonably distributed throughout the Proposed URA. The second requirement for determining eligibility is demonstrating the finding of deterioration also “results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public.”

SB Friedman evaluated the economic and social liability impacts of the Proposed URA by analyzing change in taxable value within the Proposed URA and evaluating conformance of the Proposed URA with the 2040 Comp Plan’s goals.

ECONOMIC LIABILITY

In order to assess whether the Proposed URA represents an economic liability, SB Friedman analyzed growth in taxable value over the last four year-to-year periods. Taxable value growth was evaluated within the Proposed URA and compared against growth in the balance of the City over the same period.

Table 1 outlines the change in taxable value of the Proposed URA parcels and City between 2019 and 2023. The Proposed URA has grown more slowly than the balance of the City in three of the past four year-to-year periods.

Table 1: Year-to-Year Growth in Taxable Value (TV) of Improved Parcels/POLPs and City from 2019 to 2023

	2019	2020	2021	2022	2023
City TV Less South 5 th URA Improved Parcels and POLPs	\$4.0 B	\$4.3 B	\$4.9 B	\$6.3 B	\$6.6 B
Change in City TV Less South 5 th URA Improved Parcels and POLPs	---	5.6%	15.2%	29.5%	3.6%
South 5 th URA Improved Parcels and POLPs TV	\$92.6 M	\$90.9 M	\$100.8 M	\$126.1 M	\$141.5 M
Change in South 5 th URA Improved Parcels and POLPs TV	---	-1.8%	10.9%	25.1%	12.2%
South 5th URA Improved Parcels and POLPs – Growth Less than City	---	YES	YES	YES	NO

Sources: Bannock County, Power County, SB Friedman

Based on the lagging growth of the Proposed URA compared to the balance of the City overall in three of the past four year-to-year periods, SB Friedman concludes that the Proposed URA constitutes an economic liability.

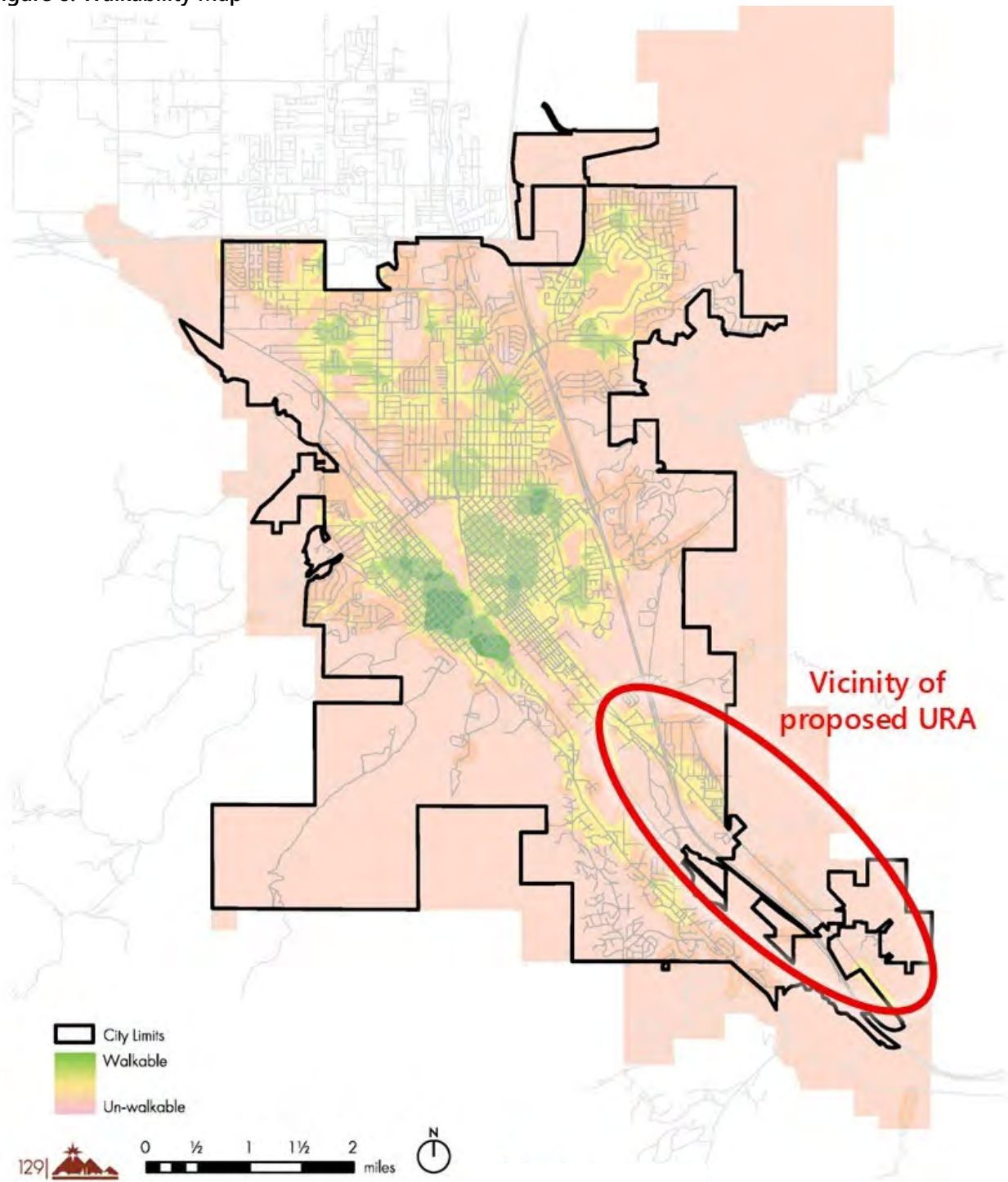
SOCIAL LIABILITY

A key goal of the 2040 Comp Plan was to make the City more “connected, safe and accessible.” Enhancing walkability and bikeability within the Proposed URA would serve these goals. The Proposed URA would benefit from developing a mobility network that interconnects and distributes pedestrian, bicycle and vehicle traffic to multiple streets and nodes of activity. Additionally, the following strategies in the 2040 Comp Plan relate to these goals:

- Improve existing paths, sidewalks, curbs, and roadways; and
- Improve sidewalks with funding from local improvement districts and the sidewalk grant program from Community Development Block Grants.

The 2040 Comp Plan included analysis which demonstrated that the majority of the Proposed URA is “unwalkable”, as shown in **Figure 8**. In order to better align with the 2040 Comp Plan, the Proposed URA must exhibit a pedestrian environment that is connected, safe and accessible for all users. SB Friedman’s finding of a predominance of defective or inadequate street layout as eligible for designation as an urban renewal area due to a lack of adequate sidewalk infrastructure, also constitutes a social liability. The lack of adequate sidewalk infrastructure serving 73% percent of Improved Parcels and POLPs indicates a significant amount of infrastructure investment is necessary to align with the goals outlined in the 2040 Comp Plan. Based on the stated goals for the City and that key parts of the Proposed URA are not currently meeting those goals, SB Friedman concludes that the Proposed URA constitutes a social liability.

Figure 8. Walkability Map



Source: City of Pocatello, SB Friedman

Open Land

ECONOMIC UNDERDEVELOPMENT OF THE AREA

The Urban Renewal Law requires that a two-part test be passed for both urban renewal eligibility and acquisition eligibility. The first part requires the finding of at least one eligibility factor – of the three or nine, respectively, – be present within the Open Land of the Proposed URA. The second requirement for determining eligibility is demonstrating the finding of deterioration criteria also results in the economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality.

SB Friedman evaluated the economic underdevelopment of the Open Land through consideration of development potential of the land. SB Friedman’s finding of eligibility via obsolete platting is indication of development constraints present in the OLPs and POLPs.

Parcels which exhibit obsolete platting are difficult or infeasible to develop in their present state, requiring acquisition of additional neighboring parcels or subdivision to create parcels of appropriate size, shape and accessibility to be developable. Consequently, these parcels will remain difficult to develop and result in their continued economic underdevelopment.

Conclusions: Other Required Findings and Tests

According to Urban Renewal Law, the Proposed URA must exhibit not only factors that indicate the area is deteriorating, as outlined in the statute, but that those factors contribute to both economic and social liability of the Proposed URA.

SB Friedman finds evidence of economic liability of the Improved Land of the Proposed URA due to the lagging taxable value growth of the Improved Parcels and POLPs in the Proposed URA. We also find evidence of social liability of the Improved Land of the Proposed URA due to the variance of the Proposed URA from the goals outlined in the 2040 Comp Plan in terms of walkability.

Additionally, SB Friedman evaluated Open Land for economic underdevelopment or impairing the sound growth of the municipality, as required by the Urban Renewal Law, as a consequence of the deterioration criteria. SB Friedman finds that the Proposed URA presents evidence of economic underdevelopment due to the conditions of obsolete platting that challenge land assembly and developability of OLPs and POLPS.

6. Conclusions

Improved Land Conclusions

According to the Urban Renewal Law, in order to qualify for designation as an urban renewal area, Improved Land must exhibit one or more of several factors indicating that the area is either a deteriorated area or a deteriorating area. Further, presence of this factor(s) must have adverse consequences.

SB Friedman finds the following two criteria for a deteriorating area to be meaningfully present and reasonably distributed throughout the Proposed URA's Improved Parcels and POLPs:

1. Predominance of defective or inadequate street layout; and
2. Diversity of ownership

Furthermore, we find that the Improved Land in the Proposed URA represents an economic and social liability due to the lagging taxable value growth in comparison to the City and its variance from the 2040 Comp Plan.

As a result, this Report concludes that the Improved Land within the Proposed URA conform with Idaho Code Title 50, Chapters 20 and 29, and meet the eligibility standards for designation as a Proposed URA.

Open Land Conclusions

According to the Urban Renewal Law, in order to qualify for designation as an urban renewal area, Open Land must exhibit one or more of the three eligibility criteria and must be underdeveloped.

SB Friedman finds the following two criteria to be meaningfully present and reasonably distributed throughout the Proposed URA's OLPs and POLPs:

1. Obsolete platting; and
2. Diversity of ownership

Furthermore, we find that Open Land experiences economic underdevelopment due to the additional burden on development presented by obsolete platting. Thus, SB Friedman concludes that the Open Land within the Proposed URA conforms with the Urban Renewal Law and meets the eligibility standards for designation as a Proposed URA.

SB Friedman, as of the date of this report, also finds the Open Land to be eligible for acquisition by an urban renewal agency assuming the findings required in Section 50-2008(d)(4) are made. SB Friedman finds faulty lot layout and diversity of ownership to be present across the OLPs and POLPs. As a result, SB Friedman concludes the Open Land is currently eligible for acquisition according to Urban Renewal Law.

Therefore, both the Improved Land and Open Land of the Proposed URA meet all required tests, in addition to eligibility factors, laid out in the Urban Renewal Law, to qualify the creation of a Proposed URA.

Appendix A: Limitations of Engagement

Our Report is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we are available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our Report does not ascertain the legal and regulatory requirements applicable to this project, including zoning, other State and local government regulations, permits, and licenses. No effort has been made to determine the possible effect on this project of present or future federal, state or local legislation, including any environmental or ecological matters.

Furthermore, we have neither evaluated management's effectiveness, nor will we be responsible for future marketing efforts and other management actions upon which actual results will depend.

Our Report is intended solely for your information, for the purpose of establishing an urban renewal area.

Appendix B: PIN List

2023 PINS:

Count	2023 All PINs
1	RPR4013003000
2	RPRPCPP142306
3	RPRPCPP152500
4	RPR4013012906
5	RPR4013012905
6	BLM
7	RPR4013002313
8	RPR4013000200
9	RPRPCPP133100
10	RPRPCPP142239
11	RPRPCPP152600
12	RPRPCPP142243
13	RPRPCPP142109
14	RPR4013012908
15	RPR4013004303
16	RPRPCPP138201
17	RPRPCPP142246
18	RPRPCPP116303
19	RPRPCPP152200
20	RPR4013030401
21	RPR4013017802
22	RPRPCPP142249
23	RPR4013030205
24	RPRPCPP146300
25	RPRPCPP142260
26	RPR4013012907
27	RPRPCPP138002
28	RPR4013014703
29	RPR4013029911
30	RPRPCPP106401
31	RPR4013006201
32	RPR4013018002

33	RPR4013008001
34	RPRPCPP112302
35	RPR4013011601
36	RPR4013015801
37	RPR4013030700
38	RPRPCPP142244
39	RPR4013005704
40	RPRBCS000100
41	RPRPCPP129901
42	RPRPCPP112200
43	RPR4013012910
44	RPRPCPP148000
45	RPRPCPP132901
46	RPRPCPP142299
47	RPRPCPP132800
48	RPR4013033100
49	RPRPCPP142271
50	RPR4013007500
51	RPR4013029912
52	RPR4013004502
53	RPRPCPP138300
54	RPR4013029913
55	RPR4013003202
56	RPR4013007305
57	RPR4013013100
58	RPRPCPP142241
59	RPRPCPP151700
60	RPRPCPP129102
61	RPRPCPP152400
62	RPR4013030301
63	RPR4013008002
64	RPR4013011607
65	RPRPCPP106900
66	RPR4013005906

67	RPRRGTD005400
68	RPRPCPP152000
69	RPRPCPP142259
70	RPRPCPP132200
71	RPR4013002601
72	RPRPCPP142305
73	RPR4013008101
74	RPRPCPP133500
75	RPRRGTD005300
76	RPRPCPP151800
77	RPRPCPP133400
78	RPR4013007012
79	RPRPCPP107411
80	RPR4013013501
81	RPR4013007011
82	RPR4013011614
83	RPR4013002312
84	RPR4013032900
85	RPRPCPP142350
86	RPR4013012003
87	RPRPCPP142107
88	RPR4013003701
89	RPR4013002602
90	RPR4013014500
91	RPR4013029907
92	RPR4013007200
93	RPR4013002701
94	RPR4013004200
95	RPRPSCS000200
96	RPRPCPP138507
97	RPR4013006600
98	RPR4013016000
99	RPRPCPP138604
100	RPRPCPP142295
101	RPR4013017500
102	RPRPCPP138602
103	RPRPCPP132700
104	RPR4013003400

105	RPR4013015901
106	RESLAWN CEME*
107	RPRPCPP142238
108	RPRRETY000101
109	RPRRGTD000100
110	RPR4013014502
111	RPR4013029906
112	RPRPSC1000200
113	RPRRETY001201
114	RPR4013005105
115	RPRPCPP117600
116	RPRPCPP150300
117	RPR4013010401
118	RPR4013012002
119	RPR4013006002
120	RPRPCPP138509
121	RPR4013030206
122	RPR4013006101
123	RPR4013031000
124	RPRPCPP139403
125	RPRPL2B000300
126	RPR4013013200
127	RPRPCPP133001
128	RPR4013005703
129	RPR4013005902
130	RPRPCPP142272
131	RPRPCPP129700
132	RPRRPDA000300
133	RPRRPDA000201
134	RPRPCPP142248
135	RPR4013007700
136	RPRPPTS000100
137	RPRPMCD001600
138	RPR4013004801
139	RPR4013029904
140	RPRPCPP142298
141	RPR4013011618
142	RPRPCPP142307

143	RPRPCPP134000
144	RPRPCPP142273
145	RPR4013011608
146	RPRPCPP138503
147	RPR4013011616
148	RPRPCPP142110
149	RPR4013018502
150	RPR4013005702
151	RPRRIBS000900
152	RPR4013007009
153	RPR4013011300
154	RPR4013007302
155	RPR4013002702
156	RPR4013003600
157	RPRRIBS000500
158	RPRRETY002100
159	RPR4013003702
160	RPRRIBS000700
161	RPRPROP002300
162	RPR4013015602
163	RPRPCPP139404
164	RPRRIBS000800
165	RPRPCPP133600
166	RPRRIBS000600
167	RPRPDLB005400
168	RPR4013011402
169	RPRPCPP152300
170	RPRRIBS000400
171	RPRRCLF001900
172	RPR4013010403
173	RPRRETY000102
174	RPR4013014000
175	RPRPCPP115800
176	RPRRPDA000203
177	RPRRPDA000100
178	RPR4013011613
179	RPRPCPP104501
180	RPRRPDA000204

181	RPRPCPP150100
182	RPRPCPP116306
183	RPR4013014300
184	RPRPCPP117402
185	RPR4013011500
186	RPRPCPP106403
187	RPR4013012501
188	RPR4013014200
189	RPR4013014401
190	RPR4013029910
191	GATEWAY DR
192	RPRRETY001300
193	RPR4013012001
194	RPRPMCD001402
195	RPR4013031100
196	RPRPCPP131400
197	RPR4013030302
198	RPRPCPP104401
199	RPRPCPP139405
200	RPRPCPP132600
201	RPR4013004803
202	RPRPCTS000200
203	RPR4013000803
204	RPRPCPP138202
205	RPRPPTS000200
206	RPRPCPP104502
207	RPRPRMP000200
208	RPR4013000400
209	RPRPCPP134101
210	RPRPMCD002001
211	RPR4013017801
212	RPR4013005500
213	RPRRETY001700
214	RPR4013007007
215	RPRPMCD001000
216	RPRPCPP129902
217	RPRRIBS000300
218	RPRPCPP104600

219	RPR4013007008
220	RPRPMCD002100
221	RPRPSCS000100
222	RPRPCPP138100
223	RPRPCPP129600
224	RPRPL2B000200
225	RPRPCPP114902
226	LOWER RD
227	RPRPCPP105500
228	RPRPCPP133003
229	RPRPCPP117300
230	RPRRETY002000
231	RPR4013010413
232	RPR4013006001
233	RPRPCPP105301
234	RPRPCPP142104
235	RPRPCPP138001
236	RPRPCPP142304
237	RPRPCPP138400
238	RPRPCPP112100
239	RPRPCPP104205
240	RPRPIBS000100
241	RPRPCPP115600
242	RPRPCPP151300
243	RPR4013004902
244	RPRPCPP106802
245	RPR4013010404
246	RPRPPMT006800
247	RPR4013006601
248	RPRRETY001500
249	RPRPCPP115900
250	RPRPL2B000100
251	RPR4013007400
252	RPRPCPP151900
253	RPRRETY001800
254	RPRPSCP001200
255	RPRPCPP107207
256	RPRPCBC000300

257	RPR4013012911
258	RPRPCPP131302
259	RPRRETY001600
260	RPR4013004903
261	RPRRGTD005100
262	RPRRGTD004702
263	RPRRGTD004400
264	RPRPRMP000100
265	RPRPMCD002605
266	RPR4013005102
267	RPRPCPP115700
268	RPRPSCP000700
269	RPR4013007101
270	RPR4013006900
271	RPRPNCS000200
272	RPRPMCD001500
273	RPR4013013702
274	RPR4013007303
275	RPRPCPP138605
276	RPR4013004000
277	RPR4013004802
278	RPR4013005800
279	RPR4013017901
280	RPRPMCD001900
281	RPRPSCP001300
282	RPR4013005000
283	RPRPSCP000600
284	RPRPCBC000100
285	RPR4013007900
286	RPRRETY001400
287	RPR4013013701
288	RPR4013004901
289	RPRPSCP001100
290	RPRRETY001900
291	RPRRIBS000200
292	RPR4013011609
293	RPRPCPP142294
294	RPRPMCD002201

295	RPRPCBC000400
296	RPRPBCS000300
297	RPRPCPP139402
298	RPRPSNS000400
299	SAGE RD
300	PIEDMONT RD
301	RPR4013012904
302	RPRPCBC000200
303	RPRPCPP104301
304	RPRPMCD002401
305	RPRPMCD002609
306	RPRPRVR000101
307	RPRPROP004500
308	RPRPCPP104701
309	RPRPSCP001000
310	RPRPCPP130400
311	RPRPBCS000200
312	RPR4013030402
313	RPRPCPP104204
314	RPRPCPP115400
315	RPRPPMT007400
316	RPRPNC5000100
317	RPR4013003500
318	RPRPCPP138807
319	RPRPCPP138510
320	RPRPCPP104000
321	RPRRETY001202
322	RPR4013011401
323	RPRPRVR000102
324	RPRPCPP130600
325	RPRPSCP000500
326	RPRPCPP133307
327	RPRPCPP129500
328	RPRPCPP138702
329	RPRPCPP132500
330	RPRPCPP131602
331	RPRPSCP000400
332	RPRRGTD008100

333	RPRPSCP000300
334	RPRRETY001000
335	RPRRETY000900
336	RPRRETY000700
337	RPRPCPP147900
338	RPRPCPP131500
339	RPRRGTD004100
340	RPRPCPP115301
341	RPRPCPP132306
342	RPRPCPP105801
343	RPRPCPP104201
344	RPRPPMT003500
345	RPRPCPP105700
346	RPRPSCP000200
347	RPRPSCP000100
348	RPR4013005501
349	RPRPL2B000400
350	RPRPSCP000900
351	RPR4013004600
352	RPRPCPP142308
353	RPRPCPP104800
354	RPRRGTD004901
355	RPRRGTD004701
356	RPRRGTD004600
357	RPRRGTD004300
358	RPRRGTD004200
359	RPRPCPP108201
360	RPRPSNS000300
361	RPR4013007801
362	RPRPCPP131301
363	RPRPCTS000400
364	RPRPCPP147800
365	RPR4013008100
366	RPR4013012803
367	RPRPCPP106000
368	RPRRETY001100
369	RPRPMCD001403
370	RPRPPMT003001

371	RPRPMCD002002
372	RPRPCPP146200
373	RPRPCPP139401
374	RPRPCPP130100
375	RPRPMCD000800
376	RPRPMCD000300
377	RPRPMCD000100
378	RPRPMCD001100
379	RPRPMCD001200
380	RPR4013007306
381	RPRPPMT007000
382	RPRPCPP106500
383	RPRPSCP000800
384	RPRPMCD001800
385	RPRPCPP138806
386	RPRPMCD001700
387	RPRPMCD000201
388	RPRRGTD007500
389	RPRPCPP142258
390	RPRPPMT003700
391	RPRPPMT003800
392	RPRPPMT006600
393	RPRPPMT003600
394	RPR4013014602
395	RPRPPMT008200
396	RPRRETY000600
397	RPRRETY000500
398	RPRRETY000400
399	RPRPRVR000500
400	RPRPMCD000700
401	RPRPCPP133004
402	RPRPCPP130700
403	RPRRGTD007700
404	RPRPCPP134100
405	RPRPRVR000900
406	RPRRETY000300
407	RPRPCPP131002
408	RPRPCPP131203

409	RPRPPMT008300
410	RPR4013007800
411	RPR4013015902
412	RPRPCPP130802
413	RPRPPMT008402
414	VELTON AVE
415	FREDREGILL RD
416	RPRPCPP114901
417	RPRPCPP106100
418	RPRPCPP130803
419	RPR4013010412
420	RPR4013011611
421	RPRPMCD001303
422	RPRPRVR000400
423	RPRPELP000300
424	RPRRGTD003100
425	RPRPCPP107205
426	RPRPCPP107000
427	RPRPCPP105400
428	RPR4013007005
429	RPR4013006500
430	RPRPCPP133900
431	RPRPCPP139001
432	RPRPCPP131004
433	RPRPSNS000800
434	RPRRGTD003400
435	RPRPCPP116000
436	RPR4013007013
437	RPRRGTD002400
438	RPRRGTD002600
439	RPRRGTD002300
440	RPRPCPP142002
441	RPRPCPP133200
442	RPRPCPP107100
443	RPRRGTD003900
444	RPRPCPP142001
445	RPRPCPP104203
446	RPR4013011617

447	RPRPCPP130804
448	RPRPCPP130300
449	RPRPELP000100
450	RPRPCPP136000
451	RPRPMCD000900
452	RPRPPMT008500
453	RPR4013012101
454	RPRPCPP1422A1
455	RPRPCLA000400
456	RPRRGTD009100
457	RPRRETY000200
458	RPRPCPP142240
459	RPRPCPP142245
460	RPRPCPP129300
461	RPRPMCD002300
462	RPRPPMT006700
463	RPRPRZT000200
464	RPRPROP001400
465	RPRPELP000200
466	RPRPCPP106700
467	RPRPCPP129200
468	RPRPRZT000300
469	RPRPCPP131101
470	RPRRGTD007400
471	RPRPCPP105000
472	RPRPCPP129800
473	RPRPCPP107204
474	RPRPCPP107206
475	RPRPMCD002607
476	RPRPCPP118200
477	RPRPPMT006200
478	RPR4013007001
479	RPRPCMS000100
480	RPRPCLA000100
481	RPRPRVR000600
482	RPRPDLB004901
483	RPRPDLB005200
484	RPRPDLB005300

485	RPRPSNS000500
486	RPR4013015705
487	RPRPDLB005000
488	RPRPCPP131102
489	RPRPMCD002204
490	RPRRGTD007900
491	RPRPMCD001401
492	RPRPCTS000100
493	RPRPCPP130500
494	RPRPMCD002203
495	RPRPMCD002202
496	RPRPMCD001302
497	RPRPDLB005100
498	RPRRGTD008000
499	RPRPRZT000100
500	RPRPSNS000100
501	RPRPRZT000700
502	RPRPSNS000900
503	RPRPRZT000600
504	RPRPRZT000500
505	RPRPCMS000600
506	RPRPCPP115200
507	RPRPCPP106201
508	RPRPCPP131003
509	RPRPCPP116100
510	RPRPMCD001301
511	RPRPCMS000500
512	RPRPPMT008401
513	RPRPPMT007100
514	RPRPCMS000400
515	RPRPCPP142279
516	RPR4013003900
517	RPRRGTD003700
518	RPRPCMS000300
519	RPRRGTD003800
520	RPRRGTD003600
521	RPRRGTD002900
522	RPRRGTD002100

523	RPRRGTD003300
524	RPRRGTD002800
525	RPRPCPP104302
526	RPRPCMS000200
527	RPRRGTD008500
528	RPRPCPP115302
529	RPRPCPP105802
530	RPRPCPP115500
531	RPRRGTD008600
532	RPRPPMT006000
533	RPRRGTD008700
534	RPRPCPP136500
535	RPRRGTD008800
536	RPRRGTD008900
537	RPRRGTD003000
538	RPRRGTD009000
539	RPRPCTS000300
540	RPRPMCD000603
541	RPRPRVR000700
542	RPRPCPP136600
543	RPRPCLA000200
544	RPRPCLA000300
545	RPRRGTD009300
546	RPRPCPP138701
547	RPR4013015704
548	RPRRETY000103
549	RPRPCPP142237
550	RPR4013011604
551	RPRPMCD002402
552	RPRPMCD002403
553	RPRPMCD002404
554	RPRPMCD002405
555	RPRPCPP138505
556	RPRPSC1000300
557	RPRPMCD000602
558	RPRRCLF000800
559	RPRRCLF001700
560	RPRRCLF000600

561	RPRRCLF001500
562	RPRRCLF001100
563	RPRRCLF001200
564	RPRRCLF000200
565	RPRRCLF001000
566	RPRRCLF000300
567	RPRRCLF000400
568	RPRRCLF001400
569	RPRRCLF000500
570	RPRRCLF000900
571	RPRRCLF001800
572	RPRRCLF001300
573	RPRRCLF001600
574	RPRRCLF000100
575	RPRRCLF000700
576	RPRPCPP106901
577	RPRPCPP129400
578	RPRPCPP106600
579	RPRPCPP142309
580	RPRPCPP106405
581	RPRPCPP116305
582	RPRPMCD000202
583	RPRPCPP150200
584	RPRPCPP150000
585	RPRPCPP106801
586	RPR4013005908
587	RPRPCPP138803
588	RPR4013007102
589	RPR4013011615
590	RPRPMCD000604
591	RPRPPMT005900
592	RPRPDLB004902
593	RPRPCPP107412
594	RPRPCPP115100

2024 PINS:

Count	2024 All PINS
1	RPRPPMT005900
2	RPRPMCD001200
3	RPR4013012001
4	RPRPCPP115302
5	RPRPCMS000200
6	RPRPCPP106201
7	RPRPCPP138509
8	RPRPMCD000100
9	RPRPPMT003600
10	RPRPSCS000200
11	RPRPCPP132800
12	RPRPCPP132500
13	RPRPCPP142350
14	RPRPCPP142243
15	RPRPMCD002204
16	RPR4013002312
17	RPRPRVR000101
18	RPR4013029907
19	RPRPCPP142245
20	RPRPCPP116100
21	RPRPCPP115900
22	RPRPPMT003700
23	RPRPDLB005200
24	RPRPDLB004901
25	RPRPCPP131003
26	RPRPCPP114901
27	RPRPCPP104301
28	RPRPCPP142271
29	RPRPCPP142239
30	RPRPPMT007000
31	RPRPCPP107412
32	RPRPCPP117402
33	RPRPDLB005300
34	RPR4013012911
35	RPRPCPP134000
36	RPR4013012905

37	RPRPCPP106901
38	RPRPBCS000300
39	RPRPNCS000200
40	RPR4013018002
41	RPRPCPP104600
42	RPRPPMT007400
43	RPRPMCD001302
44	RPRPCPP104401
45	RPRPMCD002002
46	RPRPCPP104203
47	RPR4013010403
48	RPRPCPP133003
49	RPRPCPP142249
50	RPRPCPP115100
51	RPRPCPP142248
52	RPRPSNS000900
53	RPRPCPP131301
54	RPRPCPP106801
55	RPRPPMT006600
56	RPRPMCD001100
57	RPR4013011608
58	RPRPCPP129200
59	RPRPCPP114902
60	RPRPCPP115700
61	RPRPCPP104701
62	RPRPPMT006200
63	RPR4013011601
64	RPRPCPP136600
65	RPRPCMS000400
66	RPRPCPP133600
67	RPRPCPP139402
68	RPR4013013200
69	RPRPMCD001000
70	RPRPIBS000100
71	RPRPCPP130804
72	RPRPCPP138510
73	RPRPSNS000400
74	RPRPCPP142298

75	RPR4013030401
76	RPRPCPP106700
77	RPRPCPP139403
78	RPRPCPP115800
79	RPR4013014000
80	RPRPCPP107205
81	RPRPCPP138400
82	RPR4013014500
83	RPRPCPP136500
84	RPRPRZT000200
85	RPRPCPP132600
86	RPRPCPP106000
87	RPR4013017802
88	RPRPCPP107206
89	RPRPCPP130400
90	RPRPCPP148000
91	RPRPCPP129901
92	RPRBCS000100
93	RPR4013011609
94	RPRPCPP104800
95	RPRPCS000100
96	RPRPCPP131400
97	RPRPCBC000400
98	RPRPCPP106100
99	RPRPMCD001800
100	RPRPMCD000202
101	RPR4013014200
102	RPRPCPP106900
103	RPRPCPP138702
104	RPRPCPP138300
105	RPR4013014703
106	RPR4013031100
107	RPRPMCD001600
108	RPRPCPP142306
109	RPRPCPP129400
110	RPRPCPP106600
111	RPRPCPP115400
112	RPR4013011604

113	RPRPCPP106403
114	RPRPPMT006800
115	RPRPCPP1422A1
116	RPRPSNS000500
117	RPR4013007305
118	RPR4013017901
119	RPRPPMT008500
120	RPRPCPP142238
121	RPRPCPP132901
122	RPRPCPP130500
123	RPR4013013501
124	RPRPSNS000800
125	RPRPCPP142309
126	RPRPMCD000800
127	RPR4013010404
128	RPRDLB005400
129	RPRPCPP105802
130	RPRPCPP147900
131	RPRPPMT003001
132	RPRPCPP131203
133	RPRBCS000200
134	RPRPCPP138803
135	RPRPCPP116305
136	RPRPCPP130803
137	RPR4013012003
138	RPR4013002313
139	RPRPMCD002402
140	RPR4013030301
141	RPRPCPP138701
142	RPRPMCD001301
143	RPRPPMT006000
144	RPRPPMT003800
145	RPRPCPP129500
146	RPRPCPP133004
147	RPRPCPP130600
148	RPRPCPP142002
149	RPRPCPP142305
150	RPRPCPP105400

151	RPRPCPP131101
152	RPRPMCD001402
153	RPRPCPP142259
154	RPRPMCD001403
155	RPRPMCD002001
156	RPRPCMS000600
157	RPR4013012904
158	RPRPMCD002403
159	RPRPCPP106401
160	RPRPPMT008401
161	RPRPMCD000201
162	RPRRIBS000800
163	RPRPROP001400
164	RPRPELP000200
165	RPRPMCD002201
166	RPRPCPP133200
167	RPRPCPP115200
168	RPRPCPP134100
169	RPRPCPP131500
170	RPRPCPP129800
171	RPRPCPP142272
172	RPRPCPP115301
173	RPRPCPP142001
174	RPRPMCD002100
175	RPRPCPP142109
176	RPRPCPP146200
177	RPRPCPP131302
178	RPRPCPP142299
179	RPRPCMS000100
180	RPR4013013701
181	RPRPCPP142104
182	RPRPCPP105801
183	RPRPCPP142295
184	RPRPCPP107204
185	RPR4013017801
186	RPRPCPP142106
187	RPR4013014300
188	RPRPPTS000100

189	RPR4013029904
190	RPRPMCD000700
191	RPRPCPP105700
192	RPRPCPP129600
193	RPRPCPP139401
194	RPRPCPP106802
195	RPRPCPP138505
196	RPRPCPP147800
197	RPRPCPP139405
198	RPRPSC1000300
199	RPRPMCD002605
200	RPR4013010401
201	RPRPRVR000900
202	RPRPCPP105000
203	RPRPSC1000200
204	RPRPCPP131004
205	RPRPRZT000300
206	RPR4013004502
207	RPRPCPP142107
208	RPRPMCD002404
209	RPR4013010413
210	RPR4013012910
211	RPRPMCD001500
212	RPRPCPP142279
213	RPRPCPP142294
214	RPR4013011607
215	RPRPCPP131602
216	RPRPCPP138806
217	RPR4013030206
218	RPRPPMT008402
219	RPRRIBS000700
220	RPRPCPP116303
221	RPRPCPP138604
222	RPRPCLA000400
223	RPRPMCD002609
224	RPRPCTS000300
225	RPR4013011614
226	RPR4013011616

227	RPRPCPP138807
228	RPRPMCD002401
229	RPRPCPP142308
230	RPRPCPP104501
231	RPRPL2B000300
232	RPRPMCD001700
233	RPR4013012908
234	RPRPCPP138001
235	RPRCLA000100
236	RPRPCPP152000
237	RPR4013030205
238	RPR4013011617
239	RPR4013011618
240	RPRPSCP001100
241	RPRPRMP000100
242	RPRPRMP000200
243	RPR4013029912
244	RPRPCPP150100
245	RPRPL2B000200
246	RPRPCPP159400
247	RPRPCPP155000
248	RPRPCPP155200
249	RPRPCPP155300
250	RPRPCPP155400
251	RPRPCPP155500
252	RPRPCPP155600
253	RPRPCPP155900
254	RPRPCPP156000
255	RPRPCPP156100
256	RPRPCPP156500
257	RPRPCPP157000
258	RPRPCPP157200
259	RPRPCPP159000
260	RPRPCPP163200
261	RPRPCPP160700
262	RPRPCPP160800
263	RPRPCPP160900
264	RPRPCPP161000

265	RPRPCPP161100
266	RPRPCPP161500
267	RPRPCPP161700
268	RPRPCPP162300
269	RPRPCPP162600
270	RPRCLF000400
271	RPRCLF001600
272	RPRPETY000200
273	RPRPETY000400
274	RPRPETY000500
275	RPRPETY000700
276	RPRPETY000900
277	RPRPETY001600
278	RPRPETY001800
279	RPRPETY002000
280	RPRPGTD002400
281	RPRPGTD003000
282	RPRPGTD003100
283	RPRPGTD003900
284	RPRPGTD004200
285	RPRPGTD004400
286	RPRPGTD004701
287	RPRPGTD004702
288	RPRPGTD005300
289	RPRPGTD007700
290	RPRPGTD008700
291	RPRPGTD009100
292	RPRIBS000300
293	RPRPPDA000201
294	RPRPPDA000203
295	RPRPCPP112302
296	RPRPGTD005404
297	RPRPSCP001000
298	RPR4013011615
299	RPRPCPP155800
300	RPRPCPP156700
301	RPRPCPP157300
302	RPRPCPP157600

303	RPRPCPP157700
304	RPRPCPP158600
305	RPRPCPP160400
306	RPRPCPP161300
307	RPRPCPP161800
308	RPRPCPP162200
309	RPRPCLF000100
310	RPRPCLF000200
311	RPRPETY000102
312	RPRPETY000300
313	RPRPETY000600
314	RPRPETY001202
315	RPRPETY001700
316	RPRPETY001900
317	RPRPGTD002800
318	RPRPGTD002900
319	RPRPGTD004100
320	RPRPGTD004901
321	RPRPGTD007900
322	RPRPGTD008500
323	RPRPGTD008600
324	RPRPGTD008900
325	RPRPIBS000200
326	RPRPPDA000100
327	RPRPGTD005401
328	RPRPGTD005406
329	RPRPCLA000300
330	RPRPCTS000200
331	RPRPCPP104502
332	RPRPL2B000100
333	RPRPCPP151700
334	RPRPCPP152200
335	RPRPSCP000100
336	RPRPSCP000400
337	RPRPSCP000600
338	RPRPSCP000800
339	RPR4013029910
340	RPR4013029913

341	RPRPCPP159700
342	RPRPCPP157100
343	RPRPCPP158300
344	RPRPCPP158500
345	RPRPCPP158700
346	RPRPCPP159200
347	RPRPCLF000300
348	RPRPCLF000900
349	RPRPCLF001100
350	RPRPCLF001200
351	RPRPCLF001700
352	RPRPETY000101
353	RPRPETY000103
354	RPRPETY001100
355	RPRPGTD000100
356	RPRPGTD002100
357	RPRPGTD002300
358	RPRPGTD003600
359	RPRPGTD003700
360	RPRPGTD009300
361	RPRPIBS000400
362	RPRPGTD005405
363	RPRPGTD005407
364	RPRPETY001401
365	RPR4013011613
366	RPRPRVR000400
367	RPR4013029906
368	RPRPCPP112100
369	RPRPCPP104000
370	RPRPCPP116000
371	RPRPCPP104204
372	RPR4013031000
373	RPRPCPP142273
374	RPR4013014602
375	RPRPCPP142240
376	RPR4013008002
377	RPRPDLB005100
378	RPRPCPP107000

379	RPR4013011611
380	RPRPCBC000300
381	RPRPCMS000300
382	RPRPPMT008300
383	RPR4013010300
384	RPRPCPP133400
385	RPRPCPP139001
386	RPRPCPP105500
387	RPR4013033100
388	RPRPSNS000300
389	RPRPCPP118200
390	RPRPRZT000600
391	RPR4013032900
392	RPRPELP000100
393	RPRRIBS000600
394	RPRPCPP116306
395	RPRPCBC000200
396	RPRPCPP106500
397	RPRPCPP129902
398	RPRPCPP131002
399	RPRPCPP138602
400	RPRPPTS000200
401	RPRPPMT006700
402	RPRPCPP142241
403	RPRPCPP142307
404	RPRPCPP142246
405	RPRPCTS000400
406	RPRPCPP150300
407	RPRPL2B000400
408	RPRPCPP129102
409	RPRPCPP151900
410	RPRPCPP152300
411	RPRPCPP152400
412	RPRPCPP152600
413	RPRPSCP000900
414	RPRPSCP001200
415	RPR4013012912
416	RPRPCPP163000

417	RPRPCPP163100
418	RPRPCPP154900
419	RPRPCPP155100
420	RPRPCPP155700
421	RPRPCPP157800
422	RPRPCPP159100
423	RPRPCPP159300
424	RPRPCPP159900
425	RPRPCPP161600
426	RPRPCPP161900
427	RPRPCPP162000
428	RPRPCPP162100
429	RPRPCPP162700
430	RPRPCLF000500
431	RPRPCLF000800
432	RPRPCLF001300
433	RPRPCLF001500
434	RPRPCLF001800
435	RPRPGTD002600
436	RPRPGTD003300
437	RPRPGTD003400
438	RPRPGTD004300
439	RPRPGTD007400
440	RPRPGTD007500
441	RPRPGTD008000
442	RPRPGTD008100
443	RPRPGTD008800
444	RPRPGTD009000
445	RPRPGTD005402
446	RPRPETY001501
447	FREDREGILL RD
448	RPRPCPP162900
449	RPRPCPP157400
450	RPRPCPP160000
451	RPRPCPP161200
452	RPRPCPP162500
453	RPRPCLF001900
454	RPRPETY001000

455	RPRPGTD003800
456	RPRPPDA000300
457	RPRPCPP138507
458	RPR4013004600
459	RESSLAWN CEME*
460	RPRPNCS000100
461	RPRPDLB005000
462	RPRPCPP138002
463	RPRPMCD002405
464	RPRPRZT000100
465	RPRPCPP162800
466	RPRPCLF000700
467	RPR4013010412
468	RPR4013014503
469	RPRPCPP158400
470	RPRPCPP156600
471	RPRPCPP157500
472	RPRPCPP158900
473	RPRPGTD005403
474	RPRPCPP159600
475	RPRPSCP000300
476	RPRPCLF000600
477	RPRPCPP156900
478	RPR4013012907
479	RPRPCPP108201
480	RPRPSCP000700
481	RPRPCPP151300
482	RPRPCPP138605
483	RPRPMCD001900
484	RPRPIBS000900
485	RPRPMCD002607
486	RPRPMCD001401
487	RPRPCPP130100
488	RPRPCPP115500
489	RPRPROP002300
490	RPRPRVR000500
491	RPRPCPP129300
492	RPRPPMT003500

493	RPRPCPP142110
494	RPRPRVR000102
495	RPRPCPP138202
496	RPRPCPP133500
497	RPRPCPP138503
498	RPRPCPP130700
499	RPR4013013100
500	RPRPCPP133307
501	RPRPCPP107100
502	RPR4013017500
503	RPRPPMT007100
504	RPR4013030402
505	RPRPCPP117300
506	RPR4013006201
507	RPRPCPP142244
508	RPRPCPP139404
509	RPRPRZT000700
510	RPRPCPP107411
511	RPRPCPP132200
512	RPRPCPP142258
513	RPRPCPP142304
514	RPRPCPP130802
515	RPR4013003701
516	RPRPRVR000700
517	RPR4013015602
518	VELTON AVE
519	RPR4013014401
520	RPRPCPP104205
521	RPRPCPP129700
522	RPR4013008001
523	RPRPCPP138201
524	RPRPCPP117600
525	RPRPMCD000300
526	RPRPCPP107207
527	RPRPPDA000204
528	RPRPCPP154800
529	RPRPCPP157900
530	RPRPCPP158000

531	RPRPCPP159800
532	RPRPCPP160100
533	RPRPETY001201
534	RPRPETY002100
535	RPRPGTD004600
536	RPRPIBS000500
537	RPRPCPP152500
538	RPR4013029911
539	RPRPCLA000200
540	RPRPCPP162400
541	RPRPCLF001400
542	RPRPETY001300
543	RPRPGTD005100
544	RPRPCPP156200
545	RPRPCPP160500
546	RPRPCPP160600
547	RPRPSCP001300
548	RPRPMCD000901
549	RPRPCPP156300
550	RPRPCPP156400
551	RPRPCPP158100
552	RPRPCPP158800
553	RPRPCLF001000
554	RPRPCPP150200
555	RPRPSCP000200
556	RPRPSNS000100
557	RPRPCPP150000
558	RPRPCTS000100
559	RPR4013013702
560	RPRPCPP142237
561	RPRPCPP133001
562	RPRPPMT008200
563	RPRPCPP134101
564	RPRPCBC000100
565	RPRPMCD002203

566	RPRPCPP142260
567	RPRPCPP104201
568	RPRPROP004500
569	RPRPELP000300
570	RPRPMCD002202
571	RPRPCPP146300
572	RPRPRZT000500
573	RPR4013030700
574	RPRPMCD001303
575	RPRPCPP132306
576	RPRPCPP133100
577	RPRPCPP136000
578	RPRPCPP132700
579	RPRPMCD002300
580	RPRPMCD000604
581	RPRPCPP130300
582	RPRPCPP115600
583	RPRPCPP104302
584	RPRPCPP138100
585	RPRPCPP112200
586	RPRPRVR000600
587	RPR4013030302
588	RPRPCPP133900
589	RPRPCPP131102
590	RPRPCPP105301
591	RPRDLB004902
592	RPRPCMS000500
593	RPRPCPP151800
594	RPRPSCP000500
595	RPRPCPP159500
596	RPRPCPP156800
597	RPRPCPP158200
598	RPRPCPP161400
599	BLM

AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Margarita Katsilometes, an individual that owns certain property generally described as Parcel Pin Identification Number RPR4013012912 in the real property records of Bannock County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Property has been used, within the last three (3) years, as an agricultural operation; and

(2) that the undersigned has reviewed the materials provided in Exhibit B, and has had an opportunity to review the urban renewal eligibility report, dated January 6, 2025, entitled South 5th Urban Renewal Area Eligibility Report, prepared by SBFriedman and as attached hereto as Exhibit C.

Further, Margarita Katsilometes hereby provides her consent and approval that the subject Property may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the property possesses certain characteristics of eligibility.

DATED this 3rd day of September, 2025.

Margarita Katsilometes

Name: Margarita Katsilometes

Title: Property Owner

STATE OF IDAHO)
) ss:
County of Bannock)

On this 3rd day of September, 2025, before me, Aceline McCulla, a Notary Public for the state of Idaho, personally appeared Margarita Katsilometes, known or identified to me to be the property owner that executed the instrument and acknowledged to me that such individual executed the same.

Aceline McCulla

Aceline McCulla, Notary Public

State of Idaho

Resides in Pocatello

My Commission Expires January 22, 2027

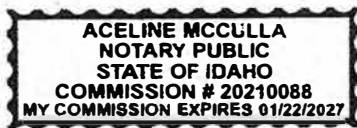


EXHIBIT A

PARCEL PIN NUMBER

RPR4013012912

ADDRESS

Bannock County, Idaho

DESCRIPTION



Legal description

S16-T7S-R36E TR SE4 TAX 205 49.92 AC TR SW4SE4 TAX 161 0.55 AC

AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Dale B Kirkham Jr., Jill Kirkham, Richard D Kirkham and Kathy Kirkham, General Partners of Meridell Park LLC, an Idaho Limited Liability Company state that Meridell Park I LLC own certain property generally described as Parcel Pin Identification Number RPR4013008001 in the real property records of Bannock County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Property has been used, within the last three (3) years, as an agricultural operation; and

(2) that the undersigned have reviewed the materials provided in Exhibit B, and has had an opportunity to review the urban renewal eligibility report, dated January 6, 2025, entitled South 5th Urban Renewal Area Eligibility Report, prepared by SBFriedman and as attached hereto as Exhibit C.

Further, Dale B Kirkham Jr., Jill Kirkham, Richard D Kirkham and Kathy Kirkham, General Partners of Meridell LLC, an Idaho Limited Liability Company, hereby provides their consent and approval that the subject Property may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the properties possess certain characteristics of eligibility.

DATED this 2nd day of September, 2025.

Meridell Park LLC,

[Signature of Dale B Kirkham Jr.]
Name: Dale B Kirkham Jr.
Title: General Partner

Meridell Park LLC,

[Signature of Jill Kirkham]
Name: Jill Kirkham
Title: General Partner

STATE OF IDAHO)
) ss:
County of Bannock)

On this 2nd day of September, 2025, before me, Kathy Kirkham a Notary Public for the state of Idaho, personally appeared Dale B Kirkham Jr. and Jill Kirkham, known or identified to me to be General Partners of Meridell Park LLC, an Idaho Limited Liability Company that executed the instrument or the persons who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.



[Signature of Kathy Kirkham]
Notary Public
State of Idaho
City of Pocatello
My Commission Expires 3/13/30

DATED this 2nd day of September, 2025.

Meridell Park LLC,

Meridell Park LLC,

Richard D Kirkham

Kathy Kirkham

Name: Richard D Kirkham

Name: Kathy Kirkham

Title: General Partner

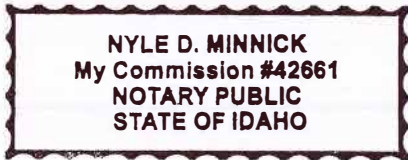
Title: General Partner

STATE OF IDAHO)

) ss:

County of Bannock)

On this 2nd day of September, 2025, before me, Nyle D. Minnick
a Notary Public for the state of Idaho, personally appeared Richard
D Kirkham and Kathy Kirkham, known or identified to me to be General Partners of Meridell
LLC, an Idaho Limited Liability Company that executed the instrument or the persons who
executed the instrument on behalf of said limited liability company and acknowledged to me that
such limited liability company executed the same.



Nyle D. Minnick

Notary Public

State of Idaho

City of Pocatello, ID.

My Commission Expires 8-10-28



EXHIBIT A

PARCEL PIN NUMBER

RPR4013008001

ADDRESS

Bannock County, Idaho

DESCRIPTION

PARCEL PIN: RPR4013008001

Legal description: S8-T7S-R35E TR NW4-SW4-SE4 TAX 202 14.76 AC



AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Michael P Katsilometes, the individual that own certain property generally described as Parcel Pin Identification Number RPR4013012908 in the real property records of Bannock County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Property has been used, within the last three (3) years, as an agricultural operation; and

(2) that the undersigned have reviewed the materials provided in Exhibit B, and have had an opportunity to review the urban renewal eligibility report, dated January 6, 2025, entitled South 5th Urban Renewal Area Eligibility Report, prepared by SBFriedman and as attached hereto as Exhibit C.

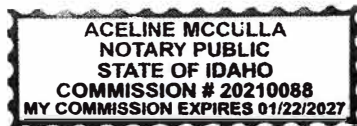
Further, Michael P Katsilometes hereby provide his consent and approval that the subject Property may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the property possesses certain characteristics of eligibility.

DATED this 3rd day of September, 2025.

Mike Katsilometes
Name: Michael P Katsilometes
Property Owner

STATE OF IDAHO)
) ss:
County of Bannock)

On this 3rd day of September, 2025, before me, Aceline McCulla, a Notary Public for the state of Idaho, personally appeared Michael P Katsilometes known or identified to me to be the property owner that executed the instrument and acknowledged to me that such individual executed the same.



Aceline McCulla
Aceline McCulla, Notary Public
State of Idaho
Resides in Pocatello
My Commission Expires January 22, 2027

EXHIBIT A

PARCEL PIN NUMBER

RPR4013012908

ADDRESS

Bannock County, Idaho

DESCRIPTION

Parcel: RPR4013012908

Legal description: S16-T7S-R35E TR IN SE4NW4 & NE4SW4 TAX 199 26.52 AC



AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Paul G Katsilometes and Susan Katsilometes, husband and wife, state that they own certain properties generally described as Parcel Pin Identification Numbers RPR4013010403, RPR4013011613, RPR4013012905, RPR4013013100 and RPR4013029904 in the real property records of Bannock County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Properties have been used, within the last three (3) years, as an agricultural operation; and

(2) that the undersigned have reviewed the materials provided in Exhibit B, and have had an opportunity to review the urban renewal eligibility report, dated January 6, 2025, entitled South 5th Urban Renewal Area Eligibility Report, prepared by SBFriedman and as attached hereto as Exhibit C.

Further, Paul G Katsilometes and Susan Katsilometes hereby provides their consent and approval that the subject Properties may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the properties possess certain characteristics of eligibility.

DATED this 3rd day of September 2025.

Paul G Katsilometes

Name: Paul G Katsilometes
Property Owner

Susan Katsilometes

Name: Susan Katsilometes
Property Owner

STATE OF IDAHO)
) ss:
County of Bannock)

On this 3rd day of September 2025, before me, Aceline McCulla, a Notary Public for the state of Idaho, personally appeared Paul G Katsilometes and Susan Katsilometes, known or identified to me to be the property owners that executed the instrument and acknowledged to me that such individuals executed the same.

Aceline McCulla

Aceline McCulla, Notary Public
State of Idaho
Resides in Pocatello, Idaho
My Commission Expires January 22, 2027

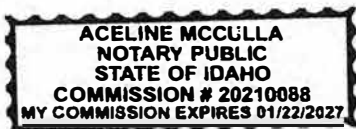


EXHIBIT A

PARCEL PIN NUMBERS

- 1. RPR4013010403, 2. RPR4013011613, 3. RPR4013012905, 4. RPR4013013100 and
5. RPR4013029904**

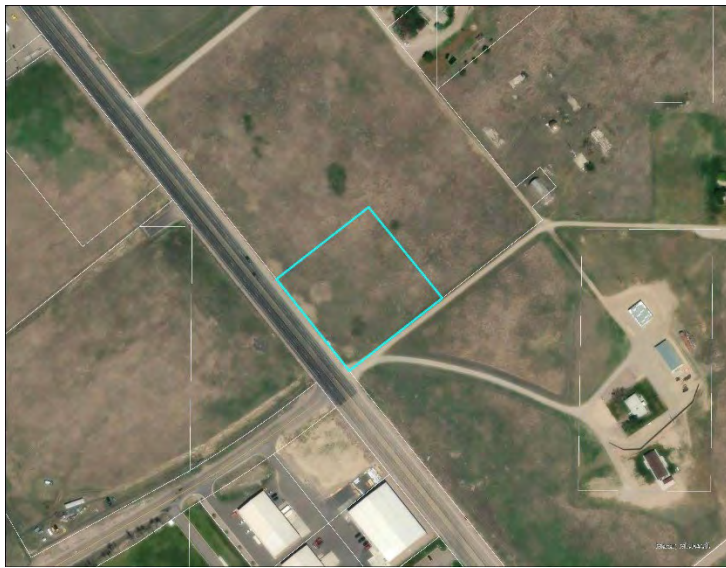
ADDRESS

7611 West Katsilometes Road, Pocatello, Idaho

DESCRIPTION

1. PARCEL PIN: RPR4013010403

Legal description: TR SE4NW4 TAX 135 2.0 AC, TR SE4NW4 TAX 210 0.25 AC, TR SE4NW4 TAX 201 1.20 AC, TR SE4NW4 TAX 211 1.99 AC S16-7S-R35E



2. PARCEL PIN: RPR4013011613

Legal description S16-T7S-R35E TR SW4 TAX 204 2.00 AC



3. PARCEL PIN: RPR4013012905

Legal Description: S16-T7S-R35E TR NE4SE4 TAX 206 43.31 AC

4. PARCEL PIN: RPR4013013100

Legal description: S16-T7S-R35E TR SW4SE4 TAX 68 6.24 AC TR SE4SE4 TAX 70 1.91 AC
TR SW4SE4 TAX 162 0.67 AC

5. PARCEL PIN: RPR4013029904

Legal description: S21-T7S-R35E TR N2NE4 TAX 204 2.19 AC TR NW4NE4 TAX 205 0.65 AC



EXHIBIT A

PARCEL PIN NUMBERS

RPR4013003701

ADDRESS

Bannock County, Idaho

DESCRIPTION

PARCEL PIN: RPR4013003701

Legal description: S8-T7S-R35E TR S2NW4 TAX 208 5.19 AC



AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Mary Katsilometes-Reinbold, an individual that owns certain property generally described as Parcel Pin Identification Number RPR4013012907 in the real property records of Bannock County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Property has been used, within the last three (3) years, as an agricultural operation; and

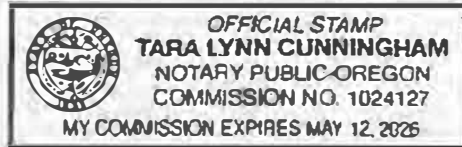
(2) that the undersigned has reviewed the materials provided in Exhibit B, and has had an opportunity to review the urban renewal eligibility report, dated January 6, 2025, entitled South 5th Urban Renewal Area Eligibility Report, prepared by SBFriedman and as attached hereto as Exhibit C.

Further, Mary Katsilometes-Reinbold hereby provides her consent and approval that the subject Property may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the property possesses certain characteristics of eligibility.

DATED this 11 day of September, 2025.

Mary Katsilometes-Reinbold
Name: Mary Katsilometes-Reinbold
Title: Property Owner

Oregon
STATE OF ~~IDAHO~~)
Bannock) ss:
County of ~~Bannock~~)
Nulthman



On this 11 day of September, 2025, before me, Tara Lynn Cunningham, a Notary Public for the state of ~~Idaho~~ ^{Oregon}, personally appeared Mary Katsilometes-Reinbold, known or identified to me to be the property owner that executed the instrument and acknowledged to me that such individual executed the same.

Tara Lynn Cunningham
Notary Public
State of Oregon
Resides in City of Portland
My Commission Expires May 12, 2026

EXHIBIT A

PARCEL PIN NUMBER

RPR4013012907

ADDRESS

Bannock County, Idaho

DESCRIPTION

Parcel Pin: RPR4013012907

Legal description: S16-T7S-R35E TR SE4 TAX 208 18.69 AC TR SE4SW4 TAX 187 0.06



EXHIBIT B

AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Thomas Katsilometes and Bessie Katsilometes, Managers of Hoot Owl LLC, an Idaho Limited Liability Company state that Hoot Owl LLC owns certain properties generally described as Parcel Pin Identification Numbers RPR4013011601 and RPR4013012910 in the real property records of Bannock County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Properties have been used, within the last three (3) years, as an agricultural operation; and

(2) that the undersigned have reviewed the materials provided in Exhibit B, and has had an opportunity to review the urban renewal eligibility report, dated January 6, 2025, entitled South 5th Urban Renewal Area Eligibility Report, prepared by SBFriedman and as attached hereto as Exhibit C.

Further, Thomas Katsilometes and Bessie Katsilometes, Managers of Hoot Owl LLC, an Idaho Limited Liability Company, hereby provides their consent and approval that the subject Properties may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the properties possess certain characteristics of eligibility.

DATED this 13th day of September, 2025.

Hoot Owl LLC,

Thomas Katsilometes

Name: Thomas Katsilometes
Title: Manager

Hoot Owl LLC,

Bessie Katsilometes

Name: Bessie Katsilometes
Title: Manager

STATE OF IDAHO)
) ss:
County of Bannock)

On this 13th day of September, 2025, before me, a Notary Public for the state of Idaho, personally appeared Thomas Katsilometes and Bessie Katsilometes, known or identified to me to be the Managers of Hoot Owl LLC, a Limited Liability Company that executed the instrument or the persons who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

Aceline McCulla

Aceline McCulla, Notary Public
State of Idaho
My Commission Expires January 22, 2027

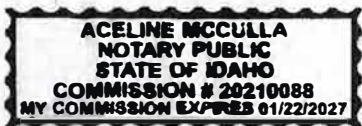


EXHIBIT A

PARCEL PIN NUMBERS

RPR4013011601 AND RPR4013012910

ADDRESS

Bannock County, Idaho

DESCRIPTION

PARCEL PIN: RPR4013011601

Legal description: S16-T7S-R35E TR S2NW4 TAX 171 3.16 AC IN S2NW4 & NE4SW4 TAX 202 10.69 AC



PARCEL PIN: RPR4013012910

Legal description: S16-T7S-R35E TR NW4SE4 TAX 224 TR 11.52 AC



Attachment 7

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

[To avoid duplication and reduce document size, please see Exhibit C to Attachment 6 for the Eligibility Report]

In the Matter of ADOPTING FINDINGS)
AND THE NEED FOR AN URBAN)
RENEWAL PROJECT FOR THE SOUTH)
5TH CORRIDOR AREA)

R.S. No. 2025-45
June 24, 2025

RESOLUTION

WHEREAS, the Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority, is an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the “Agency;” and

WHEREAS, the Pocatello City Council has previously established the following urban renewal districts: the 2006 Naval Ordnance Plant Project Area; the 2007 North Portneuf Project Area; the 2010 Pocatello Regional Airport Project Area; and the 2019 Northgate Project Area;

WHEREAS, it has become apparent that additional property, a portion of which is located within the City of Pocatello, and a portion of which is located within the City of Pocatello’s area of operation within unincorporated Bannock County, may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in October 2023, the Agency authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City’s area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the Agency Board of Commissioners (the “Board”) on April 17, 2024. At its meeting on June 12, 2024, the Board directed SBF to proceed with study and planning efforts related to the South 5th Corridor and preparation of an eligibility report of an area approximately 2,292 acres in size (including public rights-of-way). The area is roughly bounded by the Union Pacific Railroad to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east, and is commonly referred to as the South 5th Corridor Area (the “Study Area”). The Study area is bisected by both Interstate 15 and South 5th Avenue;

WHEREAS, the South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025 (the “Report”), a copy of which is attached hereto as **Exhibit A**, examined the Study Area, which area also included real property located within unincorporated Bannock County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and deteriorated area, several of the conditions necessary to be present in such an area are found in the Study Area, including:

- a. predominance of defective or inadequate street layout;

- b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; obsolete platting;
- c. diversity of ownership; and
- d. unsuitable topography;

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition or use;

WHEREAS, the Study Area includes open space/open land;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. *See* Idaho Code Section 50-2903(8)(c);

WHEREAS, Idaho Code Sections 50-2018(8), (9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency, which are the same or similar to the conditions set forth in the definitions of “deteriorating area” and “deteriorated area;”

WHEREAS, the Report addresses the findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, under the Law and Act, specifically Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area may include parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to the Pocatello City Council’s consideration of any urban renewal plan;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the combined base assessment roll values for the Existing Project Areas do not exceed 10% of the current assessed valuation of all taxable property within the City of Pocatello;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval by resolution of the governing body of the other city or county declaring the need for an urban renewal project for the proposed area;

WHEREAS, a portion of the Study Area includes certain real property located in unincorporated Bannock County;

WHEREAS, the Agency accepted the Report by way of Resolution No. 2025-3 at the June 18, 2025, meeting of the Agency Board, a copy of which Resolution (without exhibits) is attached hereto as **Exhibit B**;

WHEREAS, the Report was forwarded to the Bannock County Board of Commissioners for purposes of obtaining a resolution determining such area to be deteriorated and/or deteriorating and finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the proposed Study Area has no impact on the jurisdictional boundaries of Bannock County;

WHEREAS, on June 24, 2025, representatives of the City and the Agency met with the Board of County Commissioners to discuss the proposed Report and the Study Area;

WHEREAS, on June 24, 2025, representatives of the City and/or the Agency presented the Report to the Board of County Commissioners requesting the Commissioners consider adopting the findings concerning the proposed Study Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BANNOCK COUNTY, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the findings of the Agency made on June 18, 2025, in Resolution No. 2025-3 are hereby adopted by the Board of County Commissioners.

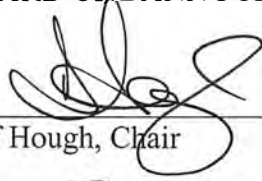
Section 3. That there is a need for an urban renewal plan for the Study Area.

Section 4. To the extent a portion of the Study Area owned by Bannock County may be determined to be an agricultural operation as defined by Idaho Code Section 22-4502(2), this Resolution provides the necessary consent.

Section 5. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED this 24th day of June, 2025.

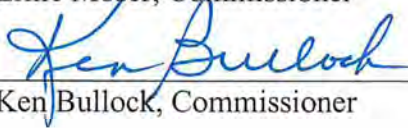
BOARD OF BANNOCK COUNTY COMMISSIONERS



Jeff Hough, Chair

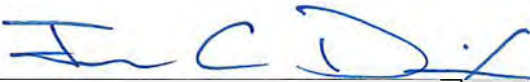


Ernie Moser, Commissioner



Ken Bullock, Commissioner

ATTEST:



Jason C. Dixon, Bannock County Clerk

Exhibit B

The Urban Renewal Agency of the City of Pocatello, Idaho, Resolution No. 2025-3,
dated June 18, 2025, Accepting the South 5th Urban Renewal Area Eligibility Report, dated June
11, 2025

RESOLUTION NO. 2025-3

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF
POCATELLO, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF POCATELLO, IDAHO, ALSO KNOWN AS THE POCATELLO DEVELOPMENT AUTHORITY, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR CERTAIN PROPERTY REFERRED TO AS SOUTH 5TH CORRIDOR AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR OR AGENCY ADMINISTRATOR TO TRANSMIT THE REPORT AND THIS RESOLUTION TO THE BANNOCK COUNTY BOARD OF COUNTY COMMISSIONERS AND THE CITY COUNCIL OF THE CITY OF POCATELLO REQUESTING THEIR CONSIDERATION FOR DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COMMISSION AND COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended and supplemented (the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code as amended and supplemented (the "Act"), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the "Agency;"

WHEREAS, the City Council (the "City Council") of the city of Pocatello (the "City") found that deteriorating areas exist in the City, therefore, for the purposes of the Law, created an urban renewal agency pursuant to the Law, authorizing the Agency to transact business and exercise the powers granted by the Law and the Act upon making the findings of necessity required for creating the Agency;

WHEREAS, the Mayor has duly appointed the Board of Commissioners of the Agency, which appointment was confirmed by the City Council;

WHEREAS, the City Council, on June 22, 2006, after notice duly published, conducted a public hearing on the Naval Ordnance Plant Urban Renewal Plan (the "Naval Ordnance Plant Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2797 on June 22, 2006, approving the Naval Ordnance Plant Plan, making certain findings, and establishing the Naval Ordnance Plant revenue allocation area (the "Naval Ordnance Plant Project Area");

WHEREAS, the City Council, on April 19, 2007, after notice duly published, conducted a public hearing on the North Portneuf Urban Renewal Plan (the “North Portneuf Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2814 on April 19, 2007, approving the North Portneuf Plan, making certain findings, and establishing the North Portneuf revenue allocation area (the “North Portneuf Project Area”);

WHEREAS, the City Council, on November 4, 2010, after notice duly published conducted a public hearing on the Pocatello Regional Airport Urban Renewal Area Plan (the “Pocatello Regional Airport Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2889 on November 4, 2010, approving the Pocatello Regional Airport Plan, making certain findings, and establishing the Pocatello Regional Airport revenue allocation area (the “Pocatello Regional Airport Project Area”);

WHEREAS, the City Council, on May 2, 2019, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Northgate Urban Renewal Project (the “Northgate Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3026 on May 2, 2019, approving the Northgate Plan, making certain findings, and establishing the Northgate revenue allocation area (the “Northgate Project Area”);

WHEREAS, the above referenced existing urban renewal plans are collectively referred to as the “Existing Urban Renewal Plans” and their respective existing revenue allocation project areas are collectively referred to as the “Existing Project Areas;”

WHEREAS, it has become apparent that additional property, a portion of which is located within the City, and a portion of which is located within the City’s area of operation within unincorporated Bannock County, may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in October 2023, the Agency authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City’s area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the Agency Board of Commissioners (the “Board”) on April 17, 2024. At its meeting on June 12, 2024, the Board directed SBF to proceed with study and planning efforts related to the South 5th Corridor and preparation of an eligibility report of an area approximately 2,292 acres in size (including public rights-of-way). The area is roughly bounded by the Union Pacific Railroad to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east, and is commonly referred to as the South 5th Corridor Area (the “Study Area”). The Study area is bisected by both Interstate 15 and South 5th Avenue;

WHEREAS, the Agency has obtained the South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025 (the “Report”), a copy of which is attached hereto as **Exhibit A**, which examined the Study Area, which area also included real property located within unincorporated Bannock County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and deteriorated area, several of the conditions necessary to be present in such an area are found in the Study Area, including:

- a. predominance of defective or inadequate street layout;
- b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; obsolete platting;
- c. diversity of ownership; and
- d. unsuitable topography;

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition or use;

WHEREAS, the Study Area includes open space/open land;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. See Idaho Code § 50-2903(8)(c);

WHEREAS, Idaho Code §§ 50-2018(8), (9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency, which are the same or similar to the conditions set forth in the definitions of “deteriorating area” and “deteriorating area;”

WHEREAS, the Report addresses the findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area may include parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to City Council consideration of any urban renewal plan;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the combined base assessment roll value for the Existing Project Areas do not exceed 10% of the current assessed valuation of all taxable property within the City;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area;

WHEREAS, a portion of the Study Area includes certain real property located within unincorporated Bannock County;

WHEREAS, the Bannock County Board of County Commissioners will be asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the Agency Board finds it in the best public interest to accept the Report.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF POCATELLO, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the Agency Board acknowledges acceptance and receipt of the Report, attached hereto as **Exhibit A**, recognizing technical changes or corrections which may be required before transmittal to the Bannock County Board of County Commissioners and the City Council for their consideration.

Section 3. That there are one or more areas within the City and in unincorporated Bannock County, that are a deteriorating area or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8), as more fully set forth in the Report.

Section 4. That one such area is more commonly referred to as the South 5th Corridor Area or the Study Area, and as more fully described in the Report.

Section 5. That the rehabilitation, conservation, and redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, and welfare of the residents of the City.

Section 6. That the Chair or Vice-Chair and Administrator of the Agency Board of Commissioners is hereby authorized to transmit the Report to the Pocatello City Council requesting that the City Council:

a. Determine whether the Study Area identified in the Report qualifies as an urban renewal project and there is justification for designating the area, as appropriate, for an urban renewal project; provided, however, Agency requests the City Council not take such action until the Bannock County Board of County Commissioners has adopted a resolution declaring the need for an urban renewal project for the Study Area;

b. If such designation is made, whether the Agency should proceed with the

preparation of an urban renewal plan for the area, which plan may include a revenue allocation provision as allowed by law;

c. Coordinate with the Agency to obtain the required agricultural consent from the property owners.

Section 7. That the Chair or Vice-Chair and Administrator of the Agency Board of Commissioners is hereby authorized to transmit the Report to Bannock County Board of County Commissioners for its consideration pursuant to Idaho Code Section 50-2018(18).

Section 8. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

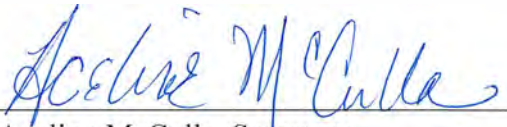
PASSED AND ADOPTED by the Urban Renewal Agency of the City of Pocatello, Idaho, on June 18, 2025. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 18th day of June 2025.



David Villarreal Jr., Chair

ATTEST:

By



Aceline McCulla, Secretary

Attachment 8

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

[To be Inserted Upon Adoption]

RESOLUTION NO. 2025- 25

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF POCATELLO, IDAHO, DETERMINING A CERTAIN AREA WITHIN THE CITY, AND WITHIN THE CITY'S AREA OF OPERATION, TO BE A DETERIORATED AREA AND/OR A DETERIORATING AREA AS DEFINED BY IDAHO CODE SECTIONS 50-2018(8), (9) AND 50-2903(8); DIRECTING THE URBAN RENEWAL AGENCY OF POCATELLO TO COMMENCE THE PREPARATION OF AN URBAN RENEWAL PLAN SUBJECT TO CERTAIN CONDITIONS, WHICH PLAN MAY INCLUDE REVENUE ALLOCATION PROVISIONS FOR ALL OR PART OF THE AREA; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended and supplemented (the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code as amended and supplemented (the "Act"), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the "Agency;"

WHEREAS, the City Council (the "City Council") of the city of Pocatello (the "City") found that deteriorating areas exist in the City, therefore, for the purposes of the Law, created an urban renewal agency pursuant to the Law, authorizing the Agency to transact business and exercise the powers granted by the Law and the Act upon making the findings of necessity required for creating the Agency;

WHEREAS, the Mayor has duly appointed the Board of Commissioners of the Agency, which appointment was confirmed by the City Council;

WHEREAS, the City Council, on June 22, 2006, after notice duly published, conducted a public hearing on the Naval Ordnance Plant Urban Renewal Plan (the "Naval Ordnance Plant Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2797 on June 22, 2006, approving the Naval Ordnance Plant Plan, making certain findings, and establishing the Naval Ordnance Plant revenue allocation area (the "Naval Ordnance Plant Project Area");

WHEREAS, the City Council, on April 19, 2007, after notice duly published, conducted a public hearing on the North Portneuf Urban Renewal Plan (the "North Portneuf Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2814 on April 19, 2007, approving the North Portneuf Plan, making certain findings, and establishing the North Portneuf revenue allocation area (the "North Portneuf Project Area");

WHEREAS, the City Council, on November 4, 2010, after notice duly published conducted

a public hearing on the Pocatello Regional Airport Urban Renewal Area Plan (the “Pocatello Regional Airport Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2889 on November 4, 2010, approving the Pocatello Regional Airport Plan, making certain findings, and establishing the Pocatello Regional Airport revenue allocation area (the “Pocatello Regional Airport Project Area”);

WHEREAS, the City Council, on May 2, 2019, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Northgate Urban Renewal Project (the “Northgate Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3026 on May 2, 2019, approving the Northgate Plan, making certain findings, and establishing the Northgate revenue allocation area (the “Northgate Project Area”);

WHEREAS, the above referenced existing urban renewal plans are collectively referred to as the “Existing Urban Renewal Plans” and their respective existing revenue allocation project areas are collectively referred to as the “Existing Project Areas;”

WHEREAS, it has become apparent that additional property, a portion of which is located within the City, and a portion of which is located within the City’s area of operation and within unincorporated Bannock County, may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in October 2023, the Agency authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City’s area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the Agency Board of Commissioners (the “Board”) on April 17, 2024. At its meeting on June 12, 2024, the Board directed SBF to proceed with study and planning efforts related to the South 5th Corridor and preparation of an eligibility report of an area approximately 2,292 acres in size (including public rights-of-way). The area is roughly bounded by the Union Pacific Railroad to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east, and is commonly referred to as the South 5th Corridor Area (the “Study Area”). The Study area is bisected by both Interstate 15 and South 5th Avenue;

WHEREAS, the Agency obtained the South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025 (the “Report”), a copy of which is attached hereto as **Exhibit A**, which examined the Study Area, which area also included real property located within unincorporated Bannock County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and deteriorated area, several of the conditions necessary to be present in such an area are found in the Study Area, including:

- a. predominance of defective or inadequate street layout;
- b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; obsolete platting;
- c. diversity of ownership; and
- d. unsuitable topography;

WHEREAS, the Study Area includes open space/open land;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. See Idaho Code § 50-2903(8)(c);

WHEREAS, Idaho Code §§ 50-2018(8), (9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency, which are the same or similar to the conditions set forth in the definitions of “deteriorating area” and “deteriorating area;”

WHEREAS, the Report addresses the findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition or use;

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area may include parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to City Council consideration of any urban renewal plan;

WHEREAS, the Agency, on June 11, 2025, adopted Resolution No. 2025-3 (a copy of which is attached hereto as **Exhibit B** and incorporated herein by this reference, without attachments thereto) accepting the Report and authorizing the Chair, Vice-Chair and Administrator of the Agency to transmit the Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by law;

WHEREAS, the Agency also authorized the transmittal of the Report to the Bannock County Board of County Commissioners for purposes of obtaining a resolution determining such area to be deteriorated and/or deteriorating and appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area;

WHEREAS, a portion of the Study Area includes certain real property located within the City's area of operation and within unincorporated Bannock County;

WHEREAS, the Agency submitted Agency Resolution No. 2025-3 and the Report to the Bannock County Board of County Commissioners, and the Commissioners were asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, on June 24, 2025, representatives of the City and the Agency presented the Report and the proposed approval timeline to the Bannock County Board of County Commissioners requesting the Commissioners to consider adopting the findings concerning the proposed Study Area;

WHEREAS, on June 24, 2025, the Bannock County Board of County Commissioners, pursuant to Resolution No. 2025-45 found the Study Area to be in need of an urban renewal project area, which Resolution is attached hereto as **Exhibit C**, without exhibits attached thereto;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the combined base assessment roll values for the Existing Project Areas do not exceed 10% of the current assessed valuation of all taxable property within the City;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, it is desirable and in the best public interest that the Agency prepare an urban renewal plan for the area identified as the Study Area in the Report located in the city of Pocatello, and within the City's area of operation in unincorporated Bannock County;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF POCA TELLO, IDAHO, AS FOLLOWS:

1. That the City Council acknowledges acceptance and receipt of the Report.

2. That the City Council finds and declares there are one or more areas within the City, which are deteriorating or deteriorated areas as defined by Idaho Code, Sections 50-2018(8), (9) and 50-2903(8).
3. That the City Council finds and declares that the Study Area identified in the Report, attached hereto as **Exhibit A** and made a part hereof by reference, is a deteriorated area and/or a deteriorating area existing in the City and the City's area of operation, as defined in Title 50, Chapters 20 and 29, Idaho Code, as amended, and qualifies for an urban renewal project and justification exists for designating the area as appropriate for an urban renewal project.
4. That the City Council finds and declares there is a need for the Agency, an urban renewal agency, to function in accordance with the provisions of Title 50, Chapters 20 and 29, Idaho Code, as amended, within a designated area for the purpose of establishing an urban renewal plan.
5. That the rehabilitation, conservation, development and redevelopment, or a combination thereof, of such area is necessary and in the interest of the public health, safety, and welfare of the residents of the City.
6. Based on the Report, the City Council makes the findings that:
 - a. The Study Area identified in the Report is determined to be a deteriorating area as defined by Idaho Code, Section 50-2018(9) and 50-2903(8) and/or a deteriorated area as defined by Idaho Code, Section 50-2018(8) and 50-2903(8);
 - b. The Study Area identified in the Report is determined to be appropriate for an urban renewal project.
7. That the area identified as the Study Area in the Report includes certain properties within the City's area of operation and within unincorporated Bannock County. The Bannock County Board of County Commissioners has adopted a resolution finding the need for an urban renewal project for the proposed Study Area consistent with Idaho Code Section 50-2018(18).
8. That the City Council hereby directs the Agency to commence the preparation of an urban renewal plan for the Study Area described in the Report for consideration by the Agency Board and, if acceptable, final consideration by the City Council in compliance with Title 50, Chapters 20 and 29, Idaho Code, as amended.
9. That in the event the parcels located within unincorporated Bannock County are included in any proposed urban renewal plan or revenue allocation area, the City Council will seek to obtain an agreement with Bannock County, Idaho, as required by Idaho Code Section 50-2906(c).

10. That City and Agency staff shall obtain the necessary agricultural operation consents from the property owner(s) prior to City Council consideration of an urban renewal plan.

11. That this Resolution shall be in full force and effect immediately upon its adoption and approval.


RESOLVED this 17th day of July, 2025.

CITY OF POCA TELLO, a municipal corporation of Idaho



BRIAN C. BLAD, Mayor

ATTEST:



KONNI R. KENDALL, City Clerk

Attachment 9

Bannock County Board of County Commissioners Ordinance No. ____ (Intergovernmental Agreement and Transfer of Powers Ordinance)

[To Be Inserted Upon Adoption]

Attachment 10

Pocatello City Council Resolution No. _____(Intergovernmental Agreement – Bannock County)

4823-5577-3547, v. 12

Action Item 6

INDEPENDENT CONTRACTOR AGREEMENT
(Treasurer/Bookkeeper Services)
2026 Fiscal Year

This AGREEMENT (“Agreement”) is made by and between the Urban Renewal Agency of the City of Pocatello, Idaho, d/b/a Pocatello Development Authority, an independent public body corporate and politic, organized and existing under the laws of the state of Idaho (“AGENCY”) and Thane Sparks (“CONTRACTOR”), who agree as follows:

1. **SCOPE OF SERVICES:** The CONTRACTOR shall undertake the services as described in the attached Scope of Services (Exhibit A) for the consideration stated below in Section 2.
2. **PRICE AND PAYMENT:** As consideration for performing the work described in the Scope of Services, AGENCY agrees to pay CONTRACTOR as follows:
 - (a) \$1,500 per month for services described in the Scope of Services related to the Treasurer/Bookkeeper services, which includes all travel costs.
 - (b) Reimbursable expenses for costs of mailing, copies, Agency letterhead, envelopes, and related expenses specifically for the benefit of the AGENCY shall be billed to AGENCY for the actual cost of any such expenses, without mark-up. Other reimbursable expenses that exceed \$25.00 shall be requested in writing prior to incurring those expenses and approved by the Chair or Vice-Chair of the AGENCY. Mileage will not be reimbursed.

Additionally, AGENCY and CONTRACTOR, may agree to additional scopes of services beyond those described in the attached Scope of Services, to be set forth on the form Task Order form attached here to as Exhibit B. AGENCY agrees to pay CONTRACTOR \$75.00 per hour, excluding travel time, for any such agreed upon additional defined services. Reimbursable expenses shall be the same as set forth in subsection 2(b).

3. **INVOICE:** CONTRACTOR shall maintain expense records and provide them to AGENCY each month in a format acceptable to AGENCY. Each invoice shall include an explanation of services provided, and shall specify current billing and previous payments for the fiscal year, with a total of costs incurred and payments made to date during the fiscal year. There shall be separate invoices for billing services described in the Scope of Services and for billing those agreed upon additional defined services the AGENCY and CONTRACTOR may enter into from time to time as set forth in a Task Order. Except as stated in the following sentence, CONTRACTOR’s invoices shall be paid within thirty (30) days, following approval by the AGENCY board. If the services subject to the invoice do not meet the requirements of this Agreement as AGENCY may determine, AGENCY shall notify CONTRACTOR in writing and specify all deficiencies in the work that do not meet the requirements. CONTRACTOR shall have seven (7) working days to correct or modify the work to comply with the requirements of the Agreement as set forth in AGENCY’s written notice. If AGENCY again determines the work

fails to meet the requirements, AGENCY may withhold payment until deficiencies have been corrected to AGENCY's satisfaction or may terminate this Agreement for cause as set forth in Section 18 of this Agreement.

4. **RIGHT OF CONTROL:** AGENCY agrees that it will have no right to control or direct the details, manner, or means by which CONTRACTOR accomplishes the results of the services performed hereunder. CONTRACTOR has no obligation to work any particular hours or days or any particular number of hours or days. CONTRACTOR agrees, however, that his other contracts and services shall not interfere with the performance of his services under this Agreement. AGENCY agrees to coordinate project schedules, respective commencements and deadlines with CONTRACTOR.

5. **INDEPENDENT CONTRACTOR RELATIONSHIP:** CONTRACTOR is an independent contractor and is not an employee, servant, agent, partner, or joint venture of AGENCY. AGENCY shall determine the work to be done by CONTRACTOR, but CONTRACTOR shall determine the legal means by which it accomplishes the work specified by AGENCY. This Agreement shall not be construed to create any employer-employee relationship between AGENCY and CONTRACTOR.

6. **RECORDS ACCESS AND AUDITS:** CONTRACTOR shall maintain complete and accurate records with respect to costs incurred under this Agreement. All such records shall be maintained according to generally accepted accounting principles, shall be clearly identified, and shall be readily accessible. Such records shall be available for review by AGENCY representatives for three (3) years after final payment. Copies shall be made available upon request.

7. **FEDERAL, STATE, AND LOCAL PAYROLL TAXES:** Neither federal, state, or local income taxes, nor payroll taxes of any kind shall be withheld and paid by AGENCY on behalf of CONTRACTOR or the employees of CONTRACTOR. CONTRACTOR shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. CONTRACTOR is responsible to pay, according to law, CONTRACTOR's income tax. CONTRACTOR may be liable for self-employment (Social Security) tax to be paid by CONTRACTOR according to law.

8. **COMPLIANCE WITH LAW:** CONTRACTOR agrees to comply with all applicable laws, ordinances, and codes of Federal, State, and local governments in the performance of the services hereunder.

9. **EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES:** CONTRACTOR shall supply, at CONTRACTOR's sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided herein, except AGENCY will issue CONSULTANT a laptop computer to use, including any necessary software and external hard drives, to be used solely for AGENCY purposes.

10. **PROPRIETARY RIGHTS:** All data, materials, reports, maps, graphics, tables, memoranda and other documents or products developed under this Agreement whether finished

or not shall become the property of AGENCY, shall be forwarded to AGENCY at its request and may be used by AGENCY as it sees fit. AGENCY agrees that if it uses products prepared by CONTRACTOR for purposes other than those intended in this Agreement, it does so at its sole risk and it agrees to hold CONTRACTOR harmless, therefore.

11. **CONFIDENTIALITY:** CONTRACTOR agrees to maintain confidentiality of all work product produced under this Agreement, including both interim and draft, materials, reports, maps, graphics, tables, memoranda, and other documents, unless and until AGENCY signifies its written approval that such work product may be published as final work product. AGENCY reserves the right to distribute the final work product as it sees fit, provided that CONTRACTOR may use final reports as approved and adopted by the AGENCY Board of Commissioners in the marketing of CONTRACTOR'S services.

12. **TERM OF AGREEMENT:** This Agreement shall be effective October 1, 2025, and shall continue through September 30, 2026, unless earlier terminated as described in Section 18 of this Agreement. AGENCY and CONTRACTOR acknowledge that this Agreement may be extended upon mutual agreement of the CONTRACTOR and AGENCY.

13. **ENTIRE AGREEMENT:** This Agreement, along with any and all Exhibits attached hereto and incorporated herein by reference, contains the entire Agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

14. **GENERAL ADMINISTRATION AND MANAGEMENT:** The AGENCY Chair, or his/her designee, shall be AGENCY's representative, and shall oversee and approve all services to be performed, coordinate all communications, review and approve all invoices, and carry out any and all tasks as may be required under this Agreement.

15. **CHANGES:** AGENCY reserves the right to makes changes from time to time in the Scope of Services to be performed hereunder. Such changes, including any increase or decrease in CONTRACTOR's compensation, which are mutually agreed upon by and between AGENCY and CONTRACTOR, shall be incorporated in written amendments to this Agreement and/or set forth in a Task Order.

16. **AMENDMENTS:** This Agreement may be amended only in writing, upon mutual agreement of both AGENCY and CONTRACTOR.

17. **ASSIGNMENT:** It is expressly agreed and understood by the parties hereto, that CONTRACTOR shall not have the right to assign, transfer, hypothecate or sell any of its rights under this Agreement except upon the prior express written consent of AGENCY.

18. **TERMINATION OF AGREEMENT:**

- (a) **FOR CAUSE:** If, through any cause, the CONTRACTOR shall fail to fulfill its obligations in compliance with the Scope of Services under this Agreement, or if the CONTRACTOR shall violate any of the covenants, agreements, or

stipulations of this Agreement, AGENCY shall thereupon have the right to terminate this Agreement by giving written notice to the CONTRACTOR and specifying the effective date thereof at least fifteen (15) days before the effective date of such termination. If this Agreement is terminated for cause, CONTRACTOR shall be paid an amount for the actual services performed in accordance with this Agreement through the cancellation date.

- (b) **TERMINATION FOR CONVENIENCE:** AGENCY or CONTRACTOR may terminate this Agreement at any time, for any reason, by giving at least fifteen (15) days' notice in writing to the non-terminating party. If this Agreement is terminated as provided herein, CONTRACTOR shall be paid a prorated amount for the unpaid monthly payment amount through the termination date. CONTRACTOR shall also provide AGENCY all products or works of consulting generated to date of termination.

19. **NOTICES:** Any and all notices required to be given by either of the parties hereto, unless otherwise stated in this Agreement shall be in writing and be deemed communicated when mailed in the United States mail, certified, return receipt requested, addresses as follows:

To AGENCY:

Brent McLane, Executive Director
Pocatello Development Authority
911 North 7th Avenue
Pocatello, ID 83201

To CONTRACTOR:

Thane Sparks
3506 E. 126N
Rigby, ID 83422

20. **INDEMNIFICATION:** CONTRACTOR agrees to indemnify, defend, and hold harmless AGENCY and its officers, agents, and employees from and against all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with CONTRACTOR's negligence or intentionally wrongful acts or omissions during the performance of this Agreement by CONTRACTOR or CONTRACTOR's agents, employees, or representatives. In case any action or proceeding is brought against AGENCY or its officers, agents, or employees by reason of or arising out of connection with CONTRACTOR's negligence or intentionally wrongful acts or omissions during the performance of this Agreement, CONTRACTOR, upon written notice from AGENCY, shall at CONTRACTOR's expense, resist or defend such action or proceeding.

21. **INSURANCE:** Prior to commencing to provide services under this Agreement, CONTRACTOR shall obtain at its sole cost and expense, and thereafter maintain for the term of this Agreement, at least the minimum insurance coverages set forth below:

- (a) CONTRACTOR shall maintain in full force and effect worker's compensation and Employer's Liability as required by applicable law or regulation and provide proof to AGENCY of such coverage or that such worker's compensation insurance is not required under the circumstances.
- (b) CONTRACTOR agrees to obtain and keep in force during the term of this Agreement an automobile liability insurance policy with minimum coverage of \$300,000 per claim and a minimum aggregate policy limit of \$300,000 unless alternative coverage and policy limit amounts are agreed to by the AGENCY Board.
- (c) As may be requested by the AGENCY Board, CONSULTANT agrees to obtain and keep in force during the term of this Agreement an E&O insurance policy for bookkeepers with minimum coverage of \$300,000 per claim and a minimum aggregate policy limit of \$300,000 unless alternative coverage and policy limit amounts are agreed to by the AGENCY Board.
- (d) CONTRACTOR shall provide to AGENCY proof of workers compensation and automobile liability coverage as set forth above before commencing its performance as herein provided and shall require insurer to notify AGENCY ten (10) days prior to cancellation of said policy or policies.

22. **NONWAIVER:** Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

23. **APPLICABLE LAW:** Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

24. **SEVERABILITY:** If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

25. **ATTORNEY FEES:** Should any litigation or arbitration be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to costs and reasonable attorneys' fees as determined by arbitrator or court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination, or forfeiture of this Agreement.

26. **DISPUTES:** In the event that a dispute arises between AGENCY and the CONTRACTOR regarding application or interpretation of any provision of this Agreement, the aggrieved party shall promptly notify the other party to this Agreement of the dispute within ten (10) days after such dispute arises. If the parties shall have failed to resolve the dispute within thirty (30) days after delivery of such notice, the parties may first endeavor to settle the dispute in an amicable manner by mediation. If the parties elect to mediate their dispute, the parties will select a mediator by mutual agreement and agree to each pay half of the mediator's costs and

fees. The mediation will take place in Pocatello, Idaho, unless otherwise agreed by the parties in writing. Should the parties be unable to resolve the dispute to their mutual satisfaction within thirty (30) days after such completion of mediation, each party shall have the right to pursue any rights or remedies it may have at law or in equity. If the parties do not mutually agree to mediate the dispute, either party may pursue any rights or remedies it may have at law.

27. **COORDINATION WITH OTHER CONTRACTORS:** CONTRACTOR recognizes that AGENCY has or may enter into agreements with other CONTRACTORS that provide other services. Upon request, CONTRACTOR agrees to coordinate with and work in conjunction with other consultants when the need arises.

28. **SUCCESSORS IN INTEREST:** The provisions of this Agreement shall be binding upon and shall inure to the benefit of the parties hereby and their respective successors and assigns.

IN WITNESS WHEREOF, AGENCY and CONTRACTOR have executed this Agreement as of the effective date specified above.

AGENCY

CONTRACTOR

By: _____

By: _____

Printed Name: **Scott Turner**

Printed Name: Thane Sparks

Title:

Title: PDA Treasurer

Date: September 17, 2025

Date: September 17, 2025

EXHIBIT A

SCOPE OF SERVICES

CONTRACTOR shall provide the following services:

A. Treasurer/Bookkeeper Services

- Attend Agency board meetings
- Documenting transaction details for multiple revenue allocation areas
- Recording financial transactions for multiple revenue allocation areas, including review of parcel records and tax payments from the County as may be necessary
- Preparation and presentation of monthly financial reports for board meetings
- Reconciliation of bank statements
- Preparation of revenue projections
- Determining borrowing/cash flow capacity for eligible projects
- Fact-checking accounting data
- Cash flow management
- Submission of bills to Agency Board for approval
- Payment of bills following Board approval
- Preparation of annual budget, any related notices for publication, and submission to the City Clerk
- Retain and provide necessary information to the auditors, including preparation of financial statements
- Make payments on Agency contractual obligations
- Retain Agency records and documents as directed by the Agency's Executive Director
- Assist in the preparation and filing of the Agency's annual report and other annually required reporting information

EXHIBIT B
FORM
TASK ORDER NO. _____

1. Project Description.

2. Scope of Services. Under the terms of this Task Order, the Contractor shall perform the following:

3. Estimated Time of Performance.

4. Estimated Costs.

IN WITNESS WHEREOF, AGENCY and CONTRACTOR have executed this Agreement as of the effective date specified above.

AGENCY

CONTRACTOR

By: _____

By: _____

Printed Name: David Villarreal Jr.

Printed Name: Thane Sparks

Title: PDA Chair

Title: PDA Treasurer

Date:

Date:

Action Item 7



Pocatello Development Authority
911 N. 7th Ave.
Pocatello, Idaho 83201

We are pleased to confirm our understanding of the services we are to provide Pocatello Development Authority for the year ended September 30, 2025.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of Pocatello Development Authority as of and for the year ended September 30, 2025. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Pocatello Development Authority's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Pocatello Development Authority's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis.
2. Budgetary Comparison Schedules.
3. Combining and individual fund financial statements.

We have also been engaged to report on supplementary information other than RSI that accompanies Pocatello Development Authority's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole, in a separate written report accompanying our auditor's report on the financial statements or in a report combined with our auditor's report on the financial statements.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented; in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error

and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of Pocatello Development Authority and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste and abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

According to GAAS, significant risks include management override of controls, and GAAS presumes that revenue recognition is a significant risk. Accordingly, we have considered these as significant risks.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain

the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Controls

We will obtain an understanding of the government and its environment, including the system of internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Pocatello Development Authority's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of Pocatello Development Authority in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other non-audit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the non-audit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statement

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements.

You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information. (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter (for example, within an additional three months if currently known).You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2)

additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

You are responsible for the preparation of the supplementary information which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's view on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Other Services

We will also assist in preparing the financial statements and related notes of Pocatello Development Authority in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be

conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other non-audit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the non-audit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to Pocatello Development Authority; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Deaton & Company and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for the purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Deaton & Company personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the federal agency. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party (ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Doran Lambson, CFE, CPA is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Audit Fees

We estimate that our fees for the audit services and preparation of financial statements will not exceed \$8,250 plus out-of-pocket costs (such as report reproduction, word processing, postage, photocopies, etc.). Our invoices for these fees will be rendered each month as work progresses and are payable on presentation.

Non-Attest Services and Fees

Estimates do not include additional nonattest services, if any. Additional nonattest services (such as reconciling trial balance accounts, preparing purposed adjusting entries, assisting in posting approved adjusted journal entries to the general ledger and any other nonattest


bookkeeping services to complete the audit) will be billed out at our standard hourly rates. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation.

Reporting

We will issue a written report upon completion of our audit of Pocatello Development Authority's financial statements. Our report will be addressed to management of Pocatello Development Authority. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that Pocatello Development Authority is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to Pocatello Development Authority and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.



Pocatello, Idaho
September 3, 2025

RESPONSE:

This letter correctly sets forth the understanding of Pocatello Development Authority

By: _____

Title: Scott Turner, Chair Pro Tem

Date: September 17, 2025