MEETING AGENDA

CITY OF POCATELLO
POCATELLO DEVELOPMENT AUTHORITY
AUGUST 19, 2026 – 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.

The following is the official agenda of the Pocatello Development Authority. Discussion and Board action will be limited to those items on the agenda. Any citizen who wishes to address the Commission shall first be recognized by the Chair and shall give his/her name for the record. If a citizen wishes to read documentation of any sort to the Commission, he/she shall first seek permission from the Chair. Oral testimony is restricted to three (3) minutes per person.

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

1. **CALL MEETING TO ORDER, ROLL CALL, DISCLOSE CONFLICTS OF INTEREST, AND ACKNOWLEDGMENT OF GUESTS.**

2. **ACTION ITEM: MEETING MINUTES.** The Board may wish to waive the oral reading of the Board of Commissioners' meeting minutes held July 15, 2026 and to approve the minutes as presented.

3. **VIRTUAL PRESENTATION BY THOMAS J. KATSILOMETES ABOUT HIS PROPERTY WITHIN THE SOUTH 5TH AVENUE PLAN.** The Board may wish to hear a presentation (restricted 10 minutes) by Thomas J. Katsilometes about his property within the South 5th Avenue Plan.

4. **VIRTUAL PRESENTATION BY JOHN DAVIS KATSILOMETES ABOUT HIS PROPERTY WITHIN THE SOUTH 5TH AVENUE PLAN.** The Board may wish to hear a presentation by John Davis Katsilometes about his property within the South 5th Avenue Plan.

5. **ACTION ITEM: MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.** The Board may wish to approve the monthly financial report, expenses and reimbursements.

6. **ACTION ITEM: NORTH PORTNEUF DISTRICT OWNER PARTICIPATE AGREEMENT (OPA) REQUEST BY LEX DEVELOPMENT SITE CLEANUP.** The Board may wish to hear a request by LEX Development for site cleanup work in the amount of $500,000.00 that qualifies for reimbursement in the North Portnuef District Plan. The Board may wish to approve the request. If approved, then direct agency counsel to draft an Owner's Participation Agreement with LEX Development for the proposed work for approval by resolution in September.

7. **ACTION ITEM: NORTH PORTNEUF DISTRICT POWER STUDY ASSESSMENT OWNER PARTICIPANT AGREEMENT REQUEST BY LEX DEVELOPMENT.** The Board may wish to hear a request by LEX Development for an Owner participation Agreement for $200,000.00 to have Idaho Power complete a power assessment study for $100,000.00 and a construction assessment study for $100,000.00 that qualifies for reimbursement within the North Portneuf District Plan. The Board may wish to approve the . If approved, then direct agency counsel to draft an Owner's Participation Agreement with LEX Development Inc. for the proposed work for approval by resolution in September.

8. **ACTION ITEM: PUBLIC HEARING: APPROVE AND ADOPT BY RESOLUTION 2026-6 THE FISCAL YEAR 2026-27 (FY2027) BUDGET.** The board may wish to approve and adopt by Resolution 2026-6 the FY2027 Budget and authorize the chair or vice chair to execute all pertinent documents.

9. **ACTION ITEM: SELECT AND APPROVE A TREASURER FROM RFP PROPOSALS.** The Board may wish to select and approve a treasurer from RFP proposals received and then authorize agency legal team to prepare a treasurer consultant agreement and resolution for approval on September 16, 2026.

THE AGENDA CONTINUES ON NEXT PAGE

10. **ACTION ITEM: APPROVE AND ADOPT BY RESOLUTION 2026-8 THE RECOMMENDATION BY THE EVALUATION TEAM OF THE POCATELLO REGIONAL AIRPORT PLAN (PRAMP) PROPOSAL SUBMITTED BY CUSHING TERRELL.** The Board may wish to review and approve the recommendation by the evaluation team of Cushing Terrell as the highest qualified scored for the PRAMP project and then authorize agency counsel to create an appropriate agreement and resolution to be approved and adopted on September 16, 2026.

11. **ACTION ITEM: APPROVE AND EXECUTE TASK ORDER NO. 4 FOR MERRIL QUAYLE FOR THE HISTORIC DOWNTOWN POCATELLO DISTRICT.** The Board may wish to review, approve and execute the Task Order No. 4 for Merril Quayle to Consult with Agency Consultant, Perspective Planning & Consulting, the Agency Board and Staff, City Staff and Agency Legal Counsel to review existing City and utility documents and identify eligible public infrastructure projects within the Proposed Historic Downtown District and provide estimated cost estimates to support the proposed economic feasibility study and urban renewal plan.

12. **ACTION ITEM: APPROVE AND EXECUTE TASK ORDER NO. 5 FOR MERRIL QUAYLE TO COMPLETE WORK ON THE POCATELLO REGIONAL AIRPORT MASTER PLAN (PRAMP) IN THE AIRPORT DISTRICT.** The Board may wish to review, approve and execute Task Order No. 5 for Merril Quayle to Assist the Pocatello Development Authority (PDA) with preparation of a request for proposals and selection of a consultant to prepare the Airport District Pocatello Regional Airport Master Plan (PRAMP). Work with PDA staff and legal counsel on a professional services agreement with the selected consultant. Work with the selected consultant for the PRAMP to identify infrastructure improvements, review and provide guidance to consultant on infrastructure design preferences, and review consultant work product and invoices.

13. **ACTION ITEM: APPROVE AND EXECUTE THE CHANGE ORDER REQUEST BY STATON COMPANY FOR THE MONARCH BUILDING DEMOLITION PROJECT.** The Board may wish to review and approve the change order request by Station Company for necessary wall filling work identified during the demolition process. The designs were reviewed and authorized by Brent McLane, and then reviewed and approved by Merril Quayle P.E.

14. **UPDATE ON THE MONARCH BUILDING DEMOLITION PROJECT.** The Board may wish to hear an update by Brent McLane on the Monarch Building demolition project.

15. **ACTION ITEM: APPROVE THE PROPOSAL BY BLACK RIVER PERFORMANCE MANAGEMENT TO DESIGN AND FACILITATE A BOARD PLANNING WORK SESSION ON OCTOBER 26, 2026.** The board may wish to approve the proposal by Rob Lion of Black River Performance Management and authorize staff and the facilitator to move forward with the Board planning work session.

16. **ACTION ITEM: PUBLIC HEARING: APPROVE AND ADOPT BY RESOLUTION 2026-8 THE HISTORIC DOWNTOWN POCATELLO URBAN RENEWAL AREA PLAN AND AUTHORIZE THE CHAIR OR VICE CHAIR TO EXECUTE ALL PERTINENT DOCUMENTS.** The board may wish to approve and adopt by Resolution No. 2026-8 the Historic Downtown Pocatello (HDT) Urban Renewal Area (URA) Plan and authorize the Chair or Vice Chair to execute all pertinent documents.

17. **ACTION ITEM: APPROVE VIDEO RECORDING OF PDA MEETINGS AND RENDERING SERVICES, RETROACTIVE TO JULY 15, 2026.** The Board may wish to approve video recording PDA meetings and rendering services with the City of Pocatello IT Department staff to begin retroactively on July 15, 2026.

18. **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.

19. **ADJOURN MEETING.**

Action Item 2

MEETING MINUTES

POCATELLO DEVELOPMENT AUTHORITY (PDA)

JULY 15, 2026 | 11:00 AM

POCATELLO CITY HALL COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCATELLO

1. CALL MEETING TO ORDER, ROLL CALL, DISCLOSE CONFLICTS OF INTEREST AND ACKNOWLEDGMENT OF GUESTS.
Turner called the meeting to order at 11:02 AM. No conflicts were disclosed.
Members present: Mayor Mark Dahlquist, Brent Nichols, Fred Parrish, Scott Turner, and Ruby Walsh. **Excused:** Jeff Hough and Nathan Richardson. **Unexcused:** Kirk Lepchenske and David Villarreal. **Others present:** Executive Director Brent McLane (**Virtual**), Treasurer Rich Morgan, Secretary Aceline McCulla, PDA Project Manager Merril Quayle, City of Pocatello City Attorney Jared Johnson, City of Pocatello PW Director Tom Kirkman. **Visitors:** Other in attendance.

Turner announced that agenda item 4 was pulled from the agenda and will not be heard today.

2. MEETING MINUTES.
The Board may wish to waive the oral reading of the PDA Board of Commissioners' meeting minutes held June 17, 2026, and approve the minutes as presented.

It was moved by **M. Dahlquist** and seconded by **R. Walsh** to approve the June 17 PDA Board of Commissioners' meeting minutes as presented. Those in favor: M. Dahlquist, B. Nichols, F. Parrish, S. Turner, and R. Walsh. Unanimous. Motion carried.

3. MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.
The Board may wish to approve the monthly financial report, expenses and reimbursements.

It was moved by **R. Walsh** and seconded by **F. Parrish** to approve the financial report, expenses and reimbursements as presented. Those in favor: M. Dahlquist, B. Nichols, F. Parrish, S. Turner, and R. Walsh. Unanimous. Motion carried.

4. ~~**ACTION ITEM: NORTH PORTNEUF DISTRICT OWNER PARTICIPATE AGREEMENT (OPA) REQUEST BY LEX DEVELOPMENT SITE CLEANUP.** The Board may wish to hear a request by LEX Development for site cleanup in the amount of $500,000.00 that qualifies for reimbursement in the North Portneuf District Plan. The Board may wish to approve the request and then direct agency counsel to draft an Owner's Participation Agreement with LEX Development for the proposed work for approval by resolution in August.~~ **THIS ITEM WAS PULLED FROM TODAY'S AGENDA.**

5. REVIEW AND DISCUSS PDA TREASURER PROPOSALS FOR APPROVAL. The Board may wish to review, discuss, select, and approve a PDA treasurer from the applications submitted, and then, authorize agency counsel to create a consultant agreement for approval by resolution in August; or direct staff to continue the search.

Morgan noted that the number of hours included in the base rate was not provided, a reasonable number of hours for $1,500 base rate is 12-15 hours. The base rate for the amount of work the PDA bookkeeping requires has been $1,200 by Thane Sparks for several years because the PDA does not have employees, payroll, taxes, only pays 2-5 bills a month, no accounts receivables (less the TIF Remittances that are minimal and bank and investing interest). An average workload falls between 1-3 hours a month. So charging over the 12-15 hours base hours would probably not happen. The annual report is included in Brody Fitch's proposal and Jordan wanted to charge $2,500 for that, but questions may be asked to confirm some answers before deciding. The Third proposal requested a base rate of $3,500-$4,000 plus other tasks acquiring additional billing fees. This is well above what the other two have requested.

Parrish wanted to clarify that the annual report is a specific tasks outside the scope in Jordan's proposal and not listed in Fitch's, and the annual report should be included in the base rate.

Ask for questions to clarify:

Specific terms on number of hours for base rate.
Does base rate include the annual report, and explain the actual workload for the PDA and get their reply.

An email will be sent to Fitch and Jordan Company to clarify questions and will be expressed to the Chair, Vice Chair and Executive Director to determine the final hire and have agency counsel prepare a Consultant Agreement with the selected company and resolution for the August meeting.

It was moved by **N. Richardson** and seconded by **K. Lepchenske** to approve staff to verification the questions and the Chair and Vice Chair that the monthly fee include up to 15 hours of work, and to authorize agency counsel to create a consultant agreement to be approved by resolution in the August 2026 meeting. Those in favor: M. Dahlquist, B. Nichols, F. Parrish, S. Turner, and R. Walsh. Unanimous. Motion carried.

6. REVIEW AND DISCUSS DRAFT FISCAL YEAR 2026-27 (FY2026-27) BUDGET. The board may wish to review and discuss the Draft FY2027 Budget, make recommendations, and authorize agency counsel to create a resolution to approve the FY2026-27 Budget during the public hearing on August 19, 2026.

McLane the normal estimated expenses and revenue are included.

It was moved by **F. Parrish** and seconded by **R. Walsh** to approve the draft FY2026-27 Budget with the changes and prepare all pertinent documents to approve by resolution on August 16, 2026. Those in favor: M. Dahlquist, B. Nichols, F. Parrish, S. Turner, and R. Walsh. Unanimous. Motion carried.

7. UPDATE ON THE MONARCH BUILDING DEMOLITION PROJECT. The Board may wish to hear an update by Brent McLane on the Monarch Building demolition project.

Quayle provided an updated on the Monarch Building demolition project. Half the building has been removed. The sewer and water designs have been marked up and sent back to the engineer. Quayle explained that there are flooring two by fours that are supporting the neighboring walls. Quayle asked how the Board wants to proceed. Ask for a proposal on cost to get this done. Quayle will get this and bring it back for approval in August. Quayle clarified that the walls are being supported during the demolition process. Cody of Drone Perspective has aerial views on the demolition process.

McLane noted that the stained-glass windows have been saved and Stephanie Palagi will store the windows at their downtown office.

8. REVIEW AND APPROVE THE FISCAL YEAR 2026 (FY2026) COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) PROPOSAL BY DEATON & COMPANY.
The Board may wish to review and approve the FY26 CAFR Proposal by Deaton & Company.

It was moved by **M. Dahlquist** and seconded by **R. Walsh** to approve and execute the proposal by Deaton & Company to complete the Annual Comprehensive Financial Report (CAFR) and Audit for Fiscal Year 2026. Those in favor: M. Dahlquist, B. Nichols, F. Parrish, S. Turner, and R. Walsh. Unanimous. Motion carried.

9. APPROVE AND EXECUTE TASK ORDER NO. 4 FOR BRAD CRAMER TO PREPARE A SUPPLEMENTAL ECONOMIC FEASIBILITY STUDY FOR THE FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE SOUTH 5TH AVENUE URBAN RENEWAL PROJECT, WHICH PLAN AMENDMENT SEEKS TO ADD CERTAIN AREA, AND INCLUDING REVIEW OF EXISTING CONDITIONS WITHIN THE PROPOSED AMENDMENT AREA.
The Board may wish to approve and execute Task Order No. 4 with Brad Cramer to prepare a supplemental economic feasibility study for the First Amendment to the Urban Renewal Plan for the South 5th Avenue Urban Renewal Project, which Plan Amendment seeks to add certain geographic area to the existing South 5th Avenue revenue allocation area pursuant to Idaho Code Section 50-2903A(1)(a)(ii), and which task order further includes review of existing conditions within the amendment area.

McLane explained that this task order 4 is for Brad Cramer to move forward with the South 5th Avenue (S5A) Plan Amendment. John Davis Katsilometes has consented his agriculture properties to be included and Thomas J. Katsilometes has not submitted his agriculture consent form to include his properties in the S5A Plan Amendment. The boundary for the Plan area is large and all other agricultural properties in the boundary that wanted to participate have consented. The active agricultural property owners that declined the first time are active farmers, ranchers or horse trainers and boarders.

It was moved by **R. Walsh** and seconded by **F. Parrish** to deny the Task Order 4 (TO4) for Brad Cramer of Perspective Planning and Consulting to prepare a supplemental economic feasibility study for the First Amendment to the Urban Renewal Plan for the South 5th Avenue Urban Renewal Project, which Plan Amendment seeks to add certain geographic area to the existing South 5th Avenue revenue allocation area pursuant to Idaho Code Section 50-2903A(1)(a)(ii), and which task order further includes review of existing conditions within the amendment area, and to authorize staff to reach out to J. Davis Katsilometes and Thomas J. Katsilometes to pay the $25,000.00-$30,000.00 for the cost to amend the plan. Those in favor: M. Dahlquist, B. Nichols, F. Parrish, S. Turner, D. Villarreal, and R. Walsh. Unanimous. Motion carried.

10. 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.

There was nothing noted.

11. ADJOURN.
With no further business, **Villarreal** adjourned the meeting at 11:52 AM.

Submitted by: Approved on:

Aceline McCulla, Secretary

Action Item 5

Pocatello Development Authority
Monthly Finance Report
August 19, 2026
Fiscal Year 2026

Expenditure Approvals:

Checks to be ratified:

Vendor	Check #	Amount

Checks to be approved:

Vendor	Check #	Amount	
Keller Associates	2138	26,650.00	Invoice# 256987
Elam & Burke	2139	2,585.00	Invoice# 223497, 223498, 223499
MBQ Engineering	2140	1,560.00	Invoice# 26-014, 26-013, 26-012
Perspective	2141	800.00	Invoice# 1159
Casey Bowden	2142	800.00	Invoice# 1025
Staton	2143	373,692.00	Invoice#1792162
Red Hot Roasters	2144	189.63	PDAAugust192026
ICCU Credit Card	CC 8-26	18.99	Tuxedo Cake
ICCU Credit Card	CC 8-26	250.70	NOPH FY27 Budget

Board Approval

Cash Balances as of August 19, 2026

	General Fund		Naval Ordinance		North Portneuf		Airport		Northgate		So 5th Ave		Total	
Cash*	1,230,155.96		465,324.39		1,501,501.04		141,164.12		688,085.43		25,000.00		4,051,230.94	
	Budget	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**
Income														
Administrative fees	171,360	-	-	-	-	-		-	-	-	-	-	171,360	0.00
Property taxes	-	13,382.50	530,000	546,104.36	122,000	151,711.44	81,600	91,178.23	980,000	965,883.31	-	-	1,713,600	1,768,259.84
Interest income	90,000	61,138.26	-	-	-	-		-	-	-	-	-	90,000	61,138.26
Other Income		150,000.00	-											150,000.00
Transfer In	-	-	-	-	-	-		-	-	-	25,000	-	25,000	0.00
Total Income	261,360	224,520.76	530,000	546,104.36	122,000	151,711.44	81,600	91,178.23	980,000	965,883.31	25,000	0.00	1,999,960	1,979,398.10
Expense														
Administrative expense	-	360.70	53,000	-	12,200	-	8,160	75.00	98,000	-	-	-	171,360	435.70
Luncheon costs	2,500	2,326.20	-	-	-	-	-	-	-	-	-	-	2,500	2,326.20
Office expenses	500	3,660.11	-	-	-	-	-	-	-	-	-	-	500	3,660.11
Dues and memberships	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Insurance	12,500	1,415.00	-	-	-	-	-	-	-	-	-	-	12,500	1,415.00
City admin charges	20,000	26,020.37	-	-	-	-	-	-	-	1,560.00	-	-	20,000	27,580.37
Professional services	150,000	458,814.44	-	-	-	82,882.50	-	-	-	602.50	25,000	1,237.50	175,000	543,536.94
Reimbursement - district imp.	-	-	-	-	-	-	-	-	1,078,000	700,000.50	-	-	1,078,000	700,000.50
Planned development projects	-	-	-	-	510,000	120,400.00	-	-	-	-	-	-	510,000	120,400.00
Transfer out	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	0.00
Non-capital Infrastructure	1,050,860	-	697,000	290,887.00	769,800	-	126,440	65,000.00	-	-	-	-	2,644,100	355,887.00
Total Expense	1,261,360	492,596.82	750,000	290,887.00	1,292,000	203,282.50	134,600	65,075.00	1,176,000	702,163.00	25,000	1,237.50	4,638,960	1,755,241.82

Merril Quayle P.E.
3636 Jason Ave
Pocatello, Idaho 83204
Quayleeng1989@gmail.com
(208) 681-9228

Memorandum

To: Brent McLane, PDA Executive Director
David Villarreal, PDA Chair

From: Merril Quayle, P.E. PDA Project Manager

Date: August 3, 2026

Re: Keller Associates – Design Services Pay application 11 (PDA Agenda August 19, 2026)

Meeting held May 21, 2025, Keller Associates was selected by the Pocatello Development Authority through an RFQ process to complete the Concept and 30% Design and to coordinate roadway alignment and overpass design options within the North Portneuf URA.

To date, $175,450.00 has been approved and paid toward the $510,000.00 scope of work reviewed December 18, 2024, and agreement authorized May 21, 2025, at PDA regular meetings.

Pay application 11 request has been submitted by Keller Associates. I have reviewed the pay applications and found invoices 0256987 to be consistent with the work reported.

I recommend approval of invoices 0256987 ($26,650.00).

If approved at the August 19, 2026 meeting by the PDA Board, then $307,900.00 will be the remaining balance of the contract.

The reviewed invoice is attached.

Please contact me with any questions.

100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

Pocatello Development Authority
Attn: Brent McLane
E-Mail: Amcculla@pocatello.gov
911 N 7th Ave
Pocatello, ID 83201

July 15, 2026
Project No: 225098-000
Invoice No: 0000256987

Project 225098-000 PDA - Pocatello Railroad Overpass and Access Roadway
Project Manager: Donn Carnahan

Professional Services from May 31, 2026 to June 30, 2026

Task 1.0 Administration

Fee

Total Fee	28,000.00			
Percent Complete	70.00	Total Earned	19,600.00	
		Previous Fee Billing	18,200.00	
		Current Fee Billing	1,400.00	
		Total Fee		**1,400.00**
			Total this Task	**$1,400.00**

Task 2.0 Survey

Fee

Total Fee	35,000.00			
Percent Complete	100.00	Total Earned	35,000.00	
		Previous Fee Billing	33,250.00	
		Current Fee Billing	1,750.00	
		Total Fee		**1,750.00**
			Total this Task	**$1,750.00**

Task 3.0 Concept Design

Fee

Total Fee	77,000.00			
Percent Complete	100.00	Total Earned	77,000.00	
		Previous Fee Billing	77,000.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Task	**0.00**

Task 4.1 Geotechnical Investigation and Design

Fee

Total Fee	135,000.00			
Percent Complete	0.00	Total Earned	0.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Task	**0.00**

Task 4.2 4.2-4.4: 30% Bridge and Roadway Design

Fee

Total Fee	235,000.00			
Percent Complete	30.00	Total Earned	70,500.00	
		Previous Fee Billing	47,000.00	
		Current Fee Billing	23,500.00	
		Total Fee		**23,500.00**
			Total this Task	**$23,500.00**
			Total this Invoice	**$26,650.00**

Outstanding Invoices

Number	Date	Balance
0000256377	6/15/2026	24,900.00
		24,900.00

Billings to Date

	Current	Prior	Total
Fee	26,650.00	175,450.00	202,100.00
Totals	**26,650.00**	**175,450.00**	**202,100.00**

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

ELAM & BURKE
ATTORNEYS AT LAW

July 31, 2026

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

Invoice No.	223497
Client No.	9212
Matter No.	3
Billing Attorney:	MSC

INVOICE SUMMARY

For Professional Services Rendered from July 6, 2026 through July 31, 2026.

RE: Special Counsel General

Total Professional Services	$ 1,567.50
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 1,567.50**

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

ELAM & BURKE
ATTORNEYS AT LAW

July 31, 2026

Pocatello Development Authority		Invoice No.	223498
Attn: Brent McLane		Client No.	9212
City of Pocatello		Matter No.	7
P.O. Box 4169		Billing Attorney:	MSC
Pocatello, ID 83205			

INVOICE SUMMARY

For Professional Services Rendered from July 8, 2026 through July 31, 2026.

RE: S. 5th Corridor Plan

Total Professional Services	$ 385.00
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 385.00**

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

ELAM & BURKE
ATTORNEYS AT LAW

July 31, 2026

Pocatello Development Authority		Invoice No.	223499
Attn: Brent McLane		Client No.	9212
City of Pocatello		Matter No.	8
P.O. Box 4169		Billing Attorney:	MSC
Pocatello, ID 83205			

INVOICE SUMMARY

For Professional Services Rendered from July 9, 2026 through July 31, 2026.

RE: Historic Downtown Plan

Total Professional Services	$ 632.50
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 632.50**

MBQ Engineering

INVOICE

3636 Jason Ave
Pocatello, ID 83204
Phone: (208) 681-9228

INVOICE #	DATE
26-012	8.11.2026

BILL TO

Pocatello Development Authority
Attn: Brent McLane
E-Mail: Amcculla@pocatello.gov
911 N 7th Ave
Pocatello, ID 83201

CUSTOMER ID	TERMS
PDA	9.11.2026

Monarch Building Demo (MBD) Task Order 3 (TO3)
Professional Services from 6.1.2026 to 7.31.2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Attended June & July PDA meeting Re: any questioning of agenda items	1	120.00	120.00
6.15.26 Went by the site to check demolition start today at 1:00pm.	0.5	120.00	60.00
6.23.26 Site Visit Staton Co. Cody Henderson placing protective measures.	0.5	120.00	60.00
6.25.26 Site Visit, equipment has arrived for main demolition.	0.75	120.00	90.00
7.3.26 Site Visit, Checked on progress of the site. Work zone is secured			-
behind construction fencing.	0.5	120.00	60.00
7.9.26 Site Visit, Inspection and discussion with Dakota Bones,			-
regarding existing Paris and First National exterior walls.	0.75	120.00	90.00
7.13.26 Reviewed sewer and foundation submittal.	0.75	120.00	90.00
7.14.26 Site visit, front wall down 1/2 way. Disc. w/ Dakata Bones	0.5	120.00	60.00
7.15.26 PDA meeting, gave update on Monarch Demo progress.	0.75	120.00	90.00
7.21.26 Site Visit, Gas line on back of building feeding the Paris Building.	0.5	120.00	60.00
7.24.26 Site Visit, No workers on site. Demo is nearing rear wall.	0.5	120.00	60.00
7.27.26 Reviewed updated submittels for sewer and foundation.	0.5	120.00	60.00
7.31.26 Disc. w/ Dokota Re: Coal shoot under sidewalk, call 811 for demo.	0.5	120.00	60.00

Thank you for your business!

SUBTOTAL	960.00
TAX RATE	0.000%
TAX	-
TOTAL	**$ 960.00**

If you have any questions about this invoice, please contact

MBQ Engineering

INVOICE

3636 Jason Ave
Pocatello, ID 83204
Phone: (208) 681-9228

INVOICE #	DATE
26-013	8.11.2026

BILL TO

Pocatello Development Authority
Attn: Brent McLane
E-Mail: Amcculla@pocatello.gov
911 N 7th Ave
Pocatello, ID 83201

CUSTOMER ID	TERMS
PDA	9.11.2026

North Portneuf District (NP) Task Order 2 (TO2)
Professional Services from 6.1.2026 to 7.31.2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
5.20.26 Attended May PDA meeting Re: any questioning of agenda items	0.5	120.00	60.00
6.13.26 Review and verification of work for pay applications 8 and 9			-
submitted by Keller Associates. Created memorandum.	2	120.00	240.00
7.8.26 Review and verified work complete for pay application 10			-
submitted by Keller Associates. Created memorandum.	1	120.00	120.00
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-

Thank you for your business!

SUBTOTAL		420.00
TAX RATE		0.000%
TAX		-
TOTAL	**$**	**420.00**

If you have any questions about this invoice, please contact
[Merril Quayle, (208) 681-9228, quayleeng1989@gmail.com]

MBQ Engineering

INVOICE

3636 Jason Ave
Pocatello, ID 83204
Phone: (208) 681-9228

INVOICE #	DATE
26-014	8.11.2026

CUSTOMER ID	TERMS
PDA	9.11.2026

BILL TO

Pocatello Development Authority
Attn: Brent McLane
E-Mail: Amcculla@pocatello.gov
911 N 7th Ave
Pocatello, ID 83201

Northgate District (NG) Task Order 1 (TO1)
Professional Services from 6.1.2026 to 7.31.2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
6.29.26 Teams meeting with PDA Staff and Buck Sweeny			-
regarding reimbursement for work completed. After meeting went with			-
Brent and located PDA files left at City offices.	1.5	120.00	180.00
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-

Thank you for your business!

SUBTOTAL		180.00
TAX RATE		0.000%
TAX		-
TOTAL	**$**	**180.00**

If you have any questions about this invoice, please contact
[Merril Quayle, (208) 681-9228, quayleeng1989@gmail.com]

INVOICE

Perspective Planning and Consulting, LLC
1742 Avalon St
Idaho Falls, ID 83402-3054

brad@perspective-planning.com
+1 (208) 589-0020

PERSPECTIVE
PLANNING & CONSULTING

PDA:PDA Task Order 3 Historic Downtown Economic Feasibility Study

Bill to
PDA
911 N 7th
Pocatello, ID 83201

Ship to
Pocatello Development Authority
911 N 7th
Pocatello, ID 83201

Invoice details
Invoice no.: 1159
Terms: Net 30
Invoice date: 07/31/2026
Due date: 08/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/20/2026	Badger Aerial Mapping & Surveying Invoice 5094 of 7.20.26 for services of HDP Boundary Survey Legal Description, Work Completed 100%				$800.00

Total **$800.00**

Ways to pay

VISA | Mastercard | DISCOVER | AMEX | BANK | PayPal | venmo | affirm

View and pay

INVOICE

#1025

7/30/2026

BILLED TO:

POCATELLO DEVELOPMENT AUTHORITY
ATTN: BRENT MCLANE
911 N 7TH AVE
POCATELLO ID 83201
208.234.6184
amcculla@pocatello.gov

PAY TO:

Casey Bowden
DBA C Bowden Decks & More, LLC
14750 Kensington Lane
Pocatello, ID 83202
CONTACT PHONE: 208.479.8941
EMAIL: caseybwdn1@yahoo.com

DESCRIPTION	AMOUNT
Brick 243-Privacy panel install Misc. Supplies Labor	$800.00

TOTAL	**$800.00**

Merril Quayle P.E.
3636 Jason Ave
Pocatello, Idaho 83204
Quayleeng1989@gmail.com
(208) 681-9228

Memorandum

To: Brent McLane, PDA Executive Director
David Villarreal, PDA Chair

From: Merril Quayle, P.E. PDA Project Manager

Date: August 3, 2026

Re: Staton Company – Monarch Demolition - Pay application 1 (PDA Agenda August 19, 2026)

The PDA Board reviewed and discussed the Scope of Work and Fee Proposal submitted by Staton Companies for the demolition of the Monarch Building, located at 244 W. Center Street, during its April 15, 2026, meeting.

Staton Companies initiated protective and safety demolition activities on June 17, 2026. Full demolition began the following week.

Since the start of the project, I have conducted multiple site visits to monitor progress and verify the quality and extent of work completed. After reviewing Pay Application Number 1, with correlating Invoice number 1792162, submitted on July 28, 2026, I find the invoiced amount to be consistent with the work observed and completed during my site inspections.

Based on my review and field observations, I find the pay application to accurately reflect the work completed and recommend payment of Invoice Number 1792162 in the amount of **$373,692.00**.

A copy of the reviewed pay application work sheet is attached for reference.

As of the invoice date, approximately 52% of the contracted work has been completed.

Please feel free to contact me with any questions or requests for additional information.

July 28, 2026

Pocatello Development Authority
Attn: Brent McLane
911 N 7th Avenue
Pocatello, ID 83201

Re: Monarch Building
Demolition

INVOICE #1792162

The following is our Progress Billing #1, for work performed on the above project in July 2026:

Item/Description	Base Bid	% Complete	Amount Complete	Previous Billing	Current Due
DEMOLITION SCOPE & PRICING					
Mobilization/Demobilization	$ 38,534.00	50%	$ 19,267.00	$ -	$ 19,267.00
Demo Prep	$ 47,520.00	100%	$ 47,520.00	$ -	$ 47,520.00
Structural Demo	$ 264,600.00	90%	$ 238,140.00	$ -	$ 238,140.00
Crew Support	$ 54,000.00	50%	$ 27,000.00	$ -	$ 27,000.00
GENERAL CONDITIONS & ADD'L SCOPE					
General Cond/Overhead	$ 60,670.00	25%	$ 15,168.00	$ -	$ 15,168.00
Sewer Protection/relocation	$ 42,100.00	0%	$ -	$ -	$ -
Foundation Wall Reinforce	$ 54,730.00	0%	$ -	$ -	$ -
Basement Backfill	$ 80,000.00	25%	$ 20,000.00	$ -	$ 20,000.00
Chimney Decommissioning	$ 8,420.00	0%	$ -	$ -	$ -
Roof Flash & Cap	$ 40,000.00	0%	$ -	$ -	$ -
Abatement	$ 2,800.00	100%	$ 2,800.00	$ -	$ 2,800.00
Profit/Risk/Overhead 10%	$ 28,872.00	13%	$ 3,797.00	$ -	$ 3,797.00
	$ 722,246.00	52%	$ 373,692.00	$ -	**$ 373,692.00**

Please pay from this invoice.
Net Due 30 days from Invoice

Thank you!

85386 Highway 99S * PO Box 7515 * Springfield, OR 97475 * PH: 541.726.9422
CCB No. 03371 www.statonco.com FAX: 541.726.9837

Red Hot Roasters
737 E CLARK ST,
POCATELLO ID 83201
Phone: 208.233.0902
Contact: Karen
Email: huiekaren768@gmail.com

City of Pocatello Tax Exempt ID: 82-6000244

City of Pocatello PDA Meeting for **August 19, 2026**

Deliver by 10:40 AM to: 911 N 7th Ave, City Hall Council Chambers, located across from the Utility Billing Windows, if you reach the restrooms, you have gone too far).

Will you **please call Aceline** to confirm prices and details on my mobile **406.202.6444** . **We will have a check on day of delivery**. Thank you.

Name	Items	Qty	Each Cost	Totals
AM	Chipotle wrap, no side	1	$ 9.99	$ 9.99
RM	The Spyke with Red potato-blue cheese salad	1	$ 10.99	$ 10.99
MQ	Chicken Ranch Wrap with Nacho Cheese Doritos	1	$ 9.99	$ 9.99
SS	The Veggie (NO BELL PEPPER OR TOMATOES) with Greek Pasta Salad	1	$ 10.99	$ 10.99
MC	Spyke with Red potato-blue cheese salad	1	$ 10.99	$ 10.99
NR	Chipotle wrap, no side	1	$ 9.99	$ 9.99
KL	Turkey Bacon Swiss (**NO GRILLED ONIONS) with Greek Pasta**	1	$ 11.99	$ 11.99
FP	The Italiano with Greek Pasta Salad	1	$ 10.99	$ 10.99
MD	Tuscany with Greek Pasta Salad	1	$ 10.99	$ 10.99
RW	Meaty McCabe with Greek Pasta Salad	1	$ 11.99	$ 11.99
JH	Meaty McCabe with Red Potato Salad	1	$ 11.99	$ 11.99
DV	Classic Tuna (COLD) on Sour Dough, (NO ONION OR DILL RELISH) with Lays Chips	1	$ 10.99	$ 10.99
BN	The Squeak Red potato-blue cheese salad	1	$ 10.99	$ 10.99
ST	Big Bubba with Nacho Cheese Doritos	1	$ 10.99	$ 10.99
	TOTAL FOOD	14		$ 153.86
	Gratuity on food			$ 30.77
	Delivery Charge			$ 5.00
	TOTAL CREDIT CARD PAYMENT PAID			**$ 189.63**

INSTRUCTIONS:

Will you please cut sandwiches in half, wrap and write the person's name on their sandwich.

Napkins 2-3 per person please and appropriate utensils

Thank you, your food and friendly services are greatly appreciated.

COSTCO
WHOLESALE

Pocatello #1033
305 West Quinn Rd.
Pocatello, ID 83202

N9 Member 111787715509
RESALE ON

E	40706 TUXEDO CAKE	18.99
	RESALE TOTAL	18.99
	NON RESALE TOTAL	0.00
	SUBTOTAL	18.99
	TAX	0.00
	**** TOTAL	18.99

XXXXXXXXXXXX0272 H
AID: A0000000031010
Seq# 3367 App#: 907993
Visa Resp: APPROVED
Tran ID#: 619400003367....

APPROVED - Purchase
AMOUNT: $18.99
07/13/2026 17:27 1033 3 356 809

Visa	18.99
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 1
07/13/2026 17:27 1033 3 356 809

21103300303562607131727

OP#: 809 Name: Jocelyn Z.
Thank You!
Please Come Again
Whse:1033 Trm:3 Trn:356 OP:809

Items Sold: 1
N9 07/13/2026 17:27

PROFORMA INVOICE

APG West Payment
Processing
PO Box 1570
Pocatello, ID 83204
Ph. (208) 239-3163

BILLING DATE:	ACCOUNT NO:
07/17/26	18588

ACELINE MCCULLA
POCATELLO DEVELOPMENT AUTHORITY
911 N 7th Avenue
POCATELLO, ID 83205

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
762855	NOTICE OF PUBLIC HEA	08/04/26	08/11/26	4	$250.70

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
07/17/26	CC	VISA	0272		$250.70

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$250.70**
Paid Amount:**$250.70**

Amount Due:**$0.00**

We Appreciate Your Business!

AD# 762855AD#

NOTICE OF PUBLIC HEARING
POCATELLO DEVELOPMENT AUTHORITY, POCATELLO, IDAHO
FOR FISCAL YEAR 2026-2027 (FY2027)

Notice is hereby given that the Pocatello Development Authority, Pocatello, Idaho, will hold a public hearing for consideration of a proposed budget for the fiscal period October 1, 2026 - September 30, 2027; all pursuant to the provisions of Section 50-1002, I. C. and Section 63-802, I.C., said hearing to be held in the Pocatello City Hall Council Chambers at 911 N. 7th Avenue, Pocatello, Idaho, at 11:00 a.m. on August 19, 2026. At said hearing, all interested people may appear and show cause, if any they have, why the proposed budget should not be adopted. The estimated revenue from property taxes for Fiscal Year 2027 is $1,536,000.00 and the sum of revenue from other sources, including internal transfers, is estimated to be $213,600.00. The sum of revenue from reserves is $2,804,565. City Hall is accessible to people with disabilities. Program access accommodations may be provided with two (2) days' advance notice by contacting Skyler Beebe at 208.234.6248, sbeebe@pocatello.gov or 5815 South 5th Avenue, Pocatello, ID.

	FY 2025 Budgeted Expenditures	FY 2025 Budgeted Revenues	FY 2026 Budgeted Expenditures	FY2026 Budgeted Revenues	FY2027 Proposed Expenditures	FY2027 Proposed Revenues
General Fund	1,224,000	1,170,000	1,194,800	194,800	671,354	671,354
Naval Ordinance	172,000	142,000	50,000	0	839,373	839,373
North Portneuf	1,368,000	98,000	1,292,000	122,000	1,604,734	1,604,734
Airport	84,100	82,000	134,600	81,600	190,204	190,204
Northgate	685,000	415,000	1,041,000	845,000	1,200,000	1,200,000
Historic Downtown	0	0	0	0	25,000	25,000
South 5th Avenue	0	0	25,000	25,000	23,500	23,500
Tax Districts	2,309,100	737,000	2,592,600	1,123,600	3,882,811	3,882,811
Grand Total	3,533,100	854,000	3,787,400	1,318,400	4,554,165	4,554,165

I, Brent McLane, Executive Director of the Pocatello Development Authority, do hereby certify that the above is a true and correct statement of the proposed expenditures and revenues for Fiscal Year 2026-2027 (FY 2027). Dated this 17th day of July 2026. Submitted by PDA Executive Director Brent McLane.

Published: August 4, 11, 2026 (ISJ18588-762855)

REMITTANCE REPORT

FOR THE PERIOD ENDING 07/01/2026

REMITTED TO **POCATELLO DEVELOPMENT AUTHORITY**
P.O BOX 4169
POCATELLO ID 83205

THE ATTACHED CHECK IS A REMITTANCE OF FUNDS COLLECTED BY POWER COUNTY, AS DESCRIBED BELOW.

---COUNTY REFERENCE---				COLLECTION
REF #	DATE	ACCOUNT #	DESCRIPTION	AMOUNT
20261416	06/16/2026	9016-00-0024-0005	PERSONAL PROPERTY REPLACEMENT	1,224.67
20261416	06/16/2026	9016-00-0024-0005	PERSONAL PROPERTY REPLACEMENT	38.16
			TOTAL ACCOUNT - 0024-0005	**1,262.83**
20261416	06/16/2026	9016-00-0024-0022	HB389 PP REPLACEMENT	1,108.01
			TOTAL ACCOUNT - 0024-0022	**1,108.01**
20261508	06/30/2026	9016-00-0301-2025	PROPERTY TAXES - REAL 2025	1,589.10
			TOTAL ACCOUNT - 0301-2025	**1,589.10**
			TOTAL REMITTANCE	**3,959.94**

WARRANT NO. **2026-0003066**
DATED **07/01/2026**

Ck 2026-03066

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT OF MONIES RECEIVED, APPORTIONED AND DUE TO THE ABOVE ACCOUNT AS OF 07/01/2026.

SHAREE SPRAGUE, POWER COUNTY AUDITOR

DATED 07/01/2026 BY Chelsy Fehringer

DEPUTY

PDA

REMITTANCE REPORT
From County Auditor of Bannock County

Remittance No.	030
Date:	July 25, 2026

To: POCATELLO URBAN

	PREPAID	CURRENT		----------DELINQUENT TAXES----------					INTEREST	MISC	TOTAL
SOURCE AND FUND	2026	2025	2024	2023	2022	2021	2020	2019			COLLECTION
NORTH YELLOWSTONE (1-0013)											0.00
NAVAL ORDINANCE (1-0014)		180,950.75									180,950.75
NORTH PORTNEUF 801 (1-0016)		1,304.84									1,304.84
NORTHGATE (1-0017)		464,879.45							2,926.89		467,806.34
NORTHGATE (1-0018)		24.81									24.81
NORTHGATE (83-0000)		0.34									0.34
NORTHGATE (84-0000)		36.33									36.33
HARVEST SPRINGS (85-0000)		0.33									0.33
NORTH PORTNEUF 802 (82-0000)		1,985.20	129.42	79.24					55.09		2,248.95
PRSN PROPERTY RPLCMNT		$ 8,596.29									8,596.29
CIRCUIT BREAKER		$660.31									660.31
HOMEOWNER TAX RELIEF		$4,125.90									4,125.90
ADDITIONAL TAX RELIEF											0.00
											0.00
COLUMN TOTALS	0.00	662,564.55	129.42	79.24	0.00	0.00	0.00	0.00	2,981.98	0.00	665,755.19

Amount of Remittance	665,755.19

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 POCATELLO URBAN and included district since the 30TH DAY OF JUNE the date of my last report. Subscribed and sworn to in duplicate before me on the 25TH DAY OF JULY

_______________ 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.

K BURMESTER
NOTARY
PUBLIC
Comm No. 20231880
STATE OF IDAHO

POCATELLO URBAN				
		PTR/CB	HTR	PPR
NORTH YELLOWSTONE (1-0013)				
NAVAL ORDINANCE (1-0014)				$8,141.34
NORTH PORTNEUF 801 (1-0016)				$417.80
NORTHGATE (1-0017)		$660.31	$4,072.40	
NORTHGATE (1-0018)				$37.15
NORTHGATE (83-0000)				
NORTHGATE (84-0000)				
NORTHGATE (85-0000)				
NORTH PORTNEUF 802 (82-0000)			$53.50	
	TOTAL	$660.31	$4,125.90	$8,596.29

Action Item 6

From:	Office Manager
To:	McCulla, Aceline
Cc:	Gus Schultz
Subject:	IV West Clean Up Cost Comparison
Date:	Monday, July 6, 2026 4:56:18 PM
Attachments:	Outlook-A pink and.png Aloha COnstruction Proposal.pdf Western States Cat Quite.pdf BCS Construction Proposal.pdf Mickelsen Construction Proposal.pdf IV West Clean Up Comparisson.pdf

After reviewing all of the proposals, we recommend moving forward with Aloha Construction Group.

While Aloha's proposal is about $28,000 more (roughly 10%) than BCS Enterprises, we believe the additional cost is worth it because it provides a much more complete and coordinated operation. Instead of managing multiple contractors, Aloha will handle the demolition, concrete crushing, hauling, equipment transportation, water support, labor, and overall project management under one contract. This creates a more efficient operation, reduces the risk of delays, and gives us one contractor who is accountable for the entire scope.

Aloha also offers a lower production cost for crushing at approximately $30.34 per ton compared to Ascendent's proposal of $55.00 per ton. Their ability to perform demolition, crushing, hauling, and site cleanup at the same time should help keep the project moving and shorten the overall schedule.

Although BCS submitted the lowest weekly price, we believe Aloha provides the better overall value. The slightly higher upfront cost is likely to be offset by improved coordination, fewer delays, and a more efficient operation, making Aloha the best choice for the project.

Sincerely,

Rochelle Wallace

3868 S. Lindsay Rd. Gilbert, AZ 85297
O: 480-926-1200
LexDevelopments.com

Western States Cat Rental (Weekly Rate)

DESCRIPTION	Price/Week	Qty	Total
336/340 Excavator with thumb and bucket	$5,400.00	1	$5,400.00
349/352 Excavator with thumb and bucket	$6,900.00	1	$6,900.00
H180 Hammer	$5,900.00	1	$5,900.00
390/395 Excavator with bucket	$16,500.00	1	$16,500.00
	$34,700.00		

Mickelson Construction: Site Clean Up, Prepare Concrete For Demo (Weekly Rate)

DESCRIPTION	Price	Unit/Hours	Total
Foreman not on equipment	$89.00	10	$890.00
Equipment Operator not on equipment	$67.50	10	$675.00
Labor not on equipment	$57.50	50	$2,875.00
140 Blade with operator	$225.00	50	$11,250.00
D-6 Dozer with operator	$225.00	50	$11,250.00
966 Cat Dozer with operator	$185.00	50	$9,250.00
Cat CS-563 D Roller with operator	$167.00	30	$5,010.00
John Deere Skiploader L EP with operator	$167.00	50	$8,350.00
Water Truck 4000 Gallon with operator	$190.00	40	$7,600.00
Sidedump with driver	$185.00	30	$5,550.00
Transport with driver	$200.00	10	$2,000.00
Dump Rock concrete spoils	$3.75	300	$1,125.00
Alt #1: Import 3/4" gravel for access roads	$9.80	500	$4,900.00
Alt #2: Import Commercial Gravel For Access Roads	$7.42	500	$3,710.00
	$74,435.00		

BCS Enterprises: Demo, Clean Up (Weekly Rate)

DESCRIPTION	Price	Unit/Hours	Total
Cat 336 Excavator	$220.00	50	$12,650.00
Cat 349 Excavator with hammer	$375.00	50	$21,562.50
Cat 395 Excavator	$325.00	50	$18,687.50
Water Truck 4000 Gallon	$120.00	50	$6,900.00
Semi End Dumps x 2	$260.00	50	$14,950.00
Vermeer Crusher	$400.00	50	$23,000.00
Stacker	$90.00	50	$5,175.00
Per Diem	$200.00	30	$6,900.00
Travel	$200.00	6	$1,380.00
Labor	$45.00	50	$2,587.50
Large Transport	$250.00	320	$92,000.00
Semi Truck Travel	$150.00	240	$41,400.00
Service Truck Travel	$55.00	80	$5,060.00

Small Low Boy	$150.00	160	$27,600.00
	$279,852.50		

Aloha Construction Group: Demo, Clean Up (Weekly Rate)

DESCRIPTION	Price	Unit/Hours	Total
Standard Excavation Equipment Package	$278.30	50	$13,915.00
Heavy Excavation with Hammer Attachment	$474.38	50	$23,719.00
Large-Scale Mass Excavation Equipment	$411.13	50	$20,556.50
On-Site Water Support Truck	$151.80	50	$7,590.00
Dual Semi End Dump Hauling Support	$328.90	50	$16,445.00
Material Crushing Equipment	$506.00	50	$25,300.00
Aggregate Stacking Conveyor Support	$113.85	50	$5,692.50
Crew Per Diem / Subsistence Allowance	$253.00	30	$7,590.00
Crew Travel Allowance	$253.00	6	$1,518.00
Field Labor Support	$56.93	50	$2,846.50
Heavy Equipment Transport Coordination	$316.25	320	$101,200.00
Semi Truck Travel and Delivery Support	$189.75	240	$45,540.00
Service Truck Travel and Field Support	$69.58	80	$5,566.40
Lowboy Equipment Transport Support	$189.75	160	$30,360.00
3750 tons per week, $30.34 per ton	***$307,838.90***		

Ascendent, LLC (Minimum of 20,000 tons)

DESCRIPTION	Price	Qty	Total
Gather, break and crush all abandoned concrete on the site. All material will be hauled to a central location on the site and crushed to a 3”- and will remain the property of the owner to distribute at his discretion. The project will take approximately 5 months to complete. Ascendent will staff the project with quailed experienced operators running late model equipment. Payment will be on tons produced off the crusher and will be measured from a belt scale that will be calibrated weekly. Ascendent requires a minimum of 20,000 tons commitment to mobilize to the site and begin this project. This proposal includes an operated water truck to be used as required to provide a compliant site.	$55.00	20000	$1,100,000.00
	$1,100,000.00		

Action Item 7

PDA Proposal OPA

Idaho Power substation assessment

The requested TIF funding will be used to complete a comprehensive generation and substation assessment in coordination with Idaho Power to determine the feasibility and cost of re-energizing the existing substation and providing up to 200 megawatts (MW) of power to the site. The original Hoku project was designed with specialized transformers and electrical equipment that were unique to that operation and not compatible with Idaho Power's standard system requirements. Following the failure of the Hoku project, Idaho Power removed portions of the equipment due to lack of future utility use. As a result, additional engineering and infrastructure analysis is required before the substation can be brought back online and utilized for future industrial and economic development opportunities.

Idaho Power has recommended that a detailed engineering assessment be completed to establish the exact scope, infrastructure requirements, and estimated costs associated with restoring service capacity to the site. The assessment is expected to take approximately 180 days to complete and will cost $200,000. The study will consist of two phases: the first will evaluate the upgrades and substation improvements necessary to re-energize the facility, and the second will determine the source and availability of additional power generation needed to support the requested capacity. Idaho Power has also indicated that the existing transmission infrastructure serving surrounding businesses is nearing maximum capacity, making this assessment critical for long-term economic growth, industrial expansion, and future development within the area.

Idaho Power assessment	$200,000

Project IV West

Add 100 megawatts (MW) of load to support a prospective large power service customer.

Construction Study Initiation Letter

June 3, 2026

Dear Mr. Schultz:

Thank you for your interest in adding 200 megawatts (MW) of load to support a prospective large power service customer, Project IV West (the "Project") in Pocatello, ID at 1800 Riverpark Way.

As explained in Idaho Power's Engineering Assessment dated November 4, 2025, one of Idaho Power's next steps to move forward is to complete a Construction Study specific to the Project based on the proposed load ramp (see Table 1). As noted in the Engineering Assessment, Idaho Power anticipate interconnection facilities could be constructed no sooner than 4 to 5 years from the time a Construction Agreement is executed and funded. Idaho Power has not yet studied the generation resources needed to serve the Project. However, Idaho Power anticipates a full load ramp no sooner than 2034. This date will be further vetted as part of this study and the concurrent Generation Study. The load schedule below is not confirmation that Idaho Power can achieve this timeframe, but rather a model of how the load may come online. Prior to proceeding with the Construction Study, you will need to confirm the Point of Delivery (POD) on the Project site.

Table 1: Proposed Load Ramp[1]

Year	Total Load Ramp (MW)
2026	8 MW
2031	56 MW
2032	112 MW
2033	168 MW
2034	200 MW

The Construction Study will outline the required interconnection upgrades to Idaho Power's el ectrical system based on Project IV West's 200 MW load request. The scope of work for the Co nstruction Study will include a more detailed engineering overview; a review of compliance, re gulatory, and permitting requirements; a refined cost estimate and "no sooner than" timeline; a summary of any additional project-related requirements identified, and the next steps associated with the Project's construction. The Construction Study will also outline risks associated with Idaho Power's proposed timeline, which may include permitting constraints, material and labor constraints, and associated timing impacts.

[1] Note: Prior to the initiation of this Study, Idaho Power has communicated its concern with meeting the proposed load ramp due to various constraints. The Generation and Construction Studies will outline the final "no sooner than" timeframe in which these upgrades can be accomplished.

It is important to acknowledge that the Construction Study will not conclusively determine whether Idaho Power could meet the proposed load ramp above, as that is an issue that must also be determined through a sync up with the proposed Generation Study. In addition, Idaho Power operates on a “first ready, first serve” basis and the “no sooner than” timeframe outlined in the Construction Study could change for a variety of reasons, including if another significant large load were to financially commit to a project prior to Project IV West.

The Construction Study is not a guaranteed or binding offer. Rather, the Construction Study will be completed by Idaho Power for the purpose of providing Project IV West and it’s to-be-named end-user with conceptual information regarding the “no sooner than” timing associated with interconnection facilities, along with the associated risks in achieving that timeframe.

Idaho Power requires a $100,000 deposit prior to commencing the Construction Study, which will be completed within 180 days of Idaho Power receiving the full deposit amount. Upon completion of the Construction Study, Idaho Power will reconcile its actual costs incurred to complete the Construction Study and, if there are funds remaining, Project IV West may elect to receive reimbursement of those funds or apply them towards Project IV West’s future engineering, procurement or construction costs. If Idaho Power’s actual costs to complete the Construction Study exceed the deposit, Idaho Power will invoice Project IV West for the remaining balance. The Construction Study will be valid for 90 days.

A Generation Study – provided in a separate initiation letter – is required for Idaho Power to determine generation resources required to meet the project’s proposed load ramp. After reviewing the Construction Study and the Generation Study results, and assuming Project IV West decides to proceed with the Project, Idaho Power will prepare a Procurement Agreement and/or Construction Agreement. The Procurement Agreement, if determined to be a prudent step forward to meet the Project’s timelines, will advance the procurement of long-lead materials to support the Project’s interconnection timeframe. The Construction Agreement will outline key tenets of the Construction Study, payment terms, and the Project’s estimated cost and schedule milestones.

The Procurement Agreement and/or Construction Agreements will need to be executed and funded before any procurement, design or construction work can proceed.

Estimated costs will be collected through negotiated payment milestones to ensure Idaho Power stays ahead of its actual costs. Idaho Power will not begin work until receipt of payment pursuant to the payment schedule. Upon completion of the Project, Project IV West will either receive an invoice for additional costs incurred or a refund if costs are less than the estimate.

Please note that this Generation Study will only analyze the needs for a Project with a 200 MW peak demand per the load ramp provided by Project IV West on November 4, 2025. If the Project requirements increase, or there is an interest in understanding a different peak demand that the Project may desire at full buildout, Idaho Power will need to restudy the updated peak demand which will result in additional study cost, along with the time necessary to complete additional analysis, which could ultimately impact the Project's in-service timeline.

To initiate the Construction Study, please sign below and submit payment of the $100,000 deposit according to the instructions on the attached invoice. Once again, Idaho Power appreciates the opportunity to work with you and looks forward to partnering with you toward Project completion.

Sincerely,

Megan Ronk
CUSTOMER EXPERIENCE AND
ECONOMIC DEVELOPMENT DIRECTOR
mronk@idahopower.com
(208) 388-6043
1221 W Idaho, Boise, ID 83702

PROJECT IV WEST

By: ____________________________________

Name: ____________________________________

Title: ____________________________________

IDAHO POWER COMPANY

By: ____________________________________

Name: ____________________________________

Title: ____________________________________

Generation Study Initiation Letter

June 3, 2026

Dear Mr. Schultz:

Thank you for your interest in adding 200 megawatts (MW) of load to support a prospective large power service customer, Project IV West (the "Project") in Pocatello, ID at 1800 Riverpark Way.

As a result of the load increase proposed to serve the Project, Idaho Power has determined the need to undertake a Generation Study to further evaluate the generation resources that will be required on its system to meet the Project's proposed load ramp between 2026 and 2034 (See Table 1). As noted in the Engineering Assessment, Idaho Power anticipate interconnection facilities could be constructed no sooner than 4 to 5 years from the time a Construction Agreement is executed and funded. Idaho Power has not yet studied the generation resources needed to serve the Project. However, Idaho Power anticipates a full load ramp no sooner than 2034. This date will be further vetted as part of this study and the concurrent Construction Study. The load schedule below is not confirmation that Idaho Power can achieve this timeframe, but rather a model of how the load may come online.

Table 1: Proposed Load Ramp

Year	Total Load Ramp (MW)
2026	8 MW
2031	56 MW
2032	112 MW
2033	168 MW
2034	200 MW

The Generation Study scope of work will include an analysis and modeling of the required generation resources – including, but not limited to, wind, solar, battery storage, and/or natural gas resources – that will need to be developed on Idaho Power's electrical system to meet the Project's peak demand requirements. The Generation Study will leverage the Idaho Power 2025 Integrated Resource Plan (IRP) as the baseline for its analysis. Idaho Power's IRP examines the company's projected need for additional electricity over the next 20 years and the resources that will best meet that need while balancing reliability, cost, environmental responsibility, efficiency and risk. The plan is updated every two (2) years and includes a series of public meetings that help guide our planning process. The IRP identifies a Preferred Portfolio that reflects movement toward clean, low-cost resources, while maintaining focus on system reliability.

Idaho Power's team will utilize the Preferred Portfolio identified in the 2025 IRP, combined with presently known changes in transmission projects and load forecasts, as the foundation for its m odeling. Utilizing Energy Exemplar's AURORA model to layer on the incremental 200 MW peak demand associated with this Project will provide Idaho Power with an updated resource mix that identifies the incremental low-cost resources – and their corresponding size and timing – required to meet the 200 MW peak load for this Project. As part of the Generation Study, Idaho Power will assess the viability of securing the required resources and the limitations or constraints which could impact the Project's load ramp and timing. The Generation Study will also outline any contingent projects that must be in-service prior to serving the Project's requested load.

It is important to acknowledge that the Generation Study will not conclusively determine whether Idaho Power could meet the proposed load ramp above, as that is an issue that must also be determined through a sync up with the proposed Construction Study. In addition, Idaho Power operates on a "first ready, first serve" basis and the "no sooner than" timeframe outlined in the Generation Study could change for a variety of reasons, including if another significant large load were to financially commit to a project prior to Project IV West.

The Generation Study is not a guaranteed or binding offer. Rather, the Generation Study will be completed by Idaho Power for the purpose of providing Project IV West and it's to-be-named end-user with conceptual information regarding the estimated timeframe associated with generation, transmission, and distribution resources required to proceed with the Project, along with the associated risks in achieving that timeframe.

Based on the 200 MW load request, Idaho Power requires a $100,000 deposit prior to commencing the Generation Study, which will be completed within 180 days of Idaho Power receiving the full deposit amount. Upon completion of the Generation Study, Idaho Power will reconcile its actual internal and external consulting costs incurred and, if there are funds remaining, Project IV West may elect to receive reimbursement of those funds or apply them toward Project IV West's future engineering, procurement or construction costs. If Idaho Power's actual costs to complete the Generation Study exceed the deposit, Idaho Power will invoice Project IV West for the remaining balance. The Generation Study will be valid for 90 days, subject to the "first ready, first serve" concept noted above.

Please note that this Generation Study will only analyze the needs for a Project with a 200 MW peak demand per the load ramp provided by Project IV West on November 4, 2025. If the Project requirements increase, or there is an interest in understanding a different peak demand that the Project may desire at full buildout, Idaho Power will need to restudy the updated peak demand which will result in additional study cost, along with the time necessary to complete additional analysis, which could ultimately impact the Project's in-service timeline.

As mentioned previously, the Construction Study – provided in a separate initiation letter – is required for Idaho Power to determine the scope, schedule and cost of the interconnection of the Project to Idaho Power's transmission system. After reviewing both the Generation Study and Construction Study and assuming Project IV West decides to proceed with the Project, Idaho Power will prepare a Procurement Agreement and/or Construction Agreement. The Procurement Agreement, if determined to be a prudent step forward to meet the Projects' timelines, will advance the procurement of long lead materials to support the Projects' interconnection timeframe. The Construction Agreement will outline key tenets of the Construction Study, payment terms, and the Projects' estimated cost and schedule milestones.

The Procurement Agreement and/or Construction Agreement will need to be executed and funded before any procurement, design or construction work can proceed.

To initiate the Generation Study, please sign below and submit payment of the $100,000 deposit according to the instructions on the attached invoice. Once again, Idaho Power appreciates the opportunity to work with you and looks forward to partnering with you toward Project completion.

Sincerely,

Megan Ronk
CUSTOMER EXPERIENCE AND
ECONOMIC DEVELOPMENT DIRECTOR
mronk@idahopower.com
(208) 388-6043
1221 W Idaho, Boise, ID 83702

PROJECT IV WEST

By: ____________________________________

Name: ____________________________________

Title: ____________________________________

IDAHO POWER COMPANY

By: ____________________________________

Name: ____________________________________

Title: ____________________________________

In Account With:

Project IV West

Department	Financial Accounting
Invoice	0626PROJIV
Date	June 2, 2026
WO	

Proposed 100 MW load, 1800 Riverpark Way, Pocatello, Idaho

Construction study estimate	$	100,000.00
Generation study estimate	$	100,000.00
Total Due to Idaho Power Company	$	200,000.00

Remit Payment to:
LB447
Idaho Power Co 1
P.O. Box 35143
Seattle, WA 98124-5143

Wire Instructions:
Wells Fargo Bank
ABA NO. 121000248

For Credit To:
IDAHO POWER COMPANY
Concentration Account
ACCOUNT NO. 4000033514
REF: COMPANY NAME &
INVOICE NUMBER

Questions regarding this invoice please contact:
Aubrae Sloan
(208) 388-5697
asloan@idahopower.com

Action Item 8

Pocatello Development Authority - Proposed Budget 2027 Fiscal Year

	General Fund	Naval Ordinance	North Portneuf	Airport	Northgate	S 5th Ave	Total
Estimated Beginning Cash Balance October 1, 2026	$482,754	$469,373	$1,464,734	$110,204	$254,000	$23,500	$2,804,565
INCOME:							
Property taxes	$0	$370,000	$140,000	$80,000	$946,000		$1,536,000
Interest Income	$60,000						$60,000
Allocation	$153,600						$153,600
Total Projected Income:	$213,600	$370,000	$140,000	$80,000	$946,000	$0	$1,749,600
Amount Available for FY 2027 appropriations	$696,354	$839,373	$1,604,734	$190,204	$1,200,000	$23,500	$4,554,165
EXPENSE:							
Contingency (1)	$499,854	$802,373	$1,590,734	$182,204	$0	$23,500	$3,098,665
Planned development projects							$0
Reimburse District Improvements					$1,105,400		$1,105,400
Administrative Allocation		$37,000	$14,000	$8,000	$94,600		$153,600
Luncheon costs	$3,000						$3,000
Office expenses	$500						$500
Errors and omission insurance	$12,500						$12,500
City Administration Charges	$30,000						$30,000
Professional services	$150,000						$150,000
Transfer Out							$0
Total Projected Expense:	$696,354	$839,373	$1,604,734	$190,204	$1,200,000	$23,500	$4,554,165
	$ -	$ -	$ -	$ -	$ -		$ -

CALCULATED ENDING BALANCE

1. The General fund contingency covers any potential unplanned projects.

The remaining contingencies in the other districts are for potential unplanned projects.

RESOLUTION NO. 2026-6

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

> A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF POCATELLO, IDAHO, TO BE TERMED THE "ANNUAL APPROPRIATION RESOLUTION," APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO SUBMIT THE RESOLUTION AND BUDGET TO THE CITY OF POCATELLO AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND BUDGET; 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, 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"), as a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council ("City Council") of the City of Pocatello, Idaho ("City"), 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 City Council, on November 20, 2025, after notice duly published conducted a public hearing on the Urban Renewal Plan for the South 5th Avenue Urban Renewal Project (the "South 5th Avenue Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3168 on November 20, 2025, approving the South 5th Avenue Plan, making certain findings, and establishing the South 5th Avenue revenue allocation area (the "South 5th Avenue Project Area");

WHEREAS, pursuant to Idaho Code Sections 50 2006(5)(d), 50 2903(5), and 50 1002, the Agency prepared a budget for the Agency, and the Agency tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2026, and ending September 30, 2027, by virtue of its action at the Agency's Board meeting on July 15, 2026;

WHEREAS, the Agency has previously published notice of a public hearing to be conducted on Wednesday, August 19, 2026, at 11:00 a.m. at the City Hall Council Chambers, 911 N. 7th Avenue, Pocatello, Idaho, pursuant to the Notice of Hearing published on August 4 and on August 11, 2026, a copy of which notice is attached hereto as **Exhibit A** and incorporated herein by reference;

WHEREAS, on August 19, 2026, pursuant to Idaho Code Sections 50-2006(5)(d), 50-2903(5) and 50 1002, the Agency held a public hearing on the proposed budget and considered public comment, along with Board input, on services, expenditures, and revenues planned for Fiscal Year 2027;

WHEREAS, pursuant to Idaho Code Sections 50 2006(5)(d), 50-2903(5) and 50-1002, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the city of Pocatello, Idaho, on or before September 1, 2026.

NOW BE IT RESOLVED by the Board of Commissioners of the Urban Renewal Agency of the City of Pocatello, Idaho:

<u>Section 1</u>. That the above statements are true and correct.

Section 2. That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in **Exhibit A**, which is annexed hereto and by reference made a part of this Resolution, reflecting no changes from the proposed FY 2027 Budget which was published on August 4 and on August 11, 2026, and the same are hereby appropriated for the general, special, and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2026, and ending September 30, 2027.

Section 3. That Chair, Vice-Chair, or Agency Administrator shall submit the Resolution and Budget to the city of Pocatello, Idaho, on or before September 1, 2026, and any other entity entitled to a copy of the Budget and Resolution.

Section 4. 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 August 19, 2026. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 19, 2026.

APPROVED:

____
Chair of the Board

ATTEST:

By_______________________________
Secretary

Exhibit A

Published Notice of Public Hearing
FY2027 Budget

4887-7965-1044, v. 1

PROOF OF PUBLICATION
Idaho State Journal

State of Idaho
County of Bonneville

I, Collins Crapo, first being duly sworn, depose and say: That I am the Processing Clerk employed by Adams Publishing Group of the Rockies LLC, publishers of Idaho State Journal, a newspaper of general circulation, published 4 days, Tues-Wed-Friday and Saturday, at Pocatello, Idaho.

That the notice, of which a copy is hereto attached and made a part of this affidavit, was published in said Idaho State Journal and on IdahoPublicNotices.com for 2 day(s), first publication having been made on 08/04/2026 last publication having been made on 08/11/2026, and that the said notice was published in the regular and entire issue of said paper on the respective dates of publication, and that such notice was published in the newspaper and not in a supplement.

Collins Crapo
Idaho Falls, ID

attached jurat

STATE OF IDAHO

ss.

COUNTY OF BONNEVILLE

On this 11th day of August, 2026 before me, the undersigned, a Notary public for said state, personally appeared Collins Crapo, Processing Clerk employed by Adams Publishing Group of the Rockies LLC, publishers of Idaho State Journal, a newspaper of general circulation, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she/they executed the same,

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

BETH CROSSLEY
68167
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 07/28/28

Beth Crossley

Notary Public for APG of the Rockies
Residing: Idaho Falls, Idaho
Commission expires: 7/28/2028

762855

AD# 762855AD#

NOTICE OF PUBLIC HEARING
POCATELLO DEVELOPMENT AUTHORITY, POCATELLO, IDAHO
FOR FISCAL YEAR 2026-2027 (FY2027)

Notice is hereby given that the Pocatello Development Authority, Pocatello, Idaho, will hold a public hearing for consideration of a proposed budget for the fiscal period October 1, 2026 - September 30, 2027; all pursuant to the provisions of Section 50-1002, I. C. and Section 63-802, I.C., said hearing to be held in the Pocatello City Hall Council Chambers at 911 N. 7th Avenue, Pocatello, Idaho, at 11:00 a.m. on August 19, 2026. At said hearing, all interested people may appear and show cause, if any they have, why the proposed budget should not be adopted. The estimated revenue from property taxes for Fiscal Year 2027 is $1,536,000.00 and the sum of revenue from other sources, including internal transfers, is estimated to be $213,600.00. The sum of revenue from reserves is $2,804,565. City Hall is accessible to people with disabilities. Program access accommodations may be provided with two (2) days' advance notice by contacting Skyler Beebe at 208.234.6248, sbeebe@pocatello.gov or 5815 South 5th Avenue, Pocatello, ID.

	FY 2025 Budgeted Expenditures	FY 2025 Budgeted Revenues	FY 2026 Budgeted Expenditures	FY2026 Budgeted Revenues	FY2027 Proposed Expenditures	FY2027 Proposed Revenues
General Fund	1,224,000	1,170,000	1,194,800	194,800	671,354	671,354
Naval Ordinance	172,000	142,000	50,000	0	839,373	839,373
North Portneuf	1,368,000	98,000	1,292,000	122,000	1,604,734	1,604,734
Airport	84,100	82,000	134,600	81,600	190,204	190,204
Northgate	685,000	415,000	1,041,000	845,000	1,200,000	1,200,000
Historic Downtown	0	0	0	0	25,000	25,000
South 5th Avenue	0	0	25,000	25,000	23,500	23,500
Tax Districts	2,309,100	737,000	2,592,600	1,123,600	3,882,811	3,882,811
Grand Total	3,533,100	854,000	3,787,400	1,318,400	4,554,165	4,554,165

I, Brent McLane, Executive Director of the Pocatello Development Authority, do hereby certify that the above is a true and correct statement of the proposed expenditures and revenues for Fiscal Year 2026-2027 (FY 2027). Dated this 17th day of July 2026. Submitted by PDA Executive Director Brent McLane.

Published: August 4, 11, 2026 (ISJ18588-762855)

Action Item 9

HIGHPOINT BUSINESS ADVISORS LLC

BOARD CLARIFICATION QUESTIONS

FOR TREASURER PROPOSAL

From:	Brody Fitch
To:	McCulla, Aceline
Subject:	Re: Clarifying questions for the Pocatello Development Authority Treasurer RFP, reply by July 22, 2026
Date:	Saturday, July 18, 2026 6:02:49 PM
Attachments:	image003.png

Hi Aceline, see below in green to your questions. I'm happy to visit with anyone if additional details are needed. I'm usually available via phone at 208-251-5147.

Thanks,
Brody Fitch

On Fri, Jul 17, 2026 at 5:12 PM McCulla, Aceline <amcculla@pocatello.gov> wrote:

> Hello,
> The Board seeks answers to the clarification questions below. Please email your replies by Wednesday, July 22, 2026.
> A Board discussion included past treasurers' comments on PDA duties, and the time commitment averaged 1-3 hours a month (3 hours include annual reporting and special projects). Tasks include all work for end of year, monthly finance reports, creating and mailing/emailing 1099s and working with the secretary for monthly agenda items. A/P monthly preparation is 1-4 checks, no employees, revenue receipts include County TIF Remits (ACH-Bannock, Check-Power), and Investment and bank interest income- ACH, pay the bank credit card via monthly transfer.
> How many hours are allotted for the base rate you requested? Thanks for the context on the expected monthly time committiment. My base rate of $1,500/month would likely cover everything. Given the government nature of the work, meeting attendance, and general attention required I would not be prepared to do less than a set monthly fee of $1,500. It sounds like it would not be necessary to bill excess time given the prior treasurers average time committment.
>
> 1. Are you billing for actual work done monthly for an hourly rate? Please clearly indicate this and hourly rate. I would be charging a flat monthly fee of $1,500 for getting the job done, hours would not be detailed on my invoice. It would simply say something like "Professional Service Fee - January $1,500" I would expect to meet the boards needs and establish a good working relationship.
> 2. If you are asking for a base rate, the Board wants clarification that the annual report is included in this rate or if you would charge an additional fee. I would anticipate work on the annual report to be included. I understand Doran drafts and reports on the financial statements as the external CPA. My roll would be audit assitance and preparation of the basic reports requested by Deaton & Co. I'm willing to work out details as needed and get a better understanding of what you need.
> 3. A treasurer consultant must provide a liability insurance certificate listing the PDA as the holder. I carry a standard E&O policy. I would like more information on the specific type of insuarnce required so that I can understand my cost and make

adjusments if necessary.

4. The treasurer will work with Deaton & Company on the ACFR Audit that Doran prepares annually. May require up to an hour of time from the treasurer to submit electronic file documents and submit government entities upon approval by resolution by Board. I would be happy to facilitate this.
5. The PDA provides a laptop for the treasurer that all PDA financial business and records are stored and brought to the monthly meetings. Financial electronic records should be emailed to the secretary to keep in electronic record system for records retention. PDA uses QuickBooks that was purchased and is loaded on PDA's treasurer laptop. Thanks for the explanation, that works great.

If you have questions or want to talk through any of the above questions, please call 208.234.6184. Upon review of the responses to the above clarification questions, this item will be added to the August 19 agenda, and the Board will decide on a Treasurer. If selected, agency counsel you will be email a Treasurer Consultant Agreement to review and verify for accuracy. You will sign the agreement and return to Aceline McCulla in City Hall to be added to the September 16 agenda for approval by resolution. Transition of treasurer documents may occur in September or October 1, 2026, the beginning of Fiscal Year 2027. The transition will be determined and noted in the Treasurer Consultant Agreement.

Kind regards and thank you.

Create a Wonderful Day!

Aceline McCulla

CITY OF POCATELLO

Aceline McCulla (she/her) CAP, MEP, OM, PM
Pocatello Development Authority Secretary
Planning & Development Services Department
Phone: (208) 234-6184
www.pocatello.gov

Pricing Proposal – July 3, 2026

Highpoint Business Advisors

Pocatello Development Authority,

Thank you for the opportunity to respond to your RFP for Treasurer/Bookkeeping Services. This proposal outlines the pricing for services to be provided by Highpoint Business Advisors, LLC.

1. QuickBooks Online Plus Subscription – <u>$115</u> per Month

- Transition to a modern, cloud-based accounting platform with secure, real-time access.
- Improved efficiency through automated bank feeds and streamlined reconciliations.
- Faster preparation of monthly financial reports and year-end audit support.
- Enhanced business continuity through secure cloud storage, automatic backups, and multi-user role-based access.

2. Professional service fee of <u>$1,500</u> per month. Time incurred in excess of the monthly fee will be billed at a blended hourly rate of <u>$175</u>.

Why Highpoint Business Advisors

- Brody is a former City of Pocatello Accountant with firsthand experience in governmental accounting, budgeting, financial reporting, and audit support.
- Licensed Idaho CPA and owner of a peer-reviewed accounting firm committed to responsive, high-quality service.
- Local firm providing direct partner involvement, two part-time staff members who are also experienced CPAs with QuickBooks ProAdvisor certifications.

Thank you again for the opportunity to submit this pricing proposal. Please do not hesitate to reach out with any questions or to discuss the proposal in more detail.

Sincerely,

Brody Fitch, CPA/PFS, MAcc
(208) 251-5147
brodyfitch@highpointbusinessadvisors.com
Secure Client Center: onvio.us/clientcenter
Click to Pay:
secure.cpacharge.com/pages/highpointbusinessadvisorsllc/payments

Highpoint Business Advisors

RECEIVED
7.6.26, 8:00 a.m.
by AM in Email

Brody Fitch

REQUEST FOR PROPOSALS
For Treasurer/Bookkeeping Services

The Urban Renewal Agency of the City of Pocatello, also known as Pocatello Development Authority ("Agency"), is requesting proposals from individual accountants and/or accounting firms for treasurer/bookkeeping services to be provided the Agency. It is the intent of the Agency to award this contract within 30 days after receipt of proposals. The term of this agreement is expected to be through the end of the current fiscal year ending September 30, 2026, with the opportunity to renew. Agency may terminate the agreement(s) at any time.

SCOPE OF WORK

Agency has a need for Treasurer/Bookkeeping/Clerical services. The scope of work could include:

- Timely deposit of checks received
- Documenting transaction details for multiple revenue allocation areas
- Recording financial transactions for multiple revenue allocation areas
- Preparation and presentation of monthly financial reports for board meetings
- 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
- 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

Agency seeks professionals in the following disciplines:

1. Treasurer
2. General Bookkeeping

GENERAL

The selection process is qualifications-based, and rates and other compensation will be negotiated.

SUBMISSION REQUIREMENTS

RFP response submissions must be received at the address below by 3:00 p.m. MDT, July 3, 2026. Only one (1) original submission is required.

Pocatello Development Authority
ATTN: BRENT MCLANE
911 N 7th Ave
Pocatello ID 83201

To be considered each RFP response must include the following minimum information:

1. Cover letter; including name, address, telephone, and e-mail contact.

2. Resume.

3. List of relevant experience.

4. Proposed methodology for accomplishing the Scope of Services described in the RFP above.

5. Cost for services.

6. References.

Agency may, at its own discretion, accept such submissions as it deems to be in the best public interest and in furtherance of the purposes of Idaho Law, or it may proceed with further selection processes, or it may reject any and all submissions. Agency reserves the right to, in its discretion, waive any immaterial defects in any submissions, reissue the request for statements of qualifications, and invite additional respondents to submit proposals. Agency reserves the right to reject any submissions based on real or apparent conflict of interest, to reject any submission containing inaccurate or misleading information, and to request additional data and information from any and all respondents. All submissions will be considered public documents under applicable state law except to the extent portions of the submissions are otherwise protected under state law. Respondents should segregate any proprietary or confidential material and provide an explanation as to why such information should not be deemed a public record, citing the applicable portion of the Idaho Public Records Act.

SELECTION CRITERIA

Selection will be based on the submitted proposals. Final selection is made by the Agency's Board of Commissioners, which has the right to waive or alter submission requirements or to reject any or all submissions.

The issuance of the RFP and the receipt and evaluation of submissions do not obligate Agency to award a contract. Agency will not pay costs incurred in responding to this RFQ. Agency may in its discretion cancel this process at any time prior to the execution of a contract without liability.

Proposals will be evaluated according to completeness, content, experience with similar projects, and cost. Award of a contract to one party responding to this RFP does not mean the other proposals lacked merit, but that, all factors considered, the selected proposal was deemed to be most advantageous to the Agency.

QUESTIONS

Direct any questions to: Brent McLane at bmclane@pocatello.gov or 208.234.6184.

RESPONSE

By submitting this proposal, the potential parties responding to this RFP certify the following:

1. This proposal is signed by the individual submitting the RFP. Brody Fitch
2. The party responding to this RFP has read and understands the terms, conditions, and specifications set forth in this RFP.
3. Any exceptions to the terms, conditions, and/or specifications are specified in the proposal submitted by the parties responding to this RFP.

Therefore, in compliance with this Request for Proposals, and subject to all conditions herein, the undersigned offers and agrees, if their proposal is accepted within 30 days from the date of the opening, to negotiate a contract to furnish the subject services as outlined in this request.

BUSINESS NAME: __Highpoint Business Advisors LLC____________________________

ADDRESS: _____2637 Lakeview Rd____

CITY, STATE, ZIP: ______American Fall, ID 83211_________________________

TELEPHONE NUMBER: _______208-251-5147_________________________

E-MAIL ADDRESS: __________BrodyFitch@highpointbusinessadvisors.com_____________

Brody Fitch, CPA/PFS, MAcc

Clinical Associate Professor of Accounting
Idaho State University
College of Business
921 South 8th Avenue, Pocatello, ID
Phone: 208-251-5147
Email: brodyfitch@isu.edu

Education:

Idaho State University	Accounting	2013 – 2014	Master of Accountancy
Idaho State University	Accounting	2008 – 2012	BBA Accounting

Academic Experience:

Idaho State University

Clinical Associate Professor of Accounting — Fall 2025 - Present
Clinical Assistant Professor of Accounting — Fall 2022 – Spring 2025
Visiting Clinical Assistant Professor of Accounting — Fall 2021 – Spring 2022
Adjunct Clinical Professor of Accounting — Fall 2020 – Spring 2021

College of Southern Idaho

Adjunct Accounting Instructor — 2015

Professional Work Experience:

Highpoint Business Advisors, LLC

Owner — Sept 2022 – Present

- Licensed peer reviewed accounting firm in the state of Idaho (FR-0730)
- Provide tax planning and compliance services to individuals and business owners
- Engage with clients to prepare, compile, and review financial statements in accordance with AICPA professional standards under SSARS
- Assist clients with personal financial planning, business succession planning, tax notice resolution, entity formation, payroll, and general bookkeeping.

Cooper Norman CPAs

Senior Manager - Account Executive — Aug 2020 – Oct 2021

- Served as primary point of contact for client engagements
- Maintained fee arrangements and billings for professional services
- Supervised staff in completing various tax, financial statement and consulting engagements

Account Manager — Aug 2018 – Jul 2020

- Served as secondary point of contact for client engagements
- Reviewed workpapers and engagement deliverables
- Trained new hires and interns

Associate Aug 2017 – Jul 2018

- Communicated with clients to gather relevant information
- Prepared GAAP financial statements with compilation and review level assurance
- Developed tax planning strategies

Staff Jan 2016 – Jul 2017

- Prepared tax returns and basic financial statements
- Organized project documentation
- Assisted with general client accounting services

City of Pocatello

Accountant II Jul 2014 – Dec 2015

- Prepared key sections of the annual financial statements
- Worked with department managers to develop annual budgets
- Closed the books and distributed monthly financial reports

Accountant I Jan 2013 – Jun 2014

- Reconciled bank balances to internal cash records
- Prepared performance reports for management
- Assisted external audit firm to collect relevant information

Conference Presentations:

Idaho Cattle Association

Summer general membership meeting 2022

- How to create and use financial projections to make smart decisions
- How to manage risk and inform marketing decisions

Idaho Association of Government Accountants

Summer continuing professional education event and membership meeting 2023

- Changes to the uniform CPA exam
- Overview of ISU Accounting 6660 – Accounting for Government and Not-for-Profit Organizations

Professional Certifications:

Certified Public Accountant	Idaho License # CP-5440	Jan 2014 – Present
CPA/PFS	AICPA – Personal Financial Specialist	Dec 2025 – Present

Professional Memberships:

American Institute of Certified Public Accountants
Idaho Society of CPAs

Service Record:

University and College of Business

Beta Alpha Psi, Eta Lambda Chapter / Accounting Club

Faculty Advisor — Summer 2022 – Present

Search Committees at Idaho State University

Accounting Faculty	Fall 2025
Accounting Faculty	Fall 2023
Accounting Faculty	Fall 2022
Accounting Faculty	Spring 2022
Internal Audit Staff	Spring 2022
Accounting Faculty	Fall 2021

Student Recruiting Event Participation

Meet the Firms	Fall 2021 – Present
Accounting Career Vision Symposium	Fall 2021 – Present

Community

ISU Continuing Education Workforce Development

Lunch & Learn Presentation - Taxes for Small Business — Feb 2024

Pocatello High School

Career Pathways in Accounting Presentation — Mar 2022

Honors and Awards:

Leadership Idaho Agriculture

Class 39 Graduate, Leadership Idaho Agriculture is a 15-day leadership program on speaking, writing, communication and public policy — Feb 2019

Leadership Idaho Agriculture

Presentation to Idaho Governor - Voted by my 30 fellow class mates to be one of five individual ag issue speeches delivered at the Idaho state capital to governor Brad Little. — Feb 2019

Federated Schools of Accountancy, organization of accredited graduate programs in accounting

Outstanding Student Award — May 2014

Idaho State University

College of Business Fellow	2011-2012
Dean’s list recognition	2010-2012

BRODY FITCH, CPA, MACC

Professional References

AUSTIN IRWIN, CPA
Director of Finance / Controller
Portneuf Health Trust
777 Hospital Drive
Pocatello, ID 83201
435-890-3028
irwinaustin@gmail.com

Chantelle Macy
Budget Manager
City of Pocatello
911 N 7th Avenue
Pocatello, ID 83201
208-403-4008
chantelle.macy@pocatello.gov

DANIEL PACKARD, CPA, CVA, CFE
Partner
Cooper Norman CPAs & Business Advisors
1000 Riverwalk Drive Suite 100
Idaho Falls, ID 83405
(208) 201-6205
dpackard@coopernorman.com

JORDAN & COMPANY

BOARD CLARIFICATION QUESTIONS

FOR TREASURER PROPOSAL

From:	Mindy Tuia
To:	McCulla, Aceline
Subject:	RE: Clarifying questions for the Pocatello Development Authority Treasurer RFP, reply by July 22, 2026
Date:	Wednesday, July 22, 2026 2:02:04 PM
Attachments:	image001.png

Hi Aceline,

Thank you for taking the time to review our proposal and for providing additional information regarding the scope of services. We have addressed each of the Board's questions in the body of your email below.

We would also like to clarify one item regarding our role. Jordan & Company would serve as the Treasurer's consultant, providing bookkeeping, accounting, financial reporting, and advisory services. We would not serve as the appointed Treasurer or assume any Board authority. Maintaining this separation helps preserve our professional independence and is generally considered a best practice in governmental accounting. It also aligns with the expectations we have encountered while working alongside governmental auditors on similar engagements.

If any additional questions arise or if the Board would like to discuss our proposal further, please don't hesitate to contact us.

Thank you,
Mindy

From: McCulla, Aceline <amcculla@pocatello.gov>
Sent: Friday, July 17, 2026 5:12 PM
Subject: Clarifying questions for the Pocatello Development Authority Treasurer RFP, reply by July 22, 2026
Importance: High

Hello,

The Board seeks answers to the clarification questions below. Please email your replies by Wednesday, July 22, 2026.

A Board discussion included past treasurers' comments on PDA duties, and the time commitment averaged 1-3 hours a month (3 hours include annual reporting and special projects). Tasks include all work for end of year, monthly finance reports, creating and mailing/emailing 1099s and working with the secretary for monthly agenda items. A/P monthly preparation is 1-4 checks, no employees, revenue receipts include County TIF Remits (ACH-Bannock, Check-Power), and Investment and bank interest income- ACH, pay the bank credit card via monthly transfer.

1. How many hours are allotted for the base rate you requested?

   The monthly fee range included in our proposal was intended as an estimate based on our experience providing similar bookkeeping and accounting services to governmental entities. Rather than assigning a specific number of hours, we estimated the total level of effort we believe would be required to perform the services described in the RFP.

   Based on the additional information you provided regarding the expected workload, the duties appear consistent with the scope of services we anticipated when preparing our proposal.

   Our goal is to provide the level of service necessary to keep the PDA's financial records current, accurate, and in compliance with governmental reporting requirements, rather than limiting our services to a predetermined number of hours.

2. Are you billing for actual work done monthly for an hourly rate? Please clearly indicate this and hourly rate.

   Our proposal is based on estimated time and effort, not on a fixed monthly fee or a single hourly rate.

   Jordan & Company utilizes staff at varying levels depending on the work being performed. Routine bookkeeping and accounting functions are generally completed by our bookkeepers or staff accountants, while review, oversight, and quality control are provided by the engagement partner. This approach allows us to provide professional oversight while keeping overall costs as economical as possible.

   Accordingly, the monthly cost referred to in our proposal reflects our estimate of the anticipated work rather than a set number of hours billed at one hourly rate. Should additional services or special projects be requested, monthly fees may increase based on the time expended. Conversely, if activity levels are lower than expected during a given period and require less time, our billing will reflect that reduction.

3. If you are asking for a base rate, the Board wants clarification that the annual report is included in this rate or if you would charge an additional fee.

   As outlined in our proposal, preparation of the annual financial statements is not included in the estimated monthly bookkeeping range.

   Because this work requires a significant amount of concentrated effort over a relatively short period of time each year, we estimated this annual project separately at approximately $2,500. As with our other services, this estimate is based on the anticipated time required to complete the work.

4. A treasurer consultant must provide a liability insurance certificate listing the PDA as the holder.

   Jordan & Company maintains professional liability insurance.

5. The treasurer will work with Deaton & Company on the ACFR Audit that Doran prepares annually. May require up to an hour of time from the treasurer to submit electronic file documents and submit government entities upon approval by resolution by Board.

   We understand the treasurer consultant would work with Deaton & Company during the annual audit by providing requested documentation and electronic records. We do not anticipate any concerns with fulfilling those responsibilities.

6. The PDA provides a laptop for the treasurer that all PDA financial business and records are stored and brought to the monthly meetings. Financial electronic records should be emailed to the secretary to keep in electronic record system for records retention. PDA uses QuickBooks that was purchased and is loaded on PDA's treasurer laptop.

   We are very familiar with QuickBooks and would be pleased to continue maintaining the PDA's accounting records on its existing QuickBooks system. We can coordinate that with either the transfer of accountants' copies or by the PDA adding our firm as its accountant to gain access directly to the QuickBooks account. We also understand the importance of maintaining organized electronic records and providing copies to the secretary for records retention.

If you have questions or want to talk through any of the above questions, please call 208.234.6184. Upon review of the responses to the above clarification questions, this item will be added to the August 19 agenda, and the Board will decide on a Treasurer. If selected, agency counsel you will be email a Treasurer Consultant Agreement to review and verify for accuracy. You will sign the agreement and return to Aceline McCulla in City Hall to be added to the September 16 agenda for approval by resolution. Transition of treasurer documents may occur in September or October 1, 2026, the beginning of Fiscal Year 2027. The transition will be determined and noted in the Treasurer Consultant Agreement.

Kind regards and thank you.

Create a Wonderful Day!

Aceline McCulla

CITY OF POCATELLO

Aceline McCulla (she/her) CAP, MEP, OM, PM
Pocatello Development Authority Secretary
Planning & Development Services Department
Phone: (208) 234-6184
www.pocatello.gov

Jordan & Company
Certified Public Accountants

RECEIVED AT 8:49 AM/PM
JUL 0 6 2026
BY: AM Email

Established 1941

June 9, 2026

Pocatello Development Authority
Attn: Brent McLane
911 N 7th Ave
Pocatello ID 83201

Dear Brent McLane:

We are pleased to submit this proposal for accounting and bookkeeping services to be provided to the Pocatello Development Authority for the fiscal year ending September 30, 2026.

As an independent, third-party accounting firm, we will provide the following services:

1. Process accounts payable transactions on a monthly basis.
2. Assist with accounts receivable transactions and record remittances received from the County.
3. Collect, process, and deposit checks received on behalf of the Authority, generally on a weekly basis.
4. Perform a monthly reconciliation of all bank statements.
5. Utilize defined classes, projects, and other tracking mechanisms as needed to monitor expenses, revenues, and fund balances.
6. Prepare and issue monthly financial statements in accordance with a preparation engagement.
7. Prepare an annual financial report prior to December 31, 2026.
8. Provide audit support to the external audit team.
9. Assist management and individuals with decision-making authority by providing financial information necessary for their preparation of the annual budget.

As an independent accounting firm, our role is limited to providing bookkeeping, accounting, and financial reporting assistance. Management and those charged with governance retain full responsibility for all operational, financial, and policy decisions, including the approval of transactions, budgets, financial reports, and internal controls. We will not assume management responsibilities or make management decisions on behalf of the Authority and will maintain our independence in accordance with applicable professional standards.

Our monthly fee for these services is expected to range from $1,500 to $2,000, depending on the level of activity and time required. In addition, we estimate the annual financial statement preparation to cost approximately $2,500.

Should additional services or special projects be requested, fees may increase based on the time expended. We will communicate any anticipated additional charges in advance. Conversely, if activity levels are lower than expected during a given period and require less time, our billing will reflect that reduction.

109 North Arthur, Suite 400 • Pocatello, Idaho 83204 • Phone: 208-232-5471 • Fax: 208-232-5485

www.jordancocpas.com

We will make every reasonable effort to provide the monthly financial statements to the Director one week prior to scheduled board meeting.

We appreciate the opportunity to serve the Pocatello Development Authority and believe this letter accurately summarizes the significant terms of our proposal. If you have any questions regarding the services outlined above, please do not hesitate to contact us.
If the terms of this proposal are acceptable, please sign and return the enclosed copy at your earliest convenience.

We look forward to working with you.

Sincerely,

Jordan & Company

Jordan & Company, PA
Enclosure

RESPONSE:

This letter correctly sets forth the understanding of Chubbuck Development Authority.

By: ____________________

Title: ____________________

Date: ____________________

Jordan & Company, PA

By: Mindy Tuia [signature]

Title: Partner

Date: 6/25/26

Action Item 10

Pocatello Regional Airport Master Plan (Pocatello RAMP)

Combined Evaluators' Scores		ARDURRA GROUP INC	CLEARWATER FINANCIAL	**CUSHING TERRELL**	FOTH	PLACE DYNAMICS LLC
Category	**Maximum Points that May be Scored**	Total Points Awarded	Total Points Awarded	**Total Points Awarded**	Total Points Awarded	Total Points Awarded
Qualifications of Project Team	**20**	91	86	**115**	77	74
Project Understanding and Approach	**25**	110	113	**116**	98	92
Relevant Experience	**25**	114	103	**115**	99	85
Economic and Infrastructure Analysis Capability	**20**	89	89	**91**	74	61
Public Engagement Experience	**10**	53	40	**47**	39	32
Cost Proposal	**10**	41	39	**43**	39	38
Interview (optional for up to top 3 respondents if necessary)	**10**	0	0	**0**	0	0
TOTAL POINTS AWARDED		498	470	**527**	426	382

Where *design* meets you.

THE POCATELLO DEVELOPMENT AUTHORITY

REQUEST FOR PROPOSALS

Pocatello Regional Airport Business Park Master Plan, Economic Feasibility, and Infrastructure Analysis

July 31, 2026

Cushing Terrell.

COVER LETTER

Glacier Park International Airport; *Kalispell MT*

July 31, 2026

Cushing Terrell

Pocatello Development Authority
Brent McLane, Executive Director
911 N. 7th Avenue
Pocatello, ID 83201

Re: Proposal for Pocatello Regional Airport Business Park Master Plan, Economic Feasibility, and Infrastructure Analysis

Dear Brent and Members of the Pocatello Development Authority Board:

Cushing Terrell is excited to submit our proposal for the Pocatello Regional Airport Business Park Area-Wide Development Plan. We understand the PDA needs more than a vision document—you need a practical, market-driven, and implementable framework for these 1,740 acres.

Our hand-selected team is structured to deliver a plan that clarifies land use, infrastructure costs, market absorption, and public return on investment. Because airport-adjacent land comes with strict regulatory constraints—including FAA grant assurances and Part 77 surfaces—we integrate these considerations into our planning from day one, ensuring a final concept the PDA can actually build, finance, and execute.

- **Cushing Terrell** will serve as Prime, bringing planning, urban design, land use policy, engagement, implementation, and in-house civil and utility engineering. To supplement that foundation, we are partnering with two firms selected specifically to provide expertise and experience where it's needed most:
- **Mead & Hunt:** a national aviation planning and engineering practice, will lead transportation, infrastructure, and environmental analysis, and will screen every land use alternative against FAA requirements. Mead & Hunt also brings an aviation economist who will quantify the economic and fiscal impacts of the preferred land use scenario.
- **Leland Consulting Group:** will lead market assessment, development feasibility, absorption, and fiscal strategy, and will advise on funding and public-private partnership structuring. Leland works regularly with urban renewal agencies and understands the tools the PDA already has in hand.

Our integrated team pairs deep Mountain West planning experience with the aviation, economic, and infrastructure specialization this particular site demands. We have reviewed the full solicitation, including Addendum #1, and look forward to the opportunity to present this approach to the Committee in August.

Sincerely,

Jason Butler
Principal-in-Charge | Authorized Representative
JasonButler@cushingterrell.com | 208.577.5607

Firm Qualifications

Cushing Terrell

Cushing Terrell

We believe a community's plan should be as distinctive as the community itself. No two places share the same history, values, or trajectory, so no two plans should read the same – and yet too often they do. We got into this work because at the heart of planning is **people**, and we hold a simple standard: your plan should look and sound like Pocatello, a reflection of what we hear from community, giving your staff a chance to guide and inform, providing leaders a document they can actually use and defend.

Founded in 1938, Cushing Terrell combines the responsiveness and personal focus of our local Denver studio with the multi-disciplinary depth of a national firm spanning 17 offices and 30+ specialties. This structure allows us to build custom teams tailored specifically to your project's needs—combining boots-on-the-ground context with deep technical expertise.

Above all, we serve as an extension of your staff. We bring systematic technical rigor and industry best practices to facilitate your vision, translating your community's values into clear, implementable policy while ensuring you maintain complete ownership of the process.vision, not the authors of our own.

LELAND CONSULTING GROUP

Leland Consulting Group

Leland Consulting Group is a leading real estate economics and community development consulting firm specializing in market analysis, development feasibility, economic development, and implementation strategies. Leland helps public agencies make informed investment decisions by identifying market opportunities, evaluating development potential, assessing fiscal impacts, and creating practical strategies that attract private investment and support long-term economic growth.

Mead&Hunt

Mead & Hunt

Mead & Hunt is a nationally recognized engineering, planning, and aviation consulting firm with extensive experience helping airports and communities align land use, infrastructure, transportation, and economic development objectives. For the Pocatello Regional Airport Business Park, Mead & Hunt provides specialized expertise in airport compatibility, transportation systems, utility infrastructure, environmental constraints, and aviation economic analysis to ensure development strategies are both implementable and FAA-compliant.

Team Structure

Our integrated team combines planning, aviation, infrastructure, and economic development expertise to create a market-driven and FAA-compatible roadmap for the Pocatello Regional Airport Business Park. By evaluating market feasibility, infrastructure capacity, airport compatibility, and economic outcomes before alternatives are developed, we provide the PDA with an actionable framework for investment, development, and long-term economic growth.

The Pocatello Development Authority

Jason Butler
Principal-in-Charge
Cushing Terrell

Andrew Baker
Project Manager | Urban Planner
Cushing Terrell

Nora Bland
Urban Planner | Community Engagement Specialist
Cushing Terrell

Alex Modrzecki
Urban Planner | GIS Mapping
Cushing Terrell

Josh Shiverick
Industrial Development Advisor
Cushing Terrell

Isaura Perez
Bilingual Outreach Specialist
Cushing Terrell

Paul Silberman
Infrastructure & Transportation Planning Lead
Mead & Hunt

Savannah Terrell
Urban Designer
Mead & Hunt

Brian Carranza
Airport Land Use & Compatibility Lead
Mead & Hunt

Eric Laing
Aviation Economics Lead
Mead & Hunt

Chris Zahas
Implementation & Development Strategy Lead
Leland Consulting Group

Ted Kamp
Market Feasibility & Economic Analysis Lead
Leland Consulting Group

Jennifer Shuch
Economic Development & Fiscal Analysis Specialist
Leland Consulting Group

PROJECT UNDERSTANDING AND APPROACH

UNDERSTANDING OF PROJECT OBJECTIVES

The Pocatello Regional Airport Business Park has an asset profile most communities cannot assemble at any price.

Roughly 1,740 acres under public influence, a 9,060-foot primary runway, direct access to I-86, and only seven miles from I-15. With two Union Pacific main lines and one of the lowest industrial power costs in the country, a regional workforce pipeline anchored by Idaho State University, and a City that has already demonstrated it will invest in the district – this site markets itself.

What the site does not have is a framework for strategic planning. The PDA is being asked to make consequential land use, infrastructure, and investment decisions in this district without an adopted plan to measure them against, and the pace of those decisions is accelerating. The airport is in line for a federally funded replacement of its air traffic control tower. A defense-sector manufacturer has opened a headquarters and production facility in Pocatello. Cold-chain investment has already landed on airport property. Interest in the rail-served parcels continues.

Demand is not the constraint here - the absence of a decision framework is.

The RFP identifies nine objectives. We read them as resolving into four questions the plan must enable you to answer under pressure, in a public meeting, with financial backing:

- **What can actually be served, and at what cost:**
  Water, wastewater, stormwater, and electrical capacity are the binding constraint, along with the cost and sequence of extending them. The infrastructure analysis in Task 5 is therefore not a documentation exercise that runs alongside the plan. It determines which of the land use concepts in Task 6 are real and which are wishful.

- **What the market will realistically absorb:**
  Assuming full buildout of 1,740 acres on a twenty-year horizon is likely misguided. Credible absorption estimates set the horizon that development phasing and the capital improvement sequence are built to. This is the discipline that separates a plan that gets funded from a plan that gets shelved.

- **What the regulatory framework must say:** The RFP asks for regulatory and zoning recommendations under Task 7. Pocatello's current code was not written with the emerging generation of high-intensity industrial and large-load users in mind, and it does not clearly classify them. That gap will keep producing case-by-case determinations, which is how good projects get delayed and bad ones get approved. This plan and the follow-up implementation actions will close that gap.

- **What the public gets back:** The PDA is an urban renewal agency making capital allocation decisions. It needs to know what a given land use scenario produces in jobs, property tax and tax increment, lease revenue to the airport enterprise, and net fiscal position after the cost to serve.

Airport-adjacent land is a different planning problem

The RFP states that experience with FAA regulations related to development adjacent to airports will be considered highly, and that the property is subject to FAA rules and regulations that will need to be considered in developing the plan. On this site, these requirements are not a constraint layer applied to a land use plan, but instead a primary input.

Part 77 imaginary surfaces limit height and, by extension, building type and yield. Runway Protection Zones remove land from the developable inventory entirely. Land use compatibility standards govern what can locate near the runway ends and under the approach. Grant assurances constrain how airport property can be disposed of and at what value, and FAA revenue-use requirements govern what happens to the money. Through-the-fence arrangements, ground leases, and fee-simple disposition each carry different obligations and different revenue profiles.

Mead & Hunt screens alternatives against these requirements to keep the plans grounded in these nuances. This is a significant part of why we structured the team the way we did, as revenue mechanics are genuinely different than those in a general market analysis.

PROPOSED METHODOLOGY

Our methodology is built around a strong basis of developmental reality, meaning the economics and the infrastructure lay the groundwork for feasibility before land use plans are drawn. This is not the way these plans are always sequenced. The conventional approach runs a market study and an infrastructure inventory in parallel with existing conditions, produces a land use concept from the planning team, and then asks the engineers and the economists to validate it.

By the time the analysis comes back, the concept has been drawn, presented, and defended in public, and no one wants to hear that the preferred alternative may not be realistic.

Unlike traditional planning efforts, our process begins with market feasibility and infrastructure capacity analysis before land use alternatives are developed. This ensures alternatives are grounded in market realities, utility constraints, FAA requirements, and financial feasibility before they are presented to stakeholders.

Phase	Tasks & Deliverables	Objectives
Diagnose TASKS 1–3	Kickoff and site tour. Existing conditions across land use and zoning, demographics and socioeconomics, transportation, utilities, and environmental conditions. Stakeholder interviews. Public Workshop #1.	Do we agree on the facts? The Existing Conditions Technical Memorandum has to be a document the PDA, City departments, the airport, and Idaho Power will all accept as the shared baseline. If we cannot get agreement here, nothing downstream will hold.
Test TASKS 4 & 5	Market assessment, highest and best use, absorption, and financial feasibility (Leland). Utility and transportation capacity, deficiencies, and preliminary cost analysis (Mead & Hunt). The two are cross-checked against each other before either is finalized.	Is it wanted, and can it be served? A use the market wants but the utilities cannot serve at defensible cost gets caught in this phase, before it is drawn and shown to the public.
Draw TASK 6	Two to three land use alternatives, each screened against FAA requirements, utility capacity, and absorption. Public Workshop #2. Preferred concept selected with the PDA Board.	Can we defend every line on the map? Each alternative carries its own infrastructure cost, absorption profile, and FAA compatibility screen, so the PDA chooses with the trade-offs visible rather than discovering them later.
Prove and Deliver TASKS 4, 7 & 8	Economic and fiscal impact of the preferred scenario, quantified by Mead & Hunt's aviation economist. Implementation Matrix, regulatory and zoning recommendations, funding strategy, and final plan production.	What does the PDA get back, and what does it do next? The plan closes with figures and a sequenced action list carrying responsible parties, costs, funding sources, and triggers.

One consequence of this sequencing is worth naming explicitly, because it shapes the schedule. Task 4 is delivered in two stages rather than one. The market assessment and development feasibility work has to be complete before the land use alternatives are drawn, or the alternatives are guesses. The economic and fiscal impact analysis cannot begin until a preferred scenario exists, or there is nothing concrete to measure. Both halves are fully scoped and both are in the fee. We have simply put them where they do the most good.

TECHNICAL APPROACH

The work plan below addresses each of the eight tasks in the RFP Scope of Services. Task leads are identified so the PDA can see exactly who is accountable for what, and deliverables match the RFP language directly.

TASK 1 PROJECT MANAGEMENT AND COORDINATION | Cushing Terrell

Conduct a project kickoff meeting and site tour within two weeks of Notice to Proceed to confirm study boundaries, data needs, review protocols, decision points, and project milestones. Cushing Terrell will provide overall project management, including schedule development, coordination with PDA staff and stakeholders, monthly progress reporting, and bi-weekly check-ins. Coordination meetings will be conducted at key project milestones, and all deliverables will undergo an independent senior-level QA/QC review prior to submission. Andrew Baker will serve as the project manager and PDA's single point of contact throughout the project.

Deliverables: Project Management Plan; Detailed Schedule; Monthly Progress Reports; Meeting Agendas and Summaries; QA/QC review log.

TASK 2 EXISTING CONDITIONS ASSESSMENT | Cushing Terrell, Mead & Hunt, Leland Consulting Group

Existing Conditions Analysis: Evaluates parcel-level land use, zoning, and development constraints, focusing on regulatory gaps for high-intensity and emerging industrial uses, alongside demographic, employment, housing, and economic trends.

Transportation and Mobility: Mead & Hunt will analyze the study area's transportation network, including roadway classifications, traffic volumes, circulation patterns, capacity constraints, and access to the airport and business park. The team will evaluate pedestrian and bicycle facilities to close connectivity gaps, assess existing transit coverage and parking operations, and review planned local and regional improvements to support future growth.

Public Facilities and Utilities: Mead & Hunt will do an inventory and mapping of existing and planned water, wastewater, stormwater, electric, gas, telecommunications, fiber optic, and other major utility systems. Assessment of utility ownership, service providers, available capacity, infrastructure deficiencies, planned improvements, resiliency considerations, and constraints affecting future development. Evaluation of public safety infrastructure, including fire protection, emergency response, and law enforcement facilities serving the airport and surrounding development area.

Environmental and Airport Compatibility Conditions: Mead & Hunt will provide existing conditions analysis including considerations for floodplains, natural habitats, environmental constraints, hazard areas, and sustainability and resiliency considerations. A desktop review will be conducted of all readily available environmental information for the project area through online databases and review of previous environmental reports.

Deliverables: Existing Conditions Technical Memorandum; GIS Mapping and Base Data (built for PDA reuse after adoption, with full layer components and metadata); Existing Conditions Presentation Materials.

TASK 3
PUBLIC AND STAKEHOLDER ENGAGEMENT | **Cushing Terrell**

Develop and implement a targeted engagement program that includes stakeholder interviews, public workshops, focused community meetings, online outreach, surveys, and coordination with agencies, utilities, and other key partners. Engagement efforts will document community priorities, concerns, and opportunities while leveraging previous outreach conducted for the Airport Master Plan and other planning initiatives to build consensus efficiently and avoid duplicative engagement.

Deliverables: Public Engagement Plan; Stakeholder Report; Workshop Materials; Public Input Summary Report. Input Summary Report

TASK 4
ECONOMIC FEASIBILITY AND MARKET ANALYSIS | **Leland Consulting Group**

Market Assessment

Goal: To understand market realities at the local and regional level including demographic, real estate, industry, and economic trends and lay the groundwork for the development feasibility analysis.

Leland will analyze regional and local economic trends, industry clusters, and workforce demographics using U.S. Census, BLS, Idaho Department of Commerce, and LEHD OnTheMap data, supplemented by local business outreach. We will also perform a real estate market analysis using CoStar, local broker insights, and field research to track inventory, rent, absorption, and vacancy trends.

Using these findings, Leland will forecast demographic and employment trends to identify growth industries and conduct a competitive market analysis across Pocatello and the region. Finally, we will synthesize market data into a SWOT analysis to identify the site attributes that best support specific uses and target industries.

Development Feasibility

Goal: To assess the highest and best use for key sites, quantify financial opportunities or challenges associated with those uses, and identify catalyst projects.

Leland will conduct a highest and best use analysis based on the economic trends and real estate market analysis conducted as part of the market assessment. As part of this analysis, we will estimate development absorption for target uses. Along with the data, we will incorporate City goals and priorities into our analysis to ensure that the highest and best use is not only the most profitable, but also aligned with the needs and values of the community.

Once the highest and best uses have been identified, we will conduct a financial feasibility analysis to determine what developers are most likely to build and what additional subsidies or regulatory changes may be necessary to attract the types of uses the City wants to see. The development scenarios analyzed will provide a range of potential outcomes to inform next steps. The analysis will be based on real estate market data, best practices, and conversations with local developers with experience building the identified use types in the Pocatello market. In consultation with client staff and project team, we will select a limited number of partially vacant or underutilized sites in the study area to conduct a redevelopment potential assessment – evaluating suitability and readiness of those sites for land uses already identified in the prior market analysis tasks as having strong market support and showing promising financial feasibility. For those potential sites, we will identify remaining hurdles to successful redevelopment, including needed zone changes, infrastructure investments, additional assembly, etc.

TECHNICAL APPROACH

Given the results of the highest and best use and financial feasibility analyses, Leland will identify opportunities for catalytic projects. Catalytic projects are those that "prove" the market, usually through a public-private partnership between a jurisdiction and private developer. These projects spur development in adjacent areas, creating clusters of economic vibrancy.

Economic Impact Analysis
Goal: To analyze the potential impacts of development and redevelopment on the sites and the potential return on public investment needed for catalytic development.

Leland will analyze the potential fiscal impacts of development in the study area including tax revenue and lease revenue projections. This will be based on the feasibility and absorption assessments conducted in prior sub-tasks as well as local property and sales tax rates. We will utilize comparable developments to estimate assessed values of potential developments. In addition, we will analyze job creation potential and economic multipliers to estimate the overall impact potential development could have on the local economy and workforce.

Based on the fiscal and economic analyses as well as needed subsidies identified in the feasibility analysis, Leland will quantify the potential return on public investment for development in the study area.

Deliverables: Economic Feasibility Report; Market Analysis Memorandum; Development Opportunity Matrix

TASK 5
INFRASTRUCTURE AND UTILITY ANALYSIS | Mead & Hunt

Mead & Hunt will evaluate the capacity, condition, and long-term adequacy of transportation and utility infrastructure to support the study area's development scenarios. Building on existing conditions and market growth projections, the team will identify opportunities, constraints, deficiencies, and required capital improvements.

The transportation assessment will evaluate roadway access, circulation, freight, rail interfaces, airport connections, multimodal connectivity, and future traffic demand. The utility assessment will cover water, wastewater, stormwater, electric, natural gas, telecom, and fiber infrastructure, documenting available capacity, limitations, and needed upgrades. Special attention will focus on high-demand industrial users, emerging industries, and airport-related development.

Mead & Hunt will prepare planning-level concepts and cost estimates for required improvements. Recommendations will address capacity needs, resiliency, stormwater and green infrastructure, floodplain management, utility coordination, and maintenance. These solutions will be organized into logical implementation phases paired with potential funding and delivery strategies to guide future capital investment.

Deliverables: Infrastructure Assessment Report; Utility Capacity Analysis; Preliminary Capital Improvement Cost Estimates, including phasing and strategies for funding

TASK 6
MASTER PLAN DEVELOPMENT
Cushing Terrell, Mead & Hunt

Preparation of two to three land use alternatives, each carrying its own infrastructure cost, absorption profile, transportation implications, environmental considerations, and FAA compatibility screen, so that the choice among them is a real choice. Selection of a preferred development concept with the PDA, based on technical analysis and stakeholder input.

The preferred concept will include future land use recommendations; development character districts; an urban design framework; a multimodal transportation and circulation plan; an airport access and compatibility strategy; a utility and infrastructure improvement plan; open space and public realm recommendations; environmental stewardship and resource protection strategies; sustainability and resiliency measures; redevelopment opportunity areas; parking strategies; and development phasing tied to the absorption findings from Task 4.

Transportation recommendations will address future roadway function, access management, circulation patterns, bicycle and pedestrian networks, transit opportunities, freight movement, and connections between employment areas, neighborhoods, and regional destinations. Infrastructure recommendations will identify system improvements, capacity upgrades, stormwater management approaches, utility coordination needs, and phased investment strategies necessary to support future growth.

The plan will also establish goals, policies, and implementation actions to protect sensitive environmental resources, manage floodplain and hazard-area constraints, support long-term infrastructure resiliency, and maintain compatibility with airport operations and FAA requirements. Planning-level cost estimates, prioritization criteria, implementation timing, responsible parties, and potential funding opportunities will be prepared for major transportation and infrastructure investments.

Graphics will be prepared for two audiences at once: a PDA Commissioner who needs to hold something up in a public meeting, and a site selector who needs to understand the district in five minutes and forward it to a client.

Deliverables: Draft Area-Wide Development Plan; Conceptual Land Use Maps; Illustrative Renderings and Graphics

TECHNICAL APPROACH

TASK 7
IMPLEMENTATION STRATEGY

Cushing Terrell, Leland Consulting Group, Mead & Hunt

Develop a prioritized implementation strategy organized into short-, mid-, and long-term actions, identifying responsible parties, order-of-magnitude costs, funding sources, and implementation triggers. Prepare adoption-ready regulatory and zoning recommendations, including use classifications and performance standards for high-intensity and large-load industrial development. Establish capital improvement priorities aligned with market absorption and return-on-investment findings. Identify and evaluate realistic funding opportunities, including tax increment financing, FAA and state aviation programs, federal grants, and Idaho Department of Commerce tools (Leland). Assess public-private partnership opportunities building on the PDA's existing Owner Participation Agreement framework, and recommend governance and coordination strategies among the PDA, City, Airport, and Bannock Development Corporation. The final implementation framework will include a phased action plan, funding strategy, and clear roles and responsibilities for delivery.

Deliverables: Implementation Matrix; Funding Strategy Summary; Final Implementation Plan; draft regulatory and zoning language.

TASK 8
FINAL DELIVERABLES

Cushing Terrell

Preparation, design, and production of the final plan package, integrating technical findings, engagement results, graphics, maps, and implementation materials into a cohesive document. Includes presentation materials and adoption support for governing bodies, including the PDA Board and City Council.

Deliverables: Draft Final Area-Wide Development Plan; Final Area-Wide Development Plan; Executive Summary; digital GIS-compatible mapping files including layer components; presentation materials. All final deliverables provided in editable electronic formats (InDesign) and PDF.

Implementation as a Decision Framework

The Implementation Matrix should function as a decision-making tool, not just a list of projects. It should provide clear standards, use classifications, and review criteria that help staff and decision-makers evaluate proposals, prioritize investments, and make consistent development decisions. The result is an actionable framework the City can use immediately—not another study.

Stakeholder Engagement Strategy

Our engagement approach builds on prior community input and focuses on sharing analysis rather than predetermined conclusions. Engagement includes interviews with key agencies, utilities, institutions, landowners, and Tribal representatives; two public workshops; targeted community meetings; an online engagement platform with mapping and commenting tools; a bilingual survey; and a technical working group to coordinate with utilities and agencies throughout the project and reduce implementation risk.


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RELEVANT PROJECT EXPERIENCE

Belgrade Downtown Design Plan & Urban Renewal Plan

BELGRADE, MT

Cushing Terrell partnered with the City of Belgrade to create a long-range vision for revitalizing its downtown core and supporting future growth. Building on previous planning efforts, the team facilitated stakeholder workshops and community engagement activities to identify priorities related to economic development, infrastructure, mobility, urban design, and placemaking.

The resulting Downtown Design Plan and Urban Renewal Plan established a framework for strategic investment, redevelopment, and public-private partnerships.

Recommendations focused on enhancing transportation connectivity, supporting local businesses, improving public spaces, and leveraging the Urban Renewal District to implement high-impact projects. The plan continues to guide investment decisions that strengthen downtown Belgrade's identity and economic vitality.

REFERENCE:

Jason Karp
Former Planning Director
406.388.3763 | jkarp@cityofbelgrade.net

RELEVANCY:
Area-Wide and Comprehensive Planning

Alpine Master Plan

ALPINE, WY

Cushing Terrell partnered with the Town of Alpine to develop a comprehensive Master Plan that provides a clear framework for managing growth, infrastructure investment, and future development.

Through extensive public engagement, land use analysis, zoning review, and infrastructure assessment, the team identified opportunities to accommodate growth while preserving Alpine's character, natural resources, and quality of life. The planning process included surveys, focus groups, workshops, open houses, and online engagement tools to ensure recommendations reflected community priorities.

The resulting plan established a long-term vision for land use, economic vitality, transportation, recreation, and public infrastructure, supported by actionable implementation strategies. By aligning future development with community goals and infrastructure capacity, the Master Plan created a practical roadmap for sustainable growth and informed investment decisions.

REFERENCE:

Eric Green
Mayor, Town of Alpine
307.654.7757 | mayor@alpinewy.gov

RELEVANCY:
Area-Wide and Comprehensive Planning

Cushing Terrell.

Lewistown Growth Policy & Land Use Plan

LEWISTOWN, MT

Cushing Terrell assisted the City of Lewistown with a comprehensive update to its Growth Policy, creating a forward-looking framework to guide future development, infrastructure planning, and economic growth.

The project included detailed evaluations of land use patterns, demographic and economic trends, housing conditions, and community development opportunities. Through stakeholder meetings, public open houses, online engagement, and community surveys, the team gathered broad public input to help shape the plan's vision and priorities.

Cushing Terrell also prepared a comprehensive Existing Land Use GIS inventory for the City's extraterritorial jurisdiction, providing valuable data to support future planning decisions.
The resulting Growth Policy established clear strategies for growth management, infrastructure investment, and land use decision-making while positioning Lewistown to proactively address future opportunities and challenges.

REFERENCE:

Holly Phelps
City Manager
406.535.1760 | hphelps@ci.lewistown.mt.us

RELEVANCY:
Area-Wide and Comprehensive Planning

Parker 2050 Comprehensive Plan

PARKER, CO

Cushing Terrell is leading Parker's Comprehensive Plan update, guiding the Town's transition from a rapidly growing suburban community to a mature and economically resilient municipality.

The project combines extensive public engagement, land use planning, infrastructure analysis, economic development strategies, and implementation planning. Through surveys, workshops, stakeholder outreach, and online engagement, the team gathered input from hundreds of residents to shape a shared vision for the next 25 years.

The plan addresses redevelopment, transportation, housing, economic vitality, and long-term public investment while aligning with state requirements and community priorities.

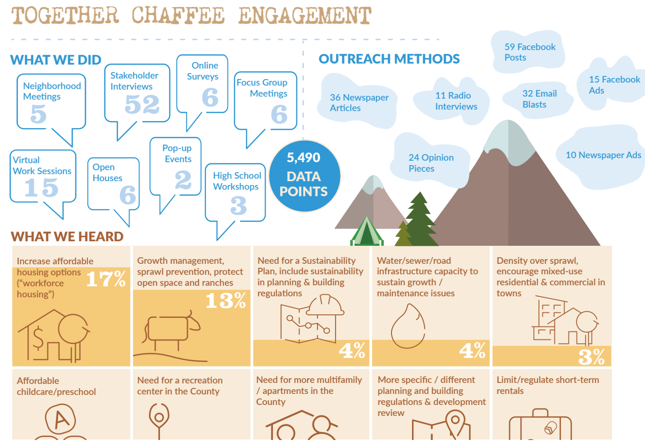
Parker 2050 will serve as the Town's primary framework for growth, redevelopment, and infrastructure decision-making through mid-century.

REFERENCE:

Bryce Matthews
Assistant Director of Planning
matthews@parkerco.gov | 303.805.3174

RELEVANCY:
Area-Wide and Comprehensive Planning

Cushing Terrell.



Urban+Farm Community Master Plan and Design Guidelines

BOZEMAN, MT

Cushing Terrell developed a comprehensive master plan for Urban+Farm, a 100-acre mixed-use community integrating residential, commercial, agricultural, office, and recreational uses.

The project established a long-term vision for land use, transportation connectivity, infrastructure investment, economic development, and community-building. The planning process evaluated innovative agricultural and vertical farming concepts as economic drivers while prioritizing walkability, open space, and public gathering areas.

Our team guided rezoning and entitlement efforts, balancing development goals with infrastructure requirements, environmental stewardship, and community priorities.

The resulting plan created a strategic framework for phased implementation and future investment while supporting sustainable growth and a strong sense of place.

REFERENCE:

Tom Berkley
Director of Development
508.728.1088 | tom@theoutlawpartners.com

RELEVANCY:
Area-Wide and Comprehensive Planning

"Together Chaffee County" Comprehensive Plan

CHAFFEE, CO

Cushing Terrell led a countywide comprehensive planning effort for Chaffee County, a region experiencing rapid growth and increasing development pressure. The project included extensive outreach through community meetings, stakeholder interviews, workshops, surveys, and focus groups to establish a shared vision for the future. The plan developed future land use strategies across more than 160,000 acres and introduced subarea plans with prioritized implementation actions, infrastructure recommendations, and growth management policies. Key topics included housing, economic development, natural resource protection, transportation, and infrastructure capacity.

The resulting framework provides clear direction for decision-makers while balancing growth, community character, and preservation of the county's environmental and agricultural assets.

REFERENCE:

Jon Roorda
Planning Manager
719.530.5566 | jroorda@chaffeecounty.org

RELEVANCY:
Area-Wide and Comprehensive Planning

Cushing Terrell.

LELAND PROJECT EXPERIENCE

LELAND CONSULTING GROUP

Colville Tribes Industrial Site Readiness Reports

OMAK AND OKANOGAN, WA

Leland completed market and feasibility analyses for multiple industrial development sites owned by the Confederated Tribes of the Colville Reservation. Through stakeholder interviews, site evaluations, and data-driven market research, the team identified redevelopment opportunities that leveraged regional assets, including transportation access, existing infrastructure, agricultural production, and workforce strengths. The studies evaluated target industries, absorption potential, infrastructure constraints, and site readiness improvements needed to support future development. Recommendations included industrial, manufacturing, logistics, and renewable energy opportunities tailored to each site's conditions and market position. The resulting plans provide a strategic framework for implementation, job creation, economic diversification, and long-term development of tribal lands.

RELEVANCY: **Industrial & Employment Land Development**

Industrial Site Readiness Plan

MADRAS, OR

As lead economic advisor, Leland partnered with the City of Madras to update an Industrial Site Readiness Report focused on employment lands surrounding the Madras Airport. The project combined stakeholder engagement, economic analysis, and market research to identify development opportunities capable of generating higher-wage jobs and attracting investment.

The team evaluated industrial market demand, site competitiveness, infrastructure requirements, and future expansion opportunities within and adjacent to the airport industrial district. Recommendations included target industries, site development strategies, and infrastructure improvements needed to support long-term growth.

The study provided the City with an actionable roadmap for industrial development and strengthened the region's ability to compete for economic development opportunities.

RELEVANCY:
Industrial & Employment Land Development

General Plan Update and Economic Development Strategy

SANTA FE, NM

Leland is supporting the City of Santa Fe's comprehensive plan update by leading housing, market, and economic development analyses that inform long-term growth strategies. The work includes evaluating housing needs, displacement risks, demographic trends, workforce conditions, and future demand for residential and commercial development. The team also developed an updated economic development strategy focused on industry targeting, workforce development, investment attraction, and economic resilience.

Findings from technical analyses and stakeholder engagement are shaping future land use recommendations and policy alternatives throughout the planning process. The resulting framework will help guide Santa Fe's growth while protecting the unique cultural, historic, and economic characteristics that define the community.

RELEVANCY:
Industrial & Employment Land Development

Mead&Hunt

MEAD & HUNT PROJECT EXPERIENCE

Ontario International Airport Land Use Study & Development Concepts

ONTARIO, CA

Mead & Hunt assisted the Ontario International Airport Authority in evaluating development opportunities for an underutilized 11-acre airport property. The team assessed infrastructure capacity, site constraints, utility availability, access, and market conditions to identify feasible development options and long-term revenue potential. Four development scenarios were created and evaluated, including office and mixed-use concepts, supported by conceptual visualizations and economic impact analysis. The study provided a clear framework for decision-making by comparing potential returns, implementation considerations, and development feasibility. The resulting recommendations positioned the Airport Authority to maximize the value of airport-owned land while supporting economic growth, investment attraction, and future development within the airport environment.

REFERENCE: **Elisa Grey**, Ontario International Airport Authority | 909.395.2400 | egrey@flyontario.com

RELEVANCY: **Airport & Aviation Planning**

City of Pueblo Transit Expansion Study

PUEBLO, CO

Mead & Hunt is leading a transit expansion feasibility study to improve access to major employment centers near Pueblo Airport and beyond the current transit service area. The study evaluates new routes, expanded service hours, and innovative mobility options, including on-demand transit and vanpool programs. Using market analytics, LEHD/LODES data, stakeholder outreach, and route planning tools, our team developed service alternatives, ridership forecasts, cost estimates, and funding strategies. The project included extensive coordination with employers, regional agencies, and elected officials to ensure transit investments align with workforce and economic development needs.

REFERENCE:

Ben Valdez, Director, Pueblo Transit
719.553.2703 | bvaldez@pueblo.us

Twenty-Nine Palms Band of Mission Indians Land Use Planning and Development

COACHELLA, CA

Mead & Hunt partners with the Twenty-Nine Palms Band of Mission Indians to advance long-term development opportunities across tribal lands in Riverside and San Bernardino counties. Our team provides land use planning, master planning, site design alternatives, and development visioning that support the Tribe's economic and community goals. We also create compelling branding, marketing materials, and development concepts to engage stakeholders and attract investment. In support of funding efforts, Mead & Hunt prepared development scenarios and cost estimates that helped tribal leadership secure Bureau of Indian Affairs grant funding.

RELEVANCY: **Airport & Aviation Planning**

ECONOMIC AND INFRASTRUCTURE ANALYSIS CAPABILITIES

MARKET ASSESSMENT STRATEGIES

Leland conducts comprehensive market research and analysis of socioeconomic, economic, demographic, and real estate trends to identify development opportunities, evaluate market constraints, assess potential land use scenarios, and quantify demand for residential, commercial, industrial, and mixed-use development. Leland's data-driven market analyses are complemented by targeted stakeholder engagement, providing valuable local insights into market conditions, economic priorities, and development opportunities surrounding prospective project sites.

DEVELOPMENT FEASIBILITY STRATEGY

Leland uses detailed pro forma financial modeling to evaluate the economic viability of development scenarios. By analyzing anticipated costs, revenues, and investment returns, Leland identifies financial feasibility gaps that may affect project execution. This analysis pinpoints the public investments, regulatory modifications, infrastructure improvements, fee reductions, grant opportunities, and incentives needed to catalyze private investment, enabling clients to prioritize the most viable development opportunities.

Leland Consulting Group Project	Market Assessment Strategy	Development Feasibility Strategy	Economic Impact Analysis
City Center and Airport Subarea Plan, SeaTac, WA	✔		
Colville Tribes Industrial Site Readiness Reports, Omak & Okanogan, WA	✔		
Division Street Transit-Oriented Development Plan, Spokane, WA	✔	✔	
Downtown Economic Vitality Transformation Strategy, Great Falls, MT	✔		✔
Economic Development Strategic Plan, Mountlake Terrace, WA	✔		
Economic Development Strategy, Santa Fe, NM	✔		✔
Economic Development Strategic Plan, Vineyard, UT	✔		
Economic Development Study and Strategy, Bingen, WA	✔		✔
Gateway Site Commercial Market Analysis, Talent, OR	✔		
Housing and Economic Analysis, Sequim, WA	✔		
Housing and Industrial Supply and Demand Study, Sandpoint, ID	✔		
Industrial Site Readiness Plan, Madras, OR	✔		
Industrial Subarea Plan, Airway Heights, WA	✔		
International Air Center Economic Feasibility Study, Roswell, NM	✔	✔	
Johnson Street Property Redevelopment Strategy, Missoula, MT	✔	✔	
Kalispel Tribe Master Land Use Plan, Usk, WA	✔		
Old Town Subarea Plan, Battle Ground, WA	✔		✔
Renton Valley Subarea Plan, Renton, WA	✔		
Urban Renewal Feasibility Analysis, Pocatello, ID	✔	✔	✔
Waterfront Development Strategy, Ridgefield, WA	✔	✔	

ECONOMIC IMPACT ANALYSIS CAPABILITIES

Leland has extensive experience conducting economic and fiscal impact analyses, either as stand-alone assignments or as part of broader market and development studies. This work includes evaluating existing and projected tax revenues, assessing the impacts of public and private investments, analyzing the effectiveness of economic incentives, forecasting job creation and wage growth, and estimating the broader economic benefits associated with proposed development programs. When appropriate, Leland also evaluates transportation and transit-related impacts to provide a comprehensive understanding of a project's economic value and regional influence.

INFRASTRUCTURE AND UTILITY ANALYSIS STRATEGY AND CAPABILITIES

Mead & Hunt provides comprehensive infrastructure and utility planning services that support informed development decisions and long-term implementation success. Their team evaluates existing transportation networks, utility systems, and environmental conditions to identify capacity constraints, service deficiencies, and future infrastructure requirements. Services include transportation and mobility analysis, roadway and intersection assessments, water and wastewater system evaluations, stormwater planning, utility coordination, broadband and telecommunications assessments, environmental review, and capital improvement planning. Mead & Hunt's integrated approach ensures that infrastructure recommendations are realistic, phased, cost-conscious, and aligned with projected development demand, funding opportunities, and long-term operational needs.

PUBLIC ENGAGEMENT PLAN

At Cushing Terrell, we know that real, authentic, and innovative community engagement is critical to the success of comprehensive planning efforts. Our work in other communities throughout the Mountain West underscores our ability to recognize that citizens are very proud of the community they live, work, and play in.

For Pocatello, residents enjoy an ideal location; access to open space, river, and recreation; and a strong historical identity and Frontier legacy. Understanding local values will help us embark on a community-wide conversation as we identify key issues, opportunities, and challenges.

Inclusion

We understand that traditional approaches to outreach can exclude some community members due to language barriers, feedback methodology, the location and time of engagement events, and more. Therefore, we use targeted outreach and marketing strategies to reach communities and populations that have historically been left out of planning processes. We employ non-traditional engagement that invites participants to define project values and reach agreements while keeping the door open for creative, fun, and fiscally responsible expression.

Transparency

Keeping accurate and measurable metrics of the process and then reflecting on the information we've gathered from the community instills trust. We employ this by hosting and regularly updating a project website to display what we've heard from the community so far and give people the opportunity to engage further. This level of transparency helps residents feel empowered because their voices are heard and the Plan ultimately reflects their values and priorities.

Respect

From its mountain roots to its main street charm, Pocatello is rich in character. This can, however, lead to differing opinions about what that character should look like in the future. We pride ourselves on our ability to facilitate conversations that at times can be divisive, but by leveraging shared community values, ultimately result in solutions that are sensitive to the needs of all.

Our approach will focus on building connections, meeting people where they are, and learning from the collective wisdom of people that live and work in the City. As a part of our engagement endeavors, we strive to capture themes of community pride, identify place-based stories, and celebrate the City's unique identity.

CASE STUDY:

For the Carbondale Comprehensive Plan, Cushing Terrell hosted the Town's first ever Open House entirely in Spanish with bilingual facilitators. Feedback from participants highlighted that they were able to share freely in their most comfortable language and communicate their concerns more easily.

ENGAGEMENT METHODS

- **Stakeholder interviews:** Approximately 12–18 interviews spanning the PDA Board and City staff; the Airport Manager and Airport Commission; Bannock Development Corporation; Idaho Power; Union Pacific; the Idaho Transportation Department; Water Pollution Control; existing business park tenants, employers, and landowners; Idaho State University; and the Shoshone-Bannock Tribes. Interviews are conducted early, and findings shape the Existing Conditions Technical Memorandum rather than being appended to it.

- **Public workshops (two in person, per the RFP):** Workshop #1 closes out Existing Conditions: here is what we found, here is what constrains the site, here is what we still need from you. Workshop #2 opens the alternatives: here are two to three futures for the business park, each with its infrastructure cost and absorption timeline attached, and here is the choice in front of us. Both are designed to produce a decision, not a comment period.

- **Community meetings**: Targeted sessions with existing tenants, employers, and adjacent property owners, scheduled around their operations rather than ours, and held on site where practical.

- **Online engagement tools:** A project web presence with an interactive constraints and opportunities map, a comment tool, and a plain-language explainer of what this plan can and cannot decide. Content mirrors what is presented in person, so participation does not depend on attendance.

- **Surveys and questionnaires:** One well-constructed survey timed between the two workshops, offered in English and Spanish, designed to test the alternatives rather than to gather general sentiment.

- **Coordination with public entities, agencies, and utility providers:** A standing technical working group including Idaho Power, Water Pollution Control, the Idaho Transportation Department, the Airport, and Union Pacific, convened at each phase gate. This group is how infrastructure reality enters the plan early enough to shape it.

Documentation and Deliverables

The engagement process will document community priorities, concerns, and opportunities throughout, and will close the loop at each stage. The Public Input Summary Report will state what we heard and then show, specifically, how it changed the plan. Where input did not change the plan, we will say so and explain why. That is the harder report to write, and it is the one that earns the process its credibility.

LEARN MORE

- Cushing Terrell's outreach approach, visit: https://vimeo.com/535935795/6d9df0462d

APA Award After 18 months of intensive involvement in creative public outreach and engagement, for the Chaffee County Comprehensive Plan, Cushing Terrell was awarded the APA Award for Community Engagement.

SCHEDULE

Schedule

The schedule below assumes Notice to Proceed on or about September 21, 2026, per the RFP, and a ten-month duration through July 2027. It is built backward from the deliverables, with PDA review windows scheduled explicitly rather than assumed away.

Activity Name	Duration
Mobilization and Kickoff	Sept–Oct 2026
Existing Conditions and discovery	Oct–Dec 2026
Feasibility and Capacity Testing	Dec 2026–Feb 2027
Alternatives and Preferred Concept	Feb–Apr 2027
Impact Analysis and Implementation	Apr–Jun 2027
Final Document and Adoption	Jun–Jul 2027

CRITICAL PATH

Two dependencies govern this schedule and we manage to them explicitly rather than discovering them:

- The market and feasibility analysis must close before alternatives development begins, because absorption sets the phasing horizon. If that work slips, the alternatives slip with it.
- The economic and fiscal impact analysis cannot begin until the preferred concept is selected, because there is nothing to measure until then. This is why it sits in Months 7–8 rather than running with the rest of Task 4.

The infrastructure and utility analysis runs concurrent with the market work so that capacity findings and absorption findings arrive together, at the same phase gate, and can be reconciled against each other before either is presented.

ABILITY TO PERFORM

Cushing Terrell confirms that our team, together with Mead & Hunt and Leland Consulting Group, has the capacity to begin immediately upon Notice to Proceed and to complete the tasks identified in this Scope of Work within the September 2026 through July 2027 timeframe.

Our senior-led, in-house planning, urban design, and civil engineering staff have dedicated availability for the project window, with peak effort reserved for the feasibility and capacity phase, alternatives development, and implementation.

This structure minimizes handoffs and gives the PDA direct access to the planning, engagement, GIS, urban design, engineering, and quality-control expertise the schedule requires.

COST PROPOSAL

Cost Proposal

LUMP SUM FEE

Cushing Terrell proposes a lump sum fee of $200,000 to complete the Scope of Services described above, inclusive of subconsultant costs and reimbursable expenses.

Fee Breakdown by Task

Task 1.	Project Management and Coordination	$25,000
Task 2.	Existing Conditions Assessment	$27,000
Task 3.	Public and Stakeholder Engagement	$25,000
Task 4.	Economic Feasibility & Market Analysis	$38,000
Task 5.	Infrastructure and Utility Analysis	$34,000
Task 6.	Master Plan Development	$30,000
Task 7.	Implementation Strategy	$10,000
Task 8.	Final Deliverables	$7,000

Reimbursable Expenses $4,000

TOTAL LUMP SUM **$200,000**

Hourly Rate Schedule

Hourly rate schedules for Cushing Terrell, Mead & Hunt, and Leland Consulting Group are provided in the Appendix. Rates apply to any additional services authorized by the PDA outside the scope described above.

Reimbursable Expenses

Reimbursable expenses include travel and lodging for the kickoff meeting, two in-person public workshops, and the in-person PDA meetings identified in the schedule; printing and production of workshop materials, boards, and draft and final plan copies; and the online engagement platform. Reimbursables are included in the lump sum fee above and are itemized in the task breakdown.

Assumptions

Infrastructure and transportation analysis is planning-level and based on existing utility models, published capacity data, and available traffic counts. New field data collection and traffic counts are excluded.

The PDA will provide GIS data, study area boundaries, utility and capacity information, the Airport Master Plan, prior engagement records, and relevant technical studies, including the railroad overpass concept report.

PDA review comments will be provided in a consolidated format within five business days of each deliverable. The schedule assumes timely receipt of source materials and comments.

City staff will lead code amendments; Cushing Terrell will prepare adoption-ready language and support staff presentations. Final deliverables include editable InDesign files, PDFs, and GIS-compatible mapping with layer components, as outlined in Task 8.

APPENDIX
Resumes and Rates

College of Western Idaho Master Plan; *Nampa, ID*

Jason Butler

AIA | NCARB | LEED AP

PRINCIPAL-IN-CHARGE

Professional Registration

Architect / CT, DC, DE, ID, MD, MO, NH, NV, PA, UT, VA, VT

LEED Accredited Professional

Expertise

Project Management
Leadership

Facilitating Collaboration

Project Schedule and Budget Adherence

Innovative and High-quality Design

Education

Bachelor of Architecture, University of Idaho

Cushing Terrell

Role: **Executive oversight, strategic direction, client leadership, and quality assurance.**

Jason, principal and co-leader of the Commercial Design Studio at Cushing Terrell, brings extensive experience and expertise in planning, designing, and enhancing new and existing facilities. He excels at understanding client needs and leading Cushing Terrell's integrated teams in collaborative decision-making processes. Jason's firm grasp of design principles and exceptional listening skills empower him to develop innovative, practical solutions that align with client goals. He has a proven track record of fostering open communication, encouraging participation, and creating positive work environments that yield successful project outcomes.

Relevant Experience

City of Boise, Lusk District Urban Renewal Planning Study; Boise, ID

CCDC Urban Renewal Framework Plan Shoreline District; Boise, ID

City of Boise Planning and Development Services Masterplan Update; Boise, ID

City of Boise West End Planning, Boise, ID

City of Boise, City Hall Planning, 2nd Floor Remodel; Boise, ID

BVA Downtown Site, Mixed-Use Building; Boise, ID

Ten Mile Crossing Office Bldg. 6, 3-story; Meridian, ID

College of Western Idaho Campus, Ada County Campus Master Plan; Boise, ID

Andrew Baker

AICP

PROJECT MANAGER | URBAN PLANNER

Professional Registration

Certified Planner / National Certificate (AICP)

Expertise

Urban Design

Code Analysis

Comprehensive & Neighborhood Planning

Development Entitlements

Education

Bachelor's Degree in Urban Planning, University of Colorado Boulder

Cushing Terrell

Role: **Existing conditions analysis, land use planning, zoning recommendations, and implementation framework development.**

Copilot said: Andrew is an urban planner with more than a decade of experience in both the public and private sectors. His expertise includes development entitlements, urban design, code analysis, comprehensive and neighborhood planning, and process improvement, with projects spanning more than a dozen Colorado municipalities. Before joining Cushing Terrell, he managed multiple planning contracts for a multidisciplinary consulting firm, leading complex entitlement efforts, coordinating project teams, and providing development review services for local governments. His background in municipal planning gives him a strong understanding of public-sector priorities, and he is passionate about creating places and advancing equitable community outcomes.

Relevant Experience

Parker 2050 Master Plan; Parker, CO

Town of Alpine Master Plan; Alpine, WY

City of Aspen Process Improvement Consultation; Aspen, CO*

City of Woodland Park Process Improvement Consultation; Woodland Park, CO*

Daisy Preliminary Development Plan; Dacono, CO*

Bridle Creek Preliminary Development Plan; Dacono, CO*

City On-Call Planning Consultation & Development Review Services; Commerce City, CO*

2020 Black Hawk Comprehensive Plan Update; Black Hawk, CO*

**Completed prior to joining Cushing Terrell*

Alex Modrzecki

AICP

URBAN PLANNER | GIS MAPPING

Professional Registration

Certified Planner / National Certificate (AICP)

Expertise

Urban Planning

Data management

Visualization

Graphic communication

Geospatial analysis

Education

Master of Science Urban and Regional Planning, University of Colorado Denver

Cushing Terrell.

Role: **GIS, Mapping & Data Analysis Lead – Spatial analysis, land use inventories, mapping, visualization, and technical graphics.**

Alex's background in economics has informed a holistic and forward-looking approach to planning and design projects. He specializes in geographic information systems, data visualization, and graphic communication. Alex has a passion for using data-driven quantitative analysis to uplift people's voices and lived experiences.

This passion has led to a range of professional experiences in food security, active mobility, environmental design, and urban morphology. Alex's primary objective is to create places that are functional, sustainable, and contextually sensitive to each community's unique character. Alex will provide expertise in GIS base mapping, site analysis, and graphic communication.

Relevant Experience

Town of Alpine Master Plan; Alpine, WY

Fraser Comprehensive Plan & Downtown Vision Plan; Fraser, CO

Zero Point Development, Conceptual Design; Sandpoint, ID

Parker 2050 Master Plan; Parker, CO

Montana Department of Commerce Housing Supply & Land Suitability Analysis; Statewide

Superior Superior Comprehensive Plan; Superior, CO

Glenwood Springs Comprehensive Plan; Glenwood Springs, CO

Lochbuie Comprehensive Plan; Lochbuie, CO

Federal Heights Comprehensive Plan; Federal Heights, CO

Nora Bland

AICP

DIRECTOR OF PLANNING
COMMUNITY ENGAGEMENT SPECIALSIT

Professional Registration

Certified Planner / National Certificate (AICP)

Expertise

Community Engagement

Long-range Planning Policy

Land Use Planning

Urban Design

Technical Plan Writing

Education

Master of Urban and Regional Planning,
University of Colorado Denver

Role: **Stakeholder coordination, planning integration, and delivery oversight.**

Nora is a certified urban planner, project manager, and leader with a background in nonprofit work and sustainability planning. She thrives in complex scenarios where multiple stakeholders, issues, projects, and solutions collide.

Nora specializes in designing award-winning community engagement efforts that are inclusive, creative, results-driven, and fun! As a leader of Cushing Terrell's planning team, Nora has expanded the firm's community engagement program, leveraging her creativity and problem-solving skills on projects from housing and land use, to urban design and placemaking.

Relevant Experience

Belgrade Downtown Design Plan & Urban Renewal Plan; Belgrade, MT

Town of Alpine Master Plan; Alpine, WY

College of Western Idaho Master Plan; Nampa, ID

Together Chaffee Comprehensive Plan; Chaffee, CO

Parker 2050 Master Plamn; Parker, CO

Glenwood Springs Comprehensive Plan; Glenwood Springs, CO

Routt County Master Plan; Routt County, CO

Town of Carbondale Comprehensive Plan Update; Carbondale, CO

Fraser Comprehensive Plan & Downtown Vision Plan; Fraser, CO

Lewistown Growth Policy and Land Use Plan; Lewistown, MT

Cushing Terrell.

Isaura Perez

BILINGUAL OUTREACH SPECIALIST

Expertise

Spanish Translation and Interpretation

Sustainable Community Developments

Inclusive and Equitable Engagement

Affordable Housing Initiatives

Education

Bachelor of Environmental Design, Texas A&M University

Cushing Terrell

Role: **Inclusive engagement, stakeholder outreach, Spanish-language facilitation, and survey coordination.**

Isaura is a bilingual design and community engagement specialist with over a decade of experience. Her work focuses on fostering inclusive, community-driven outcomes through effective communication, culturally responsive engagement, and thoughtful design.

With a background in environmental design and a strong foundation in mixed-use and affordable housing projects, Isaura brings a practical understanding of how planning decisions impact diverse communities. She has contributed to a wide range of planning, housing, and urban design efforts, where she integrates technical knowledge with accessible communication strategies.

Relevant Experience

Idaho and Ward Workforce Housing; McCall, ID

Hawkins Companies, Canyon Ridge Apartments; Boise, ID

Lumberyard Affordable Housing Neighborhood Master Plan; Aspen, CO

Space to Create Salida Affordable Housing; Salida, CO

Diamond Walkable Mixed-Use Neighborhood and Site Design; Black Diamond, WA

Belgrade Downtown Design Plan; Belgrade, MT

Barshop and Oles - Bar W; Leander, TX

Inland Affinity Affordable Housing; Bend, OR

Grouse Mountain Lodge, Whitefish, MT

Josh Shiverick

NCARB

INDUSTRIAL DEVELOPMENT ADVISOR

Expertise

Industrial Facility Design

Industrial Development Planning

Site Planning & Programming

Manufacturing & Distribution Facilities

Development Feasibility

Education

Associate of Applied Science / Drafting Technology, College of Western Idaho

Role: **Industrial development expertise, site planning, building feasibility, and implementation support.**

Josh is an experienced Industrial Design Lead at Cushing Terrell with an impressive 13-year career working on industrial projects. He goes above and beyond traditional leadership roles by fostering a collaborative atmosphere that encourages knowledge-sharing among team members.

With his expertise in industrial design, he skillfully directs teams to deliver cost-effective solutions diligently customized to our client's budget, scope, and schedule.

Relevant Experience

Scentsy, Industrial Warehouse 4; Meridian, ID

College of Western Idaho Master Plan; Nampa, ID

The Flying Pickle, Industrial TI; Meridian, ID

Hickory Industrial Warehouse Core & Shell; Meridian, ID

Scentsy, Industrial Warehouse 2; Meridian, ID

Strider Group, Gowen Industrial Park; Boise, ID

Sleepy Hollow Properties, Industrial Flex; Caldwell, ID

UPS Supply Chain Solutions, Bozeman Parcel Distribution Center; Bozeman, ID

Hickory Industrial Warehouse, K1 Speed TI; Meridian, ID

St. Lukes Industrial Warehouse TI; Meridian, ID

Cushing Terrell

Chris Zahas

AICP

IMPLEMENTATION & DEVELOPMENT STRATEGY LEAD

Professional Registration

Certified Planner / National Certificate (AICP)

Expertise

Real Estate Strategy

Implementation Planning

Economic Development Planning

Education

Master of Urban and Regional Planning, Portland State University

LELAND CONSULTING GROUP

Role: **Development strategy, implementation planning, public-private partnerships, and redevelopment guidance.**

Chris is a real estate strategist and urban planning leader with more than 25 years of experience guiding communities from vision to implementation. He specializes in downtown revitalization, corridor redevelopment, employment districts, and public-private partnerships, with a focus on translating market insights into realistic, actionable plans. Chris has led dozens of implementation strategies, helping communities align land use policies with economic trends, development feasibility, and infrastructure investment. His approach emphasizes practical decision-making, ensuring that long-range plans are grounded in how development actually occurs. With a strong background in economic development and redevelopment, Chris brings a clear understanding of how to position communities for sustainable growth and long-term competitiveness.

Relevant Experience

Downtown Housing and Revitalization Initiative; Boise, ID

Southwest Area Plan; McMinnville, OR

Sherwood West Concept Plan Refinement; Sherwood, OR

Health Corridor Master Plan and Economic Feasibility Study; Coeur d'Alene, ID

Stuck River Road/Mt. Rainier Vista Master Plan and Planned Action EIS; Auburn, WA

Comprehensive Plan Update and Economic Development Strategy; Meridian, ID

State Street Urban Renewal District Eligibility Study; Boise, ID

Sandpoint Citywide Housing and Industrial Market Analysis; Sandpoint, ID

Jennifer Shuch

ECONOMIC DEVELOPMENT
FISCAL ANALYSIS SPECIALIST

Expertise

Urban and Economic Planning

Market Analysis

Quantitative/Qualitative Data Assessments

Data Visualization

Education

Master of Urban Planning, University of Southern California

Role: **Economic trends analysis, redevelopment opportunities, fiscal impacts, and data visualization.**

Jennifer is a data-driven, equity-focused planner who strives to understand urban environments from the perspective and needs of a wide variety of users. She believes that greater inclusivity creates stronger communities and fosters economic growth. Her passion for urban and economic planning stems from her interest in accessibility and universal design as well as her experiences living in a variety of urban, suburban, and rural communities.

Jennifer is experienced in market analysis using a combination of quantitative and qualitative data. She combines clearly written assessments with data visualizations and has experience conducting feasibility studies for a variety of housing types as well as hospitality, office, and retail.

Relevant Experience

Fraser Comprehensive Plan & Downtown Vision Plan; Fraser, CO

Superior Comprehensive Plan; Superior, CO

Comprehensive Plan Update; Nampa, ID

Downtown Property Redevelopment Strategy; Sandpoint, ID

Climate Friendly Area Mobility and Low-Car District Study; Bend, OR

Stuck River Road/Mt. Rainier Vista Master Plan and Planned Action EIS; Auburn, WA

Economic Development Strategic Plan; Vineyard, UT

Point at Nine Mile Market Study; Aurora, CO

LELAND
CONSULTING GROUP

Ted Kamp

MARKET FEASIBILITY & ECONOMIC ANALYSIS LEAD

Expertise

Housing Analysis

Market Economics
Demographic Analysis

Translating complex market data into user-friendly information

Role: **Market analysis, absorption forecasting, highest-and-best-use analysis, and development feasibility.**

Ted provides market analysis in support of strategic land use decisions for public planners and private developers. Drawing on expertise in GIS, market economics, and demographic analysis, he incorporates user-friendly information design to convey critical market intelligence to stakeholders.

His work spans a variety of development and planning contexts including urban infill, economic development, suburban revitalization, impact analysis, and transit-oriented development.

Relevant Experience

Comprehensive Plan Update; Whatcom County, WA

Superior Comprehensive Plan; Superior, CO

Parker Master Plan; Parker, CO

Federal Heights Comprehensive Plan Update; Federal Heights, CO
Glenwood Springs Comprehensive Plan; Glenwood Springs, CO

Lochbuie Comprehensive Plan; Lochbuie, CO

Comprehensive Plan; Brighton, CO

Citywide Retail Analysis; Boulder, CO

Carbondale Comprehensive Plan Update; Carbondale, CO

LELAND CONSULTING GROUP

Brian Carranza

AICP | PLA

AIRPORT LAND USE & COMPATIBILITY LEAD

Professional Registration

Certified Planner / National Certificate (AICP)

Landscape Architect

Expertise

Land Use Planning

Airport Planning

Environmental Planning

Transportation Planning

Education

Masters in Community Planning and Economic Development, Penn State University

Role: **FAA compatibility review, airport-adjacent development planning, and land use alternatives evaluation.**

Brian is a certified planner and licensed landscape architect with expertise in airport land use planning, landside planning, transportation, parking operations, and stakeholder engagement. He has led planning and design projects for airports, industrial facilities, campuses, and public-sector clients nationwide. Brian specializes in developing practical, implementation-focused solutions that balance long-term vision, site constraints, and stakeholder priorities through clear analysis, planning, and visualization

Relevant Experience

ONT Highest and Best Land Use Study, Ontario International Airport; Ontario, CA

PSP Airport Master Plan, Palm Springs International; Palm Springs, CA

IWA Airport Landside Plan, Transportation Network and Parking Lot Needs Assessment/Design, Phoenix-Mesa Gateway Airport; Mesa, AZ

Riverside County Airport Land Use Compatibility Plan (ALUCP) Update Riverside County Transportation & Land Management Agency; Riverside County, CA

Mead&Hunt

Eric A. Laing

AVIATION ECONOMICS LEAD

Professional Registration

Certificated commercial pilot, land and sea

Instrument rating

Advanced ground instructor

Expertise

Aviation project management
Airport economic impact studies

Airport financial studies

Aviation system plans

Airport master planning

Airport noise studies

Air cargo studies

Education

Master of Science, Aeronautical Science, Embry-Riddle Aeronautical University

Mead&Hunt

Role: **Airport economic impact modeling, fiscal analysis, ROI evaluation, and aviation market insights.**

Eric is an aviation economist with more than 25 years of experience in airport economic and financial analysis. He has completed over 4,300 economic impact studies for general aviation and commercial service airports nationwide, helping airports and state agencies quantify economic benefits and inform investment decisions. His expertise includes economic impact modeling, financial forecasting, ROI analysis, cost-benefit evaluations, bond feasibility studies, and airport funding strategies, providing clients with rigorous analysis and actionable recommendations.

Relevant Experience

Airport Economic Impact Study, Idaho Airport System Plan

Idaho Department of Transportation, lead analyst; Idaho

Airport Economic Impact Study, Economic Impact of Aviation in North Dakota, North Dakota Aeronautics Commission, lead analyst; North Dakota

Airport Financial Study, Newport Municipal Airport Master Plan
Newport Municipal Airport; Newport, OR

Air Cargo Studies, Dona Ana County International Jetport Air Cargo Study, Dona Ana County International Jetport; Santa Teresa, NM

Air Cargo Studies, Natrona County Airport Air Cargo Master Plan
Natrona County Board of Commissioners; Casper, WY

Paul Silberman

PE | PTOE

INFRASTRUCTURE & TRANSPORTATION PLANNING LEAD

Professional Registration

Engineer / ID

Professional Traffic Operations Engineer (PTOE)

Expertise

Airport planning

Transportation Planning

Parking Operations and Management

Transit Planning and Operations

Stakeholder coordination and public outreach

Education

Master of Science, Civil Engineering

Mead&Hunt

Role: **Transportation systems analysis, access planning, utility coordination, mobility strategy, and infrastructure recommendations.**

Paul has over 25 years of experience in airport landside planning, data collection and analysis, multimodal transportation planning, community and land use planning, travel demand forecasting, site planning, utility planning, environmental planning and stakeholder coordination and public outreach. Paul has supported multiple aviation projects including airport master plans, airport layout plans, gap analysis/facilities needs and requirements, terminal area planning for roadways, intersections, pedestrian circulation, public and private transit/ shuttle routing and service plans, parking facilities and airport access improvements, ground transportation/ intermodal services including electric and automated vehicles, wayfinding/ traveler information systems, cost estimates and NEPA documentation and permitting.

Relevant Experience

Shuttle Feasibility/Pilot Study, JAC/ Southern Teton Area Rapid Transit (START); Jackson, WY

PSP Airport Master Plan; Palm Springs, CA

HDN Yampa Valley Regional Airport Terminal and Landside Plan, Hayden Airport; Hayden, CO

Landside Circulation Improvements, Glacier Park International Airport; Glacier, MT

IWA Airport New Terminal Landside Plan and Parking Needs Assessment, Phoenix-Mesa Gateway Airport; Mesa, AZ

Sun Valley Airport Master Plan; Sun Valley, ID

Savannah Terrell

URBAN DESIGNER & PLANNING VISUALIZATION

Expertise

Landside Airport Planning
Transportation Planning
Land Use Analysis
GIS Mapping
Stakeholder Engagement
Planning Graphics
3D Visualization
Multimodal Circulation Planning

Education

Masters in Urban Design,
University of Colorado Denver

Mead&Hunt

Role: **Concept development, land use alternatives, graphics, renderings, and stakeholder-facing visual materials.**

Savannah is an urban designer and transportation planner with experience supporting airport planning, transit feasibility, corridor planning, and comprehensive planning efforts. She translates land use, transportation, development opportunities, and stakeholder input into GIS-based exhibits, visualizations, and stakeholder-facing materials that support implementation-focused planning documents for public-sector clients. Her technical skills include Illustrator, InDesign, Photoshop, GIS, ArcGIS Pro, AGOL, ArcUrban, CityEngine, SketchUp, and Microsoft Office Suite.

Relevant Experience

Land Use and Continuous Planning San Antonio International Airport; San Antonio, TX

Terminal Area Plan, Augusta Regional Airport (AGS); Augusta, GA

Terminal Area Plan, Yampa Valley Regional Airport (HDN); Hayden, CO

East Side Terminal Planning Phoenix-Mesa Airport (IWA); Mesa, AZ

Terminal Area Master Plan, Will Rogers World Airport (OKC),; Oklahoma City, OK

Master Plan, Palm Springs International Airport (PSP), Palm Springs, CA

Shuttle Feasibility/Pilot Study, Southern Teton Area Rapid Transit; Jackson, WY

Carbondale Comprehensive Plan Update; Carbondale, CO

2026 Standard Hourly Rates

Cushing Terrell

ARCHITECTURAL	Min	Max
Architectural Production	$ 108.00	$ 149.00
Architectural	$ 133.00	$ 169.00
Project Architect	$ 151.00	$ 181.00
Project Management - Architectural	$ 216.00	$ 247.00
Director/Lead of Architectural	$ 263.00	$ 292.00
Landscape Architect	$ 120.00	$ 134.00
Landscape Architect Senior	$ 197.00	$ 265.00
Planner	$ 119.00	$ 172.00
Interior Designer	$ 103.00	$ 165.00
Interior Designer Senior	$ 173.00	$ 242.00
Sustainability Professional	$ 148.00	$ 163.00
Sustainability Senior	$ 213.00	$ 214.00
Architectural Principal	$ 248.00	$ 318.00
ENGINEERING		
Engineering Production Civil	$ 129.00	$ 195.00
Engineering Civil	$ 193.00	$ 196.00
Engineering Civil Senior	$ 266.00	$ 294.00
Engineering Production Structural	$ 106.00	$ 162.00
Engineering Structural	$ 146.00	$ 201.00
Engineering Structural Senior	$ 235.00	$ 275.00
Engineering Production Electrical	$ 142.00	$ 168.00
Engineering Electrical	$ 161.00	$ 233.00
Engineering Electrical Senior	$ 266.00	$ 274.00
Engineering Production Mechanical	$ 115.00	$ 153.00
Engineering Mechanical	$ 162.00	$ 248.00
Engineering Mechanical Senior	$ 197.00	$ 256.00
Engineering Production Refrigeration	$ 115.00	$ 137.00
Engineering Refrigeration	$ 112.00	$ 175.00
Engineering Refrigeration Senior	$ 195.00	$ 259.00
Engineering Principal	$ 265.00	$ 318.00
SUPPORT		
Project Coordinator	$ 128.00	$ 130.00
Administrative Assistant	$ 98.00	$ 124.00
Graphic Designer	$ 122.00	$ 148.00

cushingterrell.com

RE: Pocatello Regional Airport Business Park Master Plan, Economic Feasibility, and Infrastructure Analysis

Project Manager	$245/ hour
Senior Engineer/ Planner	$235/ hour
Project Engineer/ Planner	$190/ hour
Junior Engineer/ Planner	$155/ hour
CADD Designer	$145/ hour
Engineering Technician	$135/ hour
GIS Analyst	$125/ hour

Billing Rates

Staff Member	Billing Rate
Chris Zahas, Managing Principal	$295
Senior Associate	$225
Associate	$210
Senior Urban Development Analyst	$200
Urban Development Analyst	$180
Administrative	$140

Appendix A. Non-Collusion Affidavit

NON-COLLUSION AFFIDAVIT
THIS FORM IS TO BE EXECUTED BY RESPONDENT AND SUBMITTED WITH PROPOSAL.

STATE OF Idaho)
:ss
COUNTY OF Ada County)

Jason Butler, being first duly sworn, deposes and says that he or she is Principal-in-Charge of Cushing Terrell, the (sole owner, partner, president, secretary, etc.) party making the foregoing proposal, that the proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the Respondent has not directly or indirectly induced or solicited any other respondent to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any respondent or anyone else to put in a sham proposal, or that anyone shall refrain from responding; that the Respondent has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the Respondent or any other respondent, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other respondent, or to secure any advantage against the public body awarding the contract or anyone interested in the proposed contract; that all statements contained in the Proposal are true; and further, that the Respondent has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, proposal depository, or to any member or agent thereof, to effectuate a collusive or sham proposal.

Signed: ____________________

Title: Jason Butler, Principal-in-Charge

Subscribed and sworn to before me

This 21st day of July, 2026

Notary Public in and for the

County of Ada

State of Idaho

Residing at Boise, ID

My Commission expires NOV 14, 2028

(SEAL)

JENNIFER JUAREZ
Notary Public - State of Idaho
Commission Number 20225296
My Commission Expires Nov 14, 2028

POCATELLO DEVELOPMENT AUTHORITY

REQUEST FOR PROPOSALS (RFP): Pocatello Regional Airport Business Park Master Plan, Economic Feasibility, and Infrastructure Analysis

Date of Addendum: June 24, 2026 (1), JULY 24, 2026 (2)

RFP Due Date & Time: July, 31, 2026 at 4:00 PM MDT

Addendum #1:

Question 1: It can be beneficial to have a budget range to target our proposal to, and scale the deliverables to fall somewhere in that range. Is that something you would be willing to share?

Response to Question 1: The PDA anticipates the budget for this project fall between $150,000-$200,000. Please note that in Section V.C Evaluation Criteria one of the identified evaluation criteria is related to the Cost Proposal.

Addendum #2:

Question 1: Has the PDA established a budget or funding range for this project?

Response to Question 1: The PDA anticipates the budget for this project fall between $150,000-$200,000. Please note that in Section V.C Evaluation Criteria one of the identified evaluation criteria is related to the Cost Proposal.

Question 2: Does the Cost Proposal section count toward the 20-page maximum?

Response to Question 2: The Cost Proposal section does count toward the 20-page maximum.

Question 3: Will the PDA provide existing GIS data, utility mapping, and traffic counts for the study area, or should proposals budget for new data collection?

Response to Question 3: The PDA can provide existing GIS data and utility mapping through the City of Pocatello GIS Department. A user agreement will be required. There are not current traffic counts for the study area and new data collection for traffic counts may be included in the budget proposals.

JB

Question 4: Will the current Airport Master Plan consultant remain engaged for FAA coordination, or should the selected firm plan to lead FAA reviews and approvals?

> Response to Question 4: The selected consultant of the Airport Master Plan will not remain engaged for FAA coordination beyond the approval of the master plan. The selected consultant should plan to lead the FAA reviews and approvals of the master plan only.

Question 5: Can the PDA share an inventory of parcel ownership within the 1,740-acre study area?

> Response to Question 5: All parcels in the 1,740-acre study area is owned by the City of Pocatello.

Contact:
Brent McLane
911 N. 7th Ave
Pocatello, ID 83201
208-234-6184
bmclane@pocatello.gov

JB

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Thank you.

Cushing Terrell

800 W. Main St., Ste. 800
Boise, ID 83702
208.336.4900

cushingterrell.com

RESOLUTION NO. 2026-8

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF POCATELLO, IDAHO, SELECTING CUSHING TERRELL TO PREPARE THE POCATELLO REGIONAL AIRPORT BUSINESS PARK MASTER PLAN, ECONOMIC FEASIBILITY, AND INFRASTRUCTURE ANALYSIS IN RESPONSE TO THE AGENCY'S REQUEST FOR PROPOSALS; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AN AGREEMENT AND ANY OTHER NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; 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 (hereinafter the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council ("City Council") of the City of Pocatello ("City"), 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 Property was constructed in 1909 of unreinforced masonry and shares common walls on both sides. The Property presents a risk of falling stones and it is in the best public interest to demolish the building;

WHEREAS, the Law and Act provide for the Agency to retain and engage professional services;

WHEREAS, the Agency complies with various provisions of the Idaho Code as may be applicable to the Agency for the selection of services;

WHEREAS, the Agency issued a Request for Proposals (RFP) for Pocatello Regional Airport Business Park Master Plan, Economic Feasibility, and Infrastructure Analysis on June 8,

2026. Addendum 1 published on June 24, 2026, and Addendum 2 published on July 24, 2026.

WHEREAS, as a result of the RFP, the Agency received five (5) proposals by the published deadline of 4:00 p.m. (MT) on July 31, 2026: Cushing Terrell; Ardurra Group Inc.; Clearwater Financial; FOTH and Place Dynamics LLC;

WHEREAS, the Agency reviewed the five (5) proposals for compliance with the technical requirements prescribed in the RFP and determined that Cushing Terrell; Ardurra Group Inc.; Clearwater Financial; FOTH and Place Dynamics LLC; satisfied those requirements by submitting the required information, release, and a detailed, responsive proposal;

WHEREAS, a panel subsequently evaluated the five (5) proposals that complied with the technical requirements on the basis of qualifications and demonstrated competence, with scoring based on a point system outlined in the RFP;

WHEREAS, Cushing Terrell was the top-ranked proposer, to conduct the services included in the RFP; and,

WHEREAS, the Agency Board of Commissioners finds it to be in the best public interest to approve the selection of Cushing Terrell and to authorize the Agency Executive Director to negotiate an agreement to bring back to the Board for approval.

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 selects Cushing Terrell to provide the services set forth in the RFP, based on the examination of the proposals by the evaluation panel and their findings.

Section 3. That the Executive Director is hereby authorized to negotiate an agreement with Cushing Terrell to bring back to the Agency Board for approval.

Section 4: 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 August 19, 2026. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 19th day of August 2026.

APPROVED:

By____
Chair of the Board

ATTEST:

By__________________________________
Secretary

4911-5044-4941, v. 1

Action Item 11

Task Order #4

Date: May 20, 2026

Project Title: Assist Perspective Planning & Consulting with identification of eligible public infrastructure projects within the Proposed Historic Downtown District and estimated cost estimates to support the proposed economic feasibility study and the urban renewal plan.

Project Description: Consult with Agency Consultant, Perspective Planning & Consulting, the Agency Board and Staff, City Staff and Agency Legal Counsel to review existing City and utility documents and identify eligible public infrastructure projects within the Proposed Historic Downtown District and provide estimated cost estimates to support the proposed economic feasibility study and urban renewal plan.

Review and provide comment on the economic feasibility study and the draft urban renewal plan.

Conduct other related tasks as specifically directed by the Chair and/or the Executive Director.

Attend meetings as directed by the Agency Executive Director.

Expected Deliverable: As directed by the Chair and/or the Agency Executive Director

Anticipated Timeline (If known): December 31, 2026

Anticipated Cost: $120 per hour

Urban Renewal Agency of the City of Pocatello, Idaho, also known as Pocatello Development Authority "AGENCY"	"CONSULTANT"
By:___________________________________ Printed Name: David Villarreal Title: Chair	By:___________________________________ Printed Name: Merril Quayle, P.E.
Date: May 20, 2026	Date: __________________________

ATTEST

By:_____________________________
Secretary

4934-8028-6605, v. 1

Action Item 12

Task Order #5

Date: August 19, 2026

Project Title: Assist with Projects Related to the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District Plan (Airport District).

Project Description: Assist the Pocatello Development Authority (PDA) with preparation of a request for proposals and selection of a consultant to prepare the Airport District Pocatello Regional Airport Master Plan (PRAMP). Work with PDA staff and legal counsel on a professional services agreement with the selected consultant. Work with the selected consultant for the PRAMP to identify infrastructure improvements, review and provide guidance to consultant on infrastructure design preferences, review of consultant work product and invoices.

For any infrastructure projects in the Airport District, manage the public procurement process for selection of public works contractors, review infrastructure design, construction drawings, review project estimates and costs, review invoices of completed work for accuracy and commercial reasonableness, perform site inspection of on-going and completed projects. Coordinate with PDA and City staff.

General tasks include participating in project coordination meetings, and attend other meetings as directed by the Chair and/or the Agency Executive Director, as well as perform Airport District tasks as assigned by the Agency Executive Director and/or Chair.

Expected Deliverable: As directed by the Chair and/or the Agency Executive Director

Anticipated Timeline (If known): On-going

Anticipated Cost: $120 per hour

Urban Renewal Agency of the City of Pocatello, Idaho, also known as Pocatello Development Authority "AGENCY"

"CONSULTANT"

By:____
Printed Name: David Villarreal
Title: Chair

Date: _____________________________________

By:____
Printed Name: Merril Quayle, P.E.

Date: _____________________________________

ATTEST

By:_____________________________________
Secretary

Action Item 13

CHANGE ORDER REQUEST

Monarch Building - Demolition Project

OWNER	Pocatello Development Authority	**CONTRACTOR**	Staton Companies
REQUEST DATE	August 10, 2026	**CHANGE ORDER NO.**	1

REQUESTED CHANGE

Provide labor, materials, equipment, access, surface preparation, patching, finishing, and cleanup necessary to patch the wall openings remaining from the removed wood pockets. The completed patches will leave the affected walls in a more rodent resistant and finished condition.

REASON FOR CHANGE

Once exposed, the wood frame floor beams rested on the brick walls via ledger pockets. These pockets are deemed to be a nesting spots for birds and creatures and create a unpleasing visual. Staton Companies proposes completing this additional wall-patching work during the adjusted work period. A portion of the patching has already been performed in good faith to confirm the work requirements and anticipated cost.

CONTRACT SUM ADJUSTMENT	CONTRACT TIME ADJUSTMENT
+ $10,900.00	**+ 1 week**

By signing below, the Contractor requests authorization for the stated change in scope, contract sum, and contract time. Owner approval is required before this request modifies the Contract.

CONTRACTOR REQUEST

8/10/26

Jonathan Carlton, Project Manager — Date

CONTRACTOR: STATON COMPANIES

OWNER APPROVAL

OWNER: POCATELLO DEVELOPMENT AUTHORITY

BY: ______________________ ______________________

David Villarreal, PDA Chair — Date

ATTEST:

BY: ______________________ ______________________

Aceline McCulla, Secretary — Date

Action Item 15

POCATELLO DEVELOPMENT AUTHORITY

Proposal to Design and Facilitate a Board Planning Work Session

Prepared for: Brent McLane, Executive Director, Pocatello Development Authority
Prepared by: Rob Lion, Black River Performance Management
Date: July 15, 2026

Purpose and Intent

This proposal presents a structured planning work session for the Pocatello Development Authority board. Its purpose is to convene the board for a focused day that builds a common, authoritative understanding of the Authority's work and the financing tools it relies on, and that moves the board from individual perspectives toward shared priorities and clear direction.

A central intent of the session is to centralize the board's understanding of how a development authority operates, so that every member reasons from the same definitions and the same facts. Consensus is strongest when it rests on shared footing. This session is designed to establish that footing, build agreement, and align the board so that as it moves forward it does so from one shared point of view rather than several.

Tax Increment Financing, or TIF, is the mechanism at the center of this work. When a district is established, the growth in property tax revenue generated within its boundaries is captured and reinvested in that same area rather than flowing to the general tax rolls. That captured growth, known as the increment, funds the public improvements a district is created to support. The Authority currently manages several districts at different stages: some approaching closure near 2030, with limited time remaining to deploy their capacity; others early in their lifespan with substantial runway; and additional districts under consideration. In parallel, the Authority is advancing a master plan and economic analysis for the airport business park. These converging priorities create consequential near-term decisions, and they warrant the deliberate attention a dedicated session provides.

Objectives

The session is built to accomplish three outcomes. First, it establishes a shared and accurate understanding of what TIF can and cannot do, answering directly the questions most often raised about how district funds may be used. Second, it produces a common view of the status, purpose, and remaining opportunity within each district. Third, it guides the board to prioritize and sequence its attention, with particular focus on the districts nearing closure and the decisions required to use their remaining years well.

Facilitator

I am a professor at Idaho State University, a business owner, and a consultant with clients across the United States and abroad. My work centers on human behavior, planning, organizational performance, and turnarounds, and I bring extensive experience facilitating strategic and governance sessions for boards, agencies, and organizations. I serve this engagement as an independent, neutral facilitator, engaged for my facilitation and planning expertise and not to represent any district, project, or interest.

Approach

I facilitate the full session from open to close, and I remain neutral throughout. I structure the process, manage time, draw out and order the board's priorities, and hold the room to its own conclusions without advocating for any district, project, or outcome. The design front-loads the legal grounding so that every subsequent conversation rests on settled ground, then moves through the districts from those nearest closure to those still emerging, before turning to the board's prioritization. Throughout the day, I capture notes and thoughts, and I lead the group in unpacking the information so that every thread informs the planning discussion that follows.

The Authority's legal counsel provides the legal grounding, and PDA staff present the current status of the districts. I facilitate each working segment and lead the prioritization discussion. The agenda below sets the sequence.

Time	Segment (facilitated throughout by Rob Lion)	Subject-matter resource
10:00 to 11:30	Legal grounding: what TIF can and cannot do, the open-meeting and public-records rules that govern the session, and how the district closure process operates	Meghan Conrad, legal counsel
11:30 to 12:00	Lunch, furnished by the PDA	Break
12:00 to about 1:30	Status of each district and its projects, sequenced from nearest closure to newest and emerging	PDA staff
About 1:30 to close	Prioritization and planning discussion, captured in real time on a shared board	Rob Lion

Times are approximate. I facilitate each working segment and lead the afternoon discussion. Meghan Conrad remains available for questions into the early afternoon, and the close depends on the flow of discussion.

Deliverables

The engagement produces a facilitated planning day and a written report. The report documents the priorities the board established, the sequencing it agreed upon, the decisions and next steps identified, and the open items warranting future attention. It gives the Authority a durable record from which to act.

Logistics

The session is scheduled for October 2026. PDA staff is coordinating the arrangements, and the Authority will furnish the venue, lunch, refreshments, and all materials. The session is an open public meeting, with a closed session available should a sensitive matter arise.

Fee

The fee for this engagement is $3,500, inclusive of all preparation, the full facilitated day, and the written report. It is a single flat fee, with no hourly billing and no separate charge for preparation or documentation.

Terms

This proposal covers one planning work session, including preparation and one written report. The fee assumes a single session on the scheduled date. Because the date falls in October and is subject to travel and weather, either party may reschedule with reasonable notice at no penalty. I will invoice the Authority upon delivery of the written report, with payment due within thirty days. I serve as an independent contractor.

Next Steps

On approval, I will coordinate the final agenda and timing with PDA staff and prepare for the session. I can be reached at the details below to answer any questions.

Respectfully submitted,

Rob Lion
Consultant
rob@blackriverpm.com
208.450.5957

Action Item 16

RESOLUTION NO. 2026-8

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 HISTORIC DOWNTOWN POCATELLO 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 Ordinance Plant Urban Renewal Plan (the “Naval Ordinance Plant Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2797 on June 22, 2006, approving the Naval Ordinance Plant Plan, making certain findings, and establishing the Naval Ordinance Plant revenue allocation area (the “Naval Ordinance 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 City Council, on November 20, 2025, after notice duly published conducted a public hearing on the Urban Renewal Plan for the South 5th Avenue Urban Renewal Project (the "South 5th Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3168 on November 20, 2025, approving the South 5th Plan, making certain findings, and establishing the South 5th revenue allocation area (the "South 5th 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. In 2025, SBF was directed to proceed with study and planning efforts related to the Old Town Area, now known as the Historic Downtown Pocatello Area, and preparation of an eligibility report of an area approximately 352 acres in size (including public rights-of-way). The area is roughly bounded by the Portneuf River to the north and south, Johnson Avenue to the west, and the Union Pacific Railroad to the east, and is commonly referred to as the Historic Downtown Pocatello Area (the "Study Area");

WHEREAS, the Agency obtained the Historic Downtown Pocatello Urban Renewal Area Eligibility Report, dated August 1, 2025 (the "Report"), which examined the Study Area 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. deterioration of site or other improvements; and
b. diversity of ownership;

WHEREAS, the Study Area does not include open space/open land;

WHEREAS, the effects of the listed conditions cited in the Report constitute an economic or social liability, and are 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 does not include parcels subject to such consent;

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, to the extent applicable, the conditions to acquire applicable open lands has been met;

WHEREAS, the Agency Board, on August 20, 2025, adopted Resolution No. 2025-5, 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 City Council on September 4, 2025, adopted Resolution No. 2025-33, 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 Urban Renewal plan for the Historic Downtown Urban Renewal Project (the "HD Plan"), to develop and/or redevelop a portion of the City pursuant to the Law and Act, as amended;

WHEREAS, the HD Plan proposes to create an urban renewal and revenue allocation area commonly known as the Historic Downtown Project Area (the "HD 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 HD Plan as Attachments 1 and 2 respectively;

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 HD Plan for the area previously designated as eligible for urban renewal planning;

WHEREAS, Agency consultant, Perspective Planning & Consulting, LLC, through the preparation of the economic feasibility study, independently verified that the HD Project Area continues to meet the statutory eligibility criteria for designation as an urban renewal project area;

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

WHEREAS, the HD 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 HD Plan and submit the HD 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 HD Plan concerning the use of revenue allocation funds and approved such information at several Agency Board meetings in 2026, and considered the HD Plan at its meeting on August 19, 2026;

WHEREAS, the HD 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 HD 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 HD Plan and to adopt, as part of the HD Plan, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the HD Plan in order to (1) encourage private development in the urban renewal area; (2) to prevent and arrest decay of the HD 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 HD 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 HD Plan is likely to increase as a result of initiation of urban renewal projects in accordance with the HD 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 HD 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 HD 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 HD 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 POCATELLO, IDAHO, AS FOLLOWS:

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

Section 2. It is hereby found and determined that the HD Project Area as defined in the HD 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 HD Plan along with any changes discussed at the August 19, 2026, Agency Board meeting, including but not limited to technical edits to the HD Plan, finalization of the Attachments to the HD Plan, including but not limited to the boundary map, legal description, land use and zoning maps, 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 Perspective Planning & Consulting, LLC.

Section 4. That the Agency recommends that the HD 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 August 19, 2026, Agency Board meeting.

Section 5. That the Agency Administrator, if not attached at the time of the Agency Board's consideration, prior to consideration of the HD Plan by the City Council will include final Attachments to the Plan, including but not limited to the map depicting expected land use of the HD Project Area.

Section 6. 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 HD 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 7. It is hereby found and determined that:

(a) The HD 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, office, retail, multi-family residential, hospitality and industrial components of the HD 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 HD Plan.

(b) The HD Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development, and redevelopment of the HD Project Area by private enterprises.

(c) To the extent necessary, the HD Plan provides a feasible method for relocation of any displaced families residing within the HD Project Area.

(d) To the extent the HD Project Area contains "open land" areas, that the Agency may acquire any open land, that the HD 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 HD 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 HD 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 HD 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 HD 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 8. That this Resolution constitutes the necessary action of the Agency under the Law, Section 50-2008, Idaho Code, and the Act.

Section 9. 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 HD 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 HD Plan to the various taxing entities as required by Idaho Code § 50-2906.

Section 10. 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 August 19, 2026. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 19th day of August 2026.

By: ______________________________
David Villarreal Jr., PDA Chair

ATTEST:

By_________________________________
Aceline McCulla, Secretary

Exhibit 1

Urban Renewal Plan for the Historic Downtown Urban Renewal Project

4920-1479-5112, v. 1

URBAN RENEWAL PLAN FOR THE
HISTORIC DOWNTOWN URBAN RENEWAL PROJECT

THE URBAN RENEWAL AGENCY OF THE CITY OF POCATELLO
A/K/A THE POCATELLO DEVELOPMENT AUTHORITY
CITY OF POCATELLO, IDAHO

Ordinance No. ________
Adopted _________
Effective _________

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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

100 INTRODUCTION

This is the Urban Renewal Plan (the "Plan") for the Historic Downtown Urban Renewal Project (the "Project") in the City of Pocatello (the "City"), state of Idaho. Attachments 1 through 5 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 Historic Downtown 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.

<u>Plan Required Information</u>

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

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 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 residential (including new construction and upper-floor conversions), 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 priority projects and a portion or all of the identified non-priority improvements, which projects and improvements are collectively set forth in Attachment 5, 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), (6), (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 structured parking facilities, curb, gutters and sidewalks, public gathering spaces, pathways and other connectivity improvements for pedestrians and cyclists, which, in turn, establish the necessary infrastructure to support adjacent private investment, which in this case includes mixed-use, commercial, office, retail, multi-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 studying, planning, design and construction of a structured parking facility in the Historic Downtown to further encourage the development of surface parking lots and underutilized parcels and to support increased housing density and economic development opportunities.

b. To plan, develop, design and implement a signage and wayfinding system to create a sense of place and to support navigation within the Historic Downtown and to establish connectivity with the broader community.

c. To fund the Monarch Hotel demolition to address a significant safety concern within the Historic Downtown.

d. The planning, design, construction and/or reconstruction of public improvements, including but not limited to installation, repair and/or widening 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;

e. The planning, design, construction, and reconstruction of the Benton Street bridge to support walkability and bikeability; and improvements to the Portneuf Greenway Trail to further support connectivity improvements and options;

f. The replanning, redesign, and development of undeveloped or underdeveloped areas which are stagnant or improperly utilized because of site conditions requiring remediation and/or assessment support;

g. 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;

h. The provision of adequate land for open space, and improvements to existing parks and open space, including Simplot Square, Depot Crossroads and Portneuf Land;

i. 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;

j. 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;

k. The acquisition of real property to support development and/or redevelopment initiatives consistent with the Law and Act, including parcel assemblage;

l. To engage in public-private partnerships to advance desired public projects and improvements, and to provide matching funds to leverage access to grants;

m. 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 352-acre project area (the "Study Area") and prepare an eligibility report. The Study Area included parcels located within the City limits. The Historic Downtown Pocatello Urban Renewal Area Eligibility Study dated August 1, 2025, (the "Report") was submitted to the Agency. The Agency accepted the Report by Agency Resolution No. 2025-5 on August 20, 2025, and thereafter submitted the Report to the City Council for its consideration.

The City Council deemed the Study Area to be a deteriorating area and/or a deteriorated area, and therefore, eligible for an urban renewal project by adoption of Resolution No. 2025-33 on September 4, 2025. With the adoption of Resolution No. 2025-33, 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.

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 Study Area includes undeveloped improved parcels, which are generally less than an acre and associated with or accessory to an adjacent improved parcel, such as side yards, parking areas, garages and access drives. These parcels do not meet the definition of an agricultural operation, and therefore, no agricultural operation consents are required.

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. _______ on [August 19], 2026, and submitted the Plan to 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 City. After consideration of the Plan, the Commission reported to the City Council that this Plan is in conformity with the City's Comprehensive Plan.

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 _____________, 2026, by Ordinance No. __________.

103 History and Current Conditions of the Area

This Project Area includes an estimated 352 acres (including public rights-of-way). The Project Area is bounded roughly by the Portneuf River to the north and south, Johnson Avenue to the west, and the Union Pacific Railroad to the east. Approximately 39 acres of the Project Area are publicly owned by the City, Bannock County, or state, 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, industrial, institutional, right-of-way, and park/recreational uses.

The Report found deterioration of site or other improvements to be meaningfully present and reasonably distributed within the Project Area. Documented conditions found deterioration on surface improvements, including streets, sidewalks and alleys, including cracks, alligatoring of pavement, crumbling curbs and damaged driveways on approximately 69% of improved parcel acreage in the Project Area. Additionally, due to 77% of parcels in the Project Area having unique ownerships, diversity of ownership presents challenges to parcel assemblage to create developable parcels to meet the goals set forth in the Comprehensive Plan.

The Report further found the Project Area represents an economic liability as the taxable value growth within the Project Area was lagging behind the growth occurring outside the boundaries of the Project Area over the 2019-2023 period. The Report also considered the Project Area's conformance with the 2040 Comprehensive Plan, the 2019 Pocatello Historic Preservation Plan, and the 2022 Downtown Development Plan, which planning areas overlap the Project Area. Taken together, the planning documents contemplate support for the historic downtown, creation of a sense of place and the goal of historic preservation. To that end, support for public infrastructure and reinvestment within the Project Area from revenue allocation proceeds would help close the gap between the planning goals and funding to remediate these social deficiencies.

The presence of eligibility conditions was reconfirmed by consultant Brad Cramer, Perspective Planning and Consulting, LLC, as part of the preparation in support of the Historic Downtown Pocatello Urban Renewal District Economic Feasibility Study, which study is attached hereto as Attachment 5. The consultant conducted two site visits within the Project Area, including a windshield survey and a walking tour. The consultant confirmed the conditions documented by SB Friedman Development Advisors, LLC, continued to be present throughout the Project Area, and further documented visible deterioration to storefronts, upper-floor vacancy, and parcels that had been used for storage for an extended period of time. This additional review reaffirms the Project Area continues to meet the statutory eligibility criteria for designation as an urban renewal project area.

The Plan proposes targeted investment in priority projects and the installation and improvements to public infrastructure and other publicly owned assets throughout the Project Area, as more specifically set forth in Attachment 5. These investments create the opportunity to support mixed-use, commercial, office, retail, multi-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 deterioration of site or other improvements and diversity of ownership, both conditions which were found to be reasonably present and meaningfully distributed throughout the Project Area. The foregoing conditions result in economic underdevelopment of the area, economic liability and social liability that 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. Public reinvestment triggering new developments could support a variety of housing opportunities with diverse rental and income ranges, which support and add to the fabric of the Historic Downtown, creating place, enhancing connectivity and community 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 and projects to support revitalization of the Project Area would not occur.

104 Purpose of Activities

Attachment 5 includes the priority public projects and improvements list identifying with specificity the proposed public improvements and projects contemplated in the Project Area. The anticipated revenue projected over the duration of the Project Area, modeled in Attachment 5 using three scenarios: Conservative, Base Case and Upside, each exceed the estimated costs of the priority projects. Additional lesser priority public projects and improvements are separately listed but are not specifically prioritized. The three revenue projection models, Conservative, Base Case and Upside, all project that revenues will be available to fund at least a portion of the lesser priority improvements. Additionally, these are projects that may be advance funded by developers; have alternative sources of funding; or may be re-prioritized to the priority public projects and improvements list depending on how development occurs within the Project Area.

Attachment 5 identifies the estimated location of some of the proposed projects in the Project Area, and if not specifically identified, the projects are anticipated to be located throughout the Project Area as funds are available. The description of activities, public improvements and projects, and the estimated costs of those items are intended to frame the scope 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 substituting identified lesser priority projects for identified 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 and/or establish the location of proposed improvements and projects 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 and projects. 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 Attachment 5 will be determined or prioritized as the overall Project Area develops and through the annual budget setting process.

The activities listed in Attachment 5 are also prioritized by way of importance to the Agency with priority public projects and improvements deemed to be important activities to spur reinvestment and new taxable development in the Project Area, to achieve the higher objectives of community and place-making, and to support long term goals and planning vision. 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 market conditions and the availability of 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 duration of the Plan and Project Area.

The Study (Attachments 5) has described a list of prioritized public projects and improvements and other related activities with estimated costs totaling approximately $5,110,000. The Study has further identified a list of additional projects with an estimated cost of $23,000,000. The Study has concluded the capacity of revenue allocation funds through the term of the Plan based on the projected new development projects, levy rate projections, and assessed value increases under the Conservative model is estimated to generate $12,000,000; under the Base Case model is estimated to generate $20,100,000; and under the Upside model is estimated to generate $33,400,000. The Agency reserves the discretion and flexibility to use revenue allocation proceeds in excess of the amounts predicted for the projects, improvements and activities identified in Attachment 5 in the event higher revenues are realized during the term of the 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 projects, 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 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 undeveloped improved parcels that could meet the undefined "open land" intent requiring the area meet the conditions set forth in 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. As set forth in the City's planning documents, the need for downtown housing is significant and integral to successful community reinvestment, place-making and meeting the goals of the Comprehensive Plan. 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 fragmented streetscapes, including curb, gutter, sidewalks, and storm drainage facilities, are all conditions that delay development in the Project Area. Further, the widespread deterioration of site and other improvements, diversity of ownership; and economic liability are all conditions which delay or impair development of the open land areas and satisfy the open land conditions.

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 and/or public-private partnerships within the Project Area to achieve the objectives of this Plan;

b. The demolition of the Monarch Hotel to remove an immediate public safety hazard following a determination that the building could not be preserved or restored;

c. In conjunction with the City parking management strategy, fund planning studies, including a downtown parking study to support the construction of a structured parking facility;

d. The engineering, design, installation, and construction of a structured parking facility, which will encourage development of surface parking lots and vacant/undeveloped parcels, and will provide opportunities for greater housing density;

e. Plan, design and install signage and wayfinding within the Project Area to support placemaking and to establish multi-modal transportation connectivity within the Project Area and to the greater community;

f. The engineering, design, installation, construction and/or reconstruction of sidewalks (including sidewalk widening) 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;

g. The engineering, design, installation, construction and/or reconstruction of the Benton Street bridge to support pedestrian and bicycle improvements;

h. The engineering, design, installation, construction and/or reconstruction of the Portneuf Greenway Trail connectivity improvements;

i. The engineering, design, installation, construction and/or reconstruction of Simplot Square, Depot Crossroads, Portneuf Landing to make plaza, parking and public space improvements, to increase recreation activity points, and to provide enhanced public gathering spaces;

j. 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; floodway and flood zone mitigation; and other public improvements that may be deemed appropriate by the Board;

k. 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;

l. 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;

m. 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;

n. The management of any property acquired by and under the ownership and control of the Agency;

o. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;

p. 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 light industrial projects;

q. The provision of financial and other assistance to encourage greater density;

r. The rehabilitation of structures and improvements by present owners, their successors, and the Agency, to support historic preservation and restoration goals;

s. The preparation and assembly of adequate sites for the development and construction of facilities for mixed-use, commercial, office, retail, multi-family residential, hospitality and light industrial use;

t. 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;

u. 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;

v. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment, and provide matching funds to leverage other grants and programs;

w. 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;

x. The environmental assessment and remediation support of brownfield sites, or sites where environmental conditions detrimental to development and/or redevelopment exist;

y. Agency participation in the assessment and/or remediation of any brownfield or other environmental conditions present in the Project Area; and

z. 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 continue to arrest or impair growth in the Project Area primarily attributed to: deterioration of site or other improvements and diversity of ownership. 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 streetscape 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, multi-family residential, hospitality and light industrial projects within the Project Area that is oriented toward creating a sense of place, preserving the historic nature of downtown, and blending the urban environment with the adjacent natural elements, and also provides economic, recreational, and residential opportunities for surrounding neighborhoods and businesses.

c. Secure and improve certain public open space, parks, plazas, and recreation access points in critical areas.

d. Initiate projects designed to increase density, encourage an active downtown, and provide enhanced connectivity through pedestrian and cycling 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, 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" or "reimbursement 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 public projects and 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.

<u>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, 2046. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any owner participation agreement</u>.

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 projects and 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 projects and 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 public 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 or for a demonstration project.

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, 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, multi-family residential, hospitality, community uses, light industrial projects and economic development projects to support a vibrant downtown. 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. To the extent any parcel is deemed to be "open land," such 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 capacity[1] to acquire real property in the Project Area for the public projects and 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

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

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 streetscapes and property assemblage. The Agency reserves the right to determine which properties, if any, should be acquired.

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, environmental assessment and/or remediation, 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 projects and 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, 2046. 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 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.

312 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.

313 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 entitles 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 as may be 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, streetscapes, 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/property owner 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, 2026. These revenue allocation provisions shall apply to all taxing districts which are located in or overlap the Revenue Allocation Area[2] 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.

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[2] 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, if applicable.

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 projects, improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact statement setting forth the impact of the revenue allocation area upon the overlapping 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 private development opportunities, levy rate projections, and valuation increases that drive the estimated future revenues. The identified public projects and infrastructure may take longer depending on the significance and timeliness of development. Alternatively, the activity may be completed earlier if revenue allocation proceeds are greater than projected 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 projects and/or improvements. Developer/property owner 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) accumulated for such use, or to borrow funds by incurring debt through notes or other obligations. This Project primarily anticipates funding the Project and Project Costs through pay-as-you-go accumulation of funds, or through participation agreements.

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.

502.1 Economic Feasibility Study

Attachment 5 constitutes the Historic Downtown Pocatello Urban Renewal District Economic Feasibility Study for the Project Area (the "Study"), prepared by Perspective Planning & Consulting LLC. The Study constitutes the financial analysis required by the Act and is based upon existing information from planning documents, 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/property owner 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 prioritized public improvements as set forth in the Study, and in Section 301, which will facilitate the mixed-use, commercial, office, retail, 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, and other guiding planning documents.

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, as well as existing planning studies as identified in Attachment 5. 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 projects and improvements, or activities within the Study are prioritized by importance to identify projects of impact where earlier completion is anticipated to drive development opportunities and taxable values within the Project Area. Timing of funding for this Project Area 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. Because of the nature of a downtown redevelopment Project, where it can take longer for revenue to accumulate, the Study used three models to test revenue projections: Conservative, Base Case, and Upside. In projecting new construction, in each scenario, the Study considered parcels identified as expected to develop over the life of the Project Area. Additionally, the Conservative scenario projected one new development site. The Base Case further expanded projected development to include upper-floor residential conversions, townhome infill development, and one mixed use infill project on an existing surface parking lot. The Upside scenario contemplates earlier delivery dates for identified projects, a second mixed-use surface-lot infill and additional upper-floor conversions. While the Study reviewed comparison valuation data for similar projects, ultimately a value-multiplier methodology was established and applied in the Study.

The Study assumed improved properties within the Project Area would appreciate by 4% annually in the Conservative model; 5% annually in the Base Case model; and 7% in the Upside model. Further, both the Base Case and Upside models contemplated spillover increased values on properties surrounding catalytic new developments projected to occur in 2033 and 2036. All three scenarios project a 3% annual levy rate decline. Using these assumptions, the models projected the following revenue generation in the Project Area to fund public projects and infrastructure improvements net of the costs for reimbursement of the Monarch Hotel demolition costs and administration costs: Conservative scenario: $10,023,841; Base Case scenario: $17,324,394; and Upside scenario: $29,269,715.

The types of new construction expected in the Project Area are: mixed-use buildings; increased density/multi-family residential projects; upper-floor residential conversions; 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, 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 an increase in high-density or in-fill 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 streetscape infrastructure, structured public parking, and pedestrian/bicycle amenities, desired 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 Limitation[3]

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. The assessed taxable value for the City as of January 1, 2025, is $5,048,525,439.00. Therefore, the 10% limit is $504,852,544.00.

The adjusted base assessed value of each of the existing revenue allocation areas as of January 1, 2026, and the proposed base value for the Project Area are as follows:

Northgate Urban Renewal District	$6,092,919
Naval Ordnance Urban Renewal District	$6,917,600
North Portneuf Urban Renewal District	$3,657,348
Pocatello Regional Airport Urban Renewal	$22,023[4]

[3] Due to the timing of the assessment process and creation of this Plan, a mix of 2024, 2025 values and 2026 estimated values have been used to establish compliance with the 10% limitation. Using the blended values, the total adjusted base values of the existing revenue allocation areas combined with the value of this Project Area is 7.9% of the total taxable value of the City. Even assuming an increase in values for 2026, the combined adjusted base values of the revenue allocation areas would not exceed 10% of the current assessed taxable value for the entire City.

[4] Updated base value requested from Power County. For purposes of the 10% calculation, the known 2024 base value is used. It is not anticipated there will be a significant increase to this valuation.

District	
South 5th Avenue Urban Renewal District	$192,260,128
Proposed Historic Downtown Urban Renewal District	$188,969,736[5]
Total	$397,919,754

The adjusted base values for the combined revenue allocation area and the estimated base value for the proposed Project Area total $397,919,754, which is less than 10% of the City's 2025 taxable value.

502.4 Financial Limitation

The Study identifies several public projects and infrastructure improvements. Use of any particular funding source for any particular purpose is not assured or identified. Use of the funding source shall be 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.

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 annual revenue allocations, developer advance funding contributions, city contributions, interfund loan, and other financing sources as permitted by law. This Study identifies the kind, number, and general location of all proposed public works or improvements, a detailed list of prioritized and additional estimated project costs, a description of the methods of financing, 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. In anticipation of development of this Plan and due to increased public safety concerns, the Agency commenced the Monarch Hotel demolition project with the understanding the inter-fund transfer would be reimbursed. Each scenario in the Study contemplates the $780,000 demolition cost will be repaid from 80% of the Project Area revenue allocation proceeds until the balance is paid in full. The Study also projects an annual 10% allocation to cover Agency operations.

The Study has further identified and described a list of "unfunded" additional improvements, i.e., non-prioritized projects on the project list. The revenue generation models project that under any scenario there will be revenue allocation funds available to fund some portion of the non-prioritized projects. 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

[5] 2025 valuation provided by the Bannock County Assessor.

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 projects and 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, then 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 jurisdiction[6]. 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 occurs.[7] 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 2026 certified levy rates are not determined until late September or October 2026, the 2025 certified levy rates have been used as a base to support the assumptions in the Study for purposes of the analysis[8]. Those taxing districts and levy rates are as follows:

Taxing Districts	Levy Rates:
Bannock County	.002819651
Bannock County Abatement District	.000017220
Bannock County Ambulance	0
Bannock County Road & Bridge	.000223552
City of Pocatello	.005967219
Pocatello School #25	0
TOTAL[9]:	**0.009027642**

The Study has made certain assumptions concerning the levy rate. Under each scenario in the Study, the levy rate is estimated to decrease 3% annually for the duration of 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.

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[6] 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.

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

[8] Due to the timing of the taxing districts' budget and levy setting process, certification of the 2026 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 2025 levy rates are used. Use of the 2025 levy rates provides a more accurate base than estimating the 2026 levy rates.

[9] Net of voter approved bonds and levies.

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 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 Study finds the Plan and Project economically feasible as under all three models there is projected to be sufficient funding for the prioritized portion of the total cost of the identified public projects and improvements shown in the Study. The Study also projects there will be revenue allocation funding available as well as 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 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, 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.

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, 2046, except for any revenue allocation proceeds received in calendar year 2047, as contemplated by Idaho Code § 50-2905(7). The Agency may use proceeds in 2047 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, 2046.

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, 2047, 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.

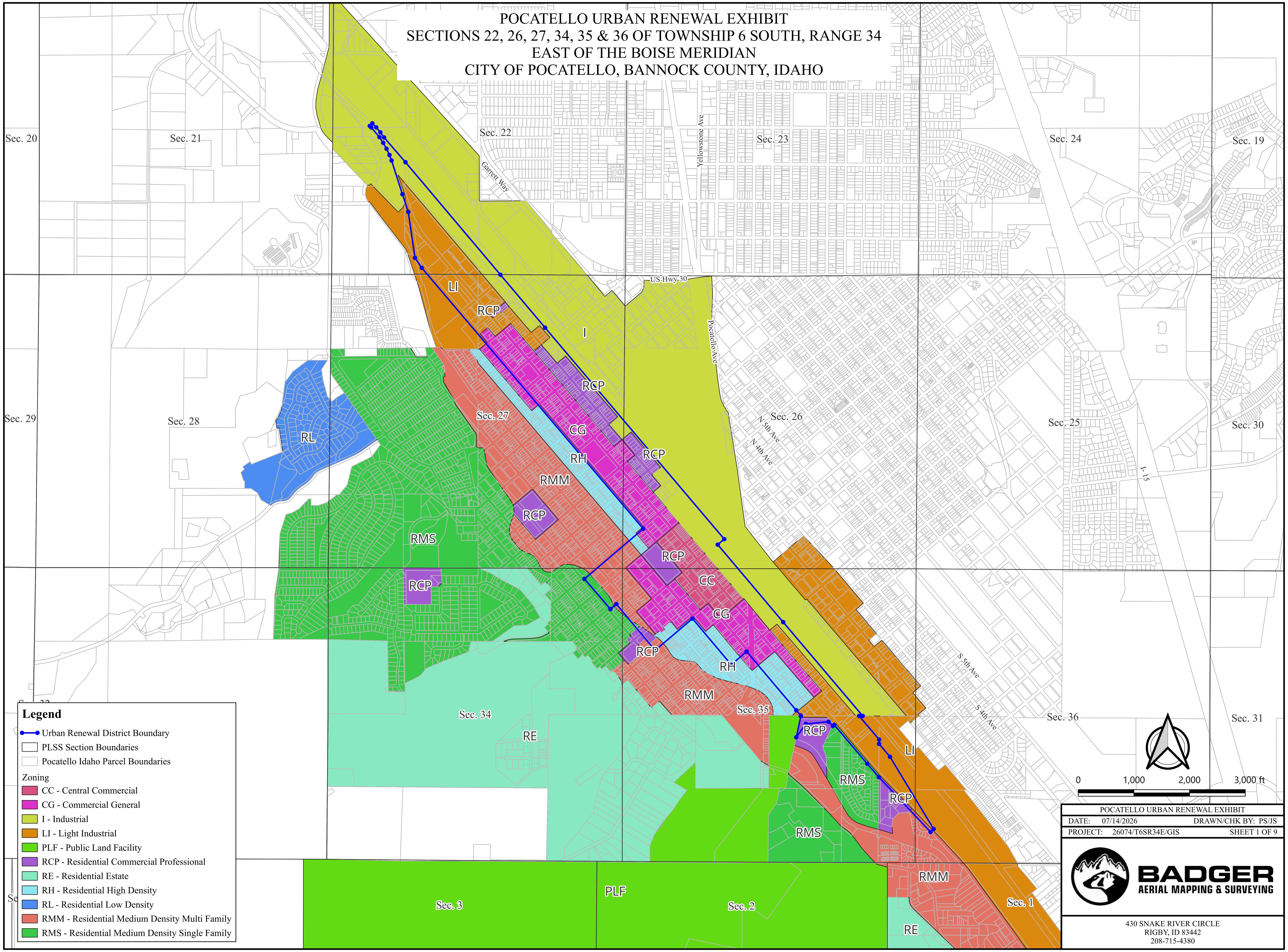
Additionally, the Agency must comply with certain other reporting requirements as set forth in the local government registry portal, Idaho Code §§ 67-1076 and 50-2006(5)(c), State of Idaho Controller's Office, and Idaho Code § 50-2913, the tax commission plan repository, and Idaho Code § 50-2903A, the 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.

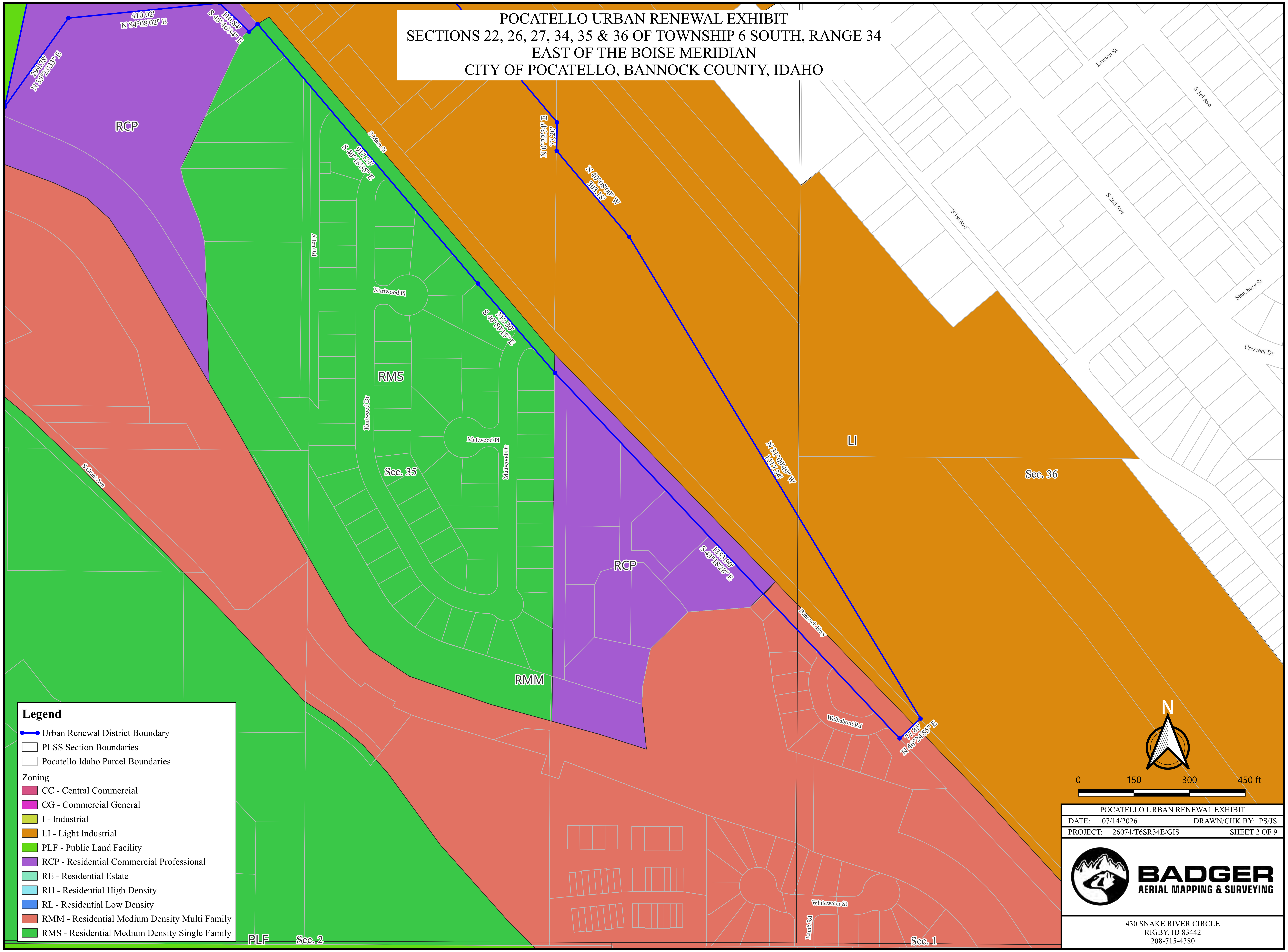
1200 APPENDICES, ATTACHMENTS, EXHIBITS, TABLES

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.

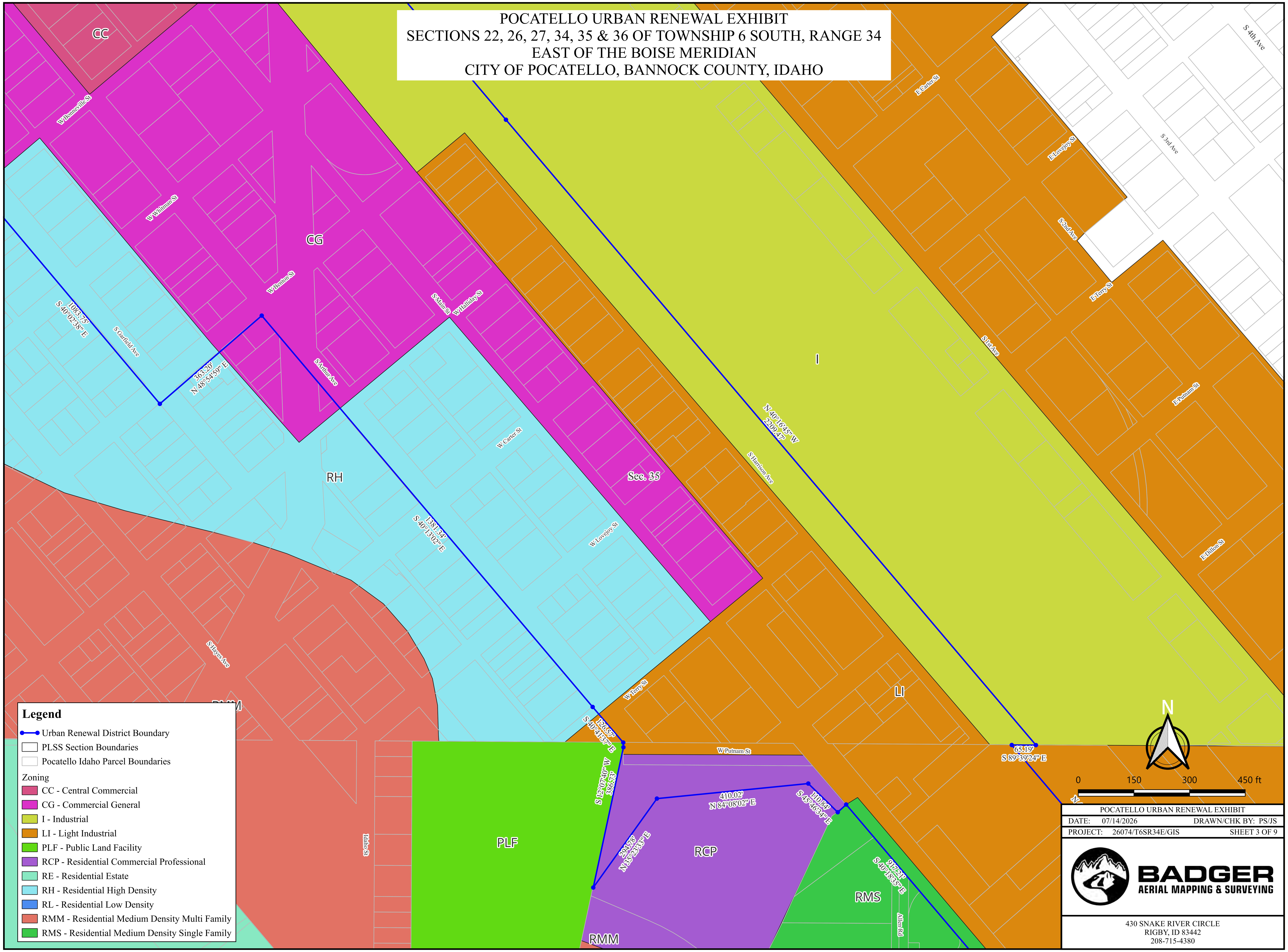
Attachment 1

Boundary Map of Urban Renewal Project Area and Revenue Allocation Area


POCATELLO URBAN RENEWAL EXHIBIT
SECTIONS 22, 26, 27, 34, 35 & 36 OF TOWNSHIP 6 SOUTH, RANGE 34
EAST OF THE BOISE MERIDIAN
CITY OF POCATELLO, BANNOCK COUNTY, IDAHO
Sec. 20
Sec. 21
Sec. 22
Sec. 23
Sec. 24
Sec. 19
Sec. 29
Sec. 28
Sec. 27
Sec. 26
Sec. 25
Sec. 30
Sec. 34
Sec. 35
Sec. 36
Sec. 31
Sec. 3
Sec. 2
Sec. 1
Garrett Way
Yellowstone Ave
US Hwy 30
Pocatello Ave
N 5th Ave
N 4th Ave
S 5th Ave
S 4th Ave
I-15
LI
RCP
I
CG
RH
RMM
RL
RMS
CC
RE
PLF
Legend
Urban Renewal District Boundary
PLSS Section Boundaries
Pocatello Idaho Parcel Boundaries
Zoning
CC - Central Commercial
CG - Commercial General
I - Industrial
LI - Light Industrial
PLF - Public Land Facility
RCP - Residential Commercial Professional
RE - Residential Estate
RH - Residential High Density
RL - Residential Low Density
RMM - Residential Medium Density Multi Family
RMS - Residential Medium Density Single Family
0
1,000
2,000
3,000 ft
POCATELLO URBAN RENEWAL EXHIBIT
DATE: 07/14/2026
DRAWN/CHK BY: PS/JS
PROJECT: 26074/T6SR34E/GIS
SHEET 1 OF 9
BADGER
AERIAL MAPPING & SURVEYING
430 SNAKE RIVER CIRCLE
RIGBY, ID 83442
208-715-4380



POCATELLO URBAN RENEWAL EXHIBIT
SECTIONS 22, 26, 27, 34, 35 & 36 OF TOWNSHIP 6 SOUTH, RANGE 34
EAST OF THE BOISE MERIDIAN
CITY OF POCATELLO, BANNOCK COUNTY, IDAHO
410.02'
N 84°08'02" E
110.84'
S 45°46'34" E
294.78'
N 35°23'33" E
N 0°22'54" E
77.20'
N 40°08'00" W
303.18'
912.21'
S 40°18'55" E
318.30'
S 40°30'15" E
N 31°09'49" W
1512.34'
1353.90'
S 43°18'28" E
77.85'
N 46°24'55" E
RCP
RMS
RMM
LI
PLF
Sec. 35
Sec. 36
Sec. 2
Sec. 1
S Main St
Allen Rd
Kurtwood Pl
Kurtwood Dr
Mattwood Pl
Mattwood Dr
S Grant Ave
Bannock Hwy
Walkabout Rd
Whitewater St
Lamb Rd
Lawton St
S 3rd Ave
S 2nd Ave
S 1st Ave
Stansbury St
Crescent Dr
N
0
150
300
450 ft
Legend
Urban Renewal District Boundary
PLSS Section Boundaries
Pocatello Idaho Parcel Boundaries
Zoning
CC - Central Commercial
CG - Commercial General
I - Industrial
LI - Light Industrial
PLF - Public Land Facility
RCP - Residential Commercial Professional
RE - Residential Estate
RH - Residential High Density
RL - Residential Low Density
RMM - Residential Medium Density Multi Family
RMS - Residential Medium Density Single Family
POCATELLO URBAN RENEWAL EXHIBIT
DATE: 07/14/2026
DRAWN/CHK BY: PS/JS
PROJECT: 26074/T6SR34E/GIS
SHEET 2 OF 9
BADGER
AERIAL MAPPING & SURVEYING
430 SNAKE RIVER CIRCLE
RIGBY, ID 83442
208-715-4380



POCATELLO URBAN RENEWAL EXHIBIT
SECTIONS 22, 26, 27, 34, 35 & 36 OF TOWNSHIP 6 SOUTH, RANGE 34
EAST OF THE BOISE MERIDIAN
CITY OF POCATELLO, BANNOCK COUNTY, IDAHO
CC
CG
I
LI
RH
RMM
PLF
RCP
RMS
Sec. 35
W Bonneville St
W Whitman St
W Benton St
S Main St
W Halliday St
S Garfield Ave
S Arthur Ave
W Carter St
W Lovejoy St
S Hayes Ave
W Terry St
W Putnam St
S Harrison Ave
S 1st Ave
S 2nd Ave
S 3rd Ave
S 4th Ave
E Carter St
E Lovejoy St
E Terry St
E Putnam St
E Dillon St
Idaho St
Allen Rd
1083.75' S 40°02'38" E
363.20' N 48°54'59" E
1381.34' S 40°13'02" E
N 40°16'45" W 2209.47'
126.57' S 40°41'57" E
S 12°07'40" W 386.73'
294.58' N 35°23'33" E
410.02' N 84°08'02" E
110.84' S 45°46'34" E
917.21' S 40°18'35" E
65.19' S 89°39'24" E
N
0 150 300 450 ft
Legend
Urban Renewal District Boundary
PLSS Section Boundaries
Pocatello Idaho Parcel Boundaries
Zoning
CC - Central Commercial
CG - Commercial General
I - Industrial
LI - Light Industrial
PLF - Public Land Facility
RCP - Residential Commercial Professional
RE - Residential Estate
RH - Residential High Density
RL - Residential Low Density
RMM - Residential Medium Density Multi Family
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POCATELLO URBAN RENEWAL EXHIBIT
DATE: 07/14/2026
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PROJECT: 26074/T6SR34E/GIS
SHEET 3 OF 9
BADGER
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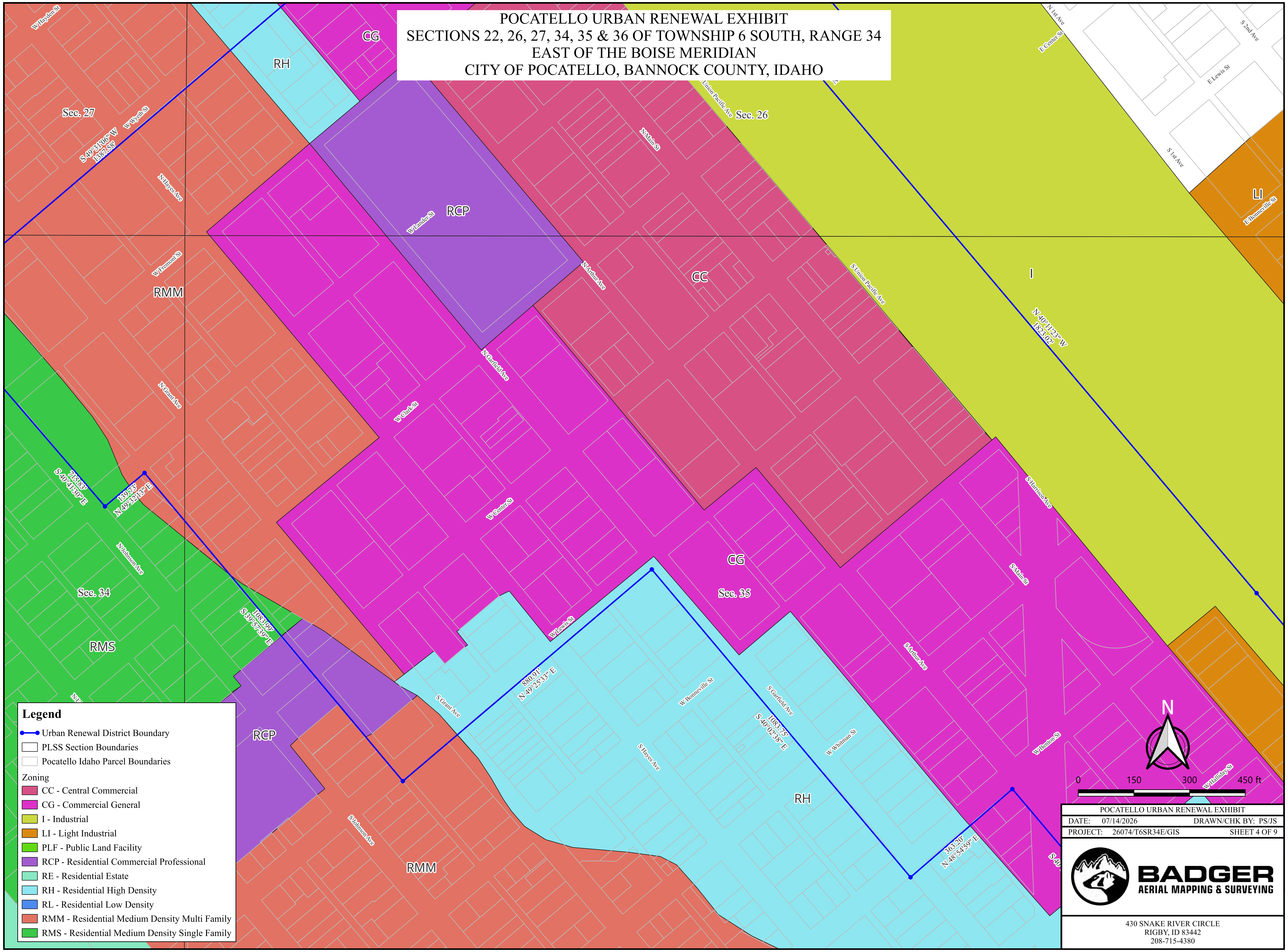

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SECTIONS 22, 26, 27, 34, 35 & 36 OF TOWNSHIP 6 SOUTH, RANGE 34
EAST OF THE BOISE MERIDIAN
CITY OF POCATELLO, BANNOCK COUNTY, IDAHO
CG
RH
RCP
CC
I
LI
RMM
RMS
CG
RCP
RH
RMM
Sec. 27
Sec. 26
Sec. 34
Sec. 35
S 49°31'06" W 1387.58'
713.83' S 40°41'30" E
139.53' N 49°32'13" E
1083.99' S 39°57'39" E
880.91' N 49°25'33" E
1083.73' S 40°02'38" E
363.20' N 48°54'59" E
N 40°11'23" W 1823.02'
W Hayden St
W Wyeth St
N Hayes Ave
W Fremont St
N Grant Ave
N Johnson Ave
W Lander St
N Garfield Ave
N Arthur Ave
W Clark St
W Center St
W Lewis St
N Main St
Union Pacific Ave
S Union Pacific Ave
N 1st Ave
E Center St
S 2nd Ave
E Lewis St
S 1st Ave
E Bonneville St
S Grant Ave
S Hayes Ave
S Johnson Ave
W Bonneville St
S Garfield Ave
W Whitman St
S Arthur Ave
S Harrison Ave
S Main St
W Benton St
W Halliday St
N
0 150 300 450 ft
Legend
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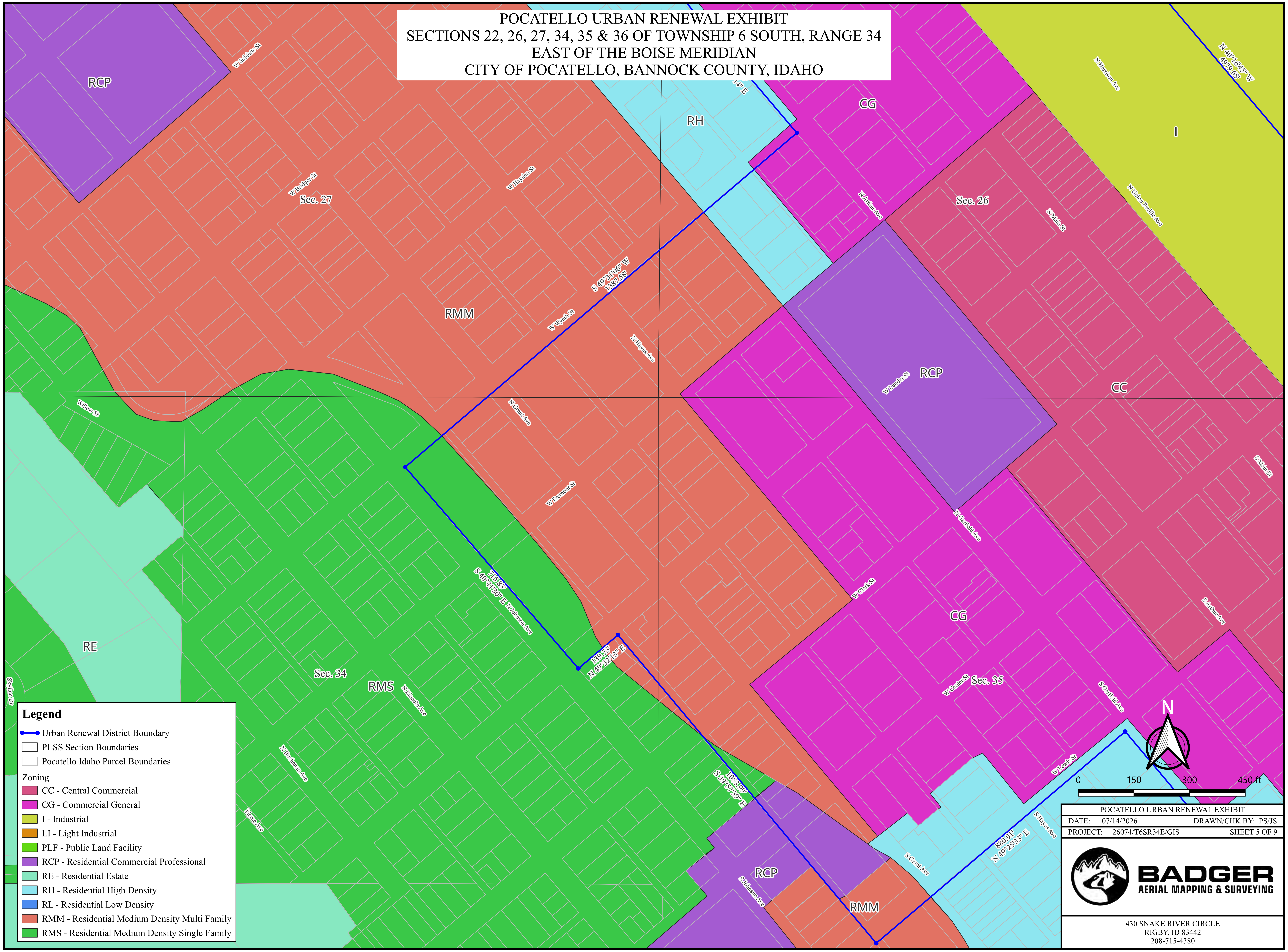

Legend

Urban Renewal District Boundary
PLSS Section Boundaries
Pocatello Idaho Parcel Boundaries

Zoning
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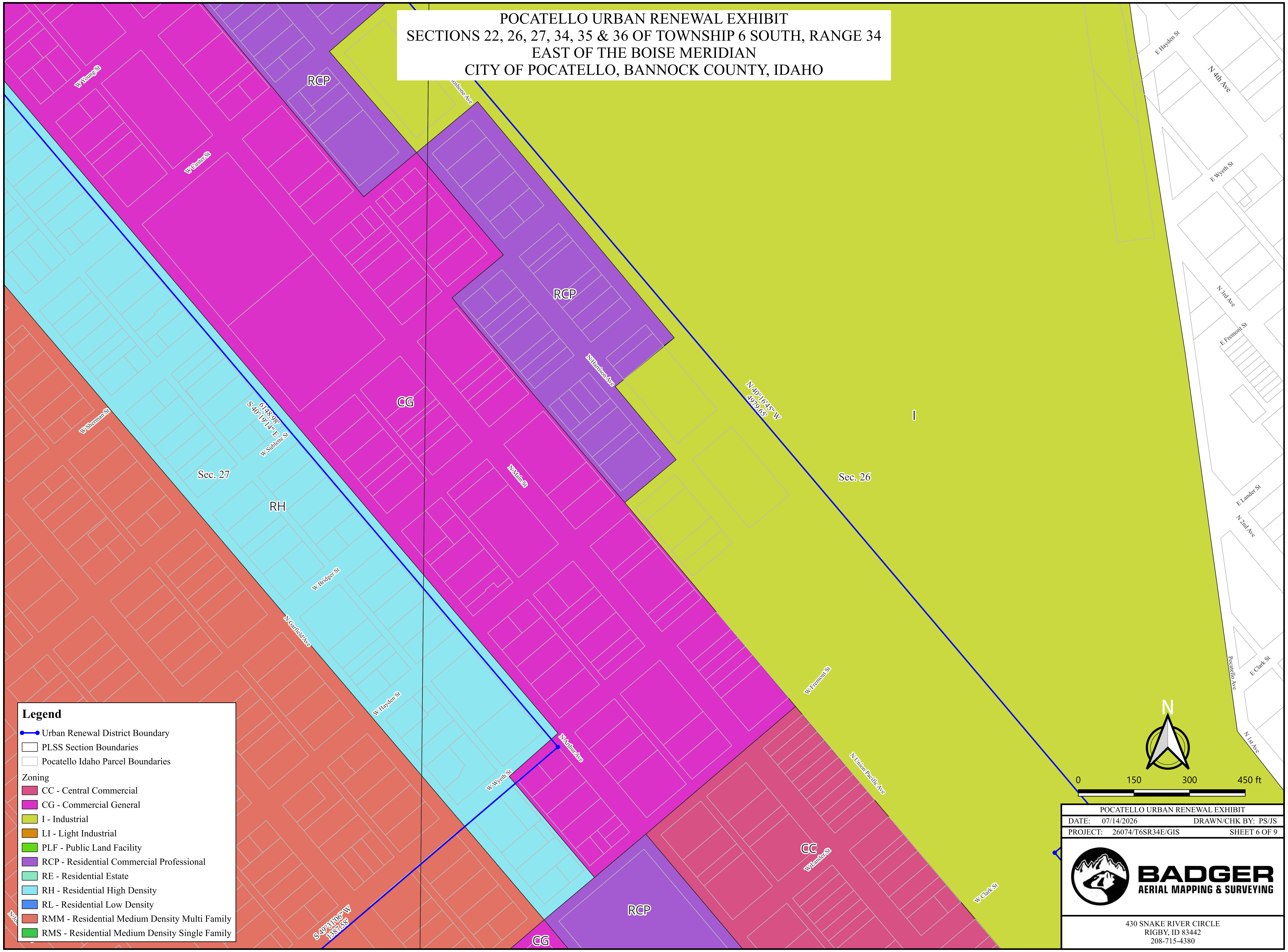

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BADGER
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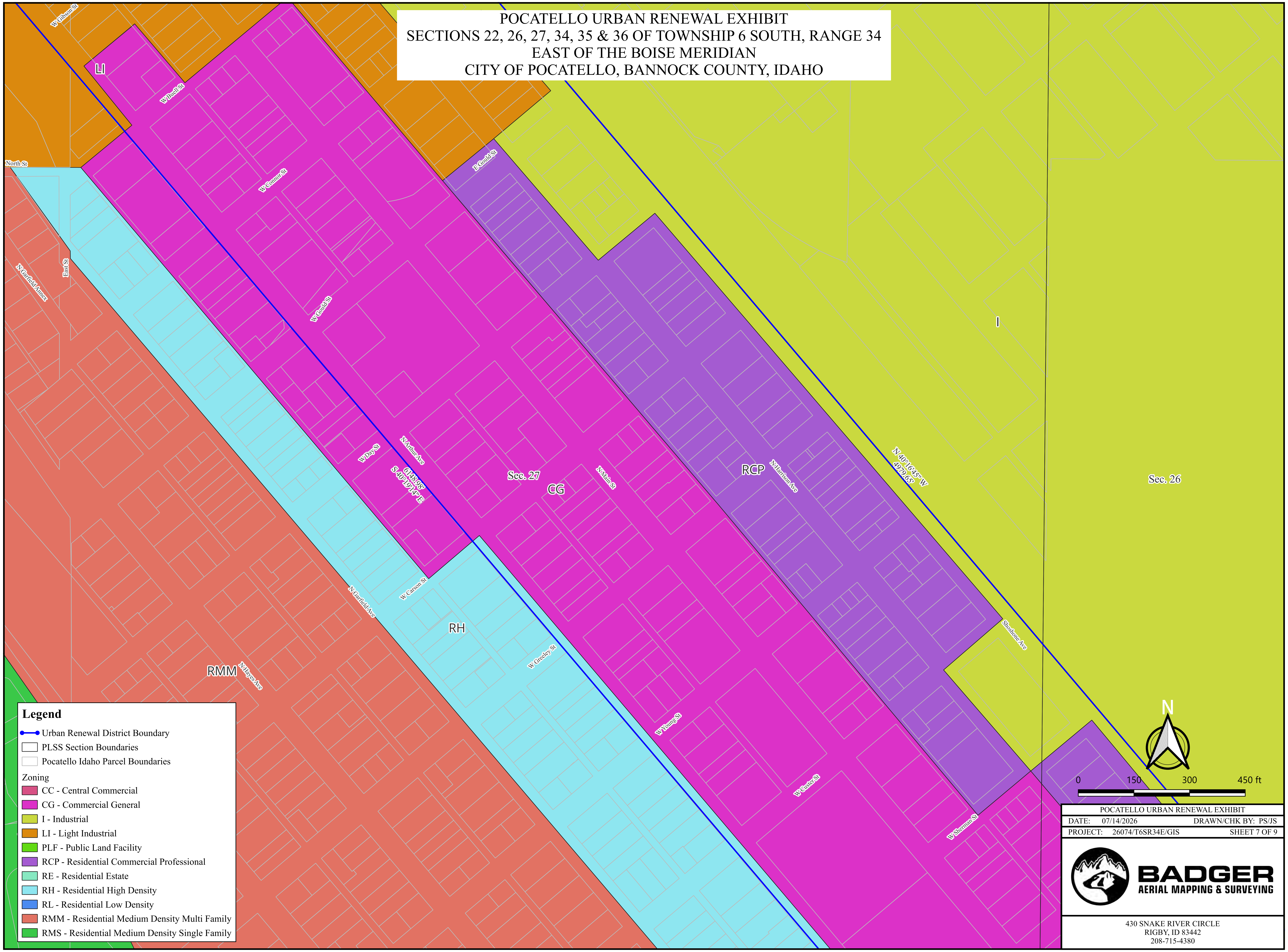
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SECTIONS 22, 26, 27, 34, 35 & 36 OF TOWNSHIP 6 SOUTH, RANGE 34
EAST OF THE BOISE MERIDIAN
CITY OF POCATELLO, BANNOCK COUNTY, IDAHO
LI
I
CG
RCP
RH
RMM
Sec. 27
Sec. 26
S 40°15'14" E
N 40°16'45" W
North St
W Gibson St
W Buell St
W Connor St
W Gould St
E Gould St
W Day St
N Arthur Ave
N Main St
N Harrison Ave
W Carson St
N Garfield Ave
N Garfield Annex
East St
N Hayes Ave
W Greeley St
W Young St
W Custer St
W Sherman St
Shoshone Ave
N
0
150
300
450 ft
Legend
Urban Renewal District Boundary
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Pocatello Idaho Parcel Boundaries
Zoning
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BADGER
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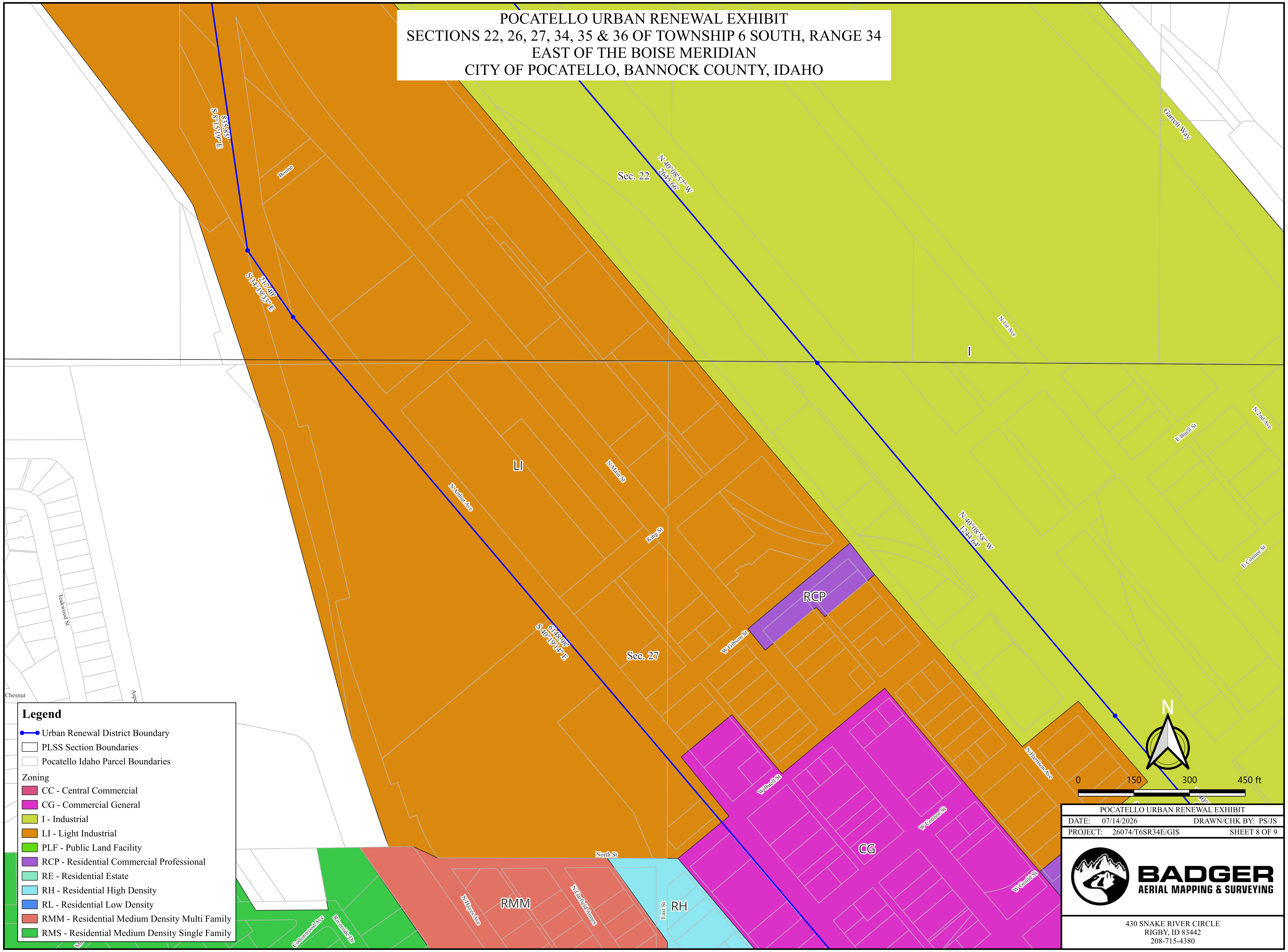
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SECTIONS 22, 26, 27, 34, 35 & 36 OF TOWNSHIP 6 SOUTH, RANGE 34
EAST OF THE BOISE MERIDIAN
CITY OF POCATELLO, BANNOCK COUNTY, IDAHO
S 8°15'19" E
835.85'
S 34°19'53" E
217.40'
S 40°19'14" E
1648.98'
N 40°08'57" W
2645.66'
N 40°08'58" W
1244.64'
Sec. 22
Sec. 27
LI
I
RCP
CG
RMM
RH
Boone
N Arthur Ave
N Main St
King St
W Gibson St
W Buell St
W Center St
W Gould St
N Harrison Ave
N 1st Ave
N 2nd Ave
E Buell St
E Center St
Garrett Way
Teakwood St
Chesnut
North St
East St
N Hayes Ave
N Garfield Annex
Cottonwood Ave
Riverside Dr
N
0 150 300 450 ft
Legend
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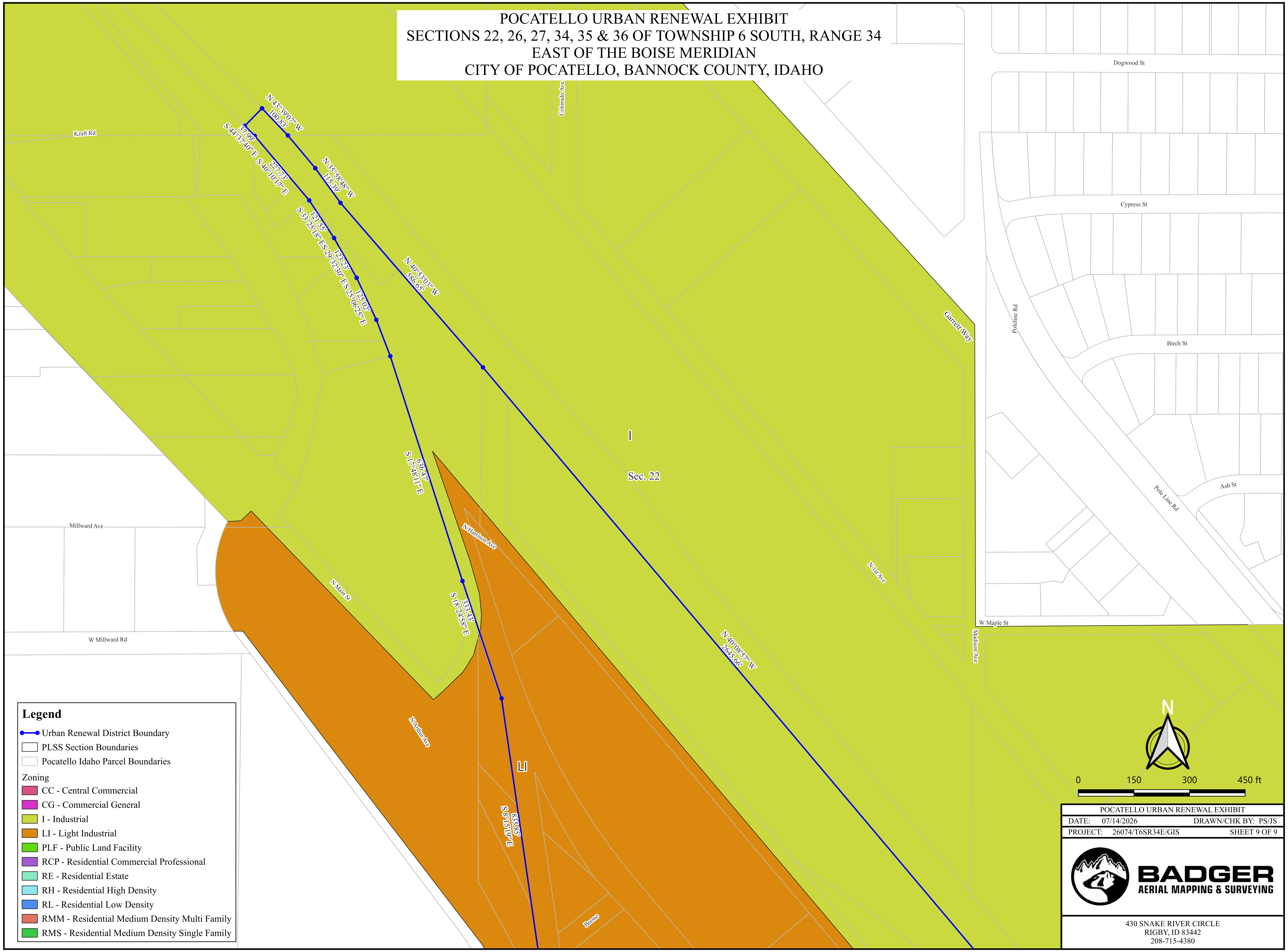

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SECTIONS 22, 26, 27, 34, 35 & 36 OF TOWNSHIP 6 SOUTH, RANGE 34
EAST OF THE BOISE MERIDIAN
CITY OF POCATELLO, BANNOCK COUNTY, IDAHO
N 43°39'07" W
100.83'
37.99'
S 44°37'40" E
227.73'
S 40°10'17" E
N 35°58'48" W
115.39'
121.55'
S 33°25'18" E
123.23'
S 29°32'30" E
125.02'
S 25°06'25" E
N 40°53'03" W
586.65'
636.47'
S 17°48'11" E
333.43'
S 18°24'58" E
835.85'
S 8°15'10" E
N 40°08'57" W
2645.66'
I
Sec. 22
LI
Kraft Rd
Colorado Ave
Dogwood St
Cypress St
Birch St
Ash St
Garrett Way
Poleline Rd
Pole Line Rd
N 1st Ave
W Maple St
Madison Ave
Millward Ave
W Millward Rd
N Main St
N Harrison Ave
N Arthur Ave
Boone
Legend
Urban Renewal District Boundary
PLSS Section Boundaries
Pocatello Idaho Parcel Boundaries
Zoning
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SHEET 9 OF 9
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RIGBY, ID 83442
208-715-4380

Attachment 2

Legal Description of Urban Renewal Project Area and Revenue Allocation Area

DOWNTOWN POCATELLO – POCATELLO DEVELOPMENT AUTHORITY BOUNDARY DESCRIPTION

A parcel of land located in Sections 22, 26, 27, 34, 35, and 36, Township 6 South, Range 34 East, B.M., City of Pocatello, Bannock County Idaho, more particularly described as follows:

BEGINNING at a point that lies N 89° 39' 24" W for a distance of 959.15 feet from the East 1/4 corner of Section 35, Township 6 South, Range 34 East, along the north line of the southeast quarter of said Section 35;

Thence, N 89° 39' 24" W for a distance of 65.19 feet to the westerly boundary of the Oregon Short Line Railroad;

Thence along said westerly boundary of the Oregon Short Line Railroad S 40° 18' 48" E for a distance of 557.40 feet;

Thence along said westerly boundary of the Oregon Short Line Railroad S 00° 34' 02" W for a distance of 77.20 feet;

Thence along said westerly boundary of the Oregon Short Line Railroad S 40° 08' 00" E for a distance of 303.17 feet;

Thence along said westerly boundary of the Oregon Short Line Railroad S 31° 09' 49" E for a distance of 1517.27 feet to a point coincident with the easterly Right of Way of the Bannock Highway;

Thence, S 46° 35' 54" W for a distance of 77.84 feet to the westerly Right of Way of the Bannock Highway;

Thence along said westerly Right of Way of Bannock Highway, which then turns into South Main Street for the following three (3) courses:

(1) N 43° 18' 28" W for a distance of 1353.83 feet;

(2) N 40° 50' 15" W for a distance of 318.29 feet;

(3) N 40° 18' 35" W for a distance of 917.17 feet;

Thence, S 47° 34' 13" W for a distance of 30.81 feet to the northerly boundary of the Pocatello Community Charter property described in Instrument Number 20502869;

Thence along said northerly boundary for the following three (3) courses:

(1) N 45° 46' 34" W for a distance of 110.84 feet;

(2) S 84° 19' 21" W for a distance of 410.00 feet;

(3) S 35° 34' 54" W for a distance of 294.77 feet;

Thence, N 12° 07' 40" E for a distance of 386.71 feet along the westerly boundary of the property owned by the City of Pocatello;

Thence, N 01° 31' 38" W for a distance of 12.66 feet to a point on the westerly Right of Way of South Arthur Avenue;

Thence along said westerly Right of Way of South Arthur Avenue for the following 2 courses:

(1) N 40° 41' 37" W for a distance of 126.57 feet;

(2) N 40° 13' 02" W for a distance of 1381.28 feet to the southerly Right of Way of West Benton Street;

Thence along the southerly Right of Way of West Benton Street, S 49° 06' 31" W for a distance of 363.18 feet to the westerly Right of Way of South Garfield Avenue;

Thence along said westerly Right of Way of South Garfield Avenue N 40° 02' 38" W for a distance of 1083.70 feet to the southerly Right of Way of West Lewis Street;

Thence along said southerly Right of Way of West Lewis Street S 49° 37' 18" W for a distance of 880.87 feet to the westerly side of the alley located in Block 544 of the Pocatello Townsite, as shown on the official plat thereof;

Thence, N 39° 57' 39" W for a distance of 1083.94 feet along said westerly side of the alley through Blocks 545, 546 and 547 of said Pocatello Townsite to the southerly Right of Way of West Lander Street;

Thence along the westerly Right of Way of West Lander Street S 49° 44' 04" W for a distance of 139.73 feet to the easterly Right of Way of North Johnson Avenue;

Thence along the easterly Right of Way of North Johnson Avenue N 40° 41' 30" W for a distance of 715.80 feet to the southerly Right of Way of West Wyeth Street;

Thence along the southerly Right of Way of said West Wyeth Street N 49° 31' 06" E for a distance of 1387.51 feet to the westerly Right of Way of North Arthur Avenue;

Thence along the westerly Right of Way of North Arthur Avenue N 40° 19' 14" W for a distance of 6148.71 feet;

Thence, N 34° 19' 33" W for a distance of 217.39 feet;

Thence, N 08° 15' 19" W for a distance of 835.81 feet;

Thence, N 18° 24' 58" W for a distance of 333.41 feet to a point on the westerly Right of Way of Omaha;

Thence along the westerly Right of Way of Omaha, which then turns into North Harrison Avenue, for the following seven (7) courses:

(1) N 17° 48' 11" W for a distance of 636.44 feet;

(2) N 20° 59' 59" W for a distance of 104.92 feet;

(3) N 25° 06' 25" W for a distance of 125.02 feet;

(4) N 29° 32' 30" W for a distance of 123.22 feet;

(5) N 33° 25' 18" W for a distance of 121.55 feet;

(6) N 40° 10' 17" W for a distance of 227.72 feet;

(7) N 44° 37' 40" W for a distance of 37.99 feet;

Thence, N 44° 27' 56" E for a distance of 66.00 feet to the easterly Right of Way of North Harrison Avenue;

Thence along said easterly Right of Way of North Harrison Avenue for the following three (3) courses:

(1) S 43° 39' 07" E for a distance of 100.83 feet;

(2) S 39° 56' 16" E for a distance of 115.38 feet;

(3) S 35° 58' 48" E for a distance of 115.38 feet;

Thence, S 40° 53' 03" E for a distance of 586.63 feet;

Thence, S 40° 08' 57" E for a distance of 2645.54 feet;

Thence, S 40° 08' 58" E for a distance of 1244.58 feet to a point on the easterly Right of Way of Shoshone Avenue;

Thence continuing along the easterly Right of Way of said Shoshone Avenue and extending beyond, S 40° 16' 45" E for a distance of 4979.42 feet;

Thence, S 49° 50' 23" W for a distance of 153.65 feet;

Thence, S 40° 11' 23" E for a distance of 1822.94 feet to a point on the easterly Right of Way of South Harrison Avenue;

Thence continuing along said easterly Right of Way of South Harrison Avenue S 40° 16' 36" E a distance of 2209.53 feet to the POINT OF BEGINNING.

PROFESSIONAL LAND SURVEYOR
LICENSED
14222
7-15-26
STATE OF IDAHO
JUSTIN M. STEFFLER

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, environmental remediation/site preparation, public parking, community facilities, parks, pedestrian/bike paths and trails, recreation access points, and other public facilities.

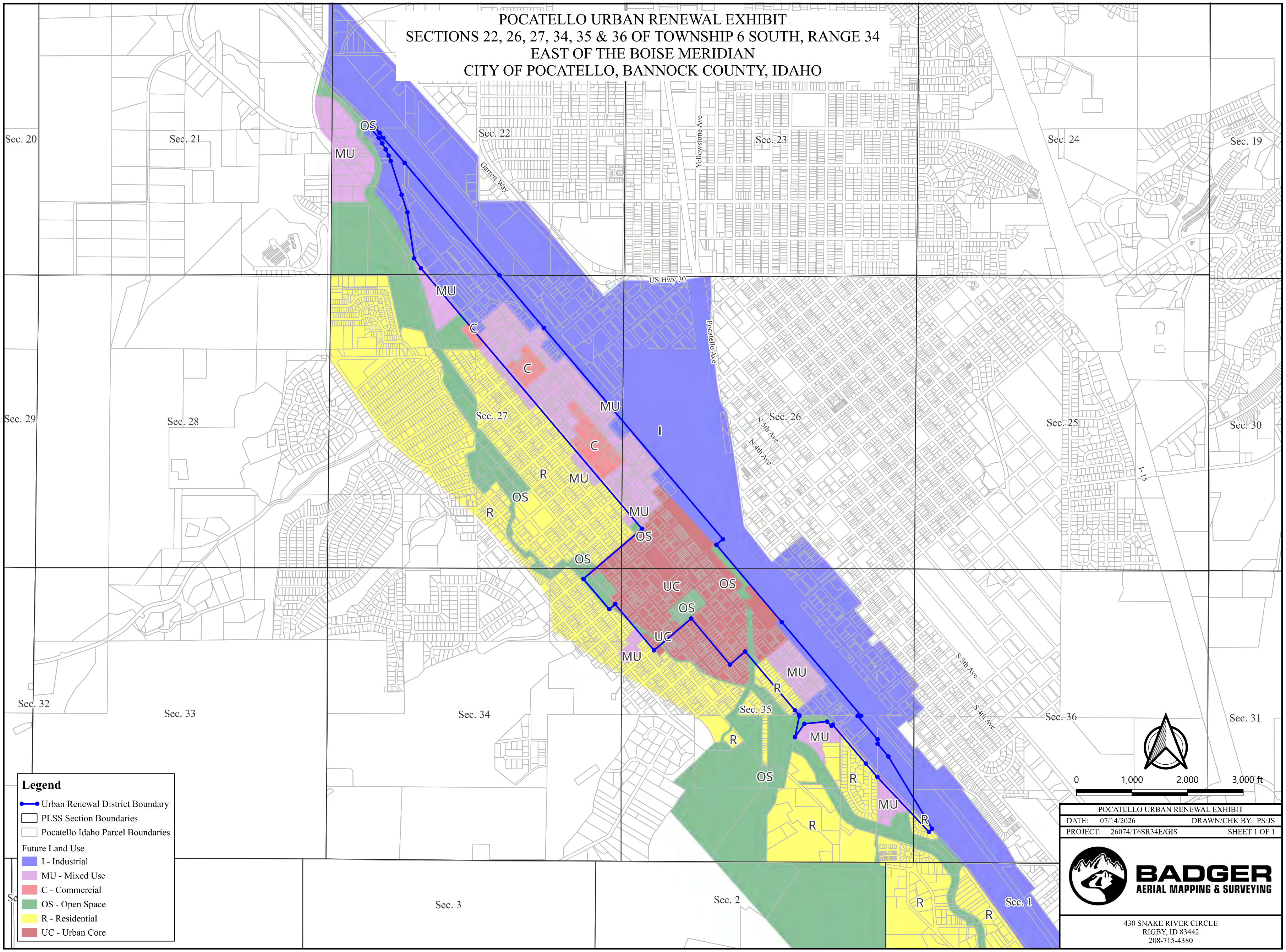
2. The Agency reserves the right to acquire any additional right-of-way or access routes near or around existing or planned rights-of-way.

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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CITY OF POCATELLO, BANNOCK COUNTY, IDAHO
Sec. 20
Sec. 21
Sec. 22
Sec. 23
Sec. 24
Sec. 19
Sec. 29
Sec. 28
Sec. 27
Sec. 26
Sec. 25
Sec. 30
Sec. 32
Sec. 33
Sec. 34
Sec. 35
Sec. 36
Sec. 31
Sec. 3
Sec. 2
Sec. 1
Garrett Way
Yellowstone Ave
US Hwy 30
Pocatello Ave
N 5th Ave
N 4th Ave
S 5th Ave
S 4th Ave
I-15
OS
MU
C
I
R
UC
0
1,000
2,000
3,000 ft
Legend
Urban Renewal District Boundary
PLSS Section Boundaries
Pocatello Idaho Parcel Boundaries
Future Land Use
I - Industrial
MU - Mixed Use
C - Commercial
OS - Open Space
R - Residential
UC - Urban Core
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RIGBY, ID 83442
208-715-4380

Attachment 5

Economic Feasibility Study

4911-0299-0184, v. 2

Attachment 5

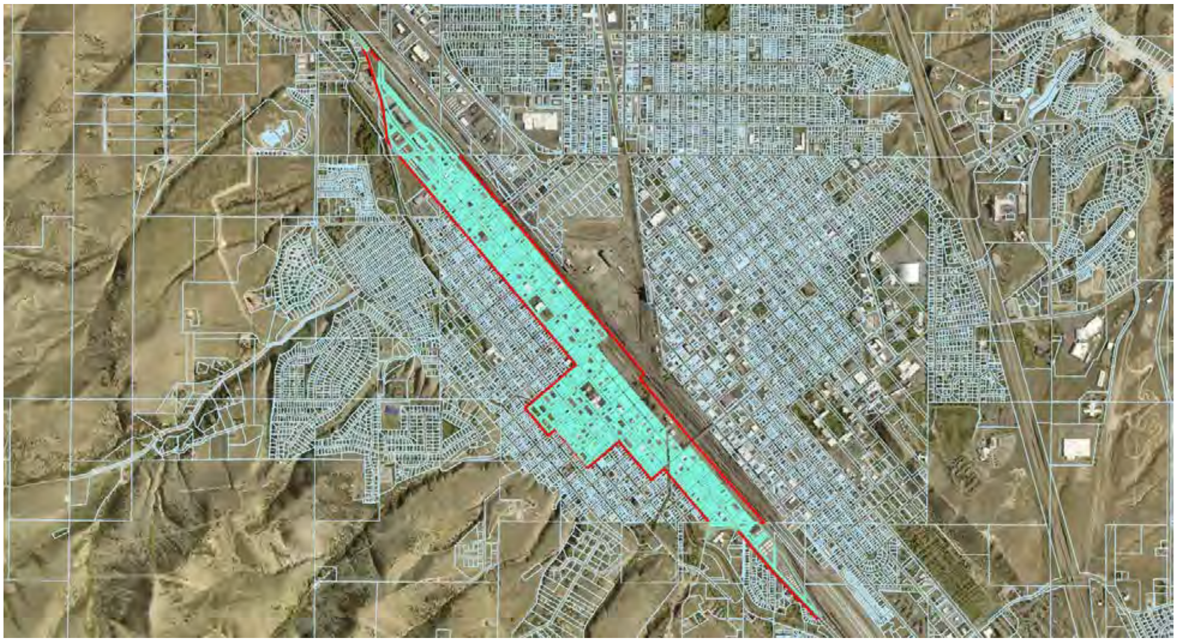
Historic Downtown Pocatello Urban Renewal District
Economic Feasibility Study

Background

In August 2025, pursuant to Resolution No. 2025-5, the Pocatello Development Authority (PDA) accepted the Historic Downtown Urban Renewal Eligibility Study prepared by SB Friedman Development Advisors, LLC. On September 4, 2025, the Pocatello City Council adopted Resolution No. 2025-33, approving the Eligibility Study and authorizing staff to continue the work of forming a new urban renewal district and revenue allocation area for the Historic Downtown. The proposed District covers approximately 352 acres bounded roughly by the Portneuf River on the north and south, Johnson Avenue on the west, and the Union Pacific rail corridor on the east. The boundaries of the proposed Historic Downtown Urban Renewal District (District) are shown on Map 1.

The purpose of this study is to determine the economic feasibility of the proposed District by analyzing whether the tax increment revenue from anticipated development will be sufficient to cover the costs of priority public improvements and other eligible expenses. This report relies on data provided by PDA staff, the City of Pocatello, and the Bannock County Assessor, as well as two supporting studies commissioned by the PDA: the SB Friedman Eligibility Study and the market analysis and framework prepared by Stantec. That data was used to build projected revenues, expenses, and overall cash flow for the life of the District. The results are presented in a series of tables below, followed by a brief analysis of the District's economic feasibility.

The PDA has indicated that the proposed District will be structured as a pay-as-you-go approach. No bonded debt is contemplated. Revenues collected each year will be applied to eligible expenses as they come in, beginning with repayment of the Monarch Hotel demolition cost that the PDA plans to advance from its general fund in anticipation of the District.



Map 1: Proposed District Boundary

Proposed District Area and Description

The proposed District includes approximately 352 acres and 766 parcels analyzed in the Eligibility Study (829 parcels in total when public and private rights-of-way are included). The boundary captures Pocatello's historic downtown core along Main Street, the Civic/Institutional spine including Pocatello High School, Marshall Public Library, and Simplot Square, and surrounding transitional blocks that contain a mix of older storefront retail, small office, light industrial, warehouse, and residential uses. Most of the commercial building stock was constructed between 1890 and 1940. Four National Register of Historic Places districts intersect the boundary, and a significant portion of the area lies within the locally-protected Pocatello Downtown Historic District.

The condition of the building stock varies widely. A cluster of Main Street buildings have been privately renovated over the past decade and are now occupied by active businesses. At the same time, a larger share of properties throughout the Project Area show clear deterioration, upper-floor vacancy, functionally-vacant uses (storage in storefronts), and fragmented ownership. SB Friedman's field survey documented deterioration of site improvements on parcels representing approximately 69 percent of improved acreage, and found that 591 unique owners hold the 765 improved parcels — a 77 percent unique-ownership rate, with 84 percent of those owners holding only a single parcel. These conditions limit the ability of the private market to assemble sites and execute the kind of catalytic projects the community has identified as priorities.

The Stantec market analysis identifies multifamily housing as the most immediate development opportunity, including new construction as well as upper-floor conversions with a secondary opportunity for a small, independent-boutique hotel concept in the 40-to-60-room range. Retail and dining growth is expected to follow rather than lead this activity, and office demand is likely to be satisfied through adaptive reuse of underutilized upper stories rather than new construction. These conclusions, along with the specific parcels and building-scale opportunities identified by the PDA and City staff, inform the private project assumptions used in the revenue projections below.

Confirmation of Eligibility

Idaho Code requires that an urban renewal project area be eligible under the criteria set forth in Idaho Code 50-2903(8) and/or 50-2018(8) and (9). SB Friedman's August 2025 Eligibility Study found that two of the statutory deteriorating-area criteria are meaningfully present and reasonably distributed across the proposed boundary: (1) deterioration of site or other improvements, documented on parcels representing approximately 69 percent of the improved acreage; and (2) diversity of ownership, with 591 unique owners of 765 improved parcels (77 percent unique ownership). The study also documented the area's lagging taxable-value growth relative to the rest of the city over the 2019–2023 period and the presence of historic-preservation goals and public-realm priorities expressed in the 2040 Comprehensive Plan and 2022 Downtown Development Plan. The 10 percent test, which evaluates whether the combined base taxable values of all existing and proposed urban renewal districts is less than 10 percent of the city's total taxable valuation, was also satisfied with total base value currently at 4.7 percent of the City's 2023 taxable value, well below the statutory cap.

As part of the preparation of this feasibility study, the consultant conducted two separate site visits with PDA staff to verify current conditions within the proposed boundary. The first tour was a general drive-thru reconnaissance of the District's boundaries, main properties and corridors, and opportunity sites. The second visit was a walking tour focused more closely on the specific parcels identified in this study as potential private projects and on the blocks adjacent to the Monarch demolition site. The conditions documented by SB Friedman in 2025 remain present throughout the District: visible pavement deterioration, crumbling sidewalks and curbs, storefront and upper-floor vacancy, and parcels that have been held in storage uses for long periods. No conditions were observed that would meaningfully change the eligibility conclusions reached in the Eligibility Study.

Based on the SB Friedman findings and the independent verification conducted for this study, the Historic Downtown area continues to meet the statutory eligibility criteria for designation as an urban renewal project area.

Consistency with Adopted Plans

The proposed District and the public projects contemplated in this study are consistent with the City of Pocatello's adopted policy framework for the downtown. The 2040 Comprehensive Plan (2022) identifies the downtown core as a priority reinvestment area and calls for infill and adaptive reuse of historic buildings, expansion of downtown housing, preservation of historic character, and improvements to walkability, streetscape, and public amenities. The Downtown Development Plan (2022) carries those policies forward with block-level direction on land use, mobility, public space, and historic preservation, and specifically contemplates the kinds of mixed-use redevelopment, upper-floor residential conversions, parking strategy, and signage and wayfinding program that the PDA has identified as its priority public projects.

The Stantec report reaches similar conclusions from an independent market perspective, identifying multifamily housing, upper-floor conversions, and a small boutique hotel concept as the highest-probability near-term activities. These same activities are reflected in the private project assumptions used in this study. The priority public projects funded under each scenario described below directly support the implementation objectives of both the Comprehensive Plan and the Downtown Development Plan.

Summary of Findings

Anticipated revenues from the proposed Historic Downtown Urban Renewal District will be sufficient to cover eligible expenses on a pay-as-you-go basis under each of the three scenarios considered in this study. In the Conservative scenario, the District generates approximately $12 million in tax increment revenue over the 20-year life of the District; in the Base Case, approximately $20.1 million; and in the Upside, approximately $33.4 million. In all three scenarios, the Monarch Hotel demolition cost of $780,000 is fully repaid from the first seven years of revenue, the 10 percent administrative overhead is funded, and a material balance remains to apply to the PDA's priority public projects and to additional eligible expenses that commonly arise during the life of a district. The PDA is not expected to utilize bonded debt at any point during the 20-year life of the District under any of the scenarios modeled.

Study Approach

Private and Public Projects

This study analyzed a list of private projects within the proposed District that are reasonable to expect to be completed during the 20-year life of the District. That list was developed from PDA staff with knowledge of specific property owners and active or planned projects, discussions with property owners and downtown stakeholders, the general condition survey conducted by SB Friedman, and the development opportunity mapping prepared by SB Friedman for the PDA's EPA Brownfield assessment work. The projects considered renovations of specific buildings including the Yellowstone Hotel, Pocatello Electric, IOOF building, Oasis Bar, Found Downtown, Coca Cola, and the Parisian; new construction projects including an industrial building adjoining an existing structure on S. Main, a vacant lot adjacent to Trapper's Park and a small vacant lot across from the Parisian; and upper-floor residential conversions in existing downtown buildings, townhome-scale demolition-and-infill on residential blocks, and mixed-use infill on existing surface parking lots. It should be noted that other than the Monarch, to the knowledge of the consultant, none of the projects considered are currently in process.

Three completed historic renovations within the Pocatello Historic Downtown and two projects in the Idaho Falls downtown area were used as the basis for a value-multiplier methodology to project post-renovation assessed values. For projects in Pocatello, the Valentine Building was assessed at $350,000 before renovation and $1,187,730 after, a multiplier of 3.39. The Purpose Building was assessed at $288,083 before and $1,155,650 after, a multiplier of 4.01. The Old Post Office Building, which involved a more straightforward upper-floor residential conversion, was assessed at $252,851 before and $518,482 after, a multiplier of 2.05. These three buildings provide the best available local benchmarks because they share the same assessor, the same market, the same era of construction, and the same regulatory context as the projects contemplated in this study. The Valentine and Purpose multipliers were used to establish a Low (3.39), Mid (3.70), and High (4.01) range for mixed-use, multi-floor historic renovations; the Old Post Office multiplier was used as a central estimate for upper-floor residential conversions, with a sensitivity range of plus or minus 15% given the uncertainly of projection using only a single comparable data point. Finally, projects that involve new construction on vacant or underutilized land (townhome infill, surface-lot infill) were projected at comparable per-unit or per-square-foot values rather than the multiplier method.

Two additional case studies from Idaho Falls' downtown were reviewed to provide further comparison and context, and each representing a different development pathway. The Bonneville Hotel (now called the Bonneville Apartments) was a full historic building conversion from a hotel to apartment units. The building was in disrepair and valued at only $225,734 before renovation. Following the project the building was valued at $2,920,505, which is a multiplier of 12.94. Because of the resulting multiplier being so high and inconsistent with the Pocatello projects, it was not included as a benchmark in the model. The Broadway was built on the site of the Saving Center grocery store. The store was demolished and rebuilt with a multi-story commercial and office building on the north end of the site, a multi-tenant commercial space on the south side, a public plaza in the center, and a public parking garage beneath. Actual assessment data was not available for the site prior to demolition, but it was purchased by the Idaho Falls Redevelopment Agency (IFRA) for $1,500,000. Assuming this figure as the base assessed value, following new construction of the buildings the site was assessed at $6,102,281, which is a multiplier of 4.07. The Broadway was included in this study following discussion with the PDA board as a benchmark for a demolition/new construction project, unique from the renovation projects evaluated. This represents the most likely comparable to new construction on vacant sites identified in downtown Pocatello. The Broadway is reflected as one of the multipliers, with a Low/Mid/High of 3.56/4.07/4.68 using the same plus or minus 15% sensitivity range applied to the Old Post Office. Taken together, the Idaho Falls case studies support the broader conclusion that the Valentine, Purpose, and Old Post Office multipliers used in this study are reasonable, and potentially even conservative, planning-level estimates for the types of buildings and projects considered in this study.

In addition to anticipated private investment, a list of priority public projects was developed in consultation with PDA staff. Idaho Code 50-2905 requires that an urban renewal plan include a statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area. The PDA's known priority projects are the Monarch Hotel demolition, a downtown parking study, a signage and wayfinding program, and a downtown parking garage. A set of additional eligible projects, common within the life of an urban renewal district, is included below as non-priority projects; the associated costs are planning-level estimates and should not be treated as verified bids or procurement-ready numbers.

Revenues, Expenses, and Cash Flow

The revenue projections in this study rely on three main assumptions: the rate of baseline annual growth on existing property within the District; the starting levy rate and its annual rate of change; and the timing and valuation of new private projects added to the District. To account for the range of possible outcomes, three scenarios were modeled: a Conservative case with a methodology utilizing average changes in levies and valuations for Pocatello over the last three years; a Base case reflecting the consultant's best planning-level estimate of likely outcomes given local market conditions and the Stantec analysis; and an Upside case that assumes somewhat stronger baseline growth and a more aggressive portfolio of private projects.

All three scenarios use the same annual levy decline assumption of 3 percent per year. This is based on average changes to levy rates for the four taxing districts applicable to the proposed District boundary over the 2023–2025 period, which experienced a joint average decline rate at an average of approximately 3.3 percent per year. This study rounds that figure to 3 percent for modeling purposes.

Rather than differing in levy rate changes, then, the scenarios differ instead on rate of baseline valuation growth on existing property, the timing and scope of catalyst-year spillover, and the size and delivery pace of the private project. The Conservative case uses a 4% annual increase in baseline valuation and no catalyst spillover. The Base Case uses a 5% baseline growth rate and two catalyst-year spillover bumps of 7% in 2033 and 2036 to reflect the reasonable halo effect of the first wave of catalytic projects on surrounding property values. The Upside case uses a 7% baseline growth rate and catalyst-year spillover bumps of 10 percent in the same two years. The 2025 certified levy rates published by the Bannock County Assessor are used as the starting point for all three scenarios.

Under all three scenarios, revenue collected each year is applied first to repayment of the Monarch Hotel demolition cost with 80% of each year's revenue going toward repayment until the balance is paid in full, 10% applied to administrative overhead, and the remainder accruing to a fund available to cover priority public projects and additional eligible expenses. This allocation reflects the assumption that the Monarch repayment is the first priority claim on District revenues. Because the proposed District is structured pay-as-you-go and no debt service coverage ratio is required, any year in which revenues are lower than expected simply delays the use of funds on non-priority projects without creating a financial obligation the PDA cannot meet.

Table 1: 2025 Applicable Levy Rates

Table 1 below shows the 2025 certified taxable levy rates applicable to property within the proposed Historic Downtown Project Area, as published by the Bannock County Assessor's Office. These rates are the taxable rate per $1.00 of assessed value and reflect the aggregate of the four taxing districts whose boundaries overlap the proposed District. Pursuant to Idaho Code, ambulance district levies are not included automatically in a new revenue allocation area; this report assumes the PDA will not pursue inclusion of that district. The 2025 starting levy rate used throughout this study is 0.009027642.

Taxing District	2025 Rate
City of Pocatello	0.005967219
Bannock County	0.002819651
Bannock County Road and Bridge	0.000223552
Bannock County Abatement	0.00001722
Total	**0.009027642**

Table 2: Local Renovation Case Studies and Value Multipliers

Table 2 below summarizes the three local case studies used to develop the value-multiplier methodology applied in this report. Each of these projects is a completed renovation within the Historic Downtown area; the pre- and post-renovation values are drawn from Bannock County assessor records. The multiplier is the post-renovation value divided by the pre-renovation value and is used to project the post-renovation value of comparable buildings.

Case Study	Pre-Reno Value	Post-Reno Value	Multiplier	Use
Valentine Building	$350,000	$1,187,730	3.39x	Mixed-use Low
Purpose Building	$288,083	$1,155,650	4.01x	Mixed-use High
Old Post Office Building	$252,851	$518,482	2.05x	Upper-floor Res.
The Broadway	$1,500,000	$6,102,281	4.07	Commercial/Office
Mixed-use range used in projections (Low / Mid / High)			**3.39x / 3.70x / 4.01x**	**Valentine & Purpose**
Upper-floor residential conversion (Low / Mid / High, ±15%)			**1.74x / 2.05x / 2.36x**	**Old Post Office**
Demolition/New Construction (Low/Mid/High, ±15%)			**3.56 / 4.07 / 4.68**	**The Broadway**

The Valentine and Purpose buildings are particularly useful benchmarks because they involved the same general scope that many of the candidate projects on Main Street will require: structural and seismic upgrades, a complete mechanical/electrical/plumbing refit, upper-floor residential or hospitality conversion, and full interior fit-out. The Old Post Office illustrates the more contained scope that a straight upper-floor residential conversion typically involves and produces the smaller multiplier that should be applied where that is the scope. Projections using these multipliers should be adjusted downward where the subject building is in meaningfully worse condition than the case studies, or where the scope is narrower (e.g., facade-only).

Table 3: Summary of Private Projects Modeled

Table 3 below summarizes the aggregate value of private projects modeled in each of the scenarios. The Conservative scenario includes only the named building renovations that PDA staff and the consultant have identified as most likely to occur during the life of the District as well as one new construction site. The Base case expands the portfolio to include additional upper-floor residential conversions, townhome-scale demolition-and-infill sites, and one mixed-use infill on an existing surface parking lot — the kind of activity the Stantec analysis identifies as the strongest near-term opportunity. The Upside case assumes somewhat earlier delivery dates for several of the named renovations, a second mixed-use surface-lot infill, and an additional upper-floor conversion.

Project Category	Conservative	Base Case	Upside
Named building renovations (Valentine-comparable scope)	$15.9M	$15.9M	$19.4M
Upper-floor residential conversions	—	$0.8M	$1.5M
Townhome-scale demolition + infill sites	—	$3.0M	$4.0M
Mixed-use infill on existing surface parking lots	—	$4.0M	$8.5M
Vacant lot across from the Parisian (2- to 3-story new construction)	$1.4M	$2.5M	$4.0M
Total private project value added	**$15.9M**	**$24.8M**	**$35.4M**

Assumptions for Tables 4, 5, and 6 (Revenue Projections)

- Base value is the 2025 Downtown Valuation of $188,969,736, drawn from the Bannock County Assessor. Base value is assumed to remain unchanged throughout the 20-year life of the District.
- Starting levy rate is 0.009027642 (the 2025 certified rate). Annual levy decline is 3.0% across all three scenarios, calibrated to the observed 2023–2025 average annual decline (~3.3%) in the combined certified levy rate for the four applicable taxing districts.
- Baseline annual growth on existing property is 4.0% (Conservative), 5.0% (Base Case), and 7.0% (Upside, calibrated to observed 2023–2025 downtown valuation growth).
- Catalyst spillover: the Base Case assumes a +7% bump in the existing-property valuation in both 2033 and 2036 to reflect the halo effect of the first wave of catalytic projects. The Upside assumes a +10% bump in the same years. The Conservative case does not model a spillover.
- Private project new development values are added to the total valuation in the year two years after project completion, reflecting the Bannock County assessment-and-certification cycle.
- Revenues in the Estimated Revenue column are attributed to the year in which the underlying valuation was certified; actual cash receipts by the PDA occur in the following calendar year.
- The District is assumed to be approved and the base value certified in 2026.

Table 4: 20-Year Revenue Totals by Scenario

Metric	Conservative	Base Case	Upside
Total estimated revenue (20-yr)	$12,004,268	$20,115,993	$33,388,573
Less: Monarch demo repayment	($780,000)	($780,000)	($780,000)
Less: Administration (10%)	($1,200,427)	($2,011,599)	($3,338,857)
Net available for additional public projects	**$10,023,841**	**$17,324,394**	**$29,269,716**
Year Monarch Demo is fully repaid	2033	2032	2031

Table 5: Priority Public Project Coverage

Table 5 below summarizes how the PDA's priority public projects are funded in each scenario. All four priority projects are covered in all three scenarios. The amount remaining in the cumulative fund after the priority projects are funded is also shown; this is the amount available to the PDA for the non-priority projects listed in Table 6, for opportunities that arise during the life of the District, or for matching funds to leverage other federal, state, or private sources. The full cash flow tables for each scenario are included in Appendix A.

Priority Project	Estimated Cost	Conservative	Base Case	Upside
Monarch Hotel demolition (assumed early advance)	$780,000	Repaid 2033	Repaid 2032	Repaid 2031
Downtown Parking Study	$80,000	Covered	Covered	Covered
Signage and Wayfinding	$250,000	Covered	Covered	Covered
Downtown Parking Garage	$4,000,000	Covered	Covered	Covered
Total Priority Project Costs	**$5,110,000**			
Fund balance remaining after priority projects		**$5,693,841**	**$12,994,394**	**$24,939,716**

Table 6: Non-Priority Projects

Table 6 below provides a set of additional eligible expenses that are commonly incurred during the 20-year life of a revenue allocation area in Idaho and that the PDA may fund with the remaining balance shown in Table 5. These costs are planning-level estimates, not verified bids; actual costs and timing will be determined when each project is initiated. The order in which the PDA chooses to fund these projects will be a board decision and is not assumed in this study.

Project	Estimated Cost	Category
Public-private partnership and owner participation agreements	$4,000,000	Development assistance
Streetscape, sidewalk, curb, and gutter improvements	$3,000,000	Public infrastructure
Plaza, park, and public space improvements (Simplot Square, Depot Crossroads, Portneuf Landing)	$4,000,000	Public infrastructure
Lighting improvements	$1,000,000	Public infrastructure
Site remediation / environmental assessment support	$2,000,000	Site preparation
Property acquisition and assembly	$4,000,000	Site preparation
Benton Street bridge pedestrian/bicycle improvements	$2,000,000	Connectivity
Portneuf Greenway Trail connectivity improvements	$1,000,000	Connectivity
Matching funds to leverage other grants/programs	$2,000,000	Funding leverage
Total non-priority project costs	**$23,000,000**	

Assumptions for the Cash Flow Analysis

- Revenue is received the year following the year of valuation certification.
- The Monarch Hotel demolition cost ($780,000) is repaid as 80 percent of each year's revenue until the balance is paid in full.
- Administrative overhead is 10 percent of each year's revenue.
- No bonded debt is contemplated. All projects are funded pay-as-you-go from available fund balance.
- Funds not required for the Monarch repayment or for administration accrue to a cumulative balance available for priority public projects and additional eligible expenses.

Cash Flow Analysis

The three scenarios modeled in this study all produce sufficient tax increment revenue to cover eligible expenses during the 20-year life of the proposed Historic Downtown Urban Renewal District. In the Conservative scenario, the $780,000 Monarch Hotel demolition cost is fully repaid by 2033 (within the first seven years of revenue collection), the administrative overhead is fully funded, and approximately $10.0 million remains to fund the priority public projects and additional eligible expenses. In the Base case, Monarch is repaid one year earlier (2032), and approximately $17.3 million remains. In the Upside, Monarch is repaid in 2031, and approximately $29.3 million remains.

In all three scenarios, the four priority public projects identified by the PDA — Monarch Hotel demolition, the Downtown Parking Study, the Signage and Wayfinding program, and the Downtown Parking Garage — are covered by District revenues. The $4 million parking garage is covered with material reserves to spare even in the Conservative scenario. The fund balance remaining after the priority projects ($5.7 million in the Conservative, $13.0 million in the Base Case, and $24.9 million in the Upside) is available to cover the non-priority projects listed in

Table 6 and to support opportunities that arise during the life of the District. Under the Upside scenario, the remaining balance of $24.9 million is sufficient to cover substantially all the $23 million non-priority project list in Table 6. Under the Base Case, the $13.0 million remaining balance covers approximately 57% of the non-priority project list, while under the Conservative scenario, the $5.7 million remaining balance covers approximately 25% of the list, requiring ongoing prioritization. To complete all projects in the non-priority project list will likely require additional funding through cost sharing, grants, or other partnerships.

The pay-as-you-go structure the PDA has adopted makes the District robust to underperformance against any of these scenarios. If private project delivery is delayed, if baseline growth is slower than projected, or if the levy decline is steeper than assumed, the PDA can push spending on projects into later years without creating any financial obligation it cannot meet, other than repayment of funds advanced for the Monarch demolition. The overall strategy and prioritization of expenditures is that the Monarch repayment absorbs the first years of revenue, priority public projects are funded as the cumulative balance reaches the required amount, and opportunity-driven projects are funded as circumstances warrant.

To pressure-test that conclusion, a downside was run against the Conservative scenario. In that scenario, the named renovations were delayed five years across the board, two of the largest renovation projects did not occur at all, and the steeper annual levy decline of 3% was retained. Under those combined assumptions, the District is still anticipated to generate sufficient revenue to repay the $780,000 Monarch Hotel demolition cost within the life of the District, fund the 10% administrative overhead, and cover the Downtown Parking Study and the Signage and Wayfinding program in full. The Downtown Parking Garage is delayed but remains fundable by the end of the 20-year period from the accumulated fund balance. Spending on the non-priority projects listed in Table 6 would be reduced or pushed into later years. Even in the downside case, the PDA does not fall short of its ability to meet the priority obligations that drive the economic feasibility of the District. Because the District does not rely on bonded debt, a slower rate of valuation growth defers spending rather than creating unmet obligations, and the PDA retains full flexibility to reset its project priorities year-by-year as conditions change.

Impact on Other Taxing Districts

Idaho's revenue allocation statute preserves for each overlapping taxing district the property tax revenue it is entitled to collect on the District's base value for the life of the District. The 2025 certified base value for the proposed Historic Downtown Project Area is $188,969,736. Each of the four overlapping taxing districts — the City of Pocatello, Bannock County, Bannock County Road and Bridge, and Bannock County Abatement — will continue to receive its share of property tax revenue on that base value throughout the life of the District, calculated at each district's own certified annual levy rate. Only the incremental property tax revenue generated by growth in assessed value above the base is diverted to the PDA. When the District is terminated, the full assessed value of the project area (base plus accumulated increment) returns to the regular tax roll, and the overlapping taxing districts may receive a budget capacity increase based on a percentage of the increment value growth in the District.

Because the District is structured pay-as-you-go and is not anticipated to issue bonds, there is no long-term encumbrance of future increment beyond what the PDA board chooses to commit project-by-project. The PDA's administrative expenses are limited to 10 percent of revenues, and the Monarch Hotel demolition repayment is bounded at the $780,000 original cost. The District is not expected to impact the general operating budgets of the overlapping taxing districts in any year.

Limitations to the Feasibility Study

This study is based on information provided by the Pocatello Development Authority, the City of Pocatello, the Bannock County Assessor, and the consulting firms whose studies are referenced throughout this report. Any projects, revenues, or expenses within this study may be modified by changes in estimated construction schedules, the economy of the Pocatello region and the State of Idaho, significant changes in the applicable tax levies, and revisions to applicable legislation such as including the property tax budget cap introduced by Idaho House Bill 389. The total project costs and tax increment revenues are estimates. The study assumes taxes are paid by property owners within the Project Area in a timely manner and that the 2025 certified levy rates published by the Bannock County Assessor are accurate as of the date of this report.

The private projects modeled in this study are reasonable planning-level assumptions drawn from local conditions, conversations with property owners, the SB Friedman and Stantec analyses, and the consultant's professional judgment. They are not commitments from any private party and should not be interpreted as such. The costs for non-priority projects in Table 6 are planning-level estimates and should not be treated as verified bids or procurement-ready numbers. This report is intended to provide the PDA board, the City Council, and the public with a reasonable view of the proposed District's economic feasibility; it is not an exhaustive list of possible development or proposed projects over the life of the District.

References

SB Friedman Development Advisors, LLC. Historic Downtown Urban Renewal Eligibility Study. Pocatello, Idaho. August 1, 2025. Adopted by Pocatello City Council Resolution No. 2025-33 (September 4, 2025).

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Stantec Consulting Services Inc. Pocatello Downtown URA Report (Draft). January 2026.

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City of Pocatello. Pocatello 2040 Comprehensive Plan (2022).

City of Pocatello. Downtown Development Plan (2022).

Idaho Code Title 50, Chapter 29 (Urban Renewal Law) and Title 50, Chapter 20 (Local Economic Development Act).

Idaho House Bill 389 (2021). Property Tax Budget Cap.

Appendix A: Cash Flow Projections

Conservative Scenario Cash Flow

Year	Estimated Revenues	Repayment of Monarch Demo Costs	Monarch Demo Costs Balance	Administration (10% of Revenues)	Cumulative Fund Carryover for Public Projects
2026	$0	$0	$780,000	$0	$0
2027	$0	$0	$780,000	$0	$0
2028	$66,191	$52,953	$727,047	$6,619	$6,619
2029	$130,979	$104,783	$622,264	$13,098	$19,717
2030	$194,410	$155,528	$466,736	$19,441	$39,158
2031	$256,532	$205,225	$261,511	$25,653	$64,811
2032	$317,387	$253,910	$7,601	$31,739	$96,550
2033	$382,325	$7,601	$0	$38,233	$433,041
2034	$462,707	$0	$0	$46,271	$849,478
2035	$526,012	$0	$0	$52,601	$1,322,889
2036	$582,517	$0	$0	$58,252	$1,847,154
2037	$654,457	$0	$0	$65,446	$2,436,165
2038	$709,027	$0	$0	$70,903	$3,074,289
2039	$765,280	$0	$0	$76,528	$3,763,041
2040	$823,648	$0	$0	$82,365	$4,504,325
2041	$875,445	$0	$0	$87,544	$5,292,225
2042	$932,715	$0	$0	$93,271	$6,131,668
2043	$990,702	$0	$0	$99,070	$7,023,300
2044	$1,054,696	$0	$0	$105,470	$7,972,527
2045	$1,115,583	$0	$0	$111,558	$8,976,551
2046	$1,163,655	$0	$0	$116,366	$10,023,841
Total	**$12,004,268**				

Base Scenario Cash Flow

Year	Estimated Revenues	Repayment of Monarch Demo Costs	Monarch Demo Costs Balance	Administration (10% of Revenues)	Cumulative Fund Carryover for Public Projects
2026	$0	$0	$780,000	$0	$0
2027	$0	$0	$780,000	$0	$0
2028	$82,739	$66,191	$713,809	$8,274	$8,274
2029	$164,526	$131,621	$582,188	$16,453	$24,726
2030	$245,418	$196,335	$385,854	$24,542	$49,268
2031	$325,472	$260,377	$125,476	$32,547	$81,815
2032	$404,741	$125,476	$0	$40,474	$320,606
2033	$499,863	$0	$0	$49,986	$770,483
2034	$736,861	$0	$0	$73,686	$1,433,657
2035	$825,926	$0	$0	$82,593	$2,176,990
2036	$906,051	$0	$0	$90,605	$2,992,436
2037	$1,195,882	$0	$0	$119,588	$4,068,730
2038	$1,281,602	$0	$0	$128,160	$5,222,171
2039	$1,367,162	$0	$0	$136,716	$6,452,617
2040	$1,455,570	$0	$0	$145,557	$7,762,630
2041	$1,538,183	$0	$0	$153,818	$9,146,995
2042	$1,627,009	$0	$0	$162,701	$10,611,303
2043	$1,723,366	$0	$0	$172,337	$12,162,332
2044	$1,820,689	$0	$0	$182,069	$13,800,952
2045	$1,915,836	$0	$0	$191,584	$15,525,205
2046	$1,999,098	$0	$0	$199,910	$17,324,394
Total	**$20,115,993**				

Upside Scenario Cash Flow

Year	Estimated Revenues	Repayment of Monarch Demo Costs	Monarch Demo Costs Balance	Administration (10% of Revenues)	Cumulative Fund Carryover for Public Projects
2026	$0	$0	$780,000	$0	$0
2027	$0	$0	$780,000	$0	$0
2028	$115,834	$92,667	$687,333	$11,583	$11,583
2029	$232,583	$186,067	$501,266	$23,258	$34,842
2030	$350,386	$280,309	$220,957	$35,039	$69,880
2031	$469,385	$220,957	$0	$46,938	$271,370
2032	$612,203	$0	$0	$61,220	$822,353
2033	$734,876	$0	$0	$73,488	$1,483,741
2034	$1,119,445	$0	$0	$111,945	$2,491,242
2035	$1,255,464	$0	$0	$125,546	$3,621,160
2036	$1,460,883	$0	$0	$146,088	$4,935,954
2037	$1,893,872	$0	$0	$189,387	$6,640,439
2038	$2,054,943	$0	$0	$205,494	$8,489,887
2039	$2,226,173	$0	$0	$222,617	$10,493,443
2040	$2,390,916	$0	$0	$239,092	$12,645,267
2041	$2,588,075	$0	$0	$258,807	$14,974,534
2042	$2,784,650	$0	$0	$278,465	$17,480,719
2043	$2,981,840	$0	$0	$298,184	$20,164,375
2044	$3,181,064	$0	$0	$318,106	$23,027,333
2045	$3,370,643	$0	$0	$337,064	$26,060,912
2046	$3,565,337	$0	$0	$356,534	$29,269,715
Total	**$33,388,573**				