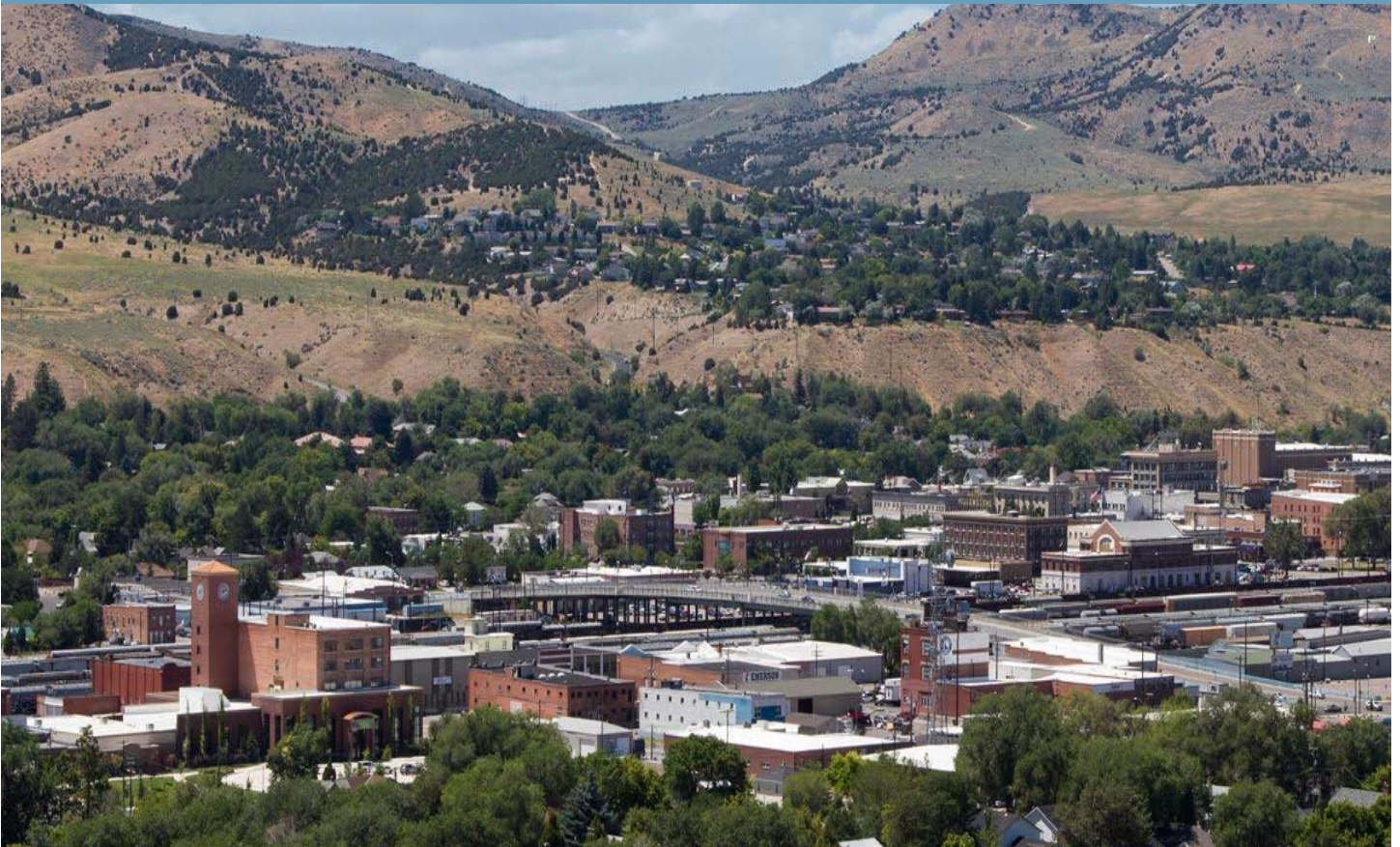


Pocatello Development Authority



Board of Commissioners

David Villarreal (Chair)
Scott Turner (Vice-Chair)
Heidi Adamson
Brian Blad
Victoria Byrd
Jim Johnston
Robert Lion
Thomas Ottaway
Terrel Tovey

PDA/City Staff

Brent McLane
(Executive Director)

Jim Krueger
(Treasurer)

Aceline McCulla
(Secretary)

Merril Quayle
(Public Works Engineer)

Profile of the Pocatello Development Authority

The Pocatello Development Authority was created by the City of Pocatello in 1988 by Resolution 1988-13 in accordance with the Urban Renewal Law of 1965 and the Local Economic Development Act. The Authority is an independent public body corporate and politic, and a discrete component of the City of Pocatello.

The purpose of the Pocatello Development Authority is to undertake urban renewal projects in areas designated by the City of Pocatello to be deteriorating and to implement the rehabilitation, conservation, redevelopment, or a combination thereof, of such area or areas, in the interest of the public health, safety, morals or welfare of the residents of the City of Pocatello. The Authority is to afford maximum opportunity, consistent with the needs of the City of Pocatello as a whole, to the rehabilitation or redevelopment of the urban renewal areas by private enterprise.

The Board of Commissioners of the Pocatello Development Authority consists of nine members. Membership includes the President of the Pocatello City Council; a member of the Board of Bannock County Commissioners (or designee); the Mayor of the City of Pocatello; one member with financial expertise such as accounting, banking or lending-institution experience; one member from the education community; and four other members from the citizenry at large. Each commissioner serves a four (4) year term and may serve up to two (2) consecutive terms or eight (8) years. Terms are staggered in such a fashion that no more than two expire in any given year.

At the regular meeting in October, the Board elects the Chairman, Vice-Chairman, Secretary, and Treasurer for a term of one year. The Board may also appoint other positions as may be determined necessary. The Chairman of the Board is the chief presiding officer of the Pocatello Development Authority. The Chairman executes all deeds, bonds, contracts and other legal documents authorized by the Board. Some of the Chairman's duties may be delegated by the Board to the Executive Director of the Authority.

HOW DOES THE PDA WORK?

The Pocatello Development Authority (PDA) works with the City of Pocatello, Bannock Development Corporation and the private sector to remedy blighted and/or deteriorating or deteriorated areas in accordance with Idaho State Law. The PDA administers the funding for this process using tax increment financing according to an urban renewal plan approved by the local legislative body.

The City of Pocatello (via the City Council) is responsible for determining which areas of the City qualify under urban renewal law to be categorized as deteriorated or deteriorating and considered as an urban renewal area (URA). These areas typically lack adequate infrastructure, which may include water, sewer, power, roads or access. These improvements are in most cases too costly for a developer (or the City) to fund up-front and in many cases includes property outside of the primary developer's control.

Once an urban renewal area is established, the City recruits businesses or works through other recruiting efforts such as Bannock Development Corporation to attract businesses to these areas. Businesses that are interested in moving are looking for a site that makes business sense and, in some instances, will consider moving if there is financial aid for infrastructure development or other construction costs such

as demolition. This is where the PDA steps in, through the use of tax increment financing (TIF).

Tax increment financing is a mechanism that allows for funding of urban renewal projects according to an adopted urban renewal plan. When the City establishes a TIF district the value of the property in the district is frozen at its current valuation, creating the base value. The property taxes collected on this base value continue to be distributed to the various taxing entities providing services to that property, (e.g., cities, counties, and school districts), but the property taxes paid on the increased valuation goes to the Pocatello Development Authority (property values typically increase due to new development based on added value). The PDA can issue bonded debt, based upon expected valuation increases, or provide reimbursement to provide funding for infrastructure or site development necessary for the business to build in the district. Approximately two years after the business has moved in, property taxes begin to be collected on the increased valuation and allocated to the Authority to pay debt or reimburse costs. If planned projects are completed and all debt is paid prior to the maximum 20 year period the district may be closed "early" and the added valuation is returned to the various taxing districts.

EXECUTIVE SUMMARY

The mission of the Pocatello Redevelopment Agency (PDA) is to strengthen the tax base of the City of Pocatello and Bannock County through the encouragement of growth and development within the Portneuf Valley. To achieve this goal, four urban renewal districts are currently open. Through the financing of public improvements such as water, sewer, streets, and storm drainage facilities, the PDA has contributed the following to the tax base:

Urban Renewal District	Year Created	Year of Termination	Tax Increment Value, 2020
Naval Ordinance District	2006	2026	\$222,910
North Portneuf District	2007	2030	\$297,902
Pocatello Regional Airport District	2010	2033	\$101,425
Northgate District	2019	2039	\$0

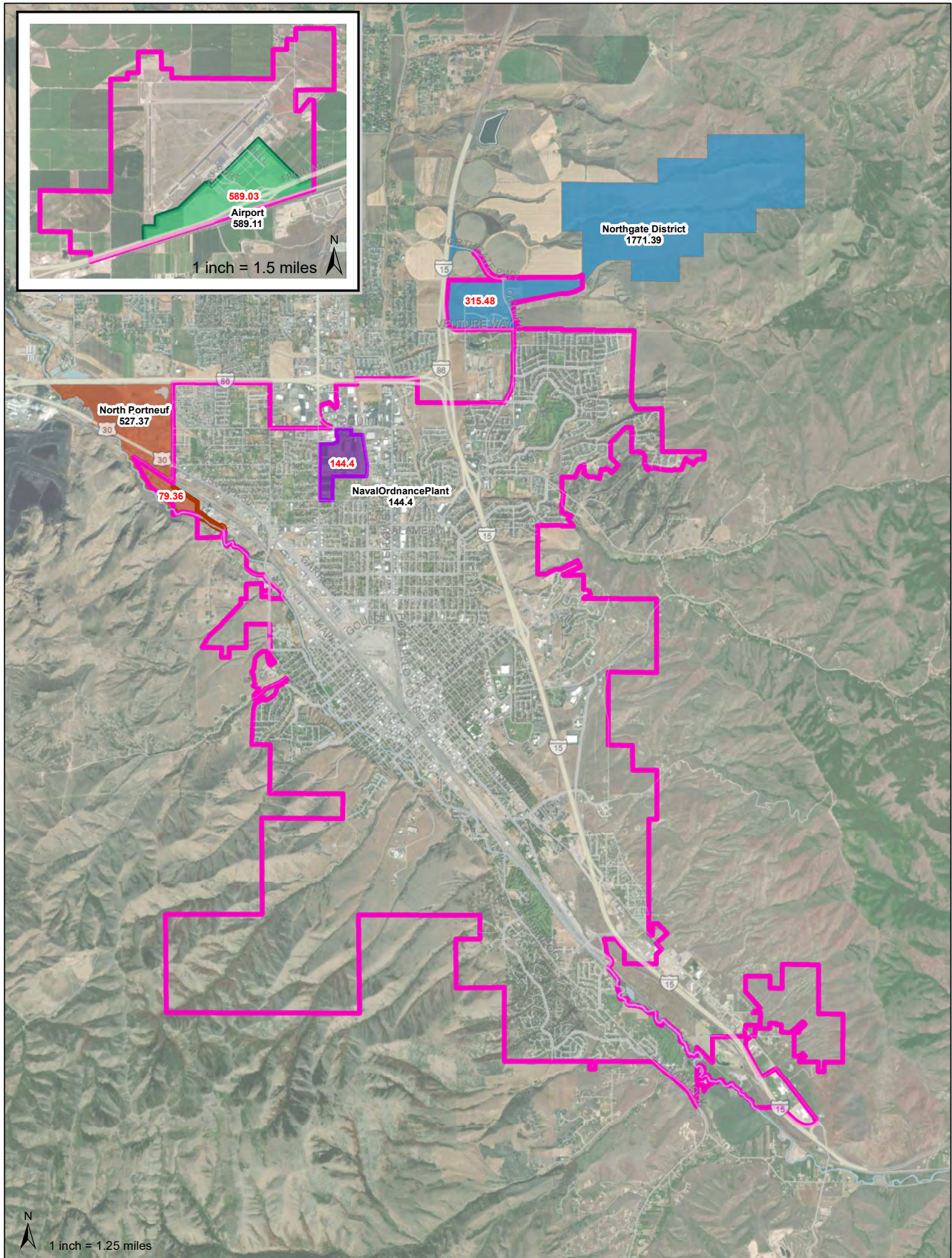
The land area of these four urban renewal districts is approximately 3,032 acres. Of the total land area of the districts about 589 acres are located in Power County and the remaining 2,443 is located in Bannock County. The amount of land that is within a district located within the Pocatello city limits is approximately 1,128 acres, or 5.39% of the City's total land area. The current 2020 tax increment value of all districts is about \$630,206.

In the year 2020, the Pocatello Redevelopment Agency accomplished the following:

- The Hoku property was sold to Portneuf Capital, LLC and the City of Pocatello was reimbursed for the original purchase of the property for an amount of \$224,247.51.
- Worked with Portneuf Capital, LLC towards the redevelopment of the former Hoku site (within the North Portneuf District). Issued over \$420,000 towards public improvements on the site that have been completed.
- Worked with Frigitek, LLC to develop a new cold storage facility within the Pocatello Regional Airport District. The project broke ground on July 30th, 2020.
- Frigitek has completed construction of the road way improvements to the site (Fortress and Beechcraft) as well as approximately 6,000 feet of water line and approximately 950 feet of pressurized sewer line.



Pocatello TIF Districts



District, Acreage	District, City Acreage	City Limits - Acreage
Airport, 589.11	Airport, 589.03	City Limits - Acreage 20936.62
Naval Ordnance Plant, 144.40	Naval Ordnance Plant, 144.40	
North Portneuf, 527.37	North Portneuf, 79.36	
Northgate District, 1771.39	Northgate District, 315.48	
		$100(1128/20937) = 5.39\%$

Document Path: N:\001_Pocatello_GIS\03-MXD\01\PocatelloTIF_Districts_2021.mxd

Date: 2/2/2021

The City of Pocatello does not guarantee any information contained in this map to be an accurate representation of existing conditions. No reproduction of this material in any form is authorized without written consent from the City of Pocatello.

THE INFORMATION PROVIDED ON THIS MAP IS TO BE USED ONLY FOR REFERENCE PURPOSES. THE MAP AND DATA ARE COMPILATIONS OF STATE, COUNTY, AND CITY RECORDS.



NAVAL ORDINANCE DISTRICT

Established:	2006
Expires:	2026
2020 Tax Increment:	\$222,910
Fund Balance:	\$1,177,095
Bonded Debt:	None
Non-Bonded Debt:	None

Companies Currently in the District:

SME Steel
Virginia Transformer
Eaton Metal Products
Western Industrial Motor and Machine
McNabb Arms Company
Novatech PC
Cal Polymers Inc.
Gateway West Industrial Center
Market Direct Fleet
H&R Inline Hockey



Improvements:

Power upgrades, rail & pavement upgrades, sewer pump station, monitoring station, and building upgrades to retain manufacturing.



Employee Statistics:

As of October 2020, the Naval Ordnance Plant URA included 520 employees with estimated wages of \$6,592,740. Approximately 48.3% of the employment in the district consisted of manufacturing jobs. (Source: Idaho Department of Labor)

NORTH PORTNEUF DISTRICT

Established:	2007
Expires:	2030
2020 Tax Increment:	\$297,902
Fund Balance:	\$1,355,215
Bonded Debt:	None
Non-Bonded Debt:	None

Companies Currently in the District:

Pocatello Ready Mix
Idaho Rock and Sand LLC
Idaho Materials and Construction
Salmon River Diesel Shop
Nicholas and Co. Inc.
Mountain States Transformer Service Inc.
H and H X-ray Services Inc.
Reddaway
Portneuf Capital LLC



Improvements:

\$1,000,000 by the City to purchase land within the district, relocation of water mainlines and upgrades to non-City utilities (rail, gas, power, and communications).



Employee Statistics:

As of October 2020, the North Portneuf URA included 219 employees with estimated wages of \$3,058,020. Approximately 45.2% of the employment in the district consisted of manufacturing jobs and 24.7% consisted of transportation and warehousing jobs. (Source: Idaho Department of Labor)

Non-Bonded Debt:

The Hoku property was sold to Portneuf Capital, LLC and the City of Pocatello was reimbursed for the original purchase of the property for an amount of \$224,247.51.

POCATELLO REGIONAL AIRPORT DISTRICT

Established:	2010
Expires:	2033
2020 Tax Increment:	\$101,425
Fund Balance:	\$544,483
Bonded Debt:	None
Non-Bonded Debt:	None

Companies Currently in the District:

McNabb Grain & Trucking
Pocatello Motocross Park
Petersen, Inc.
Jet Stop
Black Ridge Energy Services, Inc.
Driscoll Tophany
Frigitek, LLC



Improvements:

Upgrades to culinary and fire flow water, sewer, road, storm water, and public non-city utilities (gas, power, and communications). Future improvements are planned for railway extensions in conjunction with the current Frigitek development.



Employee Statistics:

The Pocatello Airport URA includes 192 employees with estimated wages of \$2,001,593. Approximately 54.7% of the employment in the district consisted of manufacturing jobs. (Source: Idaho Department of Labor)

Frigitek Ground-breaking:

Frigitek, LLC broke ground on July 30th, 2020 for the development of a new cold storage facility. The project involves public infrastructure upgrades including a rail spur extension into the district.

NORTHGATE DISTRICT

Established:	2019
Expires:	2039
2020 Tax Increment:	\$0
Present Fund Balance:	\$0
Bonded Debt:	None
Non-Bonded Debt:	None

Projects Currently in the District:

Kartchner Homes Multi-Family Development

The Crossings Division 1 consisting of 97 lots.

The Crossings Division 2 consisting of 15 lots.



Improvements:

The new Northgate Parkway I-15 interchange was opened in December 2019. This project was made possible through a public-private partnership to which the PDA contributed \$2,000,000.



Employee Statistics:

There currently are no businesses in operation on the site, but there has been significant interest in the area and we anticipate substantial growth in the foreseeable future.