

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.

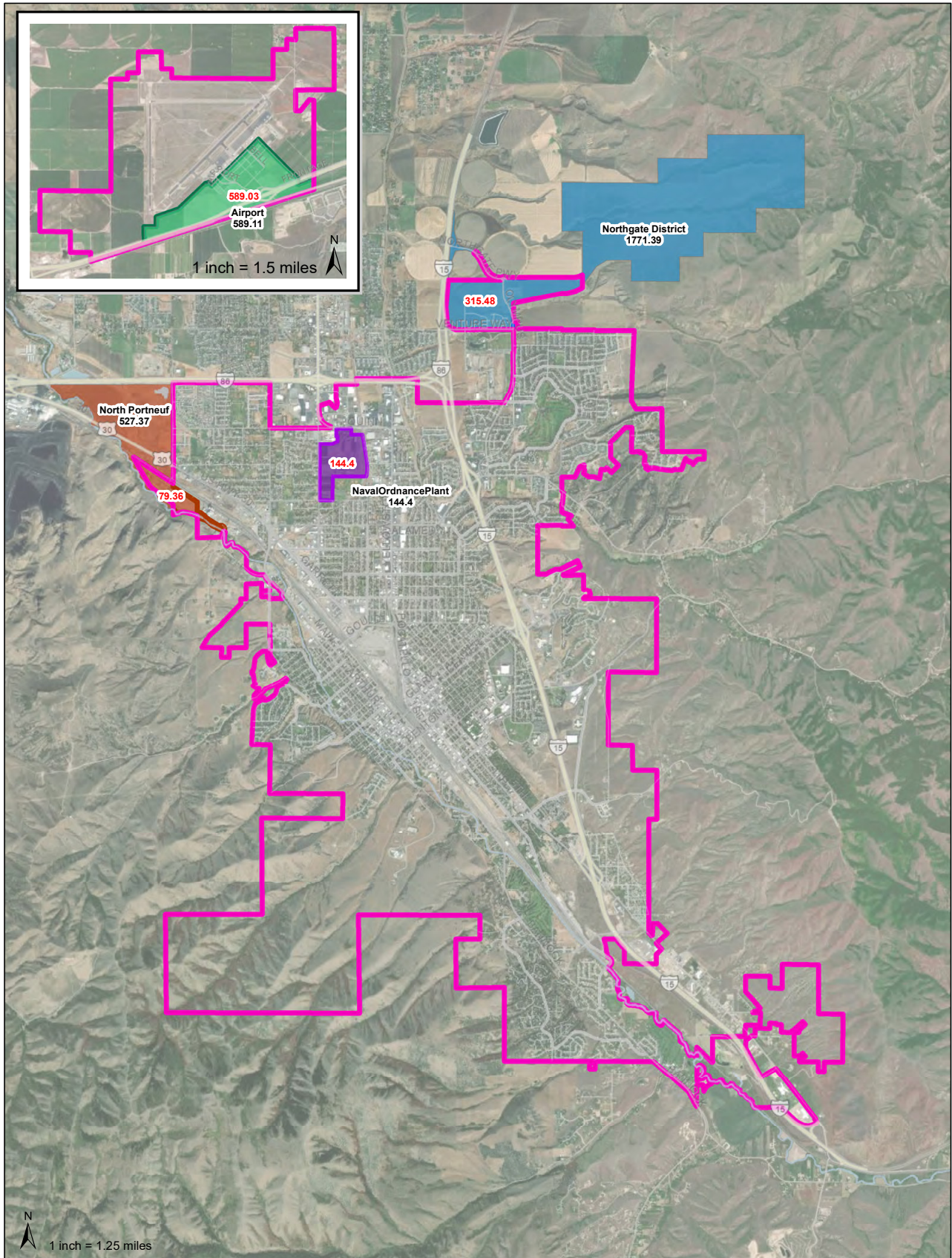
The City of Pocatello (via the City Council) is responsible for determining which areas of the City qualify under urban renewal law to be categorized as deteriorated or deteriorating and considered as an urban renewal area (URA). These areas typically lack adequate infrastructure, which may include water, 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.

Pocatello TIF Districts



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

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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:	2030
2021 Tax Increment:	\$205,244
Fund Balance:	\$1,302,547
Bonded Debt:	None
Non-Bonded Debt:	None



Companies Currently in the District:

IRG, new asset owner
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 September 2021, the Naval Ordnance Plant URA included 579 employees an increase of approximately 10% from September 2020. These employees have estimated wages of \$8,199,196. Approximately 43.5% of the employment in the district is identified as Manufacturing jobs and 6.6% of the employment is identified as Wholesale Trade. (Source: Idaho Department of Labor)

NORTH PORTNEUF DISTRICT

Established:	2007
Expires:	2030
2021 Tax Increment:	\$97,952
Fund Balance:	\$1,414,457
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 September 2021, the North Portneuf URA included 237 employees an increase of approximately 8% from September 2020. These employees have estimated wages of \$3,782,592. Approximately 43.5% of the employment in the district consisted of Construction jobs and 24.1% consisted of Transportation and Warehousing jobs. (Source: Idaho Department of Labor)

POCATELLO REGIONAL AIRPORT DISTRICT

Established: 2010
Expires: 2033
2021 Tax Increment: \$46,311
Fund Balance: \$394
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 199 employees an increase of approximately 4% from September 2020. These employees have estimated wages of \$2,633,903. (Source: Idaho Department of Labor)

NORTHGATE DISTRICT

Established:	2019
Expires:	2039
2021 Tax Increment:	\$4195
Present Fund Balance:	\$4195
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.

Portneuf Health Trust



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 activity in the area. The Portneuf Health Trust has begun construction of their North Campus. Additionally, Kartchner Homes has developed a large portion of its multi-family development and a number of single-family homes have been completed.