

Pocatello Development Authority



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(Executive Director)

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(Treasurer)

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(Secretary)

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(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, 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 four 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

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, 2022
Naval Ordnance Plant District	2006	2030	\$212,341
North Portneuf District	2007	2030	\$98,202
Pocatello Regional Airport District	2010	2033	\$136,799
Northgate District	2019	2039	\$46,064

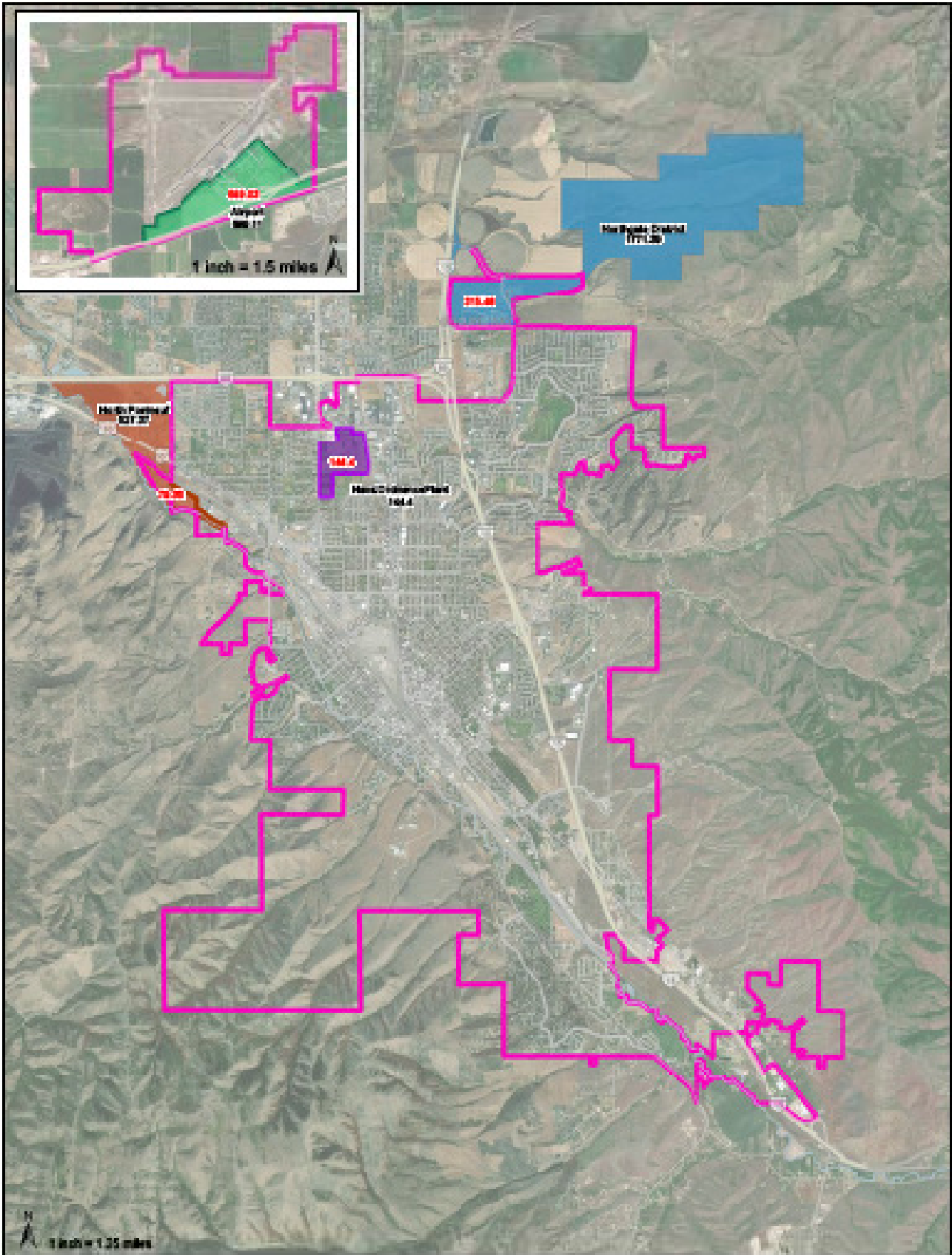
The land area of these four urban renewal districts is approximately 3,032 acres. Of the total land area of the districts about 589 acres are located in Power County and the remaining 2,443 is located in Bannock County. The amount of land that is within a district located within the Pocatello city limits is approximately 1,128 acres, or 5.39% of the City's total land area. The Fiscal Year 2022 tax increment value of all districts was about \$493,405.

In the year 2022, the following progress was made in the PDA's Urban Renewal Districts:

- Initialized working with IRG (Industrial Realty Group), the new owners of the Naval Ordnance Plant property. IRG utilized TIF funds for significant facade improvements including painting, siding repairs, and window replacement. The project also proposes to add a commercial component to the property along Quinn Road, which was rezoned from Industrial to Commercial.
- The Northgate District has seen increased activity in the development of the multi-family portion of the district. There have also been infrastructure investments and investments to private property that includes residential and commercial development. The North Campus of the Portneuf Health Trust has been completed. Last year the PDA began to see increment generated in the Northgate District and may begin to provide reimbursement for investments made in the extensions of Olympus Drive and Northgate Parkway.
- The PDA is looking into the feasibility of providing a rail crossing to connect River Park Way to US Highway 30. This connection would be vital to the growth of industry in the North Portneuf District, as it would provide an alternative truck route over the rail lines. Currently, all freight traffic must traverse Kraft Road to North Main Street. This intersection is identified as one that needs significant improvement due to the unusual configuration of the intersection.



Pocatello TIF Districts



District, Average	District, City Average (084.01)	City Limits (Average 004.00)
Airport (084.01)	Airport (084.01)	
North Idaho Plant (104.01)	North Idaho Plant (104.01)	
North Idaho Plant (104.02)	North Idaho Plant (104.02)	
North Idaho Plant (104.03)	North Idaho Plant (104.03)	
North Idaho Plant (104.04)	North Idaho Plant (104.04)	

1:250,000 (2017) = 0.25%



NAVAL ORDNANCE PLANT DISTRICT

Established: 2006
Expires: 2030
2022 Tax Increment: \$212,341
Fund Balance: \$1,026,115
Bonded Debt: None
Non-Bonded Debt: None



Some Companies Currently in the District:

IRG Realty Advisers LLC
SME Steel
Virginia Transformer VTCU Corp.
Mountainland Supply LLC
Western Industrial Motor and Machine
McNabb Manufacturing LLC
Novatech PC
Atco Structures and Logistics

Improvements:

Most recently there have been significant improvements to the facades of the buildings in the Naval Ordnance Plant. IRG has invested great energy into rebranding the facility into the Titon Center and is looking forward to future potential opportunities to partner with the PDA. The western portion of the facility was recently rezoned for Commercial use to accommodate the development of a commercially oriented redevelopment of the property and enhance the overall potential of the property.



Employee Statistics:

As of September 2022, the Naval Ordnance Plant URA included 744 employees, an increase of approximately 28.5% from September 2021. These employees have estimated quarterly wages of \$12,538,250. (Source: Idaho Department of Labor)

NORTH PORTNEUF DISTRICT

Established:	2007
Expires:	2030
2022 Tax Increment:	\$98,202
Fund Balance:	\$1,550,206
Bonded Debt:	None
Non-Bonded Debt:	None

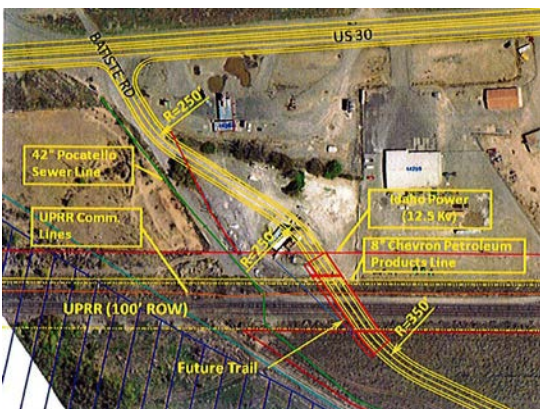
Some Companies Currently in the District:

The Rustic Rose LLC
Idaho Rock and Sand LLC
Hot Rod Construction
Jerry Van Sickle



Improvements:

The PDA is looking into the feasibility of providing a rail crossing to connect River Park Way to US Highway 30. This connection would be a vital to the growth of industry in the North Portneuf District as it would provide an alternative truck route over the rail lines. Currently, all freight traffic must traverse Kraft Road to North Main Street. This intersection is identified as one that needs significant improvement due to the unusual configuration of the intersection.



Employee Statistics:

As of September 2022, the North Portneuf URA included 236 employees, a decrease of approximately 0.4% from September 2021. These employees have estimated quarterly wages of \$4,228,587. Approximately 44.1% of the employment in the district consisted of construction jobs and 21.6% consisted of transportation and warehousing jobs. (Source: Idaho Department of Labor)

POCATELLO REGIONAL AIRPORT DISTRICT

Established:	2010
Expires:	2033
2022 Tax Increment:	\$136,799
Fund Balance:	(\$14,616)
Bonded Debt:	None
Non-Bonded Debt:	None

Some Companies Currently in the District:

McNabb Trucking
Peterson Inc.
Driscoll Tophay LLC
KASE/Warbonnett Inc.
Larson & Associates Inc.



Improvements:

There are two different Master Plans being developed for the Pocatello Regional Airport. One that is being initiated by the airport and relates to the airport facility itself. The other plan has been initiated by Bannock Development Corporation and encompasses the property around the airport that is owned by the City of Pocatello. This plan incorporates property located within the Airport District, and will help to direct the future growth and development of this area. Additionally, the PDA is working with the City of Pocatello to establish a right-of-way plat for a road network to provide clarity for future investors of what land is available for development. While the PDA is not financially invested in either of these plans, it does recognize their importance in the success of the district and the Executive Director is directly involved in the planning process.



Employee Statistics:

As of September 2022, the Pocatello Airport URA includes 173 employees, a decrease of approximately 13.1% from September 2021. These employees have estimated quarterly wages of \$2,162,044. (Source: Idaho Department of Labor)

NORTHGATE DISTRICT

Established:	2019
Expires:	2039
2022 Tax Increment:	\$46,064
Present Fund Balance:	\$49,275
Bonded Debt:	None
Non-Bonded Debt:	None

Some 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 approximately \$2,000,000. With the completion of many of the Kartchner Homes Northgate Apartment development and the North Campus of the Portneuf Health Trust, Fiscal Year 2022 was the first year the PDA was able to receive any significant tax increment. The PDA anticipates being able to provide reimbursements related to the initial improvements in the next fiscal year.



Employee Statistics:

As of September 2022, the Northgate District URA includes 2 employees, an increase from 0 in September 2021. These employees have estimated quarterly wages of \$25,429. This number is less now with the completion of recent developments that were not included in the current counts.