



# Pocatello Development Authority



## **Board of Commissioners (During 2023)**

David Villarreal, Jr (Chair)  
Scott Turner (Vice-Chair)  
Brian Blad (Pocatello Mayor)  
Rick Cheatum (Pocatello City Council President)  
Greg Gunter  
Jeff Hough (Bannock County Commissioner)  
Jim Johnston  
Kirk Lepchenske  
Nathan Richardson

## **PDA/City Staff**

Brent McLane  
(Executive Director)  
  
Thane Sparks  
(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, political and a discrete component of the City of Pocatello.

The purpose of the Pocatello Development Authority is to promote 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 rehabilitate or redevelop 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 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

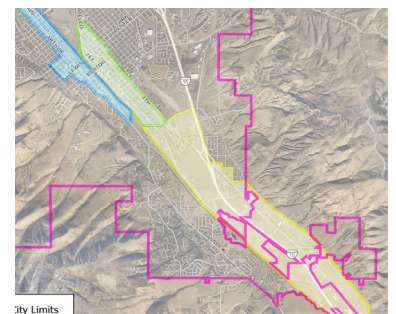
The mission of the Pocatello Redevelopment Agency (PDA) is to strengthen the tax base of the City of Pocatello and Bannock County through the encouragement of growth and development within the Portneuf Valley. To achieve this goal, four urban renewal districts are currently open. Through the financing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

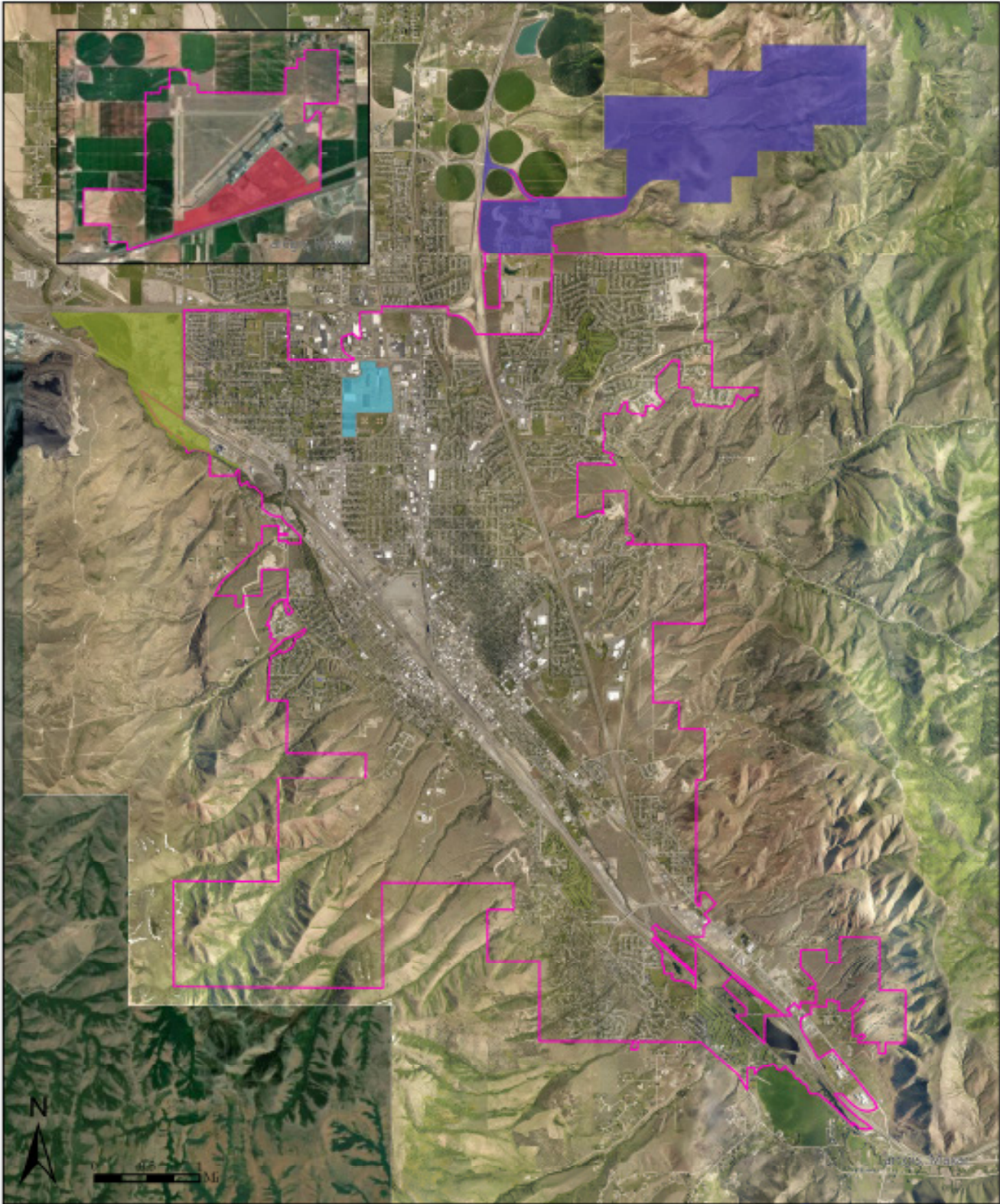
Urban Renewal District	Year Created	Year of Termination	Tax Increment Value, 2023
Naval Ordnance Plant District	2006	2030	\$120,562
North Portneuf District	2007	2030	\$97,613
Pocatello Regional Airport District	2010	2033	\$83,594
Northgate District	2019	2039	\$331,327

The land area of these four urban renewal districts is approximately 3,032 acres. Of the total district land area about 589 acres are located in Power County and the remaining 2,443 acres are 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 2023 tax increment value of all districts was about \$633,096. This was an increase in increment value of approximately \$139,691 from last year.

In the year 2023, the following progress was made in the PDA's Urban Renewal Districts:

- Continued working with IRG (Industrial Realty Group) utilizing TIF funds to complete significant facade improvements including painting, siding repairs, and replacing windows. The PDA is continuing discussions about further upgrades to the facility.
- The Northgate District has seen continued activity in the development of the multi-family portion of the district. In 2022 the PDA began to see increment generated in the Northgate District, and in 2023 the increment value took a significant step. In 2023, the increment value increased from \$46,064 to \$331,327 an increase of 619.27%. The district will begin reimbursing contributing government entities.
- The PDA has engaged a consultant service with SB Friedman to conduct an eligibility study and prepare an eligibility report related to three geographic areas within the City of Pocatello. These areas include:
  - » The South 5th Corridor
  - » The Historic Downtown and Portneuf Districts (as identified in the City of Pocatello Downtown Development Plan)
  - » The Downtown East, Warehouse, and Bengal Districts (as identified in the City of Pocatello Downtown Development Plan)





TIF\_Districts

District_Name
Airport
NavalOrdnancePlant
North Portneuf
Northgate District
<all other values>

# Pocatello TIF Districts



## NAVAL ORDNANCE PLANT DISTRICT

Established:	2006
Expires:	2030
2023 Tax Increment:	\$120,562
Fund Balance:	\$57,392
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

Pocatello Storage and Logistics LLC



Titan Center

### Improvements:

Most recently the improvements to the facades of the buildings in the Naval Ordnance Plant were completed per the plans. IRG has invested great energy into rebranding the facility into the Titan Center and is looking forward to future potential opportunities to partner with the PDA. IRG is also planning the installation of a large mural on the tower building's east side. Additionally, IRG is actively pursuing new tenants and is looking to developing a new commercial center along Quinn Road on the northern end of the property.



Titan Center Retail  
Commercial Center

## NORTH PORTNEUF DISTRICT

Established:	2007
Expires:	2030
2023 Tax Increment:	\$97,613
Fund Balance:	\$1,674,044
Bonded Debt:	None
Non-Bonded Debt:	None

### Some Companies Currently in the District:

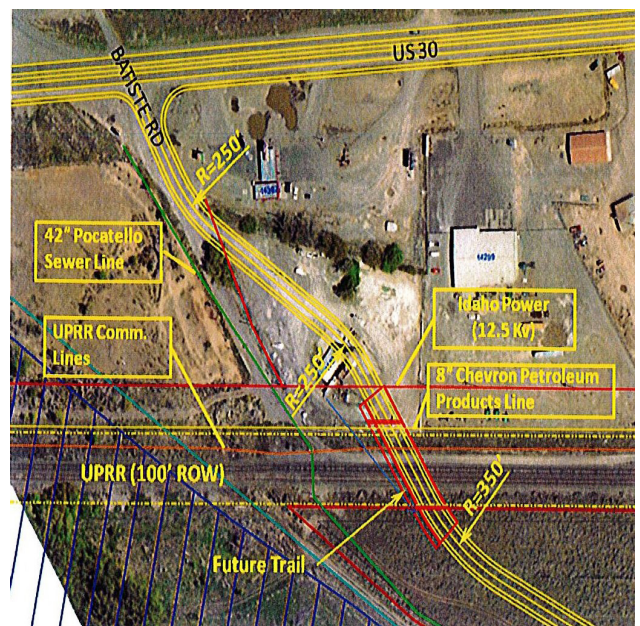
The Rustic Rose LLC  
Idaho Rock and Sand LLC  
Hot Rod Construction  
Jerry Van Sickle  
Great Western Malt



Great Western Malt

### 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 vital to the growth of industry in the North Portneuf District, as it would provide an alternative truck route over the rail lines. Additionally, Great Western Malt purchased a portion of the facility on the southern end adjacent to their current facility for future expansion and development.



Draft design of the potential rail crossing

## POCATELLO REGIONAL AIRPORT DISTRICT

<b>Established:</b>	<b>2010</b>
<b>Expires:</b>	<b>2033</b>
<b>2023 Tax Increment:</b>	<b>\$83,594</b>
<b>Fund Balance:</b>	<b>33,003</b>
<b>Bonded Debt:</b>	<b>None</b>
<b>Non-Bonded Debt:</b>	<b>None</b>

### Some Companies Currently in the District:

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



Peterson Inc.

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### Improvements:

Continuing efforts are moving forward with the creation of two different Master Plans for the Pocatello Regional Airport. The first one is being initiated by the airport and relates to the airport facility itself. The second 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 finalize a right-of-way plat for a road network to provide clarity for future investors of what land is available for development.



Aerial photo of the Pocatello Regional Airport

## NORTHGATE DISTRICT

<b>Established:</b>	<b>2019</b>
<b>Expires:</b>	<b>2039</b>
<b>2023 Tax Increment:</b>	<b>\$331,327</b>
<b>Fund Balance:</b>	<b>\$384,816</b>
<b>Bonded Debt:</b>	<b>None</b>
<b>Non-Bonded Debt:</b>	<b>None</b>

### Preferred Master plan

	ACRES	%
BUILDING AREA	5.9	29%
PARKING AREA	8.2	41%
PLAZA/OS/FUTURE	6.0	30%
TOTAL SITE	20	



Portneuf Health Trust North Campus Preferred Manster Plan

### 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 North Campus

Northgate District Division 2

Beard, St. Clair, & Gaffney Attorneys

BBSI

### Improvements:

The Kartchner Homes Northgate Apartment development and the North Campus of the Portneuf Health Trust were completed in 2023. Also, The Crossings Division 1 and 2 have continued to fill in, but still have a significant number of undeveloped lots. In the district, construction of the new Beard, St. Clair, & Gaffney Attorneys and the BBSI office building has begun and is anticipated to be completed in 2024. Additionally, there are a number of other projects in the planning phase including Broulim's Groceries, Westmark Credit Union, and Idaho Central Credit Union. There has also been progress in the development of Northgate District Division 2 with the extension of sewer and water infrastructure, as well as, District Lane and District Drive. Northgate District Division 2 consists of 14 commercial lots that are currently for sale.



Kartchner Homes Northgate Apartment Development