

# Pocatello Development Authority



## **Board of Commissioners (During 2025)**

David Villarreal, Jr (Chair)  
Bannock County Commissioner Jeff Hough (Vice-Chair)  
Pocatello Mayor Brian Blad  
Councilwoman Linda Leeuwrik  
Kirk Lepchenske  
Fred Parrish  
Nathan Richardson  
Scott Turner  
Ruby Walsh

## **PDA/City Staff**

Brent McLane  
(Executive Director)  
Thane Sparks  
(Treasurer)  
Aceline McCulla  
(Secretary)  
Merril Quayle  
(Public Works Development 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 two Board members 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

# 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:

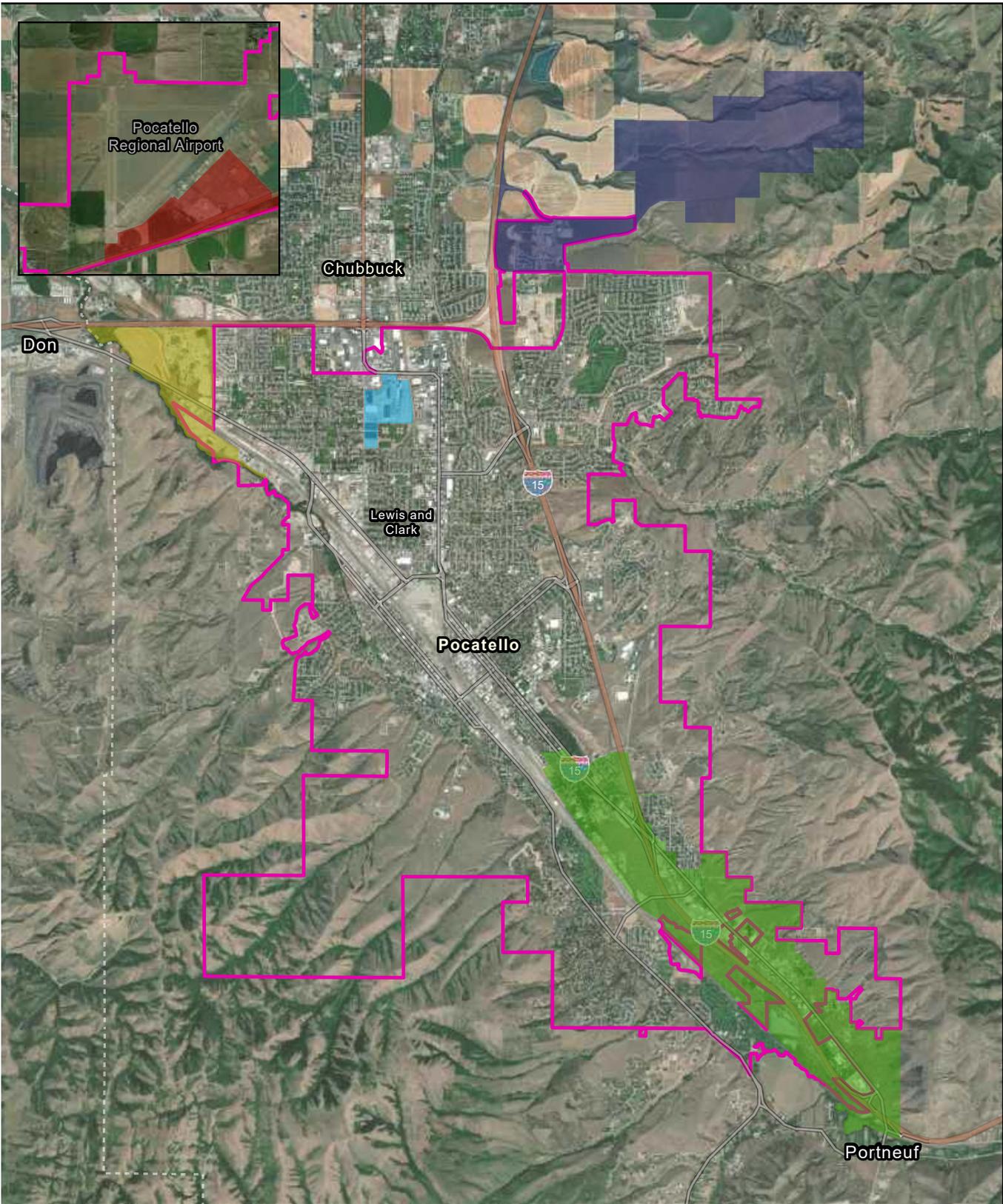
Urban Renewal District	Year Created	Year of Termination	Tax Increment Value, 2025
Naval Ordnance Plant District	2006	2030	\$171,197
North Portneuf District	2007	2030	\$122,021
Pocatello Regional Airport District	2010	2033	\$76,673
Northgate District	2019	2039	\$847,940
South 5th Avenue District	2025	2045	\$0.00

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 2025 tax increment value of all districts was about \$1,217,828.00. This was an increase in increment value of approximately \$292,054.00 from last year.

In the year 2025, the following progress was made in the PDA's Urban Renewal Districts:

- Pocatello Quinn LLC - IRG (Industrial Realty Group) completed their building improvements with TIF funds per the Owner Participation Agreement (OPA) on 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. The middle picture is a proposed preliminary plat of a new residential development in the district. In 2025, the increment value increased from 2024 value of \$592,959 to \$847,940 a significant increase of 62.552%. The district continues reimbursing contributing government entities.
- The South 5th Avenue District was in the final creation process in September of fiscal year 2025. The anticipated completion date is December 31, 2025. The bottom right picture shows the new district.
- Efforts toward a new Historic Downtown Pocatello Urban Renewal Area began in 2025. An eligibility study and an economic feasibility study were completed to determine if the PDA will proceed in a new Tax Increment District (TIF) in Fiscal Year 2026.





# Pocatello TIF Districts

CITY OF  
**POCATELLO**



<span style="color: red;">■</span>	Airport
<span style="color: lightblue;">■</span>	Naval Ordnance Plant
<span style="color: yellowgreen;">■</span>	North Portneuf
<span style="color: purple;">■</span>	Northgate District
<span style="color: green;">■</span>	S. 5th

## NAVAL ORDNANCE PLANT DISTRICT

<b>Established:</b>	<b>2006</b>
<b>Expires:</b>	<b>2030</b>
<b>2025 Tax Increment:</b>	<b>\$171,194</b>
<b>Fund Balance:</b>	<b>\$210,107</b>
<b>Bonded Debt:</b>	<b>None</b>
<b>Non-Bonded Debt:</b>	<b>None</b>

### 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
- The Portneuf Valley Soccer Club
- Eaton Metal Products Co
- Idaho Plumbing Contractors
- Johansen LLC
- Smith's Heavy Repair



### Improvements:

Most recently the improvements to the facades of the buildings in the Naval Ordnance Plant were completed per the Owner Participation Agreement (OPA). Pocatello Quinn LLC - 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. 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. The Portneuf Valley Soccer Club opened its new indoor soccer facility in March 2025.



2025 Aerial of Titan Center (NOP URA)

## NORTH PORTNEUF DISTRICT

<b>Established:</b>	<b>2007</b>
<b>Expires:</b>	<b>2030</b>
<b>2025 Tax Increment:</b>	<b>\$122,021</b>
<b>Fund Balance:</b>	<b>\$1,448,120</b>
<b>Bonded Debt:</b>	<b>None</b>
<b>Non-Bonded Debt:</b>	<b>None</b>

### Some Companies Currently in the District:

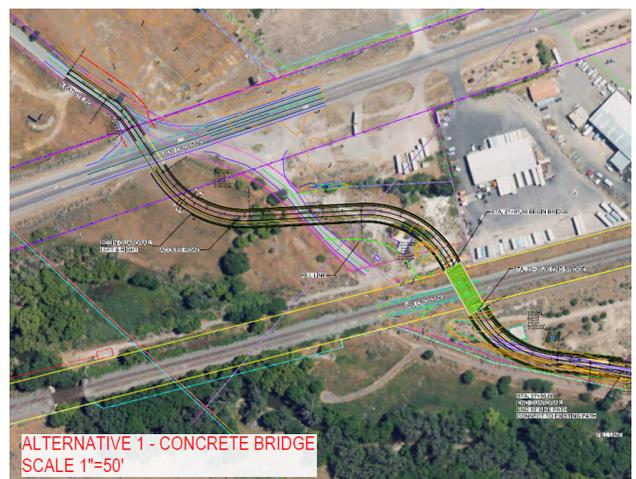
Portneuf Capital  
Great Western Malt  
Idaho Materials  
Salmon River Diesel Shop



2025 Aerial of North Portneuf District

### Improvements:

The PDA has engaged with Keller Engineering to create a preliminary design for a rail crossing and access road 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 a primary truck route that would reduce travel time and carbon foot print. Additionally, Portneuf Capital LLC has nearly completed the removal of the concrete structures of the remaining Hoku development. This cleanup is key to the redevelopment of this site.



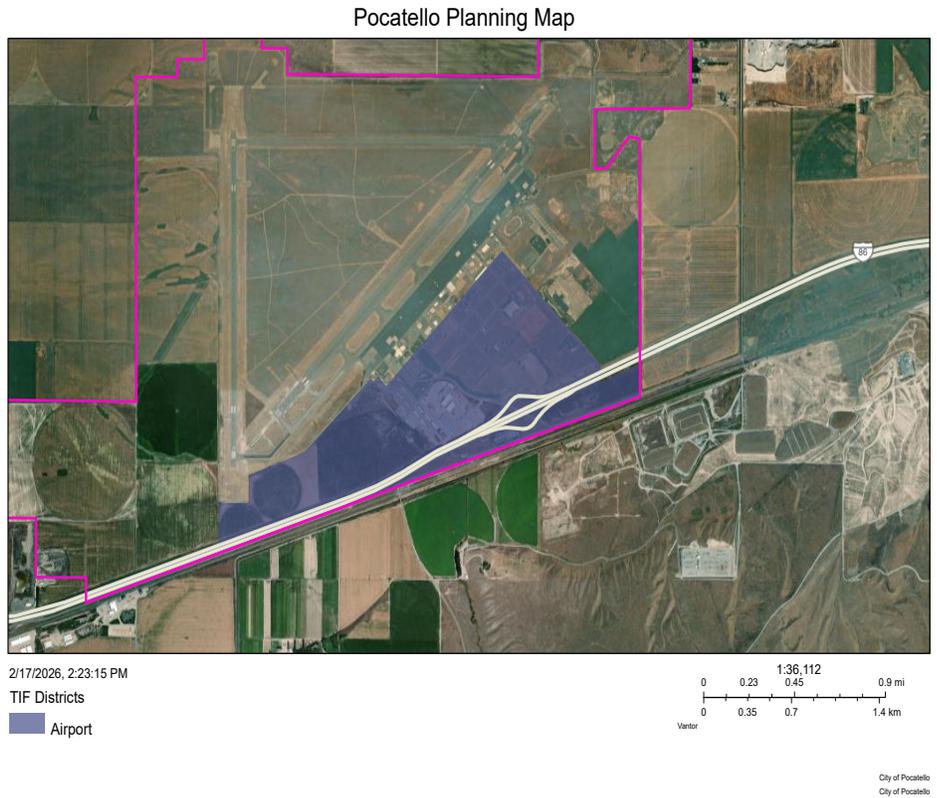
Draft design of the potential rail crossing

# POCATELLO REGIONAL AIRPORT DISTRICT

<b>Established:</b>	<b>2010</b>
<b>Expires:</b>	<b>2033</b>
<b>2025 Tax Increment:</b>	<b>\$76,673</b>
<b>Fund Balance:</b>	<b>\$49,985</b>
<b>Bonded Debt:</b>	<b>None</b>
<b>Non-Bonded Debt:</b>	<b>None</b>

## Some Companies Currently in the District:

- McNabb Trucking
- Driscoll Tophay LLC
- KASE/Warbonnett Inc.
- Larson & Associates Inc
- SME (recently moved into the former Peterson building)



## Improvements:

The PDA has worked with Portneuf Valley Development Corporation to establish a Market Analysis for the proposed CREST project. The CREST project is a proposed mixed-use development that would focus on amateur sports tourism, large-scale events, and destination travel. It would include office and retail space, hotels, an expo event center, and a youth sports complex.



# NORTHGATE DISTRICT

Established:	2019
Expires:	2039
2025 Tax Increment:	\$847,940
Fund Balance:	\$422,220
Bonded Debt:	None
Non-Bonded Debt:	None

## Some Projects Currently in the District:

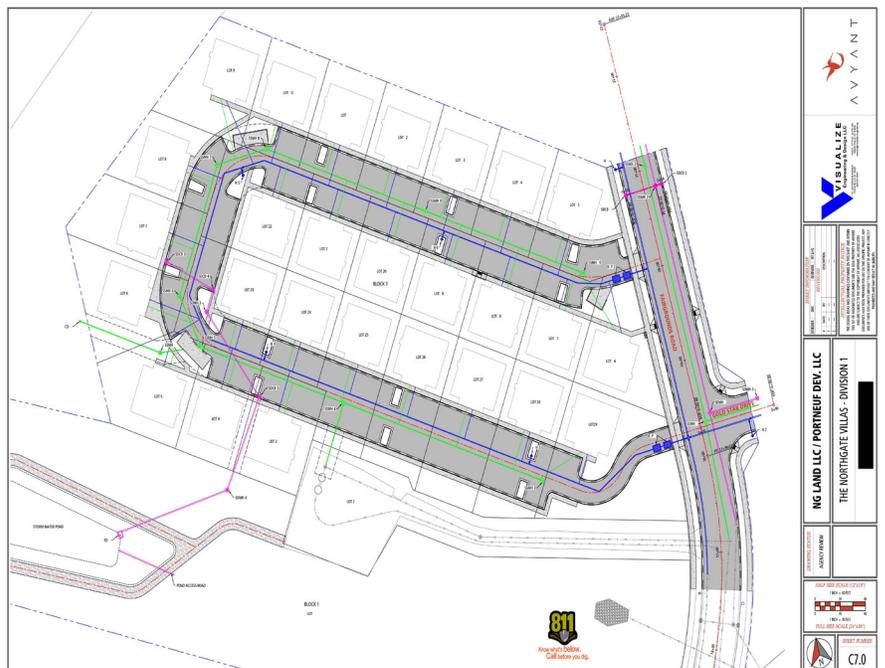
- Kartchner Homes Multi-Family Development
- Northgate Villas Division 1.
- Portneuf Health Trust North Campus
- Beard, St. Clair, & Gaffney Attorneys
- BBSI



Aerial photo of the Northgate District, 2025

## Improvements:

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, which consists of 14 commercial lots are ready for development. The new Northgate Villas has twenty nine lots, an extension of Fairgrounds Road. New preliminary plat of Northgate Villas Division 2 shown to the right.



# SOUTH 5TH AVENUE DISTRICT

**Established:** 2025  
**Expires:** 2045  
**2025 Tax Increment:** \$0  
**0 Fund Balance:** \$0  
**Bonded Debt:** None  
**Non-Bonded Debt:** None

## Some Projects Currently in the District:

This TIF District was approved by City Council the end of December 2015.  
 More information to come as products develop.

Attachment 1

Boundary Map of Urban Renewal Project Area and Revenue Allocation Area  
PROPOSED TIF DISTRICT BOUNDARY

LINE TABLE			LINE TABLE			LINE TABLE		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 89°23'41" E	804.62	L21	N 44°51'17" W	360.19	L41	N 78°54'37" E	232.21
L2	S 0°29'14" W	2612.81	L22	N 22°10'42" E	2164.7	L42	N 61°03'24" E	266.25
L3	S 0°10'34" W	2990.02	L23	S 89°58'18" E	381.91	L43	N 34°58'11" W	34.64
L4	S 0°22'22" W	647.39	L24	S 84°50'59" W	1798.14	L44	N 0°10'30" E	169.10
L5	N 67°12'05" W	1762.10	L25	N 0°19'13" E	78.20	L45	N 89°52'34" E	989.94
L6	S 0°42'09" E	44.39	L26	N 0°17'02" E	115.99	L46	S 0°26'16" E	462.46
L7	N 64°42'22" W	163.79	L27	N 49°54'23" W	593.21	L47	S 1°44'28" E	1631.90
L8	S 74°18'49" W	159.00	L28	N 29°44'27" W	486.44	L48	N 86°52'49" E	1134.71
L9	S 0°11'48" W	176.59	L29	N 44°02'09" E	400.19	L49	S 0°00'50" W	50.19
L10	S 42°52'50" W	306.29	L30	N 38°51'37" W	270.97	L50	S 86°52'48" W	1121.82
L11	S 89°49'02" W	209.34	L31	N 49°40'59" E	88.34	L51	S 15°05'59" E	703.52
L12	S 64°37'48" W	260.80	L32	N 40°19'42" W	539.43	L52	S 0°00'00" E	289.24
L13	N 89°48'47" W	241.74	L33	S 89°40'40" E	491.22	L53	S 89°17'34" E	54.50
L14	N 14°03'01" E	116.59	L34	N 02°17'42" E	143.89	L54	S 28°10'59" E	423.62
L15	N 89°22'59" W	48.29	L35	N 71°51'39" E	165.12	L55	S 69°40'18" E	251.14
L16	N 2°11'59" E	355.61	L36	N 44°58'07" E	72.43	L56	S 0°00'00" E	388.71
L17	N 44°50'19" E	319.74	L37	N 50°57'32" E	301.89	L58	N 89°43'54" E	25.93
L18	N 40°00'01" E	348.19	L38	N 01°10'19" E	40.44	L59	S 0°22'52" W	91.44
L19	N 42°42'47" W	286.91	L39	N 50°14'22" E	591.32	L60	S 36°12'00" E	238.10
L20	N 59°58'08" W	382.01	L40	N 42°42'00" E	222.59	L61	S 4°11'10" E	64.77

LINE TABLE			LINE TABLE			LINE TABLE		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L62	S 89°47'59" E	227.52	L82	S 0°10'59" W	482.98	L102	S 89°59'38" E	308.44
L63	S 0°19'40" W	238.67	L83	S 89°48'54" E	2071.10	L103	S 1°40'58" W	66.00
L64	S 89°46'41" E	294.39	L84	S 0°28'10" W	1313.63	L104	S 89°42'00" E	284.71
L65	N 0°29'44" E	36.29	L85	N 89°40'50" W	1217.58	L105	S 0°00'59" E	424.28
L66	S 0°12'29" W	311.16	L86	S 0°11'40" W	648.49	L106	S 89°52'05" E	689.98
L67	N 89°52'34" E	49.12	L87	N 87°41'55" E	656.45	L107	S 0°00'00" E	964.02
L68	S 0°22'29" W	207.89	L88	S 89°41'48" E	642.19	L108	S 89°53'11" E	292.72
L69	S 89°17'51" E	541.64	L89	N 0°14'40" W	288.12	L109	S 0°02'14" W	203.02
L70	S 0°11'39" W	808.92	L90	S 89°41'19" E	27.02	L110	S 89°42'29" E	1029.87
L71	S 42°43'11" E	56.81	L91	S 0°02'17" W	238.03	L111	S 0°19'30" E	520.28
L72	S 89°48'59" E	1159.12	L92	N 89°41'59" W	331.70	L112	S 89°55'01" E	229.22
L73	N 15°59'07" W	179.09	L93	N 0°05'51" E	435.22	L113	N 01°02'54" E	508.67
L74	N 78°05'06" E	56.57	L94	S 89°49'21" E	325.69	L114	S 39°28'49" E	1559.97
L75	N 89°59'21" E	124.80	L95	S 0°05'37" W	202.88	L115	N 02°02'49" W	423.79
L76	N 01°10'41" E	498.02	L96	S 0°42'29" E	1175.32	L116	N 26°50'49" W	2046.67
L77	S 89°21'55" E	1289.28	L97	S 89°51'59" W	185.99	L117	N 42°25'28" W	822.70
L78	S 0°10'54" E	1482.81	L98	S 89°49'21" E	261.00	L118	N 56°29'38" W	1141.32
L79	S 89°20'41" E	1139.25	L99	S 89°11'54" E	493.52	L119	N 44°29'29" W	6447.89
L80	S 0°10'54" W	464.23	L100	S 89°49'21" E	789.39	L120	N 44°17'22" W	4030.49
L81	N 89°48'05" W	330.08	L101	S 0°02'22" W	589.49			

