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Instrument # 199269
POWER COUNTY, IDAHO
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CHRISTINE STEINLICHT Fee: 0.00
Ex-Officio Recorder Deputy Maureen Schelske

RECEIVED
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TECHNICAL SUPPORT

ORDINANCE NO. 2889

124

AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, MAKING FINDINGS PURSUANT TO IDAHO CODE §50-2008 REQUISITE TO APPROVE A REVENUE ALLOCATION AREA AND RESPECTIVE URBAN RENEWAL PLAN AND PROJECTS WITHIN THE URBAN RENEWAL AREA, TO BE KNOWN AS THE POCATELLO REGIONAL AIRPORT URBAN RENEWAL AREA PLAN; ADOPTING REVENUE ALLOCATION FINANCING PROVISIONS AS PART OF THE URBAN RENEWAL AREA PLAN PURSUANT TO IDAHO CODE §50-2906; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW, THE RULE REQUIRING AN ORDINANCE TO BE READ ON THREE SEPARATE OCCASIONS HAVING BEEN DISPENSED WITH.

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WHEREAS, on July 14, 1988, the Pocatello City Council created by Resolution No. 1988-13 an urban renewal agency pursuant to Idaho Code §50-2005, to be known as the Pocatello Development Authority; and

WHEREAS, the Pocatello Development Authority proposed an urban renewal Plan with revenue allocation financing provisions to the Pocatello City Council for its review and recommendation; and

WHEREAS, on September 16, 2010, the Pocatello City Council approved the formation of the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District by Resolution No. 2010-31 and forwarded the proposed Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District Plan to the Planning and Zoning Commission for its review; and

WHEREAS, at its regularly scheduled meeting on September 22, 2010, the Planning and Zoning Commission found the Pocatello Regional Airport Urban Renewal Area Revenue Allocation Plan to be in conformance with the City's Comprehensive Plan; and

WHEREAS, the respective reviews and approvals of the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation Area as described above were conducted pursuant to Idaho Code §§50-2008, 50-2905, and 50-2906; and

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WHEREAS, a public hearing on the plans for projects within the area to be known as the Pocatello Regional Airport Urban Renewal Area was scheduled before the Pocatello City Council at its regular meeting on November 4, 2010, and notice of the same was published in the Idaho State Journal on September 28, 2010, and was, at the same time, transmitted to the governing body of each taxing district which levies taxes on property in the urban renewal area, pursuant to Idaho Code §50-5008 and §50-2906; and

WHEREAS, said public hearing was in fact held before the City Council on November 4, 2010; and

WHEREAS, after said hearing, the Council authorized the drafting of an ordinance approving the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation Area District Plan and adopting revenue allocation financing provisions therein for said urban renewal area; and

WHEREAS, copies of said urban renewal area plan and associated projects, together with the plan's revenue allocation financing provisions, the recommendation from the Pocatello Development Authority and the notice of the date of the public hearing regarding adoption of the plan and projects were delivered to the governing body of each taxing district which levies taxes on property in the urban renewal area, pursuant to Idaho Code §50-2906;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF POCATELLO AS FOLLOWS:

Section 1. That, pursuant to Idaho Code §50-2008, the Mayor and Council of the City of Pocatello, after due presentation of relevant information by City staff members and after the holding of a public hearing pursuant to statute on November 4, 2010, do hereby find:

a. That no families will be displaced from the designated urban renewal area as a result of this urban renewal plan, and therefore no methods for relocating displaced families are required in the plan;

b. That, as indicated by the review of this urban renewal plan by the Planning and Zoning Commission, the plan conforms to the Comprehensive Plan of the municipality as a whole;

c. That the urban renewal plan recognizes that the urban renewal area is primarily commercial in nature and currently has adequate park and recreational areas and facilities without more being specifically required by the plans;

d. That the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of each of the urban renewal areas by private enterprise.

Section 2: That, in light of the above findings, the Mayor and Council of the City of Pocatello hereby approve the Urban Renewal Projects and Plan for the Pocatello Regional Airport Urban Renewal Area described as follows:

A PARCEL OF LAND WITHIN THE CITY OF POCATELLO MUNICIPAL AIRPORT PROPERTY PART OF THE CITY OF POCATELLO BY ORDINANCE NO. 2294 RECORDED UNDER INSTRUMENT NO. 151063 OF THE RECORDS OF POWER COUNTY IDAHO, BEING IN SECTIONS 10,11,14,15, AND 16, TOWNSHIP 6 SOUTH, RANGE 33 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 33 EAST, BOISE MERIDIAN, MARKED BY A 1912 INDIAN ALLOTMENT BRASS CAP MONUMENT DESCRIBED ON CORNER PERPETUATION AND FILING RECORD INSTRUMENT NO. 174633 IN THE RECORDS OF POWER COUNTY, IDAHO; THENCE NORTH 00°08'25" EAST (BASIS OF BEARING PER THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM) ALONG THE EAST LINE OF SAID SECTION 15 A DISTANCE OF 653.48 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE CITY OF POCATELLO MUNICIPAL AIRPORT PROPERTY, THE SAME BEING THE NORTHERLY RIGHT OF WAY LINE OF OLD U.S. HIGHWAY 30 NORTH PER FEDERAL AID PROJECT NO. FI-1024(1),WHICH POINT ALSO BEING SOUTH 00°08'25" WEST A DISTANCE OF 1971.52 FEET MORE OR LESS FROM THE SECTION CORNER COMMON TO SECTIONS 10,11,14, AND 15 **THE TRUE POINT OF BEGINNING**; THENCE SOUTH 72°36'32" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 8791.70 FEET; THENCE NORTH LEAVING SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1125.64 FEET; THENCE EAST A DISTANCE OF 786.65 FEET; THENCE NORTH A DISTANCE OF 621.60 FEET; THENCE NORTH 70°48'57" EAST A DISTANCE OF 1545.69 FEET; THENCE NORTH 47°10'07" EAST A DISTANCE OF 2400.75 FEET; THENCE SOUTH 44°44'42" EAST A DISTANCE OF 83.67 FEET; THENCE NORTH 45°15'18" EAST A DISTANCE OF 163.74 FEET; THENCE SOUTH 44°44'42" EAST A DISTANCE OF 310.54 FEET, TO A POINT WHICH IS 25 FEET NORTHWESTERLY AND 20

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FEET SOUTHWESTERLY FROM THE INTERSECTION OF "A" STREET(THUNDERBOLT) AND "1ST" AVENUE(MOONEY); THENCE NORTH 45°15'18" EAST ALONG A LINE WHICH IS PARALLEL WITH AND 25 FEET NORTHWESTERLY OF THE CENTERLINE OF "A" STREET(THUNDERBOLT), SAID CENTERLINE BEING MARKED BY A CITY OF POCATELLO 2 INCH DIA. ALUM. CAP MONUMENT AT THE INTERSECTION OF "A" STREET(THUNDERBOLT) AND "1ST" AVENUE(MOONEY) AND A 3" BRASS CAP MONUMENT IN CITY STANDARD MONUMENT VAULT AT THE INTERSECTION OF "A" STREET(THUNDERBOLT) AND "10TH" AVENUE(BOEING), A DISTANCE OF 4292.19 FEET TO A POINT WHICH IS 25 FEET NORTHWESTERLY AND 25 FEET NORTHEASTERLY OF THE INTERSECTION OF "A" STREET(THUNDERBOLT) AND "10TH" AVENUE(BOEING); THENCE SOUTH 44°44'42" EAST PARALLEL WITH 25 FEET NORTHEASTERLY OF "10TH" AVENUE(BOEING) AND THE EXTENSION THEREOF, A DISTANCE OF 3645.94 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 86 WEST, FEDERAL AID HIGHWAY PROJECT I-IG-15W-4(11)76; THENCE SOUTH 00°11'32" WEST A DISTANCE OF 377.74 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID INTERSTATE; THENCE
NORTH 68°11'21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1106.19 FEET MORE OR LESS TO A POINT ON THE EAST BOUNDARY LINE OF SAID AIRPORT PROPERTY; THENCE SOUTH 00°11'32" WEST ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 730.20 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID AIRPORT PROPERTY, THE SAME BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 30 NORTH; THENCE SOUTH 72°36'32" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 2776.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 589 ACRES MORE OR LESS

Section 3: That in light of the proposed revenue allocation financing provision's compliance with the requirements of Idaho Code §50-2905, the Mayor and Council of the City of Pocatello hereby expressly adopt revenue allocation financing provisions for the Pocatello Regional Airport Urban Renewal Area Plan and Projects as herein described. These revenue allocation provisions shall be in effect through the year 2033, unless retired sooner.

Section 4: That this ordinance shall be in full force and effect from and after its passage, approval, and publication according to law, the rule requiring that an ordinance be read on three separate occasions having been dispensed with.

PASSED AND APPROVED this 4th day of November, 2010.

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CITY OF POCATELLO, a municipal corporation of Idaho

BRIAN C. BLAD, Mayor

ATTEST:

OFFICIAL RECORD BK # 937
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 0 DEPUTY

City of Pocatello

RHONDA L. JOHNSON, City Clerk

21019446

2010 NOV 17 A 9:22

PUBLISHED: November 10, 2010

STATE OF IDAHO)
ss:
County of Bannock)

On this 4th day of November, 2010, before me, the undersigned, a Notary Public for the State, personally appeared Brian C. Blad and Rhonda L. Johnson, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, and acknowledged to me that they executed the foregoing instrument for and on behalf of said municipal corporation and that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the date and year in this certificate first above written.

RUTH E. WHITWORTH
NOTARY PUBLIC
STATE OF IDAHO

NOTARY PUBLIC FOR IDAHO
Residing in Pocatello, Idaho
My commission expires: 4/16/2013

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POCATELLO DEVELOPMENT AUTHORITY

Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District Plan

City of Pocatello

2010 - 2033

EXHIBIT

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CITY OF POCATELLO
Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District Plan

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City Officials
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1. Airport Urban Renewal Area and Revenue Allocation District Maps.
2. Airport Urban Renewal Area and Revenue Allocation District Legal Descriptions.
3. City Council resolution designating the Urban Renewal Area and Revenue Allocation District.
4. Recommendation of the Pocatello Development Authority.
5. Recommendation of the Planning and Zoning Commission.

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Acknowledgements

Pocatello City Council:

Brian Blad	Mayor
Roger Bray	Council Member
Steve Brown	Council Member
Craig Cooper	Council Member
Ron Frasure	Council Member
Gary Moore	Council Member
Eva Nye	Council Member

Pocatello Development Authority:

Darsi Johnson	Vice-Chair/Commissioner
Ryan Ward	Treasurer/Commissioner
Karl Anderson	Commissioner
Brian Blad	Commissioner
Eva Nye	Commissioner
Larry Fisher	Commissioner
Cynthia Hill	Commissioner
Ken Monroe	Commissioner
Michael Orr	Commissioner

Note: Office of Chair is currently vacant

Robert Chambers	Interim Executive Director
Jerry Higgins	Vice Treasurer to the Commission
David Swindell	Financial Advisor to the Commission
Darcy Taylor	Secretary to the Commission
Dean Tranmer	Attorney to the Commission

City of Pocatello Staff:

Robert Chambers	Director, Planning and Development Services
Jerry Higgins	City Treasurer
David Swindell	Chief Financial Officer
Darcy Taylor	Assistant to the City Attorney
Dean Tranmer	City Attorney

Bannock Development Corporation:

Gynii Gilliam	Executive Director
Angie Calloway	Administrative Assistant

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I. INTRODUCTION

The Pocatello Development Authority (PDA) was created by the City of Pocatello on July 14, 1988, and was granted authority by the City of Pocatello to undertake urban renewal projects which may be facilitated through the use of tax increment financing.

The PDA ensures that development efforts making use of tax increment financing dollars create both an environment of convenience and safety for neighborhood residents, and increased opportunities for businesses to succeed. This Pocatello Regional Airport Urban Renewal Plan, once implemented, will be the vehicle to provide a more conducive atmosphere for business operation at the Airport and within the City. It will also enhance opportunities for businesses wishing to relocate to Pocatello.

Background

The Pocatello Development Authority (PDA), in the meeting of July 21, 2010 made the following recommendation (see attachment):

- That the Pocatello Regional Airport Urban Renewal Area boundary be created to include approximately 589 acres of City land. Development of this land has been hindered by the under development or absence of the necessary infrastructure systems;
- That the Pocatello Regional Airport Revenue Allocation District boundary be created following the same boundary description and including the same land as the Urban Renewal Area boundary; and, that a plan be created detailing proposed projects for the area with revenue projections to fund the projects.

These recommendations of the PDA are consistent with the goals of the City and are allowed by the State of Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code). Accordingly, this Pocatello Regional Airport Urban Renewal Area Improvement Plan provides direction for the use of revenue allocation financing to accomplish the following:

- To eliminate conditions of deterioration which are causing economic under-development in the designated area, substantially impairing the sound growth of the Pocatello Regional Airport and Pocatello in general.
- To encourage both private and public development in the Urban Renewal Area in order to diversify and improve the local economy by providing adequate public utilities/facilities.
- To encourage cooperation among taxing districts in the Power County and Pocatello community regarding the use of funds.
- To accomplish plan goals in accordance with all appropriate federal, state, and local laws.

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Purpose of the Plan

The purpose of this plan is to create a proactive approach to development/redevelopment projects by the PDA in Pocatello by focusing efforts in four areas:

1. leveling or reducing the City's levy rate by increasing the tax base value by more aggressively engaging in redevelopment of underutilized areas;
2. partnering with the private sector to encourage development and to attract new or expanding businesses to the Pocatello economy;
3. targeting areas in need of public infrastructure improvements;
4. utilizing effectively the powers granted to the PDA in the pursuit of redevelopment activities. Such powers include:
   a. carrying out urban renewal projects;
   b. making and executing contracts and other instruments;
   c. disseminating slum clearance and urban renewal information;
   d. repairing streets, roads, public utilities or other facilities;
   e. installing streets, utilities, parks, playgrounds, off-street parking facilities, public facilities, or other facilities;
   f. entering buildings or property to make inspections, surveys, appraisals, soundings or test borings;
   g. acquiring by purchase, lease, option, gift, grant, bequest, devise, eminent domain or otherwise, any real property or personal property for its administrative purposes;
   h. holding, improving, renovating, rehabilitating, clearing or preparing for redevelopment any such property or buildings;
   i. mortgaging, pledging, hypothecating or otherwise encumbering or disposing of any real property;
   j. insuring or providing for the insurance of any real or personal property or operations of the municipality;
   k. demolishing and removing structures on property;
   l. investing urban renewal funds;
   m. borrowing money and applying for and accepting advances, loans, grants, contributions, and any other form of financial assistance;
   n. creating, modifying and executing plans which may include programs of voluntary compulsory repair and rehabilitation of buildings and improvements;
   o. conducting appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of urban renewal projects;
   p. developing, testing, and reporting methods and techniques, and carrying out demonstrations for the prevention and elimination of slums and urban blight;
   q. developing new or improved means of providing housing;
   r. accepting and utilizing grants of funds from the federal government;
   s. assisting in the relocation of persons displaced from an urban renewal area;
   t. exercising all or any part or combination of powers herein granted.

By adopting this Plan, it is the intention of the PDA to facilitate improvements in the designated Pocatello Regional Airport Urban Renewal Area and enhance the economic viability of the area.

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II. AIRPORT URBAN RENEWAL AREA DESCRIPTION

The Urban Renewal Area and Revenue Allocation District are identified with identical boundaries. The area is legally described in **Attachment 1.**

III. PROJECT PLAN

A project list is outlined below. Elements of the list will be funded on a "pay-as-you go" or on a "reimbursement to developer" basis. This list is the immediate project list for the revenues available. If additional revenues become available, other site work may be pursued or the Development Authority may expedite payment of funds in anticipation of an early closing of the district. Table 1 lists the immediate project needs with estimated costs. This plan and the Revenue Allocation provision will terminate December 31, 2033.

TABLE 1. Project Costs

GENERAL PROJECT LIST	COST
Development Master Plan Creation	$ 50,000
Surveying and Platting Work	$ 30,000
Landscaping	$ 0
Franchise Utility Upgrades (sites 'A' and 'B')	$ 515,000
General Project List Sub-Total	$ 595,000
PROJECT LIST – Project Site 'A' (Fortress and Bell Streets)	COST
Site Utilities: Water, Sewer, Storm Water Systems	$ 256,700
Roadway Construction/Improvements – Turning Radii (gravel)	$ 12,500
Rail Spur Rehabilitation/loading-unloading crane/hoist	$ 0
Construction Engineering/Surveying/Management Services/Contingencies	$ 110,000
Project Financing Charges	$ 212,432
Project List – Project Site 'A' Sub-Total	$ 591,632
PROJECT LIST – Project Site 'B' (Boeing Street)	COST
Site Utilities: Water, Sewer, and Storm Water Systems	$ 720,400
Roadway Construction/Improvements	$ 12,500
Rail Spur Rehabilitation/Extension	$ 365,000
Construction Engineering/Surveying/Management Services/Contingencies	$ 219,000
Project Financing Charges	$ 737,743
Project List – Project Site 'B' Sub-Total	$2,054,643
PROJECT LIST – Project Site 'C' (Westside Industrial Park)	COST
Site Utilities: Water, Sewer, and Storm Water Systems	$ 0
Water Tank	$1,500,000
Franchise Utility Upgrades	$ 0

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Construction Engineering/Surveying/Management Services/Contingencies	$ 300,000
Project List – Project Site 'C' Sub-Total	$1,800,000
ALL TOTAL	$5,041,275
PDA Administrative Costs	$ 0
FINAL TOTAL	$5,041,275

Project Descriptions:

- **Master Planning:** This would include the hiring of professional planning and engineering services to plan the entire 589 acres so that utilities are provided adequately for full build-out, that areas for development are properly identified, and that proposed uses are compatible with one another.
- **Surveying and Platting:** Hiring an engineering firm to survey and plat an approximate 589 acre area of land in order to create parcels for marketing purposes.
- **Site Utilities: Water line and Water System Upgrades**—Install main water and sewer lines for fire and industrial water service. Install a 1,000,000 gallon storage tank and additional pump station(s) to accommodate fire water service requirements.
- **Site Utilities: Storm Water Upgrades** – Enhancements to storm water retention/detention capacity.
- **Landscaping**—Design and implement a landscaping plan for the area installing needed trees, grass and plants to beautify the area and to comply with City codes.
- **Roadway Improvements**—Widen roadways where needed and improve and/or expand roadway system and to accommodate future developments in the area. Reinforce roadway at rail spur intersections. Install curb and gutter and intersection radii and other necessary improvements to enhance access and transportation to the site.
- **Rail Spur Rehabilitation/Extension** – Upgrade rail spur system to accommodate industrial expansion in the area including the loading and off-loading of material.
- **Franchise Utility Upgrade**-- Utility upgrades required to facilitate full development of sites within this area.
- **Contingency costs**--Additional cost were calculated for work related to increase in costs of the work and other administrative expenses associated with the project.
- **PDA Administrative Costs** – Eligible costs for reimbursement to the PDA for management, legal, financial and other oversight responsibilities of the district formed and projects undertaken.
- **Other**--Any costs or tasks related to, construction or reconstruction of roads, extensions of water, sewer, or storm water lines, street lighting, public landscaping, location of electrical transformers, construction of fire lanes or provision of fire flow, construction of wells, location of railroad spurs, switches, or signals within the project area, demolition or clean up of sub-standard buildings or other "horizontal" debris, management of property acquired by or in control of the agency, disposition of property for public or private uses in accordance with the Plan, including sale of property at fair value but below market value, assembly of adequate sites for development, any construction including foundations, platforms, and other structural forms, issuance of bonds, notes or other obligations to finance all or any part of the projects, and all other actions as necessary under State Law to accomplish this Plan, funded through Tax Increment Financing. Any additional costs related to any of the prioritized or alternative projects which the PDA and Council propose to be used to complete or enhance a project may also be used.

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Table 2 outlines the total project costs and the projected revenue for the proposed revenue allocation district.

TABLE 2. Project Costs and Revenues

ITEM	AMOUNT	TOTAL
COSTS		
General Site Costs	$ 595,000	
Site 'A' Costs	$ 379,200	
Site 'B' Costs	$1,316,900	
Site 'C' Costs	$2,700,000	
PDA Administrative Costs	$ 0	
Total Costs		$5,041,275
REVENUES		
Revenue Allocation Proceeds	$5,047,574	
Ending District Balance		$ 6,299

IV. ECONOMIC FEASIBILITY STUDY

The following tables provide a breakdown of base-assessment valuations for the proposed revenue allocation district for the Pocatello Regional Airport Urban Renewal Area/Revenue Allocation District. These base valuation amounts were provided by the Power County Assessor's office. An analysis of the tax levy rates applied in calculating tax collection for the Pocatello Airport Revenue Allocation District is described below. The 2009 tax levies are used for each of the taxing jurisdictions as supplied by the Power County Assessor's office.

Taxing Jurisdictions	Tax levy
City of Pocatello	.009577781
Power County	.004321735
School District #381	.004300170
Power County Highway District	.002876996
A.F. Library	.000600302
County Hospital	.000951690
Ambulance	.000258694
East Po. Co. Fire	.000557434
Mosquito Abatement	.000368596
Total	.019513228

TABLE 3.

Taxing Entity	[1]Tax Levy	Valuation	Revenue
City of Pocatello	.0095777810	$995,883	$ 9,538
Power County	.0043217350	$995,883	$ 4,304
School District #381	.0043001700	$995,883	$ 4,282
County Highway District	.0028769960	$995,883	$ 2,865

[1] 2009 levy rate obtained from Power County

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County Hospital	.000951690	$995,883	$ 948
Ambulance	.000258694	$995,883	$ 258
American Falls Library	.000600302	$995,883	$ 598
East Po. Co. Fire	.000557434	$995,883	$ 555
PO Mosquito Abate	.000368596	$995,883	$ 367
Total	.026537970	$995,883	$26,429

Table 3. shows the amount of revenue that the taxing jurisdictions will continue to be allocated based on the base year values. Numbers have been rounded to the nearest dollar which may account for discrepancies.

Table 4. provides an analysis of the total tax increment financing value within the Pocatello Regional Airport Revenue Allocation District. The base value is not added into these numbers. Therefore, the entire revenue stream shown here will be allocated to the Development Authority.

Year	Estimated TIF Tax Value	Tax Levy Rate	Tax Revenue to PDA	Cumulative Tax Revenue to PDA
2010	$0	.019513228	$0	$0
2011	$0	.019513228	$0	$0
2012	$0	.019513228	$0	$0
2013	$5,000,000	.019513228	$97,566	$97,566
2014	$4,910,000	.019513228	$95,810	$193,376
2015	$14,822,700	.019513228	$289,239	$482,615
2016	$14,672,700	.019513228	$286,312	$768,927
2017	$14,442,519	.019513228	$281,820	$1,050,747
2018	$14,219,243	.019513228	$277,463	$1,328,210
2019	$14,002,666	.019513228	$273,237	$1,601,447
2020	$13,792,586	.019513228	$269,138	$1,870,585
2021	$13,588,808	.019513228	$265,162	$2,135,746
2022	$13,391,144	.019513228	$261,305	$2,397,051
2023	$13,199,410	.019513228	$257,563	$2,654,614
2024	$13,013,428	.019513228	$253,934	$2,908,548
2025	$12,833,025	.019513228	$250,414	$3,158,962
2026	$12,658,034	.019513228	$246,999	$3,405,961
2027	$12,488,293	.019513228	$243,687	$3,649,648
2028	$12,323,644	.019513228	$240,474	$3,890,122
2029	$12,163,935	.019513228	$237,358	$4,127,480
2030	$12,009,017	.019513228	$234,335	$4,361,815
2031	$11,858,746	.019513228	$231,402	$4,593,217
2032	$11,712,984	.019513228	$228,558	$4,821,775
2033	$11,571,594	.019513228	$225,799	$5,047,574
Total				$5,047,574

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Estimated taxable values were provided by the Petersen Inc. ($5,000,000) and Frazier ($10,000,000); companies locating at the Airport. Petersen will occupy their building in early 2011. Frazier will occupy their building in 2013. Increment revenue was delayed one year in the schedule to reflect possible delays and when the value may actually be placed on the tax rolls of the county.

The estimated value of the building for Petersen is $2,000,000. The estimated value of the building for Frazier is $5,000,000. The combined $7,000,000 building value is not depreciated for the life of the district. Equipment values are estimated at $3,000,000 for Petersen Inc. and $5,000,000 for Frazier. This combined total of $8,000,000 is depreciated over the life of the district. The depreciated rate is an estimated 3% to mirror Hoku Scientific's depreciation schedule on equipment.

The total dollar amount that may be collected by the PDA over the 24-year life of the district is approximately $5,047,574. This amount will be used to finance public improvement projects within the Pocatello Regional Airport Urban Renewal Area.

V. CONFORMANCE WITH STATE LAW

Redevelopment activities for the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District are governed by two applicable sections of Idaho Code: the Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code) and the Idaho Local Economic Development Act (Chapter 29, Title 50, Idaho Code).

The Idaho Legislature passed the Urban Renewal Law in 1965. Under this law, a Mayor and Council can declare areas as deteriorating, and declare that the rehabilitation, conservation, and redevelopment of such areas is in the interest of the public's health, safety, morals or welfare (Idaho Code 50-2008). The Urban Renewal Law also states that an area of a city that "constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities..." may be designated an urban renewal area.

The Idaho Legislature passed the Local Economic Development Act in 1988. This act states: "An authorized municipality is hereby authorized and empowered to adopt, at any time, a revenue allocation financing provision, as described in this chapter, as part of an urban renewal plan...A revenue allocation financing provision may be adopted either at the time of the original adoption of an urban renewal plan or the creation by ordinance of a competitively disadvantaged border community area, or thereafter, as a modification of an urban renewal plan or the ordinance creating the competitively disadvantaged border community area." (Idaho Code 50-2904)

In addition to this, Idaho Code 50-2906 states: "The local governing body of an authorized municipality must enact an ordinance in accordance with Chapter 9, Title 50, Idaho Code, and Section 50-2008, Idaho Code. To modify an existing urban renewal plan, to add or change a revenue allocation, an authorized municipality must enact an ordinance...and conduct a public hearing." (Idaho Code 50-2906) This part of the Idaho Code specifically implies that a local municipality must enact an ordinance before redevelopment can take place.

15 | 31

The City of Pocatello's Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District Plan proposed within this document follows the guidelines prescribed within Idaho Code for the development of Urban Renewal Areas and Revenue Allocation Districts.

VI. PLAN DURATION

The plan shall be in effect and enforceable for a period of time necessary to finance all designated improvements and all debt obligations which the PDA may incur in connection with such improvements, over a twenty (24) year time period (2010-2033).

VII. AMENDMENT PROCEDURES

The plan may be amended by the PDA after all notice and public hearing requirements as set forth in Idaho Code have been met, and upon formal approval by the Pocatello City Council.

VIII. SEVERABILITY

If any part of the plan is declared contrary to Idaho Code, and any provision or application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of any remaining provisions of the Plan.

IX. CONCLUSION

The Pocatello Regional Airport Urban Renewal Area and Revenue Allocation Districtc Plan is designed to ameliorate deteriorating conditions which are causing economic under-development of the area and substantially impairing the sound growth of Pocatello.

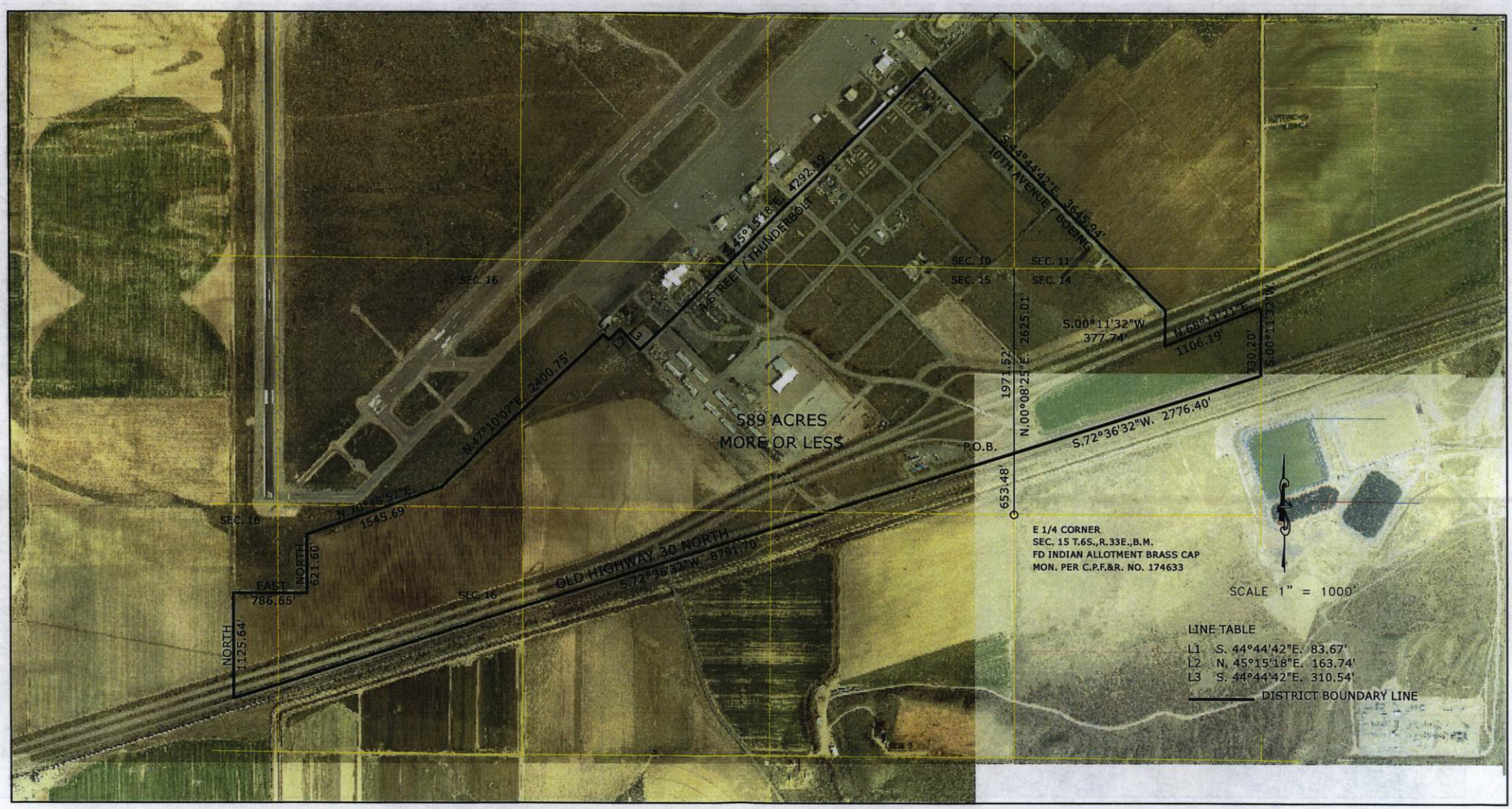
Implementation of the plan will provide the infrastructure capacity necessary to foster sound growth of the airport and increase the tax base and tax revenues, encourage economic stability of the community, and improve the health, safety, and welfare of the community in this area.

The Pocatello Development Authority recommends that the City cooperate and assist in carrying out the purposes of this Plan. It is expected that the City of Pocatello will assist efforts to ensure that the projects as set forth and financed under this plan are accomplished.

ATTACHMENT #1

URBAN RENEWAL AREA AND REVENUE ALLOCATION DISTRICT MAPS

17/31



URBAN RENEWAL DISTRICT

Prepared by the City of Pocatello

City of Pocatello
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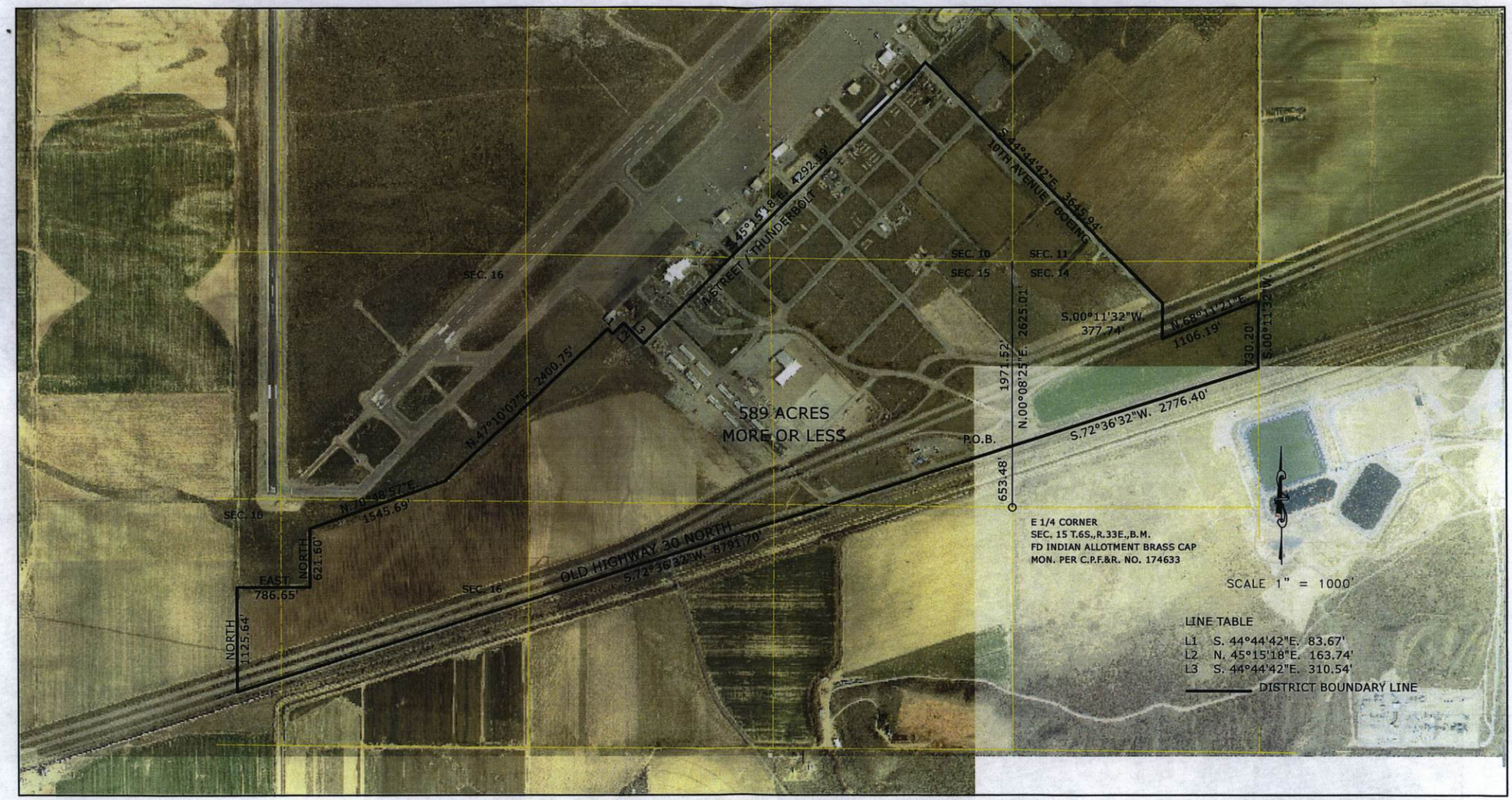
The City of Pocatello does not
Guarantee the information contained
In this map to be an accurate
Representation of actual existing
Conditions



REVENUE ALLOCATION DISTRICT

Prepared by the City of Pocatello

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The City of Pocatello does not
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Conditions

20-31

21019446

ATTACHMENT #2

AIRPORT URBAN RENEWAL AND REVENUE ALLOCATION LEGAL DESCRIPTIONS

20/31

21-31

21019446

URBAN RENEWAL DISTRICT

A PARCEL OF LAND WITHIN THE CITY OF POCATELLO MUNICIPAL AIRPORT PROPERTY PART OF THE CITY OF POCATELLO BY ORDINANCE NO. 2294 RECORDED UNDER INSTRUMENT NO. 151063 OF THE RECORDS OF POWER COUNTY IDAHO, BEING IN SECTIONS 10,11,14,15, AND 16, TOWNSHIP 6, RANGE 33 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 33 EAST, BOISE MERIDIAN, MARKED BY A 1912 INDIAN ALLOTMENT BRASS CAP MONUMENT DESCRIBED ON CORNER PERPETUATION AND FILING RECORD INSTRUMENT NO. 174633 IN THE RECORDS OF POWER COUNTY, IDAHO; THENCE NORTH 00°08'25" EAST (BASIS OF BEARING PER THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM) ALONG THE EAST LINE OF SAID SECTION 15 A DISTANCE OF 653.48 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE CITY OF POCATELLO MUNICIPAL AIRPORT PROPERTY, THE SAME BEING THE NORTHERLY RIGHT OF WAY LINE OF OLD U.S. HIGHWAY 30 NORTH PER FEDERAL AID PROJECT NO. FI-1024(1),WHICH POINT ALSO BEING SOUTH 00°08'25" WEST A DISTANCE OF 1971.52 FEET MORE OR LESS FROM THE SECTION CORNER COMMON TO SECTIONS 10,11,14, AND 15 **THE TRUE POINT OF BEGINNING**; THENCE SOUTH 72°36'32" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 8791.70 FEET; THENCE NORTH LEAVING SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1125.64 FEET; THENCE EAST A DISTANCE OF 786.65 FEET; THENCE NORTH A DISTANCE OF 621.60 FEET; THENCE NORTH 70°48'57" EAST A DISTANCE OF 1545.69 FEET; THENCE NORTH 47°10'07" EAST A DISTANCE OF 2400.75 FEET; THENCE SOUTH 44°44'42" EAST A DISTANCE OF 83.67 FEET; THENCE NORTH 45°15'18" EAST A DISTANCE OF 163.74 FEET; THENCE SOUTH 44°44'42" EAST A DISTANCE OF 310.54 FEET, TO A POINT WHICH IS 25 FEET NORTHWESTERLY AND 20 FEET SOUTHWESTERLY FROM THE INTERSECTION OF "A" STREET(THUNDERBOLT) AND "1ST" AVENUE(MOONEY); THENCE NORTH 45°15'18" EAST ALONG A LINE WHICH IS PARALLEL WITH AND 25 FEET NORTHWESTERLY OF THE CENTERLINE OF "A" STREET(THUNDERBOLT), SAID CENTERLINE BEING MARKED BY A CITY OF POCATELLO 2 INCH DIA. ALUM. CAP MONUMENT AT THE INTERSECTION OF "A" STREET(THUNDERBOLT) AND "1ST" AVENUE(MOONEY) AND A 3" BRASS CAP MONUMENT IN CITY STANDARD MONUMENT VAULT AT THE INTERSECTION OF "A" STREET(THUNDERBOLT) AND "10TH" AVENUE(BOEING), A DISTANCE OF 4292.19 FEET TO A POINT WHICH IS 25 FEET NORTHWESTERLY AND 25 FEET NORTHEASTERLY OF THE INTERSECTION OF "A" STREET(THUNDERBOLT) AND "10TH" AVENUE(BOEING); THENCE SOUTH 44°44'42" EAST PARALLEL WITH 25 FEET NORTHEASTERLY OF "10TH" AVENUE(BOEING) AND THE EXTENSION THEREOF, A DISTANCE OF 3645.94 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 86 WEST, FEDERAL AID HIGHWAY PROJECT I-IG-15W-4(11)76; THENCE SOUTH 00°11'32" WEST A DISTANCE OF 377.74 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID INTERSTATE; THENCE NORTH 68°11'21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1106.19 FEET MORE OR LESS TO A POINT ON THE EAST BOUNDARY LINE OF SAID AIRPORT PROPERTY; THENCE SOUTH 00°11'32" WEST ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 730.20 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID AIRPORT PROPERTY, THE SAME BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 30 NORTH; THENCE SOUTH 72°36'32" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 2776.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 589 ACRES MORE OR LESS

22-31

21019446

REVENUE ALLOCATION DISTRICT

A PARCEL OF LAND WITHIN THE CITY OF POCATELLO MUNICIPAL AIRPORT PROPERTY PART OF THE CITY OF POCATELLO BY ORDINANCE NO. 2294 RECORDED UNDER INSTRUMENT NO. 151063 OF THE RECORDS OF POWER COUNTY IDAHO, BEING IN SECTIONS 10,11,14,15, AND 16, TOWNSHIP 6, RANGE 33 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 33 EAST, BOISE MERIDIAN, MARKED BY A 1912 INDIAN ALLOTMENT BRASS CAP MONUMENT DESCRIBED ON CORNER PERPETUATION AND FILING RECORD INSTRUMENT NO. 174633 IN THE RECORDS OF POWER COUNTY, IDAHO; THENCE NORTH 00°08'25" EAST (BASIS OF BEARING PER THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM) ALONG THE EAST LINE OF SAID SECTION 15 A DISTANCE OF 653.48 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE CITY OF POCATELLO MUNICIPAL AIRPORT PROPERTY, THE SAME BEING THE NORTHERLY RIGHT OF WAY LINE OF OLD U.S. HIGHWAY 30 NORTH PER FEDERAL AID PROJECT NO. FI-1024(1),WHICH POINT ALSO BEING SOUTH 00°08'25" WEST A DISTANCE OF 1971.52 FEET MORE OR LESS FROM THE SECTION CORNER COMMON TO SECTIONS 10,11,14, AND 15 **THE TRUE POINT OF BEGINNING**; THENCE SOUTH 72°36'32" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 8791.70 FEET; THENCE NORTH LEAVING SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1125.64 FEET; THENCE EAST A DISTANCE OF 786.65 FEET; THENCE NORTH A DISTANCE OF 621.60 FEET; THENCE NORTH 70°48'57" EAST A DISTANCE OF 1545.69 FEET; THENCE NORTH 47°10'07" EAST A DISTANCE OF 2400.75 FEET; THENCE SOUTH 44°44'42" EAST A DISTANCE OF 83.67 FEET; THENCE NORTH 45°15'18" EAST A DISTANCE OF 163.74 FEET; THENCE SOUTH 44°44'42" EAST A DISTANCE OF 310.54 FEET, TO A POINT WHICH IS 25 FEET NORTHWESTERLY AND 20 FEET SOUTHWESTERLY FROM THE INTERSECTION OF "A" STREET(THUNDERBOLT) AND "1ST" AVENUE(MOONEY); THENCE NORTH 45°15'18" EAST ALONG A LINE WHICH IS PARALLEL WITH AND 25 FEET NORTHWESTERLY OF THE CENTERLINE OF "A" STREET(THUNDERBOLT), SAID CENTERLINE BEING MARKED BY A CITY OF POCATELLO 2 INCH DIA. ALUM. CAP MONUMENT AT THE INTERSECTION OF "A" STREET(THUNDERBOLT) AND "1ST" AVENUE(MOONEY) AND A 3" BRASS CAP MONUMENT IN CITY STANDARD MONUMENT VAULT AT THE INTERSECTION OF "A" STREET(THUNDERBOLT) AND "10TH" AVENUE(BOEING), A DISTANCE OF 4292.19 FEET TO A POINT WHICH IS 25 FEET NORTHWESTERLY AND 25 FEET NORTHEASTERLY OF THE INTERSECTION OF "A" STREET(THUNDERBOLT) AND "10TH" AVENUE(BOEING); THENCE SOUTH 44°44'42" EAST PARALLEL WITH 25 FEET NORTHEASTERLY OF "10TH" AVENUE(BOEING) AND THE EXTENSION THEREOF, A DISTANCE OF 3645.94 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 86 WEST, FEDERAL AID HIGHWAY PROJECT I-IG-15W-4(11)76; THENCE SOUTH 00°11'32" WEST A DISTANCE OF 377.74 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID INTERSTATE; THENCE NORTH 68°11'21" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1106.19 FEET MORE OR LESS TO A POINT ON THE EAST BOUNDARY LINE OF SAID AIRPORT PROPERTY; THENCE SOUTH 00°11'32" WEST ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 730.20 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID AIRPORT PROPERTY, THE SAME BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 30 NORTH; THENCE SOUTH 72°36'32" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 2776.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 589 ACRES MORE OR LESS

22|31

23-31

21019446

ATTACHMENT #3

CITY COUNCIL RESOLUTION DESIGNATING THE URBAN RENEWAL AREA AND REVENUE ALLOCATION DISTRICT

23|31

24-31

21019446

RESOLUTION NO. 2010-31

A RESOLUTION OF THE CITY OF POCATELO, A MUNICIPAL CORPORATION OF IDAHO, DESIGNATING AN URBAN RENEWAL AREA AND REVENUE ALLOCATION DISTRICT WITHIN THE CITY OF POCATELLO TO BE KNOWN AS THE POCATELLO REGIONAL AIRPORT URBAN RENEWAL AREA AND REVENUE ALLOCATION DISTRICT; ACKNOWLEDGING THAT THE POCATELLO DEVELOPMENT AUTHORITY HAS ADOPTED A PLAN FOR THE IMPROVEMENT OF SAID URBAN RENEWAL AREA AND REVENUE ALLOCATION DISTRICT; REQUESTING THAT THE PLANNING AND ZONING COMMISSION REVIEW SAID PLAN AND RETURN RECOMENDATIONS REGARDING THE PLAN TO THE CITY COUNCIL FOR CONSIDERATION AT A PUBLIC HEARING IN NOVEMBER, 2010; PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE UPON ITS PASSAGE.

WHEREAS, pursuant to Idaho Code Chapter 20 of Title 50, Sections 2005-2008, the Mayor and Council of the City of Pocatello have heretofore made findings of fact sufficient to establish certain urban renewal areas within the City and to cause an urban renewal agency known as the Pocatello Development Authority to function within the City as set forth in Resolution No. 1988-13; and

WHEREAS, the City Council has since that time reviewed certain other areas within the city limits and declared them to be appropriate for urban renewal projects by Resolution as required by Idaho Code 50-2008; and

WHEREAS, an additional area has been brought to the Council's attention as being in need of rehabilitation and infrastructure and the Council, having reviewed the area, deems it in the best interest of the citizens of the City of Pocatello to establish said area as an urban renewal area;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pocatello as follows:

1. That an area to be known as the Pocatello Regional Airport Urban Renewal Area, situated on approximately 589 acres of City-owned property located at the Pocatello Regional Airport in Power County, Idaho, is hereby declared and determined to be a

24/31

deteriorating area, as defined by Idaho Code Sections 50-2018(9) and 50-2903(8)(c), by reason of the existence of obsolete platting, the deterioration or lack of structures or improvements, inadequate street layout resulting in inaccessibility and lessened usefulness, and a lack of sanitary and safe conditions due to inadequate sewer and water infrastructure, all of which substantially impairs the sound growth within the City and results in economic underdevelopment of the area.

2. That the above-described area is therefore declared appropriate for, and is hereby designated as, an urban renewal area and revenue allocation area suitable for an urban renewal project or projects.

3. That the City Council has received a Pocatello Regional Airport Urban Renewal and Revenue Allocation Plan which was approved by the Pocatello Development Authority on September 15, 2010 for review. Said Plan provides for improving the urban renewal area, including but not limited to considering infrastructure improvements and public utility improvements.

4. That the City Council hereby requests that the Planning and Zoning Commission review the Plan and provide recommendations to the City Council for its consideration at a public hearing in November, 2010.

BE IT FURTHER RESOLVED THAT this Resolution shall be effective the 17th day of September, 2010.

DATED THIS 16th day of September, 2010.

CITY OF POCATELLO, a municipal corporation of Idaho

BRIAN C. BLAD, Mayor

ATTEST:

RHONDA L. JOHNSON, City Clerk

27-31

21019446

ATTACHMENT #4

RECOMMENATION OF THE POCATELLO DEVELOPMENT AUTHORITY

27/31

28-31

21019446

RESOLUTION 2010-2

A RESOLUTION OF THE POCATELLO DEVELOPMENT AUTHORITY APPROVING THE DEVELOPMENT PLAN AND PROJECT FOR A REVENUE ALLOCATION AREA KNOWN AS THE POCATELLO REGIONAL AIRPORT URBAN REVENEWAL AREA AND REVENUE ALLOCATION DISTRICT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PLAN AND PROJECT AND ESTABLISH THE REVENUE ALLOCATION PROVISIONS FOR A PERIOD OF TIME NECESSARY TO FINANCE ALL DESIGNATED IMPROVEMENTS, NOT TO EXCEED TWENTY-FOUR YEARS.

WHEREAS, the Pocatello Development Authority has been presented with plans for infrastructure enhancement, construction of facilities, upgrade of utilities, site preparation work and other associated work to facilitate industrial development within the proposed Pocatello Regional Airport Urban Renewal Area; and

WHEREAS, the Pocatello Development Authority has reviewed the projects and determined that they are suitable for tax revenue allocation limited to no longer than a twenty-four year collection period, subject to other restrictions as hereinafter provided;

NOW, THEREFORE, BE IT RESOLVED BY THE POCATELLO DEVELOPMENT AUTHORITY AS FOLLOWS:

1. That the Pocatello Development Authority hereby approves the establishment of an urban renewal area and revenue allocation district to be known as the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District and authorizes its presentation to the City Council for approval and passage of an ordinance to establish said Urban Renewal Area and Revenue Allocation District Plan. Said Plan does not include bond financing, and the term is limited to no longer than twenty-four years, terminating at 11:59 p.m. on December 31, 2033.

28/31

29-31

21019446

2. That the base year of the District will be 2010, and that the Revenue Allocation District shall last as long as through taxing year 2033, with the collection of tax increment monies lasting through calendar year 2034.

3. That this Resolution shall be effective the 15th day of September,2010, the date of the meeting at which the vote approving said project was held.

4. That this Resolution was approved by a majority vote of the PDA Board of Commissioners.

RESOLVED this 15th day of September, 2010.

POCATELLO DEVELOPMENT AUTHORITY

By: Darsi Johnson, Vice-Chair

ATTEST:

Darcy L. Taylor, Secretary

29|31

30-31

21019446

ATTACHMENT #5

RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

30/31

31-31

21019446

PLANNING & DEVELOPMENT SERVICES

911 North 7th Avenue P.O. Box 4169
Pocatello, Idaho 83205-4169

TO: Mayor Blad
City Council

FROM: Marjanna Hulet, Chair
Planning & Zoning Commission

DATE: September 23, 2010

RE: Pocatello Regional Airport Urban Renewal Area/Revenue Allocation District Plan

Following our review at the September 22, 2010, meeting the Planning & Zoning Commission finds the proposed Pocatello Regional Airport Urban Renewal Area/Revenue Allocation Plan to be in conformance with the City's Comprehensive Plan.

Marjanna Hulet

Plan Review/
Planning Services
Phone: (208) 234-6161
Fax: (208) 234-6257
(208) 234-6586

Neighborhood &
Community Services
Phone: (208) 234-6185
Fax: (208) 234-6586

31/31

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

PROOF OF PUBLICATION

RECEIVED
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POCATELLO CITY CLERK

STATE OF IDAHO
County of Bannock

LN18183 **KAREN MASON**

being first duly sworn on oath deposes and says:
E was at all times herein mention a citizen
ited States of America more than 21
age, and the Principal Clerk of the Idaho
urnal, a daily newspaper, printed and
d at Pocatello, Bannock County Idaho and
general circulation therein.
document or notice, a true copy of which
ed, was published in the said IDAHO
JOURNAL, on the following dates, to-

0___2010_____2010
___2010_____2010
___2010_____2010
___2010_____2010

d paper has been continuously and
uptedly published in said County for a
f seventy-eight weeks prior to the
on of said notice of advertisement and is a
er within the meaning of the laws of

K Mason

AHO
BANNOCK
Nov. in the year of 2010, before me, a
personally appeared KAREN MASON
tified to me to be the person whose name
e within instrument, and being by me
, declared that the statements therein are
wledge to me that he executed the same.

f Public
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at Arimo exp.2/2015

ORDINANCE NO. 2009

AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, MAKING FINDINGS PURSUANT TO IDAHO CODE §50-2008 REQUISITE TO APPROVE A REVENUE ALLOCATION AREA AND RESPECTIVE URBAN RENEWAL PLAN AND PROJECTS WITHIN THE URBAN RENEWAL AREA TO BE KNOWN AS THE POCATELLO REGIONAL AIRPORT URBAN RENEWAL AREA PLAN; ADOPTING REVENUE ALLOCATION FINANCING PROVISIONS AS PART OF THE URBAN RENEWAL AREA PLAN PURSUANT TO IDAHO CODE §50-2906; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW; THE RULE REQUIRING AN ORDINANCE TO BE READ ON THREE SEPARATE OCCASIONS HAVING BEEN DISPENSED WITH.

WHEREAS, on July 14, 1988, the Pocatello City Council created by Resolution No. 1988-13 an urban renewal agency pursuant to Idaho Code §50-2005, to be known as the Pocatello Development Authority; and

WHEREAS, the Pocatello Development Authority proposed an urban renewal Plan with revenue allocation financing provisions to the Pocatello City Council for its review and recommendation; and

WHEREAS, on September 16, 2010, the Pocatello City Council approved the formation of the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District by Resolution No. 2010-31 and forwarded the proposed Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District Plan to the Planning and Zoning Commission for its review; and

WHEREAS, at its regularly scheduled meeting on September 22, 2010, the Planning and Zoning Commission found the Pocatello Regional Airport Urban Renewal Area Revenue Allocation Plan to be in conformance with the City's Comprehensive Plan; and

WHEREAS, the respective reviews and approvals of the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation Area as described above were conducted pursuant to Idaho Code §§50-2008, 50-2905, and 50-2906; and

WHEREAS, a public hearing on the plans for projects within the area to be known as the Pocatello Regional Airport Urban Renewal Area was scheduled before the Pocatello City Council at its regular meeting on November 4, 2010, and notice of the same was published in the Idaho State Journal on September 28, 2010, and was, at the same time, transmitted to the governing body of each taxing district which levies taxes on property in the urban renewal area, pursuant to Idaho Code §50-5008 and §50-2906; and

WHEREAS, said public hearing was in fact held before the City Council on November 4, 2010; and

WHEREAS, after said hearing, the Council authorized the drafting of an ordinance approving the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation Area District Plan and adopting revenue allocation financing provisions therein for said urban renewal area; and

WHEREAS, copies of said urban renewal area plan and associated projects, together with the plan's revenue allocation financing provisions, the recommendation from the Pocatello Development Authority and the notice of the date of the public hearing regarding adoption of the plan and projects were delivered to the governing body of each taxing district which levies taxes on property in the urban renewal area, pursuant to Idaho Code §50-2906;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF POCATELLO AS FOLLOWS:

That, pursuant to Idaho Code §50-2008, the Mayor and Council of the City of
llo, after due presentation of relevant information by City staff members and af-
holding of a public hearing pursuant to statute on November 4, 2010, do hereby

no families will be displaced from the designated urban renewal area as a result
urban renewal plan, and therefore no methods for relocating displaced families
uired in the plan;

Section
Pocate
ter the
find;
as indicated by the review of this urban renewal plan by the Planning and Zon-
mission, the plan conforms to the Comprehensive Plan of the municipality as a

a. That
of this
are re
the urban renewal plan recognizes that the urban renewal area is primarily com-

[redacted]
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POCATELLO CITY CLERK

EN MASON

being first duly sworn on oath deposes and says: that SHE was at all times herein mention a citizen of the United States of America more than 21 years of age, and the Principal Clerk of the Idaho State Journal, a daily newspaper, printed and published at Pocatello, Bannock County Idaho and having a general circulation therein.

That the document or notice, a true copy of which is attached, was published in the said IDAHO STATE JOURNAL, on the following dates, to-wit:

_Nov._10___2010_____2010
_____2010_____2010
_____2010_____2010
_____2010_____2010

That said paper has been continuously and uninterruptedly published in said County for a period of seventy-eight weeks prior to the publication of said notice of advertisement and is a newspaper within the meaning of the laws of Idaho.

K Mason

STATE OF IDAHO
COUNTY OF BANNOCK

On this 10th of Nov. in the year of 2010, before me, a Notary Public, personally appeared KAREN MASON Known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he executed the same.

Notary of Public
Lori A. Sekot
Residing at Arimo exp.2/2015

LORI A. SEKOT
NOTARY
PUBLIC
STATE OF IDAHO

Pocatello
A MUNICIPAL CORPORATION OF IDAHO

PLANNING & DEVELOPMENT SERVICES

911 North 7th Avenue P.O. Box 4169
Pocatello, Idaho 83205-4169

November 18, 2010

RECEIVED
NOV 22 2010
TECHNICAL SUPPORT

Jason Talbot
GIS Analyst, Senior
Technical Support Bureau
Idaho Tax Commission
800 Park Boulevard, Plaza IV
Boise, ID 83722

RE: Pocatello Regional Airport Urban Renewal Plan and Revenue Allocation District

Dear Mr. Talbot:

Enclosed please find a copy of the final Pocatello Regional Airport Urban Renewal Plan and Revenue Allocation District documents, including:

1. Adopting Ordinance;
2. Legal Description;
3. Plan with Map.

If you have any questions, please contact me at 234-6583.

Sincerely,

Robert E. Chambers
Director

mg

Enclosure

Plan Review/
Planning Services
Phone: (208) 234-6161
Fax: (208) 234-6257
(208) 234-6586

Neighborhood &
Community Services
Phone: (208) 234-6185
Fax: (208) 234-6586

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER