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URBAN RENEWAL PLAN
CHUBBUCK DOWNTOWN IMPROVEMENT PROJECT
FOR THE CHUBBUCK DEVELOPMENT AUTHORITY (CDA)

Southeast Idaho Council of Governments, Inc.
(SICOG)

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TABLE OF CONTENTS

I. Introduction

II. Project Plan

a. Objective and Scope

b. Project Description and Cost Estimates

c. Proposed Costs, Tax Impacts, Financing Methods and
Economic Feasibility

III. Plan Duration

IV. Amendment Procedures

V. Severability

VI. Conclusions

Attachments

A. Recommendation of the Chubbuck Development Authority

B. Minutes of Chubbuck Planning and Zoning Commission

C. Ordinance Adopting Urban Renewal Plan

D. Timetable of Activities and Notices

E. Resolution Establishing Urban Renewal Area

F. Description of Urban Renewal Area

G. Description of Revenue Allocation area Boundaries

H. Plan Concept

I. Conceptual Drawings of Individual Improvements

J. Description of Existing Conditions

K. Description of Properties Proposed for Acquisition

L. Acquisition Map

M. Alternative Financing: Pay as You Go and/or Bond Issued

N. Project Maps

ACKNOWLEDGEMENTS

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URBAN RENEWAL PLAN
FOR THE
CHUBBUCK DOWNTOWN IMPROVEMENT PROJECT
CHUBBUCK DEVELOPMENT AUTHORITY

I. [\$100] INTRODUCTION

This is the Urban Renewal Plan (the "Plan") for the (the "Project") in the City of Chubbuck (the "City"), County of Bannock, State of Idaho, and consists of: the text; the Description of the Project Area and Revenue Allocation Area Boundaries (Attachments F & G); the Project Area, Revenue Allocation Area and Land Use Map (Attachment O); the Description of Properties Proposed for Acquisition (Attachment K); the Acquisition Map (Attachment L); the Alternative Financing Methods (Attachment M); and Attachment A through O, as listed on page iv hereto, and are incorporated by reference into this ordinance.

This Plan was prepared by the Chubbuck Redevelopment Authority (The "Authority") pursuant to the State of Idaho's Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code), the local Economic Development Act (Chapter 29, Title 50, Idaho Code), the Idaho Constitution and all applicable local laws and ordinances.

The proposed redevelopment of the Project Area as described in this Plan conforms to the Chubbuck Comprehensive Plan, as amended, adopted by the City Council.

This Plan provides the Authority with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Project (the "Project Area"). Because of the long-term nature of this Plan and the need to retain in the Authority flexibility to respond to market and economic conditions, property owner and developer interests and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established and specific solutions will be proposed, and by which tools are provided to the Authority to fashion, develop and proceed with such specific plans, projects and solutions.

The purpose of the Urban Renewal law will be attained through and the major goals of this Plan are:

The elimination of environmental deficiencies in the Project Area, including, among others, inappropriate land uses, insanitary and unsafe conditions and deteriorated and inadequate site improvements and public improvements, including certain streets, intersections, bridges and roadways, improvement of canal areas, lacking landscaping, and pedestrian and bike paths.

The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.

The replanning, redesign, and development of undeveloped areas which are improperly utilized.

The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new commercial expansion, employment and economic growth.

The provision of adequate land for parks and open spaces and street rights-of-way.

The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.

The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area and the Project Area as a whole and benefiting the various taxing districts in which the Urban Renewal Area is located.

The Downtown Improvement Plan (hereinafter called "the Plan") provides specific directions for the use of Revenue Allocation Financing to carry out the following:

- * To assist in the financing of this Urban Renewal Plan;
- * To encourage private development and investment in the Urban Renewal Area through the provision of adequate public facilities, based on an existing capital improvement plan;

- * To prevent and arrest deterioration in the Urban Renewal Area due to the inability of existing financing methods to promote needed public improvements;
- * To encourage taxing districts in the Chubbuck community to cooperate in the allocation of future property tax revenues arising from the Chubbuck Urban Renewal Area in order to facilitate the long-term growth of the common tax base;
- * To help create an urban environment that displays the highest quality private and public sector development by encouraging commercial/industrial development in appropriately zoned areas; and
- * To accomplish these goals pursuant to the State of Idaho Urban Renewal Law (Chapter 20, Title 50, I.C.), and the Local Economic Development Act (Chapter 29, Title 50, I.C.), the Idaho Constitution and all applicable other local laws.

The plan was approved by the Chubbuck Development Authority (hereinafter "CDA" or "Authority") at its regular meeting of September 14, 1992, (see Attachment A). The CDA was created on May 26, 1992, as a municipal corporation of the State of Idaho pursuant to the Idaho Urban Renewal Law. The plan was determined to be in compliance with the Chubbuck Comprehensive Plan by the Chubbuck Planning and Zoning Commission and was recommended for approval on September 10, 1992 (see Attachment B). Ordinance No. 11-92 was approved by the Chubbuck City Council on October 27, 1992, which adopted the plan (see Attachment C). The plan was distributed as required to the local taxing districts including Bannock County, the City of Chubbuck, School District # 25, the Portneuf Free Library, Bannock County Road, Bridge Fund and other taxing entities. Public notification was distributed according to section 50-2008(c), I.C. (see Attachment D).

II. [\$200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project area and the Revenue Allocation Area are described in the "Description of the Project Area and Revenue Allocation Area Boundaries," attached hereto as Attachment F and G and incorporated herein by reference, and are shown on the "Project Area and Land Use Map," attached hereto as Attachment O and incorporated herein by reference.

III. [\$300] PROPOSED REDEVELOPMENT ACTIONS

A. [\$301] General

The Authority proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. The acquisition of certain real property;
2. The demolition or removal of certain buildings and improvements;
3. The provision for participation by property owners within the Project Area;
4. The management of any property acquired by and under the ownership and control of the Authority;
5. The provision for relocation assistance to displaced Project occupants, as required by law;
6. The installation, construction, or reconstruction of streets, utilities, parking facilities and other public improvements, including, but not limited to, riverbank greenbelts and bike/pedestrian paths;
7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
9. The rehabilitation of structures and improvement by present owners, their successors and Authority;
10. The assembly of adequate sites for the development and construction of commercial facilities;
11. To the extent allowed by law, lend or invest federal funds to facilitate redevelopment; and
12. The construction of foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights, sites for buildings to be used for residential, commercial, industrial, and other uses contemplated by the Plan and to provide utilities to the development site.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Authority is the powers now or hereafter permitted by law.

B. [§302] Urban Renewal Plan Objectives

Urban Renewal actions is necessary in the Project Area to combat problems of physical blight and traffic safety.

The Project Area consists of the central business district of the City. The area is characterized by an uneven development pattern and a slow-growing tax base, inadequate street, bridge and intersection improvements; poorly maintained properties; inadequate public park areas; inappropriate parcelization of land; undeveloped properties; and other deteriorating conditions.

Hence, the Urban Renewal Plan for the Project Area is a proposal for major street, bridge, intersection, and park improvements to provide an improved environment for new and rehabilitated commercial and industrial facilities, eliminate unsafe conditions, and to otherwise prevent the extension of blight and deterioration in the area.

The streets to be improved and added, to be vacated or relocated, will create additional access area for retail, commercial, office or public use.

Air rights and subterranean rights may be disposed of for any permitted use within the Project Area boundaries.

Less than fee acquisition may be utilized by the Chubbuck Development Authority, when and if necessary, to promote redevelopment in accordance with the objectives of the Plan.

Temporary project improvements shall be provided to facilitate adequate vehicular and pedestrian circulation.

C. [§303] Participation Opportunities and Agreement

1. [§304] Participation Agreements

The Authority may enter into an owner participation agreement with any existing or future owner of property, in the event the property owner seeks and/or receives assistance from the Authority in the redevelopment of the property. In that event, the Authority may allow for an existing or future owner of property to remove his property and/or structure from future Authority acquisition subject to entering into an owner participation agreement.

Each structure and building in the Project Area to be rehabilitated or to be constructed as a condition of the owner participation agreement between the Authority and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed and the Authority will so certify, if the rehabilitated or new structure meets the following standards:

- a. Executed owner participation agreement to meet conditions described below.
- b. Any such property within the Project shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. Upon completion of any rehabilitation each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition, which will continue throughout an estimated useful life for a minimum of twenty (20) years.
- c. All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated in conformity with all applicable codes and ordinances of the City of Chubbuck or County of Bannock, as the case may be.
- d. Any new construction shall also conform to all applicable provisions, requirements and regulations of this Plan.
- e. Any new construction shall also conform to all applicable codes and ordinances of the City of Chubbuck or County of Bannock, as the case may be.

In such participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties.

In the event a participant fails or refuses to rehabilitate, develop, use and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Authority in accordance with Section 307 of this Plan and sold or leased for rehabilitation or development in accordance with this Plan.

D. [§305] Cooperation With Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this Project. The Authority shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Authority will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. All plans for development of property in the Project Area by a public body shall be subject to Authority approval.

The Authority may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Authority is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures or other improvements of the Project Area.

The Authority specifically intends to cooperate to the extent allowable with the City of Chubbuck for the construction of the improvements. Additionally, the Authority may request that the City annex certain properties into the City limits and assign appropriate zoning to those properties in compliance with this Plan. The Authority and City may jointly consider a Local Improvement District for additional improvements.

E. [§306] Property Acquisition

1. [§307] Real Property

Only as specifically authorized herein, the Authority may acquire, but is not required to acquire, real property located in the Project Area where it is determined that the property is needed for public rights-of-way to further improve Bullcok Road, installation of barriers along the canals adjacent to the Hawthorne and Siphon Roads intersection; and the replacement of the bridge at the Hawthorne/Siphon Road intersection; and other street improvements and the extension/enlargement of Chubbuck Road and within the Project Area by any means authorized by law, including, but not limited to, the Idaho urban Renewal Law and the local Economic Development Law. The Authority is authorized to acquire either the entire fee or any other interest in real property less than a fee. Other property that the Authority may acquire for public improvements and facilities is identified in Attachment K and L.

Authority acquisition of any real property to assist any developer or owner participant attempting to assemble land for development within the Project Area or to respond to an owner of property within the Project Area who wishes to convey title of such property to the Authority by any legal means, including by gift, shall be accomplished only following a formal amendment to this Plan that will include a map exhibit identifying the property to be acquired.

The Authority may acquire, but is not required to acquire, by gift, devise, exchange, purchase, eminent domain, or any other lawful method that property identified in Attachment K and L. Such acquisition and subsequent disposition shall be made of development by the Authority or private developer to achieve those objectives set forth herein.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain, to be employed by the Authority to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

2. [§308] Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Authority is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

F. [§309] Property Management

During such time as property, if any, in the Project Area is owned by the Authority, such property shall be under the management and control of the Authority. Such property may be rented or leased by the Authority pending its disposition for redevelopment and such rental or lease shall be pursuant to such policies as the Authority may adopt.

G. [§310] Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project

If the Authority receives federal funds for real estate acquisition and relocation, the Authority shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The Authority may also undertake relocation activities for those not entitled to benefit under federal law as the Authority may deem appropriate for which funds are available.

H. [§311] Demolition, Clearance, and Building and Site Preparation

1. [§312] Demolition and Clearance

The Authority is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. [§313] Preparation of Building Sites

The Authority is authorized, but not required, to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Authority. In connection therewith, the Authority may cause, provide for, or undertake the installation or construction of streets, utilities, parks, playgrounds, parking facilities, and other public improvements necessary to carry out this Plan. The Authority is also authorized (but not required) to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for industrial, commercial, private, public, and other uses provided in this Plan.

I. [§314] Property Disposition and Development

1. [§315] Real Property Disposition and Development

a. [§316] General

For the purposes of this Plan, the Authority is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho Code section 50-2011. To the extent permitted by law, the Authority is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

Real property acquired by the Authority may be conveyed by the Authority and, where beneficial to the Project Area, without charge to any public body as allowed by law. All real property acquired by the Authority in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this plan.

All purchasers or lessees of property acquired from the Authority shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Authority fixes as reasonable, and to comply with other conditions which the Authority deems necessary to carry out the purposes of this Plan.

b. [\$317] Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed agreements, is subject to the provisions of this Plan.

The Authority shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements and declarations of restrictions of the Authority may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Authority, such documents, or portions thereof, shall be recorded in the office of the Recorder of Bannock County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such non-discrimination and non-segregation clauses as required by law.

The land and/or air rights and subterranean rights acquired by the Chubbuck Development Authority will be disposed of subject to an agreement between the Authority and the Developers. The Developers (including owner/participants) will be required by the contractual agreement to observe the Land Use and Building Requirements provision of this Plan and to submit a Redevelopment Schedule satisfactory to the Authority. Schedule revision will be made only at the option of the Chubbuck Development Authority.

In addition, the following requirements and obligations shall be included in the agreement:

That the Developers, their successors, and assigns agree:

- 1) That a plan and time schedule for the propose development shall be submitted to the Chubbuck Development Authority.

- 2) That the purchase or lease of the land and/or subterranean rights and/or air rights is for the purpose of redevelopment and not for speculation.
- 3) That the building of improvements will be commenced and completed as jointly scheduled and determined by the Chubbuck Development Authority and the Developer(s).
- 4) That there will be no discrimination against any person or group of persons because of age, race, sex, creed, color, national origin or ancestry, in the sale, lease, sublease, transfer, use occupancy, tenure, or enjoyment of the premises or any improvements erected or to be erected thereon, therein conveyed; nor will the Developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the premises or any improvements erected, or to be erected thereon, therein conveyed. The above provision will be perpetual and will be appended to the land disposed of within the Urban Renewal Project Area by the Chubbuck Development Authority.
- 5) That the site and construction plans will be submitted to the Authority for review as to conformity with the provisions and purposes of this Urban Renewal Plan.
- 6) That a bond or other surety will be provided acceptable to the Authority to ensure performance under the contract of the sale.
- 7) That consideration will be given to businesses in the Project Area for lease or purchase of appropriate facilities.
- 8) That rehabilitation of any existing structure must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition, which will continue throughout an estimated useful life for a minimum of 20 years.

All such buildings or portions of buildings, which are to remain within the Project Area, shall be reconstructed in conformity with all applicable codes and ordinances of the City of Chubbuck.

As necessary in carrying out this Plan, the Authority is authorized to move, or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

K. [\$322] Participation With Private Development

Under the Idaho Urban Renewal Law, the Authority has the authority to lend or invest funds obtained from the Federal government for the purposes of the Urban Renewal law if allowable under Federal laws or regulations.

IV. [\$400] USES PERMITTED IN THE PROJECT AREA

A. [\$401] Redevelopment Plan Map and Development Strategy

The Description of the Project Area and Revenue Allocation Area Boundaries and Project Area and Land Use Map, attached hereto as Attachments G, G & O and incorporated by reference, describe the location of the Project Area Boundaries. The proposed land uses to be permitted in the Project for all land--public and private--are described in Attachment O.

B. [\$402] Designated Land Uses

1. [\$403] Highway Business

The areas shown in the Land Use Map for commercial uses shall be used for the commercial and service uses set forth and described in the City Zoning Ordinance.

2. [\$404] Industrial Uses

The areas shown in the Land Use Map for industrial uses shall be used for the industrial and manufacturing uses set forth and described in the City Zoning Ordinance.

C. [\$405] Other Land Uses

1. [\$406] Public Rights-of-Way

Additional public streets, alleys and easements may be created in the Project Area as needed for proper development. Existing streets, alleys and easements may be abandoned, closed or modified as necessary for proper development of the Project, in conjunction with any applicable policies and standards of the City of Chubbuck regarding changes to dedicated rights-of-way.

Any changes in the existing interior or exterior street layout shall be in accordance with the objectives of this Plan and the City's design standards, shall be effectuated in the manner prescribed by state and local law and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, transit facilities, vehicular parking and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants and any participation agreements executed pursuant to 304 of this Plan;
- b. The requirements imposed by such factors as topography, traffic safety and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities and activities typically found in public rights-of-way.

2. [\$407] Other Public, Semi-Public, Institutional, and Nonprofit Uses

The Authority is also authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional or nonprofit uses, including part and recreational facilities; educational, fraternal, employee; philanthropic, religious and charitable institutions; utilities; governmental facilities; canal bank improvements, and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Authority may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

3. [\$408] Interim Uses

Pending the ultimate development of land by developers and participants, the Authority is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan. However, any interim use must comply with applicable Chubbuck City Code.

c. [§318] Development by the Authority

To the extent now or hereafter permitted by law, the Authority is authorized to pay for, develop, or construct any publicly owned building, facility, structure, or other improvement within the Project Area for itself or for any public body or entity.

The Authority may also prepare properties for development by renovation or other means as allowed by law. The Authority may also as allowed by law assist in the development of private projects.

In addition to the public improvements authorized under Idaho Code section 50-2007, the Authority is authorized to install and construct, or to cause to be installed and constructed, within the Project Area for itself or for any public body or entity, public improvements and public utilities, including, but not limited to, the following: 1) street and highway intersections and bridges; 2) parks, plazas, and pedestrian paths; 3) playgrounds; 4) parking facilities; 5) landscaped areas; 6) street improvements; 7) storm drain improvements; 8) water system improvements; 9) canal bank improvements; and 10) public transportation.

d. [§319] Development Plans

All development plans (whether public or private) prepared, pursuant to disposition and development or owner participation agreements, shall be submitted to the Authority for approval and architectural review. All development in the Project Area must conform to those standards specified in Section 420, infra.

2. [§320] Personal Property Disposition

For the purposes of this Plan, the Authority is authorized to lease, sell, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property, which is acquired by the Authority.

J. [§321] Rehabilitation and Conservation

The Authority is authorized to rehabilitate, renovate and conserve, or to cause to be rehabilitated, renovated and conserved, any building or structure in the Project Area owned by the Authority for preparation of redevelopment and disposition. The Authority is also authorized and directed to advise, encourage and assist in the rehabilitation and conservation of property in the Project Area not owned by the Authority. The Authority is also authorized to acquire, restore, rehabilitate, move, and conserve buildings of historic or architectural significance.

D. [\$409] General Controls and Limitations

All real property in the Project Area, under the provisions of either a disposition and development agreement or owner participation agreement, is made subject to the controls and requirement of this Plan. No such real property shall be developed, rehabilitated or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. [\$410] Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable cases, ordinances or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Authority to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

2. [\$411] Rehabilitation and Retention of Properties

Any existing structure within the Project Area, subject to either a disposition and development agreement or owner participation agreement, approved by the Authority for retention and rehabilitation, shall be repaired, altered, reconstructed or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

3. [\$412] Limitation on type, Size, and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by applicable federal, state and local statutes, ordinances and regulations.

4. [\$413] Open Spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air and privacy.

5. [\$414] Signs

All signs shall conform to City sign ordinances as they now exist or are hereafter amended. Design of all proposed new signs shall be submitted to the Authority and/or City prior to installation for review and approval pursuant to the procedures of this Plan.

6. [\$415] Utilities

The Authority shall require that all utilities be placed underground whenever physically and economically feasible.

7. [\$416] Incompatible Uses

No use or structure, which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors, would be permitted in any part of the Project Area.

8. [\$417] Non-discrimination and Non-segregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area.

9. [\$418] Subdivision of Parcels

Any parcel in the Project Area shall be subdivided only in compliance with the City or Bannock County subdivision ordinances.

10. [\$419] Minor Variations

Under exceptional circumstances, the Authority is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Authority must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property, which do not apply generally to other properties having the same standards, restrictions and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and

- d. Permitting a variation will not be contrary to the objectives of this Plan.

No variations shall be granted, which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Authority shall impose such conditions as are necessary to protect the public peace, health, safety or welfare and to assure compliance with the purposes of this Plan. Any variations permitted by the Authority hereunder shall not supersede any other approval required under City codes and ordinances.

E. [\$420] Design for Development

Within the limits, restrictions, and controls established in this Plan, the Authority is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design controls necessary for proper development of both private and public areas within the Project Area. Any development must also comply with the City of Chubbuck or County of Bannock zoning ordinance regarding heights, setbacks and other like standards as may be required.

In the case of property, which is the subject of a disposition and development or participation agreement with the Authority, no new improvement shall be constructed and no existing improvements shall be substantially modified, altered, repaired or rehabilitated, except in accordance with this Plan. Under those agreements the architectural, landscape and site plans shall be submitted to the Authority and approved in writing by the Authority. One of the objectives of this Plan, is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The Authority shall not approve any plans that do not comply with this plan.

In the event the Authority adopts design standards or controls, those provisions will thereafter apply to each site or portion thereof in the Project Area. Those controls and standards will be implemented through the provisions of any disposition and development agreement or owner participation agreement or by appropriate covenants appended to the land and instruments of conveyance executed pursuant thereto. These controls are in addition to any standards and provisions of any applicable City or Bannock County building or zoning ordinances; provided, however, each and every development shall comply with all applicable City or Bannock County zoning and building ordinances.

F. [\$421] Off-Street Loading

Any development and improvements shall provide for off-street loading as required by the City or Bannock County ordinance as they now exist or are hereafter amended.

G. [\$422] Off-Street Parking

All new construction in the area shall provide off-street parking as required by the City or Bannock County ordinances as they now exist or are hereafter amended.

H. [\$423] Developer Contribution for Street Improvements

All developers of property within the Project Area shall also contribute that amount typically required by the City for curb, gutter, and sidewalk improvements, and the cost of those improvements shall be paid to the Authority.

V. [\$500] METHODS OF FINANCING THE PROJECT

A. [\$501] General Description of the Proposed Financing Method

The Authority is authorized to finance this Project with financial assistance from the City, State of Idaho, federal government, interest income, Authority bonds, donations, loans from private financial institutions, the lease or sale of Authority-owned property, or any other available source, public or private, including assistance from any taxing district or any public entity.

The Authority is also authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any other funds available to the Authority. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The Authority or any other public authority may expend money to assist the Authority in carrying out this Project.

B. [\$502] Revenue Bond Funds

The Authority is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Authority nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

C. [\$503] Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of Idaho, or any other public or private source will be utilized if available.

D. [\$504] Revenue Allocation Financing Provisions

The Authority hereby adopts revenue allocation financing provisions as authorized by Chapter 29, Title 50, Idaho Code (the "Act"), effective retroactively to January 1, 1992. These revenue allocation provisions shall apply to all taxing districts in which is located the Revenue Allocation Area described on Attachment G to this Plan. The Authority shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Authority specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the urban renewal project.

The Authority, acting by one or more resolutions adopted by its Board of Directors, is hereby authorized to apply all or any portion of the revenues allocated to the Authority pursuant to the Act to pay as costs are incurred or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or bonds issued by the Authority to finance or to refinance the Project Costs (as defined in Idaho Code, Section 50-2903(11)) of one or more urban renewal projects.

Upon enactment of an ordinance by the governing body of the City of Chubbuck, Idaho, finally adopting these Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Authority into which the Bannock County Treasurer shall deposit allocated revenues as provided in Idaho Code, Section 50-2908. The Authority shall use such funds solely in accordance with Idaho Code, Section 50-2903, including any incidental costs, of such urban renewal projects as the Authority may determine by resolution or resolutions of its Board of Directors.

A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code, Section 50-2905 is included in Section 1011 of this Plan. This statement necessarily incorporates estimates and projections based on the Authority's present knowledge and expectations. The Authority hereby authorized to modify the presently anticipated urban renewal projects and use of revenue allocation financing of the related Project Costs if the Board of Directors of the Authority deems such modification necessary or convenient to effectuate the general objects of the Plan.

The Authority has provided for issuance of bonds to fund all or part of the improvements. The Authority has also provided for expenditure of revenue allocation proceeds on an annual basis without the issuance of bonds. In the event bonds are issued, bonds are redeemed or retired. alternatively, in the event bonds are not issued, revenues would continue to be allocated to the Authority until the improvements identified in Section 1011 are completely constructed. Section 1011 incorporates estimated and projections based on the Authorities present knowledge and expectations concerning the length of time to complete the significance and timeliness of development. Alternatively the activity may be completed earlier if revenue allocation proceeds are greater or the Authority obtains additional funds.

VI. [\$600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Authority in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.
- B. Amendment to the Comprehensive Plan and revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- C. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limit so this Plan upon parcels in the Project Area to ensure their proper development and use.
- D. Provision for administrative enforcement of this Plan by the City after development. The City and the Authority shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area through the duration of this Plan.
- E. Preservation of historical sites.
- F. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

- G. Institution and completion of proceedings necessary for the establishment of a local improvement district under Chapter 17, Title 50, Idaho Code.
- H. The undertaking and completing of any other proceedings necessary to carry out the Project.
- I. Administration of Idaho Department of Transportation Grant funds that may be made available for this Project.
- J. Appropriate agreements with the Authority for administration, supporting services, funding sources, and the like.
- K. City-Authority agreements providing for funding and administration through Southeast Idaho Council of Governments, Inc.

The foregoing actions to be taken by the City do not constitute any commitment for financial outlays by the City.

VII. [\$700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Authority and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Authority of the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

VIII. [\$800] DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective for thirty (30) years from the date of adoption of this Plan by the City Council.

IX. [\$900] PROCEDURE FOR AMENDMENT

The Urban Renewal Plan may be further modified at any time by the Chubbuck Development Authority provided that, if modified after disposition of real property in the Project Area by the Authority for private redevelopment, the modifications must be consented to by the Developer or Developers or his successor or successors of such real property whose interest is substantially affected by the proposed modification. Where the proposed modification will substantially change the Plan, the modifications must be approved by the City Council in the same manner as the original Plan. Substantial changes for City Council approval purposes shall be regarded as revisions in project boundaries, land uses permitted, land acquisition, and other changes which will violate the objectives of this Plan.

X. [\$1000] SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the Authority shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way effect the validity of the other provisions of this Plan.

XI. [\$1011] PROJECT PLAN

A. Objectives and Scope

The Downtown Improvement Plan consists of improvements to designated areas within the City of Chubbuck, to include right-of-ways road improvements/expansion, infrastructure replacement/upgrade and/or extension and enhancements at the Interstate 86 Interchange, which is the acknowledged entrance way into Chubbuck. Certain project elements are proposed to be financed through a revenue allocation provision as provided for by Idaho law. All project activities are within the Chubbuck Urban Renewal Plan Area and the Revenue Allocation Area the coterminous boundaries were duly established by City Council Resolution No. 4-92, on 14th Day of April, 1992, with applicable amendments (see Attachment E).

The urban renewal area consists of a combination of full and partial city blocks and all adjacent public rights-of-ways. The area is situated within the Chubbuck city townsite north of Pocatello, and contains a significant number of deteriorating public and private facilities. The present conditions outlined in this plan result in underdevelopment of the area, arrest the sound growth of the city, constitute an economic liability and is a menace to the public safety and welfare in its present conditions or use (see Attachment F).

The Interstate 86 Interchange area is a vital arterial and focal point in and through the city. Enhancement of this area is important because it has a profound impact on the public's perception of the Chubbuck community.

The strategies set forth in this plan are intended to improve the conditions that influence both the public (including local) perception of the Chubbuck community, and to make the community a vital and viable place to commence and conduct business. Attractive entrance ways can prompt visitors to extend their stay or plan a return trip, and attract tourists to make an initial visit to the city. Residents will appreciate the infrastructure and rights-of-way improvements/expansions and this appreciation can result in added community support and patronage of the community's businesses.

Project elements of this plan are as follows:

1. Street rights-of-way improvements/expansion, including road expansion and additional right-of-way acquisition;
2. City utility replacement/repair and/or expansion; and
3. Landscaping enhancements at designated areas, including the Interstate 86 interchange area.

Financing of these elements shall be made possible through a combination of federal/state grants, city capital replacement funds, corporate donations and revenue allocation funds. Three major development projects within the coterminous urban renewal area and Revenue Allocation Area will enable the CDA to avail itself of property tax revenues sufficient to fund portions of all elements of this plan directly, or as part of matching fund requirements, set forth by Federal/State grant programs. This revenue allocation provision is detailed in Section II of this Plan. A portion of the utility improvements element will be funded by a donation from Wal-Mart, who will be constructing a new shopping complex within the urban renewal area. The bulk of the rights-of-way improvements/expansion and landscaping of the entrance corridor should come from Federal and State highway grant funds that also require local matching funds. The matching funds will come from the revenue allocation program over the life of the project.

B. Project Description and Cost Estimates

1. Street Rights-of-Way Improvements

Current Conditions: The street right-of-way improvements/expansion are centered around four major elements: (1) widening of Chubbuck Road between I-15 and Yellowstone Avenue, including installation of sidewalks, curbs and gutters; (2) upgrade of Bullock Road, to allow heavy truck traffic to the proposed business development area; (3) installation of barriers along the canals adjacent to the Hawthorne and Siphon Roads intersection; and (4) replacement of the bridge at the Hawthorne/Siphon Road intersection.

The work to be performed will correct current unsafe and or unsightly conditions that prevent the renewal area to reach its fullest development potential. Chubbuck Road has little, if any, recognized curb, gutter or sidewalks, and is not wide enough to conduct the heavy vehicular traffic load safely. Bullock Road is currently able to support local traffic only. If large transport trucks are accessed to the road prior to the proposed upgrades, then Bullock Road will undergo rapid deterioration.

Implementation Plan: The CDA, with the use of a combination of federal and state highway grant funds and revenue allocation funds, shall remedy these conditions within the urban renewal area following recommended plans designed and approved by the Idaho Transportation Department. Work within a typical block along Chubbuck Road will include installation of curb, gutter and sidewalks (including gravel base), acquisition of additional rights-of-way for expansion of same and placement of driveway approaches. Bullock Road upgrades include replacement of existing base and pavement materials with new base and pavement to meet the requirements of heavier vehicles and additional traffic.

Financing of the street rights-of-way improvements/expansion set forth in the plan shall be through both revenue allocation funds and federal/state highway funds (see Attachment G for concise description of meets and bounds included in the Revenue Allocation boundaries).

The revenue allocation financing portion of the plan is fully set forth in Section II. The CDA, to carry out these improvements, will consult with appropriate professionals who will perform necessary administrative assistance, engineering evaluations, prepare contract bid, plan and specification documents and provide general construction management services and supervision over the general contractor.

Cost Estimate: Right-of-Way Improvements

I.	Chubbuck Road Widening	
A.	Right-of-Way (ROW) Improvements	
1.	Overhead 72 parcels x \$2,500	\$ 180,000
2.	Acquisition	
a.	Unimproved Commercial lots 1320' x 30' x \$3.50	138,600
b.	Residential Developed	<u>148,500</u>
	Total Right-of-Way Costs	\$ 467,100
3.	10% contingency and compensatory	<u>46,000</u>
	Grand Total for Right-of-Way	\$ 513,100
B.	Construction	
1.	5 lane miles x \$570,000/lane mile	\$2,850,000
2.	Curb, gutter, sidewalk @ \$30/ft. x 5,280 ft. x 2	<u>316,800</u>
	Total Construction Costs	\$3,166,800
3.	10% contingency	<u>316,680</u>
	Grand Total Construction Costs	\$3,483,400
	Grand Total Right-of-Way Costs	<u>513,100</u>
	Total Widening Costs	\$3,996,400
C.	Incidental Costs	
1.	10% Engineering	\$ 399,640
	Subtotal	<u>\$4,396,040</u>
2.	10% Utilities work (move power lines, culvert modification, signal upgrade, and rail crossing upgrade)	<u>\$ 439,604</u>
		\$4,835,644
3.	10% Construction Inspection	<u>\$ 483,564</u>
	Grand Total Widening Costs	\$5,319,208
II.	Bullock Road Improvements	
A.	Removal of old pavement structure	9,300
B.	Installation of new pavement material	<u>58,000</u>
	Total Cost	\$ 67,380
C.	10% Engineering cost	6,738
	10% Contingency cost	<u>6,738</u>
	Grand Total Cost	\$ 80,856
	Item I Grand Total	\$5,319,208
	Item II Grand Total	<u>80,856</u>
	Grand Total - ROW Improvements	\$5,400,064
	City's Share as Local Match (7.33%)	\$ 395,825
	Federal/State Share of Project (92.67%)	\$5,004,239

2. Infrastructure Replacement/Upgrade and/or Extension

Current Condition: The urban renewal area faces two major challenges pertaining to its water delivery system within the urban renewal area - under-sized and/or non-existent water lines. In order to provide adequate water flows to businesses of Chubbuck's Urban Renewal Area, particularly improved flows for fire-fighting, existing under-sized lines would need to be replaced with 16" water lines; water lines would also be installed in areas not previously served by city utilities to attract new businesses.

Implementation Plan: The Idaho Department of Commerce with Community Development Block Grant funds and U.S. Department of Commerce, Economic Development Administration will be applied for to assist with the infrastructure improvements to attract an additional significant employer to this area. Based on the current condition of parts of the city's water system, this plan recommends the replacement of undersized water lines on Burley Drive and Hawthorne Road with 16" ductile iron water lines and installation of 12" ductile iron water lines on Chubbuck Road, with all appropriate appurtences. The work would be on a contract basis and utilize both capital replacement funds and revenue allocation funds, CDBG and EDA federal funds, as well as funds donated by Wal-Mart.

Cost Estimates: City Utilities Improvements

I. Burley Drive

A. Materials:

1.	16" Ductile Iron Pipe @ \$19.28/L.F.	
	X 4,950 L.F.	\$ 95,436
2.	Appurtences	14,315
3.	Street Repair	41,800
4.	Engineering @ 10%	<u>33,603</u>
	Materials Total	\$185,155

B. Equipment:

1.	Contract Equipment @ \$620/Hr.	
	X 198 Hrs	\$122,760
2.	Contingencies @10%	<u>12,276</u>
	Equipment Total	\$135,036

C. Labor:

1.	Manual Labor - included with equipment costs	
2.	Supervisory @ \$80/Hr. x 198 Hrs.	<u>\$ 15,840</u>
	Labor Totals	\$ 15,840

Burley Drive Grand Totals \$336,031

II. Hawthorne Road

A. Materials:

1.	16" Ductile Iron Pipe @ \$19.28/L.F. X 4,780 L.F.	\$ 92,153
2.	Appurtences	13,824
3.	Street Repair - \$15.20/S.Y. @ 5,405 S.Y.	82,156
4.	Engineering @ 10%	<u>37,076</u>
	Materials Total	\$225,214

B. Equipment:

1.	Contract Equipment @ \$620/Hr. X 191 Hrs.	\$118,420
2.	Contingencies @ 10%	<u>11,842</u>
	Equipment Totals	\$130,262

C. Labor:

1.	Manual Labor - included with equipment costs	
2.	Supervisory @ \$80/Hr. x 191 Hrs.	<u>\$ 15,280</u>
	Labor Totals	\$ 15,280

Hawthorne Road Grand Totals \$370,756

III. Chubbuck Road

A. Materials:

1.	12" Ductile Iron Pipe @ \$14.72/L.F. X 6,400 L.F.	\$ 94,208
2.	Appurtences	14,131
3.	Street Repair - \$15.20/S.Y. @ 8,533 S.Y.	129,702
4.	Engineering @ 10%	<u>69,798</u>
	Materials Total	\$307,839

B. Equipment:

1.	Contract Equipment @ \$620/Hr. X 512 Hrs.	\$317,440
2.	Contingencies @ 10%	<u>31,744</u>
	Equipment Totals	\$349,184

C. Labor:

1.	Manual Labor - included with Equipment costs	
2.	Supervisory @ \$80/Hr. x 512 Hrs.	<u>\$ 40,960</u>
	Labor Total	\$ 40,960

Chubbuck Road Grand Totals \$697,983

Hawthorne Road Grand Totals 370,756

Burley Drive Grand Totals 336,031

Water Improvements Grand Totals \$3,471,873

City's Share as Local Match (bond paid back w/Rev. Allocation) \$1,120,865

Federal/State Share of Project (grant funds) \$ 946,238

3. Entrance Improvements

Current Conditions: The freeway interchange at the south end of Chubbuck is generally recognized as the entrance into the city and is usually the first identifiable "landmark" visitors associate with the Chubbuck community.

Currently the embankments surrounding the on-off ramps are covered with gravel, with very little natural growth occurring (except for weeds) through the gravel. While these conditions require little, if no, regular maintenance by appropriate officials, the aesthetics of the interchange area leaves no discernible impression to first-time visitors or long-time residents of the community.

Implementation Plan: The Idaho Department of Transportation has performed preliminary planning and design studies for upgrading the areas surrounding the freeway on-off ramps, and have provided an estimate for the Interstate 86 Interchange. Plans include removing the gravel cover off the interchange embankments, planting/laying sod and grass in place of the gravel, and planting small trees as allowed by the Transportation Department. Department estimates for materials, equipment and labor for this work is approximately \$400,000, which would be covered by a combination of federal and state funds. The city would be responsible to cover the costs of actual project design, which has been estimated at approximately eight percent of construction costs (\$ 32,000); all estimates are subject to changing materials and labor costs. The city would be responsible for the day-to-day maintenance of the newly landscaped area after completion of the project.

C. Proposed Costs, Tax Impacts, Financing Methods and Economic Feasibility

This plan incorporates estimates and projections based on CDA's present knowledge and expectations. CDA may modify the project if its Board of Commissioners deems such modifications necessary to effectuate the plan.

This plan proposes, among other elements, certain public improvements in the area of rights-of-way improvement/expansion, utility replacement/repair and installation, and upgrade of landscaping around a public thoroughfare. The information contained in this subsection, with the various estimates and projections, constitute an economic feasibility study. Costs and revenues have been analyzed and the analysis shows a need for approximately \$1,871,711 in project funds. Multiple financing sources, including local, federal/state, and CDA funds, are shown in this subsection. The proposed timing may very well have to be modified depending on the availability of a portion of the funds and the CDA's ability to sell initial issues of notes or bonds, should CDA pursue this avenue of financing.

FIGURE 1, Value of Taxable Property in Revenue Allocation Area, lists actual 1991 base values, estimated post-construction values and the net taxable value resulting from new development within the revenue allocation area. The total net value figure of \$4,953,198 represents the new improvements and construction of the Wal-Mart Store (Civil Land Consultants) at the site previously called the Chubbuck Commercial Plaza and Industrial Park and improvements made at the Chubbuck Smith's Food and Drug Store.

FIGURE 2, Annual Tax Revenue Allocation, illustrates how the property within the revenue allocation district would generate net revenue to the Chubbuck Development Authority. Debt service for project cost financing can be handled by the estimated revenue allocation funds from the new development that will be operating and open in 1993. Since the proposed debt term of 13 years is within current market parameters, the conclusion is that the project is economically feasible. (In the event a 1% property tax limitation initiative ever becomes law, gross revenue could be reduced to \$45,031 in tax year 1992, to \$49,647 in tax year 2005.)

FIGURE 3, Impact of Revenue Allocation Financing on Bannock County Property Taxing Entities, Tax Code Area 02, Distribution Percentages per 1991 Tax Levy Rates, shows the estimated impact of revenue allocation financing on all taxing districts in which the revenue allocation district is located. This figure should be read in conjunction with Figures 1 and 2, which show how the revenue estimates were generated.

FIGURE 4, Proposed Costs and Revenues, summarizes the anticipated costs and projected revenues to carry out this plan based on the Project Description and Cost Estimates, Section II. Actual costs and revenues will be dependent upon numerous factors including land values, construction and financing costs at the time a project is bid, and availability of grant funding.

FIGURE 5, Net Effect on School District #25 combines information from the previous figures to demonstrate the net estimated effect upon School District #25.

SECTION III. DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective for thirty (30) years from the date of adoption of this Plan by the City Council.

FIGURE 1
VALUE OF TAXABLE PROPERTY IN REVENUE ALLOCATION AREA

PROPERTY	1992 BASE VALUE	POST- CONSTRUCTION	NET VALUE
Wal-Mart*	\$496,802	\$5,000,000 (est)	\$4,503,198
Smith's **	947,697	1,397,697 (est)	450,000
Total Net Value			4,953,198+

* Property in Chubbuck Commercial Plaza-Industrial Park, Parcel No. RCCIP000100 - RCCIP000900, and RCCIP000901.

** Property located at 4845 Yellowstone Avenue in Chubbuck, Parcel No. RCCPPC010801

+ Potential added increment value for anticipated but unknown improvements anywhere in the urban renewal area/revenue allocation boundaries. The two areas are coterminous.

FIGURE 2
ANNUAL TAX REVENUE ALLOCATIONS

ASSESSMENT YEAR	TAX YEAR	EST. INCREMENT VALUE ¹	TAX LEVY RATE ²	GROSS REVENUE ³	SCHOOL PAYMENT ⁴	NET REVENUE TO AUTHORITY
1992	1993	\$4,953,198	.028711	\$142,211	\$17,831	\$124,380
1993	1994	4,953,198	.029285	145,054	17,831	127,223
1994	1995	4,953,198	.029871	147,956	17,831	130,125
1995	1996	4,953,198	.030468	150,914	17,831	133,083
1996	1997	4,953,198	.031078	153,935	17,831	136,104
1997	1998	5,200,857	.031699	164,861	18,723	146,138
1998	1999	5,200,857	.032333	168,159	18,723	149,436
1999	2000	5,200,857	.032980	171,524	18,723	152,801
2000	2001	5,200,857	.033639	174,951	18,723	156,228
2001	2002	5,200,857	.034312	178,451	18,723	159,728
2002	2003	5,460,899	.034999	191,126	19,659	171,467
2003	2004	5,460,899	.035690	194,899	19,659	175,240
2004	2005	5,460,899	.036404	198,659	19,659	179,139
						\$1,941,092

1. Based on value from Figure 1 until year 2005, and assumes a 5% increase in assessed value after 5 years and another 5% increase after 10 years. These forecast increases would occur in tax years 1998 and 2003, respectively.
2. Uses estimated 1992 tax rate increase of 2%, and assumes a 2% increase for 1993 and each year thereafter.
3. Estimated increment valuation times tax levy rate.
4. Estimated increment valuation times 0.0036, as specified by State statute, I.C. 33-1002.

FIGURE 3
IMPACT OF REVENUE ALLOCATION FINANCING ON
BANNOCK COUNTY PROPERTY TAXING ENTITIES
TAX CODE AREA 02

(Distribution Percentages per estimated 1992 Tax Levy Rates)

TAX YEAR	GROSS INCREM. REVENUE	24.0983% BANNOCK COUNTY	28.5344% CHUBBUCK CITY	39.0791% DISTRICT 25	2.2519% PORTNEUF LIBRARY	4.3253% COUNTY R & B	1.7210% AMBULANCE DISTRICT
1993	\$124,380	\$29,973	\$35,491	\$48,607	\$2,801	\$5,380	\$2,141
1994	127,223	30,659	36,302	49,718	2,865	5,503	2,190
1995	130,125	31,358	37,130	50,852	2,930	5,628	2,239
1996	133,083	32,071	37,974	52,008	2,997	5,756	2,290
1997	136,104	32,799	38,836	53,188	3,065	5,887	2,342
1998	146,138	35,217	41,700	57,109	3,291	6,321	2,515
1999	149,436	36,012	42,641	58,398	3,365	6,464	2,572
2000	152,801	36,822	43,601	59,713	3,441	6,609	2,630
2001	156,228	37,648	44,579	61,052	3,518	6,757	2,689
2002	159,728	38,492	45,577	62,420	3,597	6,909	2,749
2003	171,467	41,321	48,927	67,008	3,861	7,416	2,951
2004	175,240	42,230	50,004	68,482	3,946	7,580	3,016
2005	179,139	43,169	51,116	70,006	4,034	7,748	3,083
TOTAL	\$1,941,092	\$467,770	\$553,879	\$758,561	\$43,711	\$83,958	\$33,406

NOTE: Figures may not add correctly, due to rounding errors.

FIGURE 4
PROPOSED COSTS AND REVENUES

I. COSTS

A.	Water Improvements	
1.	Burley Drive	\$ 336,030
2.	Hawthorne Road	370,756
3.	Chubbuck Road	<u>697,983</u>
	Sub-Total:	\$1,404,769
B.	Chubbuck Road - widening	5,319,208
C.	Landscaping at Freeway Interchange	400,000
1.	City's share of project	30,000
D.	Bullock Road Improvements	80,856
E.	Administration - 13 yrs @ \$7k/yr plus, \$25,000 1st yr w/legal	<u>116,000</u>
	TOTAL	\$7,350,833

II. SOURCES OF FUNDS

A.	Federal Highway Allocation (92.67%) for Items B and C	\$5,004,239
B.	State Portion of Item C	30,000
C.	Contribution from Wal-Mart for water improvement/hookup	100,000
D.	Tax Increment Financing (13 yrs)	<u>1,941,092</u>
	TOTAL	\$7,075,331
	NET GAIN/LOSS	\$ (275,502)

* Tax Increment Financing amount represents anticipated but unknown improvements anywhere in the urban renewal area/revenue allocation boundaries. The two areas are coterminous.

FIGURE 5
NET EFFECT ON SCHOOL DISTRICT #25

ASSESSMENT YEAR	TAX YEAR	EST. INCREMENT VALUE ¹	TAX LEVY RATE ²	GROSS REVENUE ³	39.0791% DISTRICT 25	SCHOOL PAYMENT ⁴	NET REDUCTION
1992	1993	\$4,953,198	.028711	\$142,211	\$48,607	\$17,831	\$30,776
1993	1994	4,953,198	.029285	145,054	49,718	17,831	31,887
1994	1995	4,953,198	.029871	147,956	50,852	17,831	33,021
1995	1996	4,953,198	.030468	150,914	52,008	17,831	34,177
1996	1997	4,953,198	.031078	153,935	53,188	17,831	35,357
1997	1998	5,200,857	.031699	164,861	57,109	18,723	38,386
1998	1999	5,200,857	.032333	168,159	58,398	18,723	39,675
1999	2000	5,200,857	.032980	171,524	59,713	18,723	40,990
2000	2001	5,200,857	.033639	174,951	61,052	18,723	42,329
2001	2002	5,200,857	.034312	178,451	62,420	18,723	43,697
2002	2003	5,460,899	.034999	191,126	67,008	19,659	47,349
2003	2004	5,460,899	.035690	194,899	68,482	19,659	48,823
2004	2005	5,460,899	.036404	198,659	70,006	19,659	50,347
					\$758,561	\$241,675	\$546,814

In exchange for \$241,675 of the 13-year increase coming to the school (i.e. tax above the 1991 base), the City of Chubbuck leverages \$5 million in Federal Road improvement funds and \$1.2 million in water improvements.

SECTION IV. PROCEDURE FOR AMENDMENT

The Urban Renewal Plan may be further modified at any time by the Chubbuck Development Authority provided that, if modified after disposition of real property in the Project Area by the Authority for private redevelopment, the modifications must be consented to by the Developer or Developers or his successor or successors of such real property whose interest is substantially affected by the proposed modification. Where the proposed modification will substantially change the Plan, the modifications must be approved by the City Council in the same manner as the original Plan. Substantial changes for City Council approval purposes shall be regarded as revisions in project boundaries, land uses permitted, land acquisition, and other changes which will violate the objectives of this Plan.

SECTION V. SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the Authority shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way effect the validity of the other provisions of this Plan.

SECTION VI. CONCLUSION

The Chubbuck Improvement Plan is a three-pronged approach directed at alleviating deterioration within the urban renewal area. General activities will include making significant street right-of-way improvements, infrastructure replacement/upgrade and/or extension, and upgrade of the city's acknowledged entrance. Upon completion of these elements, the area will become a high quality center for commercial activity that will re-focus private investment towards the city.

Financing of the plan will be accomplished through multiple sources including a revenue allocation provision as provided for by Idaho Law. The plan complies with the provisions of the Local Economic Development Act and the Idaho Urban Renewal Law by providing the public with adequate notice and public hearing and complies with the Comprehensive Plan of the City of Chubbuck. The plan includes the kind, number and location of all proposed public improvements within the revenue allocation district; an economic feasibility study; a detailed list of estimated project costs; a fiscal impact statement showing the impact of the revenue allocation area upon all taxing entities levying taxes upon property in the revenue allocation district and a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred and a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.

ATTACHMENT A:

**Recommendation of the
Chubbuck Development Authority**



CHUBBUCK DEVELOPMENT AUTHORITY
5160 Yellowstone Avenue
Chubbuck, Idaho 83202
(208)237-2400

John O. Cotant
Chairman

LeRoy Quick
Vice-Chairman

David Landon
Commissioner

Steven England
Commissioner

Kent Kerns
Commissioner

Dr. Glenn McMinn
Commissioner

Carolyn Meline
Commissioner

Ron Conlin
Secretary-Treasurer

Scott B. McDonald
Executive Director

Thomas J. Holmes
Attorney

Chubbuck City Council
5160 Yellowstone
Chubbuck, Idaho 83202

September 14, 1992

RE: Proposed Urban Renewal Plan

Dear Council Members;

The Chubbuck Development Authority respectfully submits the proposed Downtown Improvement Urban Renewal Plan, adopted by the Authority at its September 8th meeting, for your consideration and approval. The Plan includes the necessary provisions to adopt a revenue allocation area under the Local Economic development Act, Chapter 29, Title 50, Idaho Code (the "Act"). The Chubbuck Planning and Land Use Development Commission met on September 10, and has passed a resolution recommending the City Council adopt the Plan.

Under the provisions of the Act and the Idaho Urban Renewal Law of 1965, as amended, the City Council must hold a public hearing prior to final reading of the ordinance adopting this Plan. In order to continue a timely and orderly approval process, I would suggest that the ordinance be considered at the City Council meetings scheduled for September 22, October 13, and October 27 of 1992, with the public hearing to be held on October 27. I have instructed the Authority staff to assist the City Clerk, in preparing certain notices be prepared for the the October 27 hearing date.

Legal counsel is currently working on a draft ordinance and will be submitting the draft to the City Attorney within the next few days in preparation for the ordinance's first reading on September 22. Agency staff and counsel will be available to answer any questions or concerns, and would be willing to participate in any Council work sessions you may deem necessary.

Sincerely,

CHUBBUCK DEVELOPMENT AUTHORITY

John O. Cotant, Jr.
Chairman

cc: Ron Conlin
Thomas Holmes
Scott McDonald
Larry Looney

CHUBBUCK DEVELOPMENT AUTHORITY MINUTES
September 8, 1992

Minutes of regular Chubbuck Development Authority Minutes of September 8, 1992.

Present: Chairman Mayor John O. Cotant, Board Members Carolyn Meline, Leroy S. Quick, David A. Landon, Kent Kearns, PWD Steven M. Smart and City Clerk Ron C. Conlin. SICOG Representatives Scott McDonald and Todd Hong was present.

Mayor Cotant called the meeting to order at 7:10 p.m.

URBAN RENEWAL PLAN FOR THE CHUBBUCK DOWNTOWN IMPROVEMENT PROJECT -

Scott McDonald, SICOG Executive Director passed to the commission members, a updated version of the Urban Renewal Plan.

Mr. McDonald stated the Chubbuck Development Authority should recommend the Urban Renewal Plan for the Chubbuck Downtown Improvement Project be reviewed by the Chubbuck Land Use and Development Commission at the September 10, 1992 Land Use and Development Commission Meeting. Mr. McDonald said the Land Use and Development Commission will review, then send recommendations to the Chubbuck City Council for approval of the Plan.

Mr. McDonald presented a review of the updated Urban Renewal Plan.

Discussion about Attachment M - Alternative financing methods.

Scott McDonald suggested we pay as we go, prior to authorizing a bond.

Scott McDonald stated the County Commissioners have concerns of the size of area of the Urban Renewal Plan, this size of area is critical for the City of Chubbuck to have future water capacity, roads improvements, etc. We cannot make the area smaller and get improvements we would like.

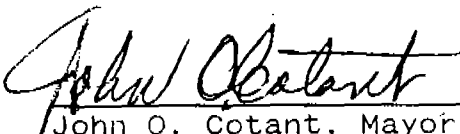
Councilman Dave Landon made motion to forward the Urban Renewal Plan for the Chubbuck Downtown Improvement Project to the Chubbuck Land Use and Development Commission for recommended approval to the Chubbuck City Council. Councilman Roy Quick seconded. Meline, yes; Kearns, yes; Cotant, yes; Quick, yes; Landon, yes.

Councilman Quick moved to approve August 11, 1992 Chubbuck Development Authority Minutes as read. Councilman Landon seconded. All commission members present voted in favor of motion.

CHUBBUCK DEVELOPMENT AUTHORITY MEETING MINUTES - (cont.)
September 9, 1992

Commissioner Kearns moved to approve July 14, 1992 Chubbuck Development Authority Minutes as read. Councilman Quick seconded. All commission members present voted in favor of motion.

Meeting adjourned at 7:30 p.m.



John O. Cotant, Mayor



Ron C. Conlin, City Clerk

ATTACHMENT B:

**Resolution by
Chubbuck Planning and Land Use Commission**

ACTION OF THE CHUBBUCK
LAND USE AND DEVELOPMENT COMMISSION
RELATING TO
THE URBAN RENEWAL PLAN FOR
THE CITY OF CHUBBUCK

WHEREAS, the Chubbuck Development Authority ("Authority") has submitted a proposed Urban Renewal Plan ("the Plan") to the City of Chubbuck and the City Council, referred the Plan to the Chubbuck Land Use and Development Commission for review and recommendations concerning the conformity of said Plan with the City of Chubbuck Comprehensive Plan; and

WHEREAS, the members of the Chubbuck Land Use and Development Commission have reviewed said Plan and have determined that it does conform to the City's Comprehensive Plan; and

WHEREAS, the Chubbuck Land Use and Development Commission at it's regular meeting, September 10, 1992, considered the Plan in relation to the Comprehensive Plan.

NOW, THEREFORE, BE IT MOVED BY THE LAND USE AND DEVELOPMENT COMMISSION OF THE CITY OF CHUBBUCK, IDAHO:

Section 1: That the Plan, submitted by the Chubbuck Development Authority and referred to this Land Use and Development Commission by the City Council for review, is in all respects in conformity with the Comprehensive General Plan.

Section 2: That the Chairman of the Land Use and Development Commission be and hereby authorized and directed to provide the Chubbuck City Council a copy of this action relating to this Plan.

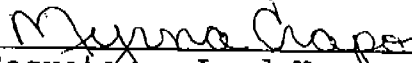
Section 3: That this motion shall be in full force and effect immediately upon its adoption and approval.

This motion passed and approved the Land Use and Development Commission of the City of Chubbuck, Idaho, this 10th day of September, 1992.



Chairman, Land Use and
Development Commission

ATTEST:



Secretary, Land Use and Development
Commission

ATTACHMENT C:

**City Ordinance Adopting
Urban Renewal Plan**

(This section intentionally left blank)

ORDINANCE NO. 385

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHUBBUCK, IDAHO APPROVING THE DOWNTOWN URBAN RENEWAL PLAN WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Chubbuck Development Authority (hereinafter "Authority") has embarked on an Urban Renewal Project to redevelop a portion of the City of Chubbuck pursuant to the Idaho Urban Renewal Act of 1965, as amended, Chapter 20, Title 50, Idaho Code (the "Urban Renewal Act"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code (the "Economic Development Act");

WHEREAS, by Resolution 4-92 dated April 11, 1992, the City of Chubbuck created an urban renewal agency, pursuant to Chapter 20, Title 50, Idaho Code;

WHEREAS, on May 26, 1992, the City of Chubbuck, through its Mayor and City Council, appointed Commissioners of the Authority;

WHEREAS, by Resolution 7-92 dated July 14, 1992, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, the City of Chubbuck, through its Mayor and City Council, determined the Downtown area to be a deteriorated and deteriorating area as defined by Idaho Code, Sections 50-2018(h) and (i) and 50-2903 (6) (b);

WHEREAS, on September 8, 1992, the Authority passed by voice vote proposing the Downtown Urban Renewal Plan, a copy of which is attached hereto as Exhibit "B" (hereinafter "Plan");

WHEREAS, the Authority has by letter of transmittal dated September 22, 1992, submitted the Plan to the Mayor and City Council of Chubbuck;

WHEREAS, the City has forwarded the proposal Plan to the Chubbuck Planning and Land Use Commission for its review and recommendation as to the Plan's conformity with the Chubbuck Comprehensive Plan;

WHEREAS, at a meeting held September 10, 1992, the Chubbuck Planning and Land Use Commission considered the Plan and found by Resolution that the Plan is in all respects in conformity with the Comprehensive Plan, a copy of the Resolution is attached hereto as Exhibit "C";

WHEREAS, notice of the public hearing of the Plan was caused to be published by the City Clerk in the Idaho State Journal on October 27, 1992, a copy of said Notice is attached hereto as Exhibit "D";

WHEREAS, the Legislature of the State of Idaho has enacted the Economic Development Act authorizing certain urban renewal agencies (including the Authority) to adopt revenue allocation financing provisions as part of their urban renewal plans;

WHEREAS, the Plan presented by the Authority contains a revenue allocation financing provision;

WHEREAS, as required by Idaho Code, Sections 50-2905 and 50-2906, the Plan contains the following information which was made available to the general public and all taxing districts at least thirty (30) days prior to the October 27, 1992, special meeting of the City Council: (1) the kind, number and location of all proposed public works or improvements within the revenue allocation area; (2) an economic feasibility study; (3) a detailed list of estimated project costs; (4) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area; and (5) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.;

WHEREAS, the Authority has authorized certain projects to be financed by revenue allocation bonds and proceeds from revenue allocation;

WHEREAS, appropriate notice of the Plan and the revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code, Section 50-2906; and

WHEREAS, it is necessary and in the best interest of the citizens of the City of Chubbuck, Idaho, to adopt the Plan, including revenue allocating financing provisions since revenue allocation will help finance urban renewal projects to be completed in accordance with the Plan (as now or hereafter amended), in order: to encourage private development in the urban renewal area; to prevent and arrest decay of the Chubbuck area due to the inability of existing financing methods to provide needed public improvements; to encourage private investment within the City of Chubbuck and to further public purposes of the Authority,

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

Section 1: It is hereby found and determined that:

(a) The Project area as defined in the Plan is a deteriorated or a deteriorating area as defined in the Urban Renewal Act and the Economic Development Act and qualifies as an eligible urban renewal area under the Urban Renewal Act;

(b) The rehabilitation, conservation, and redevelopment of the urban renewal area pursuant to the Plan is necessary in the interest of the public health, safety, and welfare of the residents of the City of Chubbuck;

(c) There continues to be a need for the Authority to function in the City of Chubbuck;

(d) The Plan conforms to the Comprehensive Plan of the City of Chubbuck;

(e) The Plan give due consideration to the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Plan;

(f) The Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the urban renewal area by private enterprises; and

(g) The redevelopment of the Project Area for predominately nonresidential uses is necessary for the proper development of the community in accordance with sound planning standards and local community objectives.

(h) The Plan does not provide for acquisition of real property by the Authority which would displace families residing within the Urban Renewal Area. By passage of this ordinance, the Authority will comply with the following statement of policy:

"The Authority will not participate in any activity which will result in displacement of families unless a feasible method exists for the relocation of displaced families in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families."

Section 2: Based upon the foregoing, the Plan, a copy of which is attached hereto as part of Exhibit "B", is hereby approved.

Section 3: No direct or collateral action attacking the Plan shall be brought prior to the effective date of this Ordinance or after the lapse of thirty (30) days from and after the effective date of the Ordinance adopting the Plan.

Section 4: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Bannock County, and to the appropriate officials of School District No. 25, Bannock County Road and Bridge Department, Portneuf District Library, Pocatello/Bannock County Fire District, and City of Chubbuck, and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the revenue allocation area, and a map of plat indicating the boundaries of the revenue allocation area.

Section 5: The City Council finds and declares that the equalized assessed valuation of the revenue allocation area as defined in the Plan and included as a portion of the Urban Renewal Area (also defined as the Project Area in the Plan) is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

Section 6: The City Council hereby approves and adopts the following statement of policy relating to the appointment of City Council members as members of the Authority's Board of Commissioners: If any City Council members are appointed to the board, they are not acting in an ex-officio capacity but rather as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Plan, the City Council recognizes that it has no power to control the powers or operations of the Authority.

Section 7: So long as any Authority bonds are outstanding, the City Council shall not exercise its power under Idaho Code, Section 50-2006 to designate itself as the Authority Board.

Section 8: This ordinance shall be in full force and effect from and after its passage, execution, and publication in the manner required by law and shall be retroactive to January 1, 1992, to the extent permitted by the Economic Development Act.

Section 9: The provisions of this Ordinance are severable and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of the remaining portions of this Ordinance.


Section 10: The rule requiring an ordinance to be read on three separate days, one of which shall be a reading in full, is hereby dispensed with, and this Ordinance shall become effective upon its passage, approval and publication as provided by law.

APPROVED by the Mayor of the City of Chubbuck, Idaho, this 27th day of October, 1992.



John O. Cotant, Jr., Mayor

ATTEST:



Ron Conlin, City Clerk


(SEAL)

STATE OF IDAHO)
 : ss.
County of Bannock)

I, Ron Conlin, City Clerk of the City of Chubbuck, Idaho, do hereby certify: That the above and foregoing is a full, true and correct copy of the Ordinance entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHUBBUCK, IDAHO, APPROVING THE DOWNTOWN URBAN RENEWAL PLAN WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; AND PROVIDING AN EFFECTIVE DATE.

Passes by the City Council and approved by the Mayor this 27th day of October, 1992.



City Clerk

(SEAL)

PROOF OF PUBLICATION

STATE OF IDAHO }
County of Bannock } ss.

LORI A SEKOT

ORDINANCE NO. 385
AN ORDINANCE OF THE
CITY COUNCIL OF THE
CITY OF CHUBBUCK,
IDAHO APPROVING THE
DOWNTOWN URBAN
RENEWAL PLAN WHICH
PLAN INCLUDES REV-
ENUE ALLOCATION FI-
NANCING PROVISIONS;
AUTHORIZING THE CITY
CLERK TO TRANSMIT A
COPY OF THIS ORDINANCE AND OTHER RE-
QUIRED INFORMATION
TO COUNTY AND STATE
OFFICIALS; AND PRO-
VIDING AN EFFECTIVE
DATE.

WHEREAS, the Chubbuck
Development Authority
(hereinafter "Authority")
has embarked on an
Urban Renewal Project to
redevelop a portion of the
City of Chubbuck pursu-
ant to the Idaho Urban
Renewal Act of 1965, as
amended, Chapter 20,
Title 50, Idaho Code (the
"Urban Renewal Act"),
and the Local Economic
Development Act, Chapter
29, Title 50, Idaho Code
(the "Economic Develop-
ment Act");

WHEREAS, by Resolution
4-92 dated April 11, 1992,
the City of Chubbuck cre-
ated an urban renewal
agency, pursuant to
Chapter 20, Title 50,
Idaho Code;

WHEREAS, on May 26,
1992, the City of Chub-
buck, through its Mayor
and City Council, ap-
pointed Commissioners of
the Authority;

WHEREAS, by Resolution
7-92 dated July 14, 1992,
a copy of which is at-
tached hereto as Exhibit
"A" and incorporated
herein by reference, the
City of Chubbuck, through
its Mayor and City Coun-
cil, determined the Down-
town area to be a deterio-
rated and deteriorating
area as defined by Idaho
Code, Sections 50-
2018(h) and (i) and 50-
2903 (6) (b);

WHEREAS, on Septem-
ber 8, 1992, the Authority
passed by voice vote pro-
posing the Downtown
Urban Renewal Plan, a
copy of which is attached
hereto as Exhibit "B"
(hereinafter "Plan");

WHEREAS, the Authority
has by letter of transmittal
dated September 22,
1992, submitted the Plan
to the Mayor and City
Council of Chubbuck;

being first duly sworn on oath deposes and says: That _____ she
was at all times herein mentioned 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:

NOVEMBER 8	19 92	19
_____	19	19
_____	19	19
_____	19	19
_____	19	19

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 or advertisement and is a newspaper within the meaning of
the laws of Idaho.

Lori A. Sekot

STATE OF IDAHO

COUNTY OF Bannock

On this _____ 9TH day of NOVEMBER in the year of 1992,

before me, a Notary Public, personally appeared _____

LORI A SEKOT, 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 acknowledged to me that he executed the same.

Jim L. Larson
Notary Public for Idaho

Residing at *Pocatello*

My commission expires *July, 1997*

WHEREAS, the Authority has by letter of transmittal dated September 22, 1992, submitted the Plan to the Mayor and City Council of Chubbuck; WHEREAS, the City has forwarded the proposal Plan to the Chubbuck Planning and Land Use Commission for its review and recommendation as to the Plan's conformity with the Chubbuck Comprehensive Plan;

WHEREAS, at a meeting held September 10, 1992, the Chubbuck Planning and Land Use Commission considered the Plan and found by Resolution that the Plan is in all respects in conformity with the Comprehensive Plan, a copy of the Resolution is attached hereto as Exhibit "C";

WHEREAS, notice of the public hearing of the Plan was caused to be published by the City Clerk in the Idaho State Journal on October 27, 1992, a copy of said Notice is attached hereto as Exhibit "D";

WHEREAS, the Legislature of the State of Idaho has enacted the Economic Development Act authorizing certain urban renewal agencies (including the Authority) to adopt revenue allocation financing provisions as part of their urban renewal

plans;

WHEREAS, the Plan presented by the Authority contains a revenue allocation financing provision;

WHEREAS, as required by Idaho Code, Sections 50-2905 and 50-2906, the Plan contains the following information which was made available to the general public and all taxing districts at least thirty (30) days prior to the October 27, 1992, special meeting of the City Council; (1) the kind, number and location of all proposed public works or improvements within the revenue allocation area; (2) an economic feasibility study; (3) a detailed list of estimated project costs; (4) a fiscal impact statement showing the impact of the revenue allocation

revenue allocation area; (2) an economic feasibility study; (3) a detailed list of estimated project costs; (4) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area; and (5) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;

WHEREAS, the Authority has authorized certain projects to be financed by revenue allocation bonds and proceeds from revenue allocation;

WHEREAS, appropriate notice of the Plan and the revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code, Section 50-2906; and

WHEREAS, it is necessary and in the best interest of the citizens of the City of Chubbuck, Idaho, to adopt the Plan, including revenue allocating financing provisions since the Plan is in the best interest of the citizens of the City of Chubbuck, Idaho, to adopt the Plan, including revenue allocating financing provisions since revenue allocation will help finance urban re-

newal projects to be completed in accordance with the Plan (as now or hereafter amended), in order: to encourage private development in the urban renewal area; to prevent and arrest decay of the Chubbuck area due to the inability of existing financing methods to provide needed public improvements; to encourage private investment within the City of Chubbuck and to further public purposes of the Authority.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHUBBUCK, IDAHO,

AS FOLLOWS:

Section 1: It is hereby found and determined that:

(a) The Project area as defined in the Plan is a deteriorated or a deteriorating area as defined in the Urban Renewal Act and the Economic Development Act and qualifies as an eligible urban renewal area under the Urban Renewal Act;

(b) The rehabilitation, conservation, and redevelopment of the urban renewal area pursuant to the Plan is necessary in the interest of the public health, safety, and welfare of the residents of the City of Chubbuck;

(c) There continues to be a need for the Authority to function in the City of Chubbuck;

(d) The Plan conforms to the Comprehensive Plan of the City of Chubbuck;

(e) The Plan gives due consideration to the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Plan;

(f) The Plan affords maximum opportunity consistent with the sound needs of the City as a whole for

the rehabilitation or redevelopment of the urban renewal area by private enterprises; and

(g) The redevelopment of the Project Area for predominantly nonresidential uses is necessary for the proper development of the community in accordance with sound planning standards and local community objectives.

(h) The Plan does not provide for acquisition of real property by the Authority which would displace families residing within the Urban Renewal Area. By passage of this ordinance, the Authority will comply with the following statement of policy: "The Authority will not participate in any activity which will result in dis-

exists for the relocation or displaced families in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families."

Section 2: Based upon the foregoing, the Plan, a copy of which is attached hereto as part of Exhibit "B", is hereby approved.

Section 3: No direct or collateral action attacking the Plan shall be brought prior to the effective date of this Ordinance or after the lapse of thirty (30) days from and after the effective date of the Ordinance adopting the Plan.

Section 4: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Bannock County, and to the appropriate officials of School District No. 25, Bannock County Road and Bridge Department, Portneuf District Library, Pocatello/Bannock County Fire District, and City of

Chubbuck, and to the State Tax Commission, a copy of this Ordinance, a copy of the legal description of the boundaries of the revenue allocation area, and a map of the area indicating the boundaries of the revenue allocation area.

Section 5: The City Council finds and declares that the equalized assessment valuation of the revenue allocation area as defined in the Plan and included as a portion of the Urban Renewal Area (also defined as the Project Area in the Plan) is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

Section 6: The City Council hereby approves and adopts the following statement of policy relating to the appointment of City Council members as members of the Authority's Board of Commissioners: If any City Council members are appointed to the board, they are not acting in an ex-officio capacity but rather as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Plan, the City Council recognizes that it has no power to control the powers or operations of the Authority.

Section 7: So long as any Authority bonds are outstanding, the City Council shall not exercise its power under Idaho Code, Section 50-2006 to designate itself as the Authority Board.

November 8, 1992
LN347

ATTACHMENT D:
Timetable of Activities
and Copies of Notices to Interested Parties

URBAN RENEWAL PLAN

TIMETABLE OF REQUIRED ACTIVITIES

May 26, 1992 - Chubbuck City Council approved resolution establishing Chubbuck Development Authority as an urban renewal agency to function within the municipality.

July 14, 1992 - Chubbuck City Council approves Resolution No. 7-92 designating an urban renewal area.

September 8, 1992 - Chubbuck Development Authority recommends adoption of Downtown Urban Improvement Plan to Chubbuck City Council.

September 8, 1992 - Chubbuck City Council submits plan to the Chubbuck Planning and Land Use Commission for review and recommendation as to its conformity with the city's comprehensive plan.

September 10, 1992 - Commission reviews plan and submits written recommendation with respect to the proposed plan to the City Council.

September 27, 1992 - City runs notice of City Council Public Hearing, and date set for final reading of adopting ordinance. Notice published in Idaho State Journal and transmitted to each taxing district which levies taxes in the revenue allocation district, along with a copy of the plan and CDA's written recommendation.

October 27, 1992 - Chubbuck City Council conducts Public Hearing on the plan; reading of adopting ordinance.

October 27, 1992 - Chubbuck City Council after conducting public hearing on the plan adopts Resolution No. 11-92 amending the urban renewal boundaries and the renewal allocation boundaries, along with reading the Ordinance #385 adopting the final plan as amended.

City of Chubbuck

5160 Yellowstone Avenue
Chubbuck, Idaho 83202
(208) 237-2400



Office of the mayor

NOTICE OF PUBLIC HEARING

DATE: Tuesday, October 27, 1992
TIME: 7:00 PM
PLACE: Chubbuck City Hall, Council Chambers
SUBJECT: Proposed Creation of Chubbuck Urban Renewal District-Downtown Improvement Plan

Notice is hereby given by the Chubbuck City Council that an urban renewal plan (the Downtown Improvement Plan) has been proposed by the Chubbuck Development Authority and is being considered for adoption by the Council, and that the plan contains a revenue allocation financing provision that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the Chubbuck Development Authority for urban renewal purposes. A public hearing will be held by the City Council pursuant to Section 50-2008(c), Idaho Code, at 7:00 PM, October 27, 1992, at the Chubbuck City Hall for the purpose of obtaining comment on the plan. The Chubbuck Downtown urban renewal area includes:

(insert attached boundary description here)

The general scope of the project contained within the plan under consideration consists of right-of-way improvements of portions of Chubbuck Road, Bullock Road, and the intersection of Siphon and Hawthorne Roads; also installation/upgrade of infrastructure of portions of Burley Drive, Hawthorne Road, and Chubbuck Road; and upgrade of on-off ramp area of Interstate 86 at south entrance of the city of Chubbuck.

At the close of the hearing, the City Council may consider adoption of an ordinance implementing the Plan. Comments or questions may be directed to:

Public Works Department
City of Chubbuck
5160 Yellowstone
Chubbuck, Idaho 83202
208-237-2400

Publication Date: Sunday, September 27, 1992

Received By:

Susan Lubbs

9/23/92
Date

NOTICE OF PUBLIC HEARING

DATE: Tuesday, October
27, 1992

TIME: 7:00 PM

PLACE: Chubbuck City
Hall Council Chambers

SUBJECT: Proposed
Creation of Chubbuck
Urban Renewal District
Downtown Improvement
Plan

Notice is hereby given by
the Chubbuck City Council
that an Urban Renewal
Plan (the Downtown
Improvement Plan) has
been proposed by the
Chubbuck Development
Authority and is being
considered for adoption
by the Council, and that
the plan contains a revenue
allocation financing
provision that will cause
property taxes resulting
from any increases in
equalized assessed valuation
in excess of the
equalized assessed valuation
as shown on the
base assessment roll to
be allocated to the Chubbuck
Development
Authority for urban renewal
purposes. A public
hearing will be held by the
City Council pursuant to
Section 50-2008(c), Idaho
Code, at 7:00 PM, October
27, 1992, at the
Chubbuck City Hall for the
purpose of obtaining comment
on the plan. The
Chubbuck Downtown
Urban Renewal area
includes:

CHUBBUCK DEVELOPMENT AUTHORITY

Description of Project Area - Urban Renewal Boundary

Beginning at a point in the
City of Chubbuck, Bannock
County, Idaho, which
point is at the intersection
of the south right-of-way
line of East Siphon Road
and the east right-of-way
line of Yellowstone
Avenue;

Thence southerly along
the east right-of-way line
of Yellowstone Avenue,
2240 feet;

Thence easterly along the
Chubbuck Municipal
Boundary, 523.18 feet;

Thence southerly 403.76
feet to the latitudinal
centerline of Section 3
and the north boundary of
Highway Acres Subdivision;

Thence easterly 1143 feet
along the latitudinal
centerline of Section 3 to the
east right-of-way line of
Union Pacific Railroad;

Thence southerly along
the east right-of-way line
of Union Pacific Railroad
2636 feet to the north
right-of-way line of East
Chubbuck Road;

Thence easterly along the
north right-of-way line of
East Chubbuck Road to

the meridional centerline
of Section 2, T.6S.
R.34E., then southerly to
the north quarter corner of
Section 11, T.6S. R.34E.;

Thence southerly along
the meridional centerline
of Section 11 to its intersection
with the north
right-of-way line of I-86;

Thence southwesterly
along the north right-of-
way line of I-86 to the
west right-of-way line of
Hiline Road;

Thence northwesterly
along the west right-of-
way line of Hiline Road,

1177.78 feet;

Thence westerly, 1153.56
feet to the east right-of-
way line of Union Pacific
Railroad;

Thence southeasterly
along the east right-of-
way line of Union Pacific
Railroad to its intersection
with the north right-of-way
line of I-86;

Thence westerly along the
north right-of-way line of
I-86, 495 feet to its intersection
with the Stuart
Lateral Canal;

Thence southerly along
the Stuart Lateral Canal
and the Chubbuck Municipal
Boundary to the north-
west corner of Lot 7, Hur-
ley Tracts Subdivision;

Thence southwesterly ap-
proximately 80 feet to the
northeast corner of Lot 1
Berryman Tracts Subdi-
vision;

Thence northwesterly
along the north boundary
of lots 1 and 2 of Berry-
man Tracts Subdivision;

Thence southwesterly
along the north boundary
line of lots 2, 3, 4, and 5
of Berryman Tracts Subdi-
vision to its intersection
with the east right-of-way
line of Yellowstone
Avenue;

Thence southerly along
the east right-of-way line
of Yellowstone Avenue to
the south right-of-way line
of Lou Avenue;

Thence southeasterly
along the east right of
way line of Yellowstone
Avenue in a curve to the
east, 968.57 feet to the
southeast corner Lot 8 of
Berryman Tracts Subdi-
vision;

Thence southerly, 66 feet
to the north right-of-way
line of Quinn Road;

Thence westerly along the
north right-of-way line of
Quinn Road to its inter-
section with the west
right-of-way line of Haw-
thorne Road;

Thence northerly along
the west right-of-way line
of Hawthorne Road to the
north right-of-way line of
I-86;

Thence westerly along the
north right-of-way line of
I-86 to the west line of the
E 1/2 of the NE 1/4 of
Section 9 T.6S. R.34E.;

Thence northerly along
the west line of the E 1/2
of the NW 1/4 of Section
9 to the E 1/16 corner on
the north line of Section 9
and the E 1/16 corner on
the south line of Section
4;

Thence northerly along
the west line of the E 1/2
of the SE 1/4 of Section 4,
T.6S. R.34E. to the E
1/16 corner on the latitudi-
nal centerline of Section
4;

Thence northerly along
the west line of the E 1/2
of the NE 1/4 of Section 4,
T.6S. R.34E. to its inter-
section with the north
boundary line of Espie
Subdivision;

Thence easterly along the
north boundary line of
Espie Subdivision to its
intersection with the west
line of Section 3 T.6S.
R.34E.;

Thence northerly along
the west line of Section 3
to the northwest corner of
Section 3 which is also
the southwest corner of
section 34 T.5S. R.34E.;

Thence northerly along
the west line of Section
34, 50 feet;

Thence easterly parallel to
the south line of Section
34 to the meridional cen-

terline of section 34;

Thence northerly along
the meridional centerline
of section 34 to its inter-
section and with the ex-
tended north boundary
line of Northside Plaza
Subdivision;

Thence easterly along the
north boundary line of
Northside Plaza Subdi-
vision to the east boundary
line of Northside Plaza
Subdivision and the west
right-of-way line of Union
Pacific Railroad;

Thence southerly along
the west right-of-way line
of Union Pacific Railroad
to the south line of sec-
tion 34 and the north line
of Section 3 T.6S. R.34E.;

Thence continuing south-
erly along the west right-
of-way line of Union
Pacific Railroad to the
south right-of-way line of
East Siphon Road;

Thence westerly along the
south right-of-way line of
East Siphon Road to its
intersection with the east
right-of-way line of Yel-
lowstone Avenue, the
point of beginning.

The general scope of the
project contained within
the plan under considera-
tion consists of right-of-
way improvements of por-
tions of Chubbuck Road,
Bullock Road, and the
intersection of Siphon and
Hawthorne Roads; also
installation/upgrade of
infrastructure of portions
of Hurley Drive, Haw-
thorne Road, and Chub-
buck Road; and upgrade
of an interchange area of
Interstate 86 at south en-
trance of the city of Chub-
buck.

At the close of the hear-
ing the City Council may
consider adoption of an
ordinance implementing
the Plan. Comments or
questions may be directed
to:

Public Works Department
City of Chubbuck
5160 Yellowstone
Chubbuck, Idaho 83202
208-237-2400
September 27, 1992
LN218

City of Chubbuck

October 7, 1992

5160 Yellowstone Avenue
CHUBBUCK, IDAHO 83202
(208) 237-2400

Ron Conlin, Clerk/Treasurer
City of Chubbuck
5160 Yellowstone
Chubbuck, Idaho 83202



RE: Notice of Creation of Urban Renewal District
and Downtown Improvement Plan

Notice is hereby given by the Chubbuck City Council that an urban renewal plan (the Downtown Improvement Plan) has been proposed by the Chubbuck Development Authority and is being considered for adoption by the Council, and that the Plan contains a revenue allocation financing provision that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the Chubbuck Development Authority for urban renewal purposes. A public hearing will be held by the City Council pursuant to Section 50-2008(c), Idaho Code, at 7:00 PM, October 27, 1992, at the Chubbuck City Hall for the purpose of obtaining comment on the plan. The Downtown urban renewal area boundaries are included in the attached description.

The general scope of the project contained within the plan under consideration consists of right-of-way improvements of portions of Chubbuck Road, Bullock Road, and the intersection of Siphon and Hawthorne Roads; also installation/upgrade of infrastructure of portions of Burley Drive, Hawthorne Road, and Chubbuck Road; and upgrade of on-off ramp area of Interstate 86 at south entrance of the city of Chubbuck.

At the close of the hearing, the City Council may consider adoption of an ordinance implementing the Plan. Comments or questions may be directed to:

Public Works Department
City of Chubbuck
5160 Yellowstone
Chubbuck, Idaho 83202
208-237-2400

Enclosures: Urban Renewal Plan
Recommendation From Chubbuck Development Authority

City of Chubbuck

October 7, 1992

5160 Yellowstone Avenue
CHUBBUCK, IDAHO 83202
(208) 237-2400

Tom Katsilometes, Chair
Bannock County Board of Commissioners
PO Box 4016
Pocatello, Idaho 83205



RE: Notice of Creation of Urban Renewal District
and Downtown Improvement Plan

Notice is hereby given by the Chubbuck City Council that an urban renewal plan (the Downtown Improvement Plan) has been proposed by the Chubbuck Development Authority and is being considered for adoption by the Council, and that the Plan contains a revenue allocation financing provision that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the Chubbuck Development Authority for urban renewal purposes. A public hearing will be held by the City Council pursuant to Section 50-2008(c), Idaho Code, at 7:00 PM, October 27, 1992, at the Chubbuck City Hall for the purpose of obtaining comment on the plan. The Downtown urban renewal area boundaries are included in the attached description.

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At the close of the hearing, the City Council may consider adoption of an ordinance implementing the Plan. Comments or questions may be directed to:

Public Works Department
City of Chubbuck
5160 Yellowstone
Chubbuck, Idaho 83202
208-237-2400

Enclosures: Urban Renewal Plan
Recommendation From Chubbuck Development Authority

City of Chubbuck

October 7, 1992

5160 Yellowstone Avenue
CHUBBUCK, IDAHO 83202
(208) 237-2400

Diane Bilyeu, Assessor
Bannock County Courthouse
PO Box 4969
Pocatello, Idaho 83205



RE: Notice of Creation of Urban Renewal District
and Downtown Improvement Plan

Notice is hereby given by the Chubbuck City Council that an urban renewal plan (the Downtown Improvement Plan) has been proposed by the Chubbuck Development Authority and is being considered for adoption by the Council, and that the Plan contains a revenue allocation financing provision that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the Chubbuck Development Authority for urban renewal purposes. A public hearing will be held by the City Council pursuant to Section 50-2008(c), Idaho Code, at 7:00 PM, October 27, 1992, at the Chubbuck City Hall for the purpose of obtaining comment on the plan. The Downtown urban renewal area boundaries are included in the attached description.

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At the close of the hearing, the City Council may consider adoption of an ordinance implementing the Plan. Comments or questions may be directed to:

Public Works Department
City of Chubbuck
5160 Yellowstone
Chubbuck, Idaho 83202
208-237-2400

Enclosures: Urban Renewal Plan
Recommendation From Chubbuck Development Authority

City of Chubbuck

October 7, 1992

5160 Yellowstone Avenue
CHUBBUCK, IDAHO 83202
(208) 237-2400

Dr. David Peck, Superintendent
Joseph Willes, Board Chair
School District #25
PO Box 1390
Pocatello, Idaho 83204-1390



RE: Notice of Creation of Urban Renewal District
and Downtown Improvement Plan

Notice is hereby given by the Chubbuck City Council that an urban renewal plan (the Downtown Improvement Plan) has been proposed by the Chubbuck Development Authority and is being considered for adoption by the Council, and that the Plan contains a revenue allocation financing provision that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the chubbuck Development Authority for urban renewal purposes. A public hearing will be held by the City Council pursuant to Section 50-2008(c), Idaho Code, at 7:00 PM, October 27, 1992, at the Chubbuck City Hall for the purpose of obtaining comment on the plan. The Downtown urban renewal area boundaries are included in the attached description.

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At the close of the hearing, the City Council may consider adoption of an ordinance implementing the Plan. Comments or questions may be directed to:

Public Works Department
City of Chubbuck
5160 Yellowstone
Chubbuck, Idaho 83202
208-237-2400

Enclosures: Urban Renewal Plan
Recommendation From Chubbuck Development Authority

City of Chubbuck

October 7, 1992

5160 Yellowstone Avenue
CHUBBUCK, IDAHO 83202
(208) 237-2400

Portneuf Library District
5210 Stuart
Chubbuck, Idaho 83202



RE: Notice of Creation of Urban Renewal District
and Downtown Improvement Plan

Notice is hereby given by the Chubbuck City Council that an urban renewal plan (the Downtown Improvement Plan) has been proposed by the Chubbuck Development Authority and is being considered for adoption by the Council, and that the Plan contains a revenue allocation financing provision that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the chubbuck Development Authority for urban renewal purposes. A public hearing will be held by the City Council pursuant to Section 50-2008(c), Idaho Code, at 7:00 PM, October 27, 1992, at the Chubbuck City Hall for the purpose of obtaining comment on the plan. The Downtown urban renewal area boundaries are included in the attached description.

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At the close of the hearing, the City Council may consider adoption of an ordinance implementing the Plan. Comments or questions may be directed to:

Public Works Department
City of Chubbuck
5160 Yellowstone
Chubbuck, Idaho 83202
208-237-2400

Enclosures: Urban Renewal Plan
Recommendation From Chubbuck Development Authority

City of Chubbuck

October 7, 1992

5160 Yellowstone Avenue
CHUBBUCK, IDAHO 83202
(208) 237-2400

Robert Vander Boegh, Director
Bannock County Road and Bridge Department
5500 South Fifth Avenue
Pocatello, Idaho 83201



RE: Notice of Creation of Urban Renewal District
and Downtown Improvement Plan

Notice is hereby given by the Chubbuck City Council that an urban renewal plan (the Downtown Improvement Plan) has been proposed by the Chubbuck Development Authority and is being considered for adoption by the Council, and that the Plan contains a revenue allocation financing provision that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the chubbuck Development Authority for urban renewal purposes. A public hearing will be held by the City Council pursuant to Section 50-2008(c), Idaho Code, at 7:00 PM, October 27, 1992, at the Chubbuck City Hall for the purpose of obtaining comment on the plan. The Downtown urban renewal area boundaries are included in the attached description.

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At the close of the hearing, the City Council may consider adoption of an ordinance implementing the Plan. Comments or questions may be directed to:

Public Works Department
City of Chubbuck
5160 Yellowstone
Chubbuck, Idaho 83202
208-237-2400

Enclosures: Urban Renewal Plan
Recommendation From Chubbuck Development Authority

City of Chubbuck

October 7, 1992

5160 Yellowstone Avenue
CHUBBUCK, IDAHO 83202
(208) 237-2400

Gary Moore, Coordinator
Pocatello/Bannock Ambulance District
408 East Whitman/PO Box 4069
Pocatello, Idaho 83201



RE: Notice of Creation of Urban Renewal District
and Downtown Improvement Plan

Notice is hereby given by the Chubbuck City Council that an urban renewal plan (the Downtown Improvement Plan) has been proposed by the Chubbuck Development Authority and is being considered for adoption by the Council, and that the Plan contains a revenue allocation financing provision that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the Chubbuck Development Authority for urban renewal purposes. A public hearing will be held by the City Council pursuant to Section 50-2008(c), Idaho Code, at 7:00 PM, October 27, 1992, at the Chubbuck City Hall for the purpose of obtaining comment on the plan. The Downtown urban renewal area boundaries are included in the attached description.

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At the close of the hearing, the City Council may consider adoption of an ordinance implementing the Plan. Comments or questions may be directed to:

Public Works Department
City of Chubbuck
5160 Yellowstone
Chubbuck, Idaho 83202
208-237-2400

Enclosures: Urban Renewal Plan
Recommendation From Chubbuck Development Authority

City of Chubbuck

October 8, 1992

5160 Yellowstone Avenue
CHUBBUCK, IDAHO 83202
(208) 237-2400

Larry G. Looney, Chair
Idaho State Tax Commission
700 West State Street
Boise, Idaho 83722



RE: Notice of Creation of Urban Renewal District
and Downtown Improvement Plan

Notice is hereby given by the Chubbuck City Council that an urban renewal plan (the Downtown Improvement Plan) has been proposed by the Chubbuck Development Authority and is being considered for adoption by the Council, and that the Plan contains a revenue allocation financing provision that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the Chubbuck Development Authority for urban renewal purposes. A public hearing will be held by the City Council pursuant to Section 50-2008(c), Idaho Code, at 7:00 PM, October 27, 1992, at the Chubbuck City Hall for the purpose of obtaining comment on the plan. The Downtown urban renewal area boundaries are included in the attached description.

The general scope of the project contained within the plan under consideration consists of right-of-way improvements of portions of Chubbuck Road, Bullock Road, and the intersection of Siphon and Hawthorne Roads; also installation/upgrade of infrastructure of portions of Burley Drive, Hawthorne Road, and Chubbuck Road; and upgrade of on-off ramp area of Interstate 86 at south entrance of the city of Chubbuck.

At the close of the hearing, the City Council may consider adoption of an ordinance implementing the Plan. Comments or questions may be directed to:

Public Works Department
City of Chubbuck
5160 Yellowstone
Chubbuck, Idaho 83202
208-237-2400

Enclosures: Urban Renewal Plan
Recommendation From Chubbuck Development Authority

ATTACHMENT E:

**Resolution Establishing
Urban Renewal Area**

RESOLUTION NO. 4-92

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF CHUBBUCK, MAKING FINDINGS OF FACT WITH RESPECT TO THE NEED OF AN URBAN RENEWAL AGENCY PROVIDING FOR THE NUMBER OF MEMBERS AND THE APPOINTMENT OF MEMBERS TO SAID AGENCY; DESIGNATING ONE URBAN RENEWAL AREA WITHIN THE CITY.

Whereas, Idaho Code § 50-2005 provides for a Mayor and Council to declare the need for an urban renewal agency to function within a municipality after making certain findings of fact; and

Whereas conditions exist within the City of Chubbuck which meet the definition of deteriorated or deteriorating areas as defined by the Idaho Code; and

Whereas, such deteriorated or deteriorating areas can be rehabilitated, conserved or redeveloped by means of an urban renewal agency.

NOW THEREFORE, be it resolved by the Mayor and the Council of the City of Chubbuck:

1. The Mayor and Council make the following findings of fact:

A. Idaho Code § 50-2018 defines deteriorated areas and deteriorating areas for purposes of the Idaho Urban Renewal Law of 1965.

B. There exists within the City of Chubbuck, one or more deteriorated or deteriorating areas as defined by that Act.

C. The rehabilitation, conservation, redevelopment or a combination thereof of such areas is necessary and is in the interest of the public health, safety and welfare of this City.

D. There is a need for an urban renewal agency to function within the City of Chubbuck to address the deteriorated and deteriorating areas and the rehabilitation, conservation and redevelopment thereof.

2. As a result of the above findings of fact, the Mayor and Council find the need exists for an urban renewal agency to function in the City of Chubbuck to be known as the Chubbuck Development Authority, said agency to act as an independent public body, corporate and politic, as provided in Idaho Code § 50-2006.

3. The Mayor shall submit for Council approval the names of five (5) appointees to serve on said agency, along with

suggested terms for each so that no one term exceeds five (5) years, and so that no more than two (2) terms expire in any one year. The Mayor shall also appoint a chairperson for the board of commissioners of said agency for a one (1) year term.

4. The City Clerk shall prepare certificates of appointment for members of the Chubbuck Development Authority board of commissioners once the same are appointed, and shall maintain the certificates on file pursuant to Idaho Code.

5. The City Public Work Department shall prepare detailed legal descriptions of the proposed urban renewal areas for adoption by future Resolution pursuant to Idaho Code § 50-2008.

Passed and approved by the Mayor and Council of the City of Chubbuck this 14th day of April, 1992.

CITY OF CHUBBUCK,
a municipal corporation of Idaho

By: John O. Cotant, Jr.
John O. Cotant, Jr., Mayor

ATTEST:

Ron Conlin
Ron Conlin, Clerk

RESOLUTION NO. 7-92

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF CHUBBUCK, AMENDING RESOLUTION NO. 4-92 TO DEFINE THE GEOGRAPHIC BOUNDARIES OF THE URBAN RENEWAL AREA.

Whereas, Resolution No. 4-92 declared the need for and created an Urban Renewal Area; and

Whereas paragraph 5 of Resolution No. 4-92 directed the Public Works Department to prepare a detailed legal description of the proposed urban renewal area; and


Whereas the Department has submitted the attached Exhibit "A" as the legal description of said Urban Renewal Area.

NOW THEREFORE, be it resolved by the Mayor and the Council of the City of Chubbuck:

The property lying within and including the area legally described on the attached Exhibit "A" is designated as the Urban Renewal Area created by Resolution No. 4-92.

Passed and approved by the Mayor and Council of the City of Chubbuck this 14th day of July, 1992.

CITY OF CHUBBUCK,
a municipal corporation of Idaho

By: 
John O. Cotant, Jr., Mayor

ATTEST:


Ron Conlin, Clerk

City of Chubbuck

5160 Yellowstone Avenue
CHUBBUCK, IDAHO 83202
(208) 237-2400



July 15, 1992

Diane Bilyeu
Bannock County Assessor
P.O. Box 4777
Pocatello, ID 83201


RE: Chubbuck Development Authority urban renewal area.

Dear Mrs. Bilyeu,

Enclosed are copies of Resolutions 4-92 and 7-92 along with a description and map of the urban renewal area proposed by the Chubbuck Development Authority. Commissioner Meline suggested that we transmit the description and map to your office for review.

We would appreciate your staff reviewing this description. If you find anything amiss please feel free to contact me regarding the matter. Let me know if there is anything further I can do to help.

Sincerely,


Steven M. Smart
Public Works Director

SMS:mrn

Enclosure

RESOLUTION NO. 11-92

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF CHUBBUCK, AMENDING RESOLUTION NO. 4-92 AND RESOLUTION 7-92 TO DEFINE THE GEOGRAPHIC BOUNDARIES OF THE URBAN RENEWAL AREA.

Whereas, Resolution No. 4-92 declared the need for and created an Urban Renewal Area; and

Whereas, Resolution No. 7-92 established the property lying within the Urban Renewal Area; and

Whereas, the Public Hearing conducted by the City of Chubbuck held on October 27, 1992, demonstrated compelling reasons to delete the northern position of the urban renewal area as established by Resolution No. 7-92.

NOW THEREFORE, be it resolved by the Mayor and the City of Chubbuck:

The property lying within and including the area legally described on the attached Exhibit "A" is designated as the Urban Renewal Area and Revenue Allocation District created by Resolution No. 4-92.

Passed and approved by the Mayor and Council of the City of chubbuck this 27th day of October, 1992.

CITY OF CHUBBUCK,
a municipal corporation of Idaho

BY: John O. Cotant, Jr.
John O. Cotant, Jr., Mayor

ATTEST:

Ron C. Conlin
Ron Conlin, Clerk

CHUBBUCK DEVELOPMENT AUTHORITY
Description of Project Area - Urban Renewal Boundary

Beginning at a point in the City of Chubbuck, Bannock County Idaho, which point is at the intersection of the north right-of-way line of East Chubbuck Road and the west line of Section 2, T.6S. R.34E.

Thence easterly along the north right-of-way line of East Chubbuck Road to the meridional centerline of said Section 2,

Thence southerly to the north quarter corner of Section 11, T.6S. R.34E.;

Thence southerly along the meridional centerline of Section 11 to its intersection with the north right-of-way line of I-86;

Thence southwesterly along the north right-of-way line of I-86 to the west right-of-way line of Hilina Road;

Thence northwesterly along the west right-of-way line of Hilina Road, 1177.78 feet;

Thence westerly, 1153.56 feet to the east right-of-way line of Oregon Shortline Railroad;

Thence southeasterly along the east right-of-way line of Oregon Shortline Railroad to its intersection with the north right-of-way line of I-86;

Thence westerly along the north right-of-way line of I-86, 495 feet to its intersection with the Stuart Lateral Canal;

Thence southerly along the Stuart Lateral Canal and the Chubbuck Municipal Boundary to the northwest corner of Lot 7, Hurley Tracts Subdivision;

Thence southwesterly approximately 80 feet to the northeast corner of lot 1 Berryman Tracts Subdivision;

Thence northwesterly along the north boundary of lots 1 and 2 of Berryman Tracts Subdivision;

Thence southwesterly along the north boundary line of lots 2, 3, 4, and 5 of Berryman Tracts Subdivision to its intersection with the east right-of-way line of Yellowstone Avenue;

Thence southerly along the east right-of-way line of Yellowstone Avenue to the south right-of-way line of Lou Avenue;

Thence southeasterly along the east right of way line of Yellowstone Avenue in a curve to the east, 968.67 feet to the southeast corner Lot 8 of Berryman Tracts Subdivision;

Thence southerly, 66 feet to the north right-of-way line of Quinn Road;

Thence westerly along the north right-of-way line of Quinn Road to its intersection with the west right-of-way line of Hawthorne Road;

Thence northerly along the west right-of-way line of Hawthorne Road to the north right-of-way line of I-86;

Thence westerly along the north right-of-way line of I-86 to the west line of the E 1/2 of the NE 1/4 of Section 9 T.6S. R.34E.;

Thence northerly along the west line of the E 1/2 of the NW 1/4 of Section 9 to the E 1/16 corner on the north line of Section 9 and the E 1/16 corner on the south line of Section 4, T.6S. R.34E;

Thence northerly along the west line of the E 1/2 of the SE 1/4 of said Section 4, 702 feet, to the extended line of the North right-of-way line of Circle Inn Drive;

Thence, easterly along said extended north right-of-way line of Circle Inn Drive 5779 feet to the East right-of-way line of Union Pacific Railroad.

Thence southerly along the east right-of-way line of Union Pacific Railroad 677 feet to the north right-of-way line of East Chubbuck Road;

Thence easterly along the north right-of-way line of East Chubbuck Road to its intersection with the west line of Section 2, T.6S. R.34E., the point of beginning.

CHUBBUCK DEVELOPMENT AUTHORITY
Description of Revenue Allocation Area Boundaries

Beginning at a point in the City of Chubbuck, Bannock County Idaho, which point is at the intersection of the north right-of-way line of East Chubbuck Road and the west line of Section 2, T.6S. R.34E.

Thence easterly along the north right-of-way line of East Chubbuck Road to the meridional centerline of said Section 2,

Thence southerly to the north quarter corner of Section 11, T.6S. R.34E.;

Thence southerly along the meridional centerline of Section 11 to its intersection with the north right-of-way line of I-86;

Thence southwesterly along the north right-of-way line of I-86 to the west right-of-way line of Hiline Road;

Thence northwesterly along the west right-of-way line of Hiline Road, 1177.78 feet;

Thence westerly, 1153.56 feet to the east right-of-way line of Oregon Shortline Railroad;

Thence southeasterly along the east right-of-way line of Oregon Shortline Railroad to its intersection with the north right-of-way line of I-86;

Thence westerly along the north right-of-way line of I-86, 495 feet to its intersection with the Stuart Lateral Canal;

Thence southerly along the Stuart Lateral Canal and the Chubbuck Municipal Boundary to the northwest corner of Lot 7, Hurley Tracts Subdivision;

Thence southwesterly approximately 80 feet to the northeast corner of lot 1 Berryman Tracts Subdivision;

Thence northwesterly along the north boundary of lots 1 and 2 of Berryman Tracts Subdivision;

Thence southwesterly along the north boundary line of lots 2, 3, 4, and 5 of Berryman Tracts Subdivision to its intersection with the east right-of-way line of Yellowstone Avenue;

Thence southerly along the east right-of-way line of Yellowstone Avenue to the south right-of-way line of Lou Avenue;

Thence southeasterly along the east right of way line of Yellowstone Avenue in a curve to the east, 968.67 feet to the southeast corner Lot 8 of Berryman Tracts Subdivision;

Thence southerly, 66 feet to the north right-of-way line of Quinn Road;

Thence westerly along the north right-of-way line of Quinn Road to its intersection with the west right-of-way line of Hawthorne Road;

Thence northerly along the west right-of-way line of Hawthorne Road to the north right-of-way line of I-86;

Thence westerly along the north right-of-way line of I-86 to the west line of the E 1/2 of the NE 1/4 of Section 9 T.6S. R.34E.;

Thence northerly along the west line of the E 1/2 of the NW 1/4 of Section 9 to the E 1/16 corner on the north line of Section 9 and the E 1/16 corner on the south line of Section 4, T.6S. R.34E;

Thence northerly along the west line of the E 1/2 of the SE 1/4 of said Section 4, 702 feet, to the extended line of the North right-of-way line of Circle Inn Drive;

Thence, easterly along said extended north right-of-way line of Circle Inn Drive 5779 feet to the East right-of-way line of Union Pacific Railroad.

Thence southerly along the east right-of-way line of Union Pacific Railroad 677 feet to the north right-of-way line of East Chubbuck Road;

Thence easterly along the north right-of-way line of East Chubbuck Road to its intersection with the west line of Section 2, T.6S. R.34E., the point of beginning.

ATTACHMENT F:

Description of Urban Renewal Area

CHUBBUCK DEVELOPMENT AUTHORITY
Description of Project Area - Urban Renwal Boundary

Beginning at a point in the City of Chubbuck, Bannock County Idaho, which point is at the intersection of the north right-of-way line of East Chubbuck Road and the west line of Section 2, T.6S. R.34E.

Thence easterly along the north right-of-way line of East Chubbuck Road to the meridional centerline of said Section 2,

Thence southerly to the north quarter corner of Section 11, T.6S. R.34E.;

Thence southerly along the meridional centerline of Section 11 to its intersection with the north right-of-way line of I-86;

Thence southwesterly along the north right-of-way line of I-86 to the west right-of-way line of Hiline Road;

Thence northwesterly along the west right-of-way line of Hiline Road, 1177.78 feet;

Thence westerly, 1153.56 feet to the east right-of-way line of Oregon Shortline Railroad;

Thence southeasterly along the east right-of-way line of Oregon Shortline Railroad to its intersection with the north right-of-way line of I-86;

Thence westerly along the north right-of-way line of I-86, 495 feet to its intersection with the Stuart Lateral Canal;

Thence southerly along the Stuart Lateral Canal and the Chubbuck Municipal Boundary to the northwest corner of Lot 7, Hurley Tracts Subdivision;

Thence southwesterly approximately 80 feet to the northeast corner of lot 1 Berryman Tracts Subdivision;

Thence northwesterly along the north boundary of lots 1 and 2 of Berryman Tracts Subdivision;

Thence southwesterly along the north boundary line of lots 2, 3, 4, and 5 of Berryman Tracts Subdivision to its intersection with the east right-of-way line of Yellowstone Avenue;

Thence southerly along the east right-of-way line of Yellowstone Avenue to the south right-of-way line of Lou Avenue;

Thence southeasterly along the east right of way line of Yellowstone Avenue in a curve to the east, 968.67 feet to the southeast corner Lot 8 of Berryman Tracts Subdivision;

Thence southerly, 66 feet to the north right-of-way line of Quinn Road;

Thence westerly along the north right-of-way line of Quinn Road to its intersection with the west right-of-way line of Hawthorne Road;

Thence northerly along the west right-of-way line of Hawthorne Road to the north right-of-way line of I-86;

Thence westerly along the north right-of-way line of I-86 to the west line of the E 1/2 of the NE 1/4 of Section 9 T.6S. R.34E.;

Thence northerly along the west line of the E 1/2 of the NW 1/4 of Section 9 to the E 1/16 corner on the north line of Section 9 and the E 1/16 corner on the south line of Section 4, T.6S. R.34E;

Thence northerly along the west line of the E 1/2 of the SE 1/4 of said Section 4, 702 feet, to the extended line of the North right-of-way line of Circle Inn Drive;

Thence, easterly along said extended north right-of-way line of Circle Inn Drive 5779 feet to the East right-of-way line of Union Pacific Railroad.

Thence southerly along the east right-of-way line of Union Pacific Railroad 677 feet to the north right-of-way line of East Chubbuck Road;

Thence easterly along the north right-of-way line of East Chubbuck Road to its intersection with the west line of Section 2, T.6S. R.34E., the point of beginning.

ATTACHMENT G:

**Description of
Revenue Allocation Area Boundaries**

CHUBBUCK DEVELOPMENT AUTHORITY
Description of Revenue Allocation Area Boundaries

Beginning at a point in the City of Chubbuck, Bannock County Idaho, which point is at the intersection of the north right-of-way line of East Chubbuck Road and the west line of Section 2, T.6S. R.34E.

Thence easterly along the north right-of-way line of East Chubbuck Road to the meridional centerline of said Section 2,

Thence southerly to the north quarter corner of Section 11, T.6S. R.34E.;

Thence southerly along the meridional centerline of Section 11 to its intersection with the north right-of-way line of I-86;

Thence southwesterly along the north right-of-way line of I-86 to the west right-of-way line of Hiline Road;

Thence northwesterly along the west right-of-way line of Hiline Road, 1177.78 feet;

Thence westerly, 1153.56 feet to the east right-of-way line of Oregon Shortline Railroad;

Thence southeasterly along the east right-of-way line of Oregon Shortline Railroad to its intersection with the north right-of-way line of I-86;

Thence westerly along the north right-of-way line of I-86, 495 feet to its intersection with the Stuart Lateral Canal;

Thence southerly along the Stuart Lateral Canal and the Chubbuck Municipal Boundary to the northwest corner of Lot 7, Hurley Tracts Subdivision;

Thence southwesterly approximately 80 feet to the northeast corner of lot 1 Berryman Tracts Subdivision;

Thence northwesterly along the north boundary of lots 1 and 2 of Berryman Tracts Subdivision;

Thence southwesterly along the north boundary line of lots 2, 3, 4, and 5 of Berryman Tracts Subdivision to its intersection with the east right-of-way line of Yellowstone Avenue;

Thence southerly along the east right-of-way line of Yellowstone Avenue to the south right-of-way line of Lou Avenue;

Thence southeasterly along the east right of way line of Yellowstone Avenue in a curve to the east, 968.67 feet to the southeast corner Lot 8 of Berryman Tracts Subdivision;

Thence southerly, 66 feet to the north right-of-way line of Quinn Road;

Thence westerly along the north right-of-way line of Quinn Road to its intersection with the west right-of-way line of Hawthorne Road;

Thence northerly along the west right-of-way line of Hawthorne Road to the north right-of-way line of I-86;

Thence westerly along the north right-of-way line of I-86 to the west line of the E 1/2 of the NE 1/4 of Section 9 T.6S. R.34E.;

Thence northerly along the west line of the E 1/2 of the NW 1/4 of Section 9 to the E 1/16 corner on the north line of Section 9 and the E 1/16 corner on the south line of Section 4, T.6S. R.34E;

Thence northerly along the west line of the E 1/2 of the SE 1/4 of said Section 4, 702 feet, to the extended line of the North right-of-way line of Circle Inn Drive;

Thence, easterly along said extended north right-of-way line of Circle Inn Drive 5779 feet to the East right-of-way line of Union Pacific Railroad.

Thence southerly along the east right-of-way line of Union Pacific Railroad 677 feet to the north right-of-way line of East Chubbuck Road;

Thence easterly along the north right-of-way line of East Chubbuck Road to its intersection with the west line of Section 2, T.6S. R.34E., the point of beginning.

ATTACHMENT H:

Plan Concept

(This section intentionally left blank)

City of Chubbuck

5160 Yellowstone Avenue
CHUBBUCK, IDAHO 83202
(208) 237-2400



December 21, 1992

SICOG
Att: Scott McDonald
ISU Business and Technology Center
1651 Alvin Ricken Drive
Pocatello, ID 83201

RE: Chubbuck Development Authority Urban Renewal Area Boundary revision.

Dear Scott,

Enclosed is the revised description for the above referenced Urban Renewal Area along with a map of the district boundary. I have transmitted it to Diane Bilyeu's office and the State Tax Commission. If you have any question regarding the description or the map please feel free to call me.

Sincerely,

Steven M. Smart
Public Works Director

SMS:mrn

Enclosure

CHUBBUCK DEVELOPMENT AUTHORITY
Description of Project Area - Urban Renewal Area

Beginning at a point in the City of Chubbuck, Bannock County Idaho, which point is at the intersection of the north right-of-way line of East Chubbuck Road and the west line of Section 2, T.6S.R.34E.

Thence easterly along the north right-of-way line of East Chubbuck Road to the meridional centerline of said Section 2,

Thence southerly to the north quarter corner of Section 11, T.6S.R.34E.;

Thence southerly along the meridional centerline of Section 11 to its intersection with the north right-of-way line of I-86;

Thence southwesterly along the north right-of-way line of I-86 to the west right-of-way line of Hiline Road;

Thence northwesterly along the west right-of-way line of Hiline Road, 1177.78 feet;

Thence westerly, 1153.56 feet to the east right-of-way line of Oregon Shortline Railroad;

Thence southeasterly along the east right-of-way line of Oregon Shortline Railroad to its intersection with the north right-of-way line of I-86;

Thence westerly along the north right-of-way line of I-86, 495 feet to its intersection with the Stuart Lateral Canal;

Thence southerly along the Stuart Lateral Canal and the Chubbuck Municipal Boundary to the northwest corner of Lot 7, Hurley Tracts Subdivision;

Thence southwesterly approximately 80 feet to the northeast corner of lot 1 Berryman Tracts Subdivision;

Thence northwesterly along the north boundary of lots 1 and 2 of Berryman Tracts Subdivision;

Thence southwesterly along the north boundary line of lots 2, 3, 4, and 5 of Berryman Tracts Subdivision to its intersection with the east right-of-way line of Yellowstone Avenue;

Thence southerly along the east right-of-way line of Yellowstone Avenue to the south right-of-way line of Lou Avenue;

Thence southeasterly along the east right of way line of Yellowstone Avenue in a curve to the east, 968.67 feet to the southeast corner Lot 8 of Berryman Tracts Subdivision;

Thence southerly, 66 feet to the north right-of-way line of Quinn Road;

Thence westerly along the north right-of-way line of Quinn Road to its intersection with the west right-of-way line of Hawthorne Road;

Thence northerly along the west right-of-way line of Hawthorne Road to the south right-of-way line of Bonanza Street;

Thence southwesterly along the south right-of-way line of Bonanza Street to the west right-of-way line of Teton Street;

Thence northerly along the west right-of-way line of Teton Street to the north right-of-way line of Victor Avenue;

Thence westerly along the north right-of-way line of Victor Avenue to the southwest corner of lot 12, block 5 of Country Acres 1st Addition Subdivision;

Thence northerly, along the west line of said lot 12 to the northwest corner of said lot 12, which is also the southwest corner of lot 22, bloc 3 of Country Acres Subdivision;

Thence northerly, along the west line of said lot 22 to the northwest corner of said lot 22 and the south right-of-way line of West Chubbuck Road;

Thence northerly, across West Chubbuck Road, to the north right-of-way line of West Chubbuck Road;

Thence easterly along the north right-of-way line of West Chubbuck Road to the west right-of-way line of Afton Street;

Thence northerly along the west right-of-way line of Afton Street to the north right-of-way line of Circle Inn Drive;

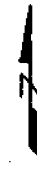
Thence easterly along the north right-of-way line of Circle Inn Drive to the west right-of-way line of Yellowstone Avenue;

Thence southerly along the west right-of-way line of Yellowstone Avenue to the north right-of-way line of West Chubbuck Road;

Thence easterly, across Yellowstone Avenue to the north right-of-way line of East Chubbuck Road;

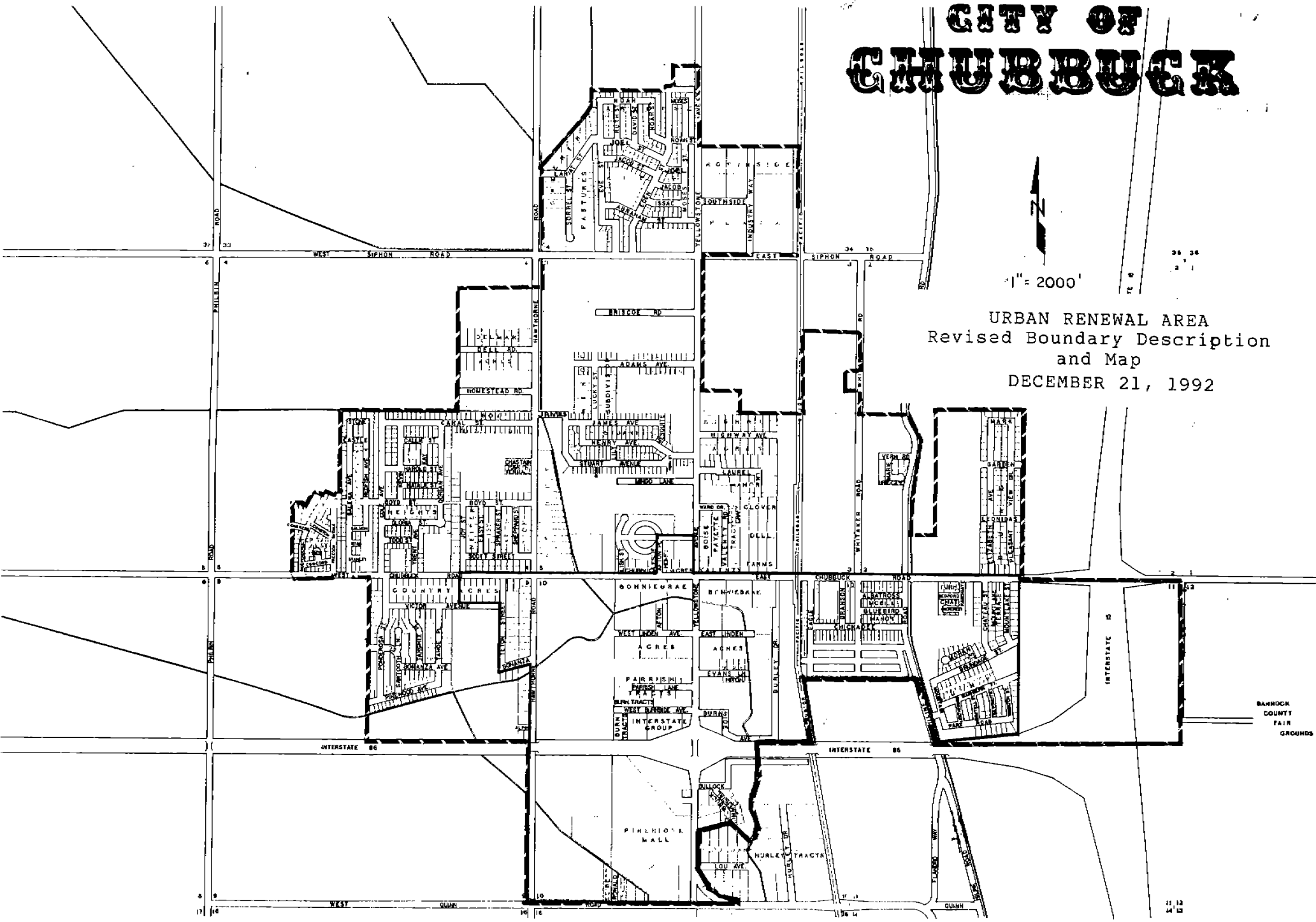
Thence easterly along the north right-of-way line of East Chubbuck Road to its intersection with the west line of Section 2, T.6S. R.34E., the point of beginning.

CITY OF CHUBBUCK



1" = 2000'

URBAN RENEWAL AREA
Revised Boundary Description
and Map
DECEMBER 21, 1992



BAWOCK
COUNTY
FAIR
GROUNDS

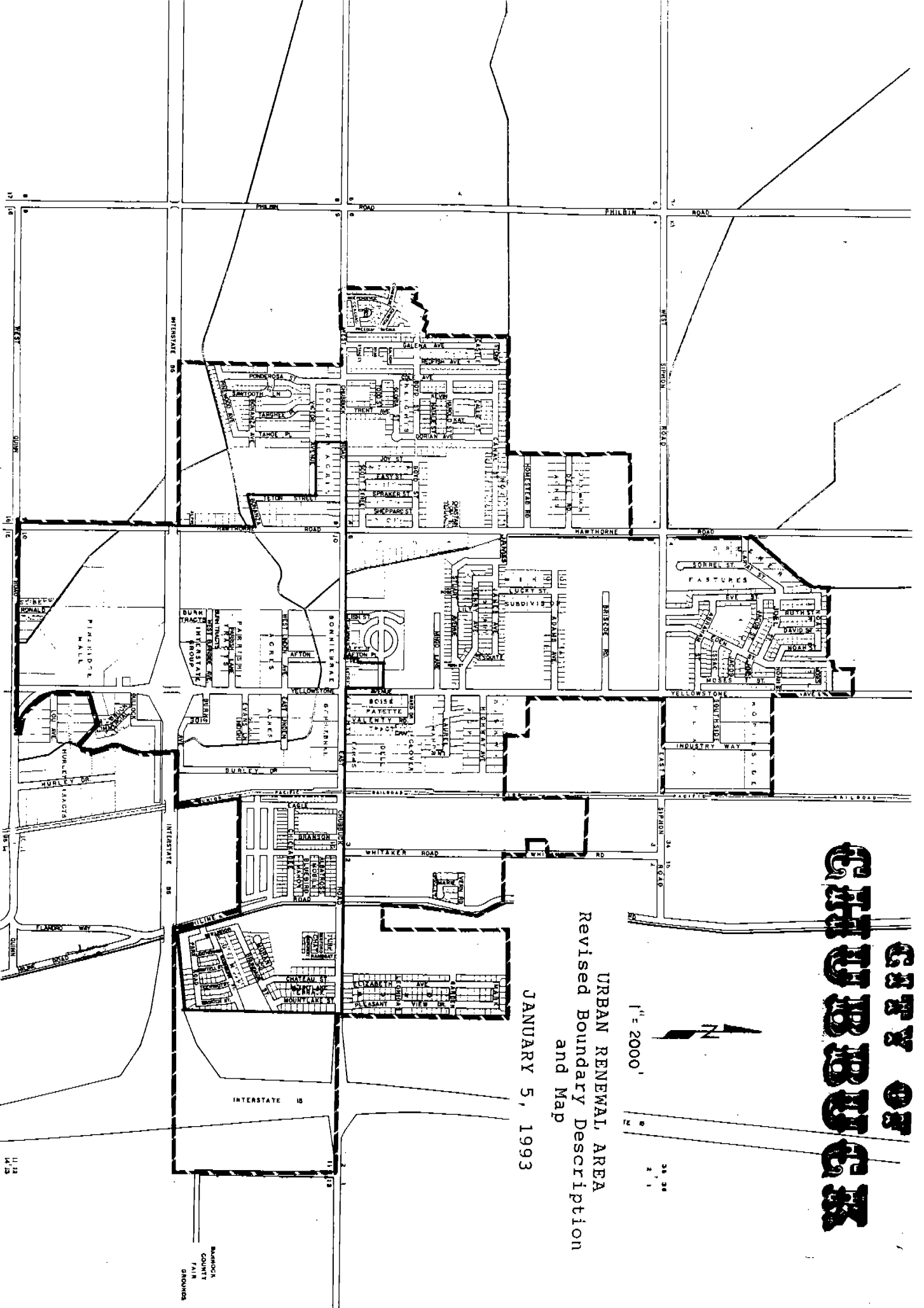
CITY OF PHILMONT

1" = 2000'



URBAN RENEWAL AREA
 Revised Boundary Description
 and Map

JANUARY 5, 1993



BARROW
 COUNTY
 FAIR
 SQUAD

CHUBBUCK DEVELOPMENT AUTHORITY
Description of Project Area - Urban Renewal Area

Beginning at a point in the City of Chubbuck, Bannock County Idaho, which point is at the intersection of the north right-of-way line of East Chubbuck Road and the west line of Section 2, T.6S.R.34E.

Thence easterly along the north right-of-way line of East Chubbuck Road to the meridional centerline of said Section 2,

Thence southerly to the north quarter corner of Section 11, T.6S.R.34E.;

Thence southerly along the meridional centerline of Section 11 to its intersection with the north right-of-way line of I-86;

Thence southwesterly along the north right-of-way line of I-86 to the west right-of-way line of Hilina Road;

Thence northwesterly along the west right-of-way line of Hilina Road, 1177.78 feet;

Thence westerly, 1153.56 feet to the east right-of-way line of Oregon Shortline Railroad;

Thence southeasterly along the east right-of-way line of Oregon Shortline Railroad to its intersection with the north right-of-way line of I-86;

Thence westerly along the north right-of-way line of I-86, 495 feet to its intersection with the Stuart Lateral Canal;

Thence southerly along the Stuart Lateral Canal and the Chubbuck Municipal Boundary to the northwest corner of Lot 7, Hurley Tracts Subdivision;

Thence southwesterly approximately 80 feet to the northeast corner of lot 1 Berryman Tracts Subdivision;

Thence northwesterly along the north boundary of lots 1 and 2 of Berryman Tracts Subdivision;

Thence southwesterly along the north boundary line of lots 2, 3, 4, and 5 of Berryman Tracts Subdivision to its intersection with the east right-of-way line of Yellowstone Avenue;

Thence southerly along the east right-of-way line of Yellowstone Avenue to the south right-of-way line of Lou Avenue;

Thence southeasterly along the east right of way line of Yellowstone Avenue in a curve to the east, 968.67 feet to the southeast corner Lot 8 of Berryman Tracts Subdivision;

Thence southerly, 66 feet to the north right-of-way line of Quinn Road;

Thence westerly along the north right-of-way line of Quinn Road to its intersection with the west right-of-way line of Hawthorne Road;

Thence northerly along the west right-of-way line of Hawthorne Road to the south right-of-way line of Bonanza Street;

Thence southwesterly along the south right-of-way line of Bonanza Street to the west right-of-way line of Teton Street;

Thence northerly along the west right-of-way line of Teton Street to the north right-of-way line of Victor Avenue;

Thence westerly along the north right-of-way line of Victor Avenue to the southwest corner of lot 10, block 5 of Country Acres 1st Addition Subdivision;

Thence northerly, along the west line of said lot 10 to the northwest corner of said lot 10, which is also the southwest corner of lot 24, block 3 of Country Acres Subdivision;

Thence northerly, along the west line of said lot 24 to the northwest corner of said lot 24 and the south right-of-way line of West Chubbuck Road;

Thence northerly, across West Chubbuck Road, to the north right-of-way line of West Chubbuck Road;

Thence easterly along the north right-of-way line of West Chubbuck Road to the east right-of-way line of Afton Street;

Thence northerly along the east right-of-way of Afton Street to the north line of Leslie Homes Subdivision;

Thence easterly along the north line of Leslie Homes Subdivision 20 feet more or less to the southwest corner of Smith's Food King property;

Thence northerly along the west boundary of the Smith's Food King property to the south right-of-way line of Circle Inn Drive;

Thence northerly across Circle Inn Drive to the north right-of-way line of Circle Inn Drive;

Thence easterly along the north right-of-way line of Circle Inn Drive to the west right-of-way line of Yellowstone Avenue;

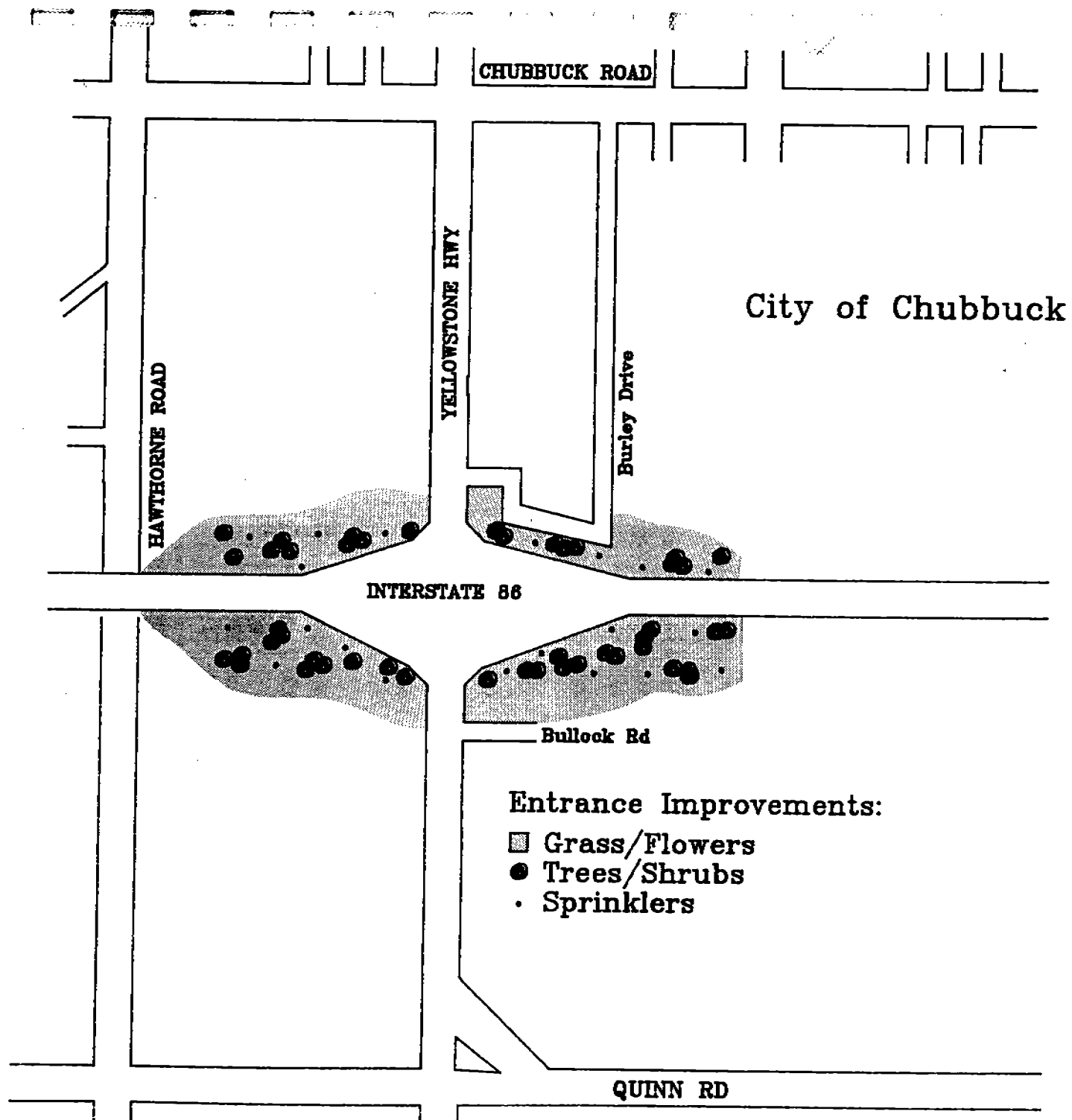
Thence southerly along the west right-of-way line of Yellowstone Avenue to the north right-of-way line of West Chubbuck Road;

Thence easterly, across Yellowstone Avenue to the north right-of-way line of East Chubbuck road;

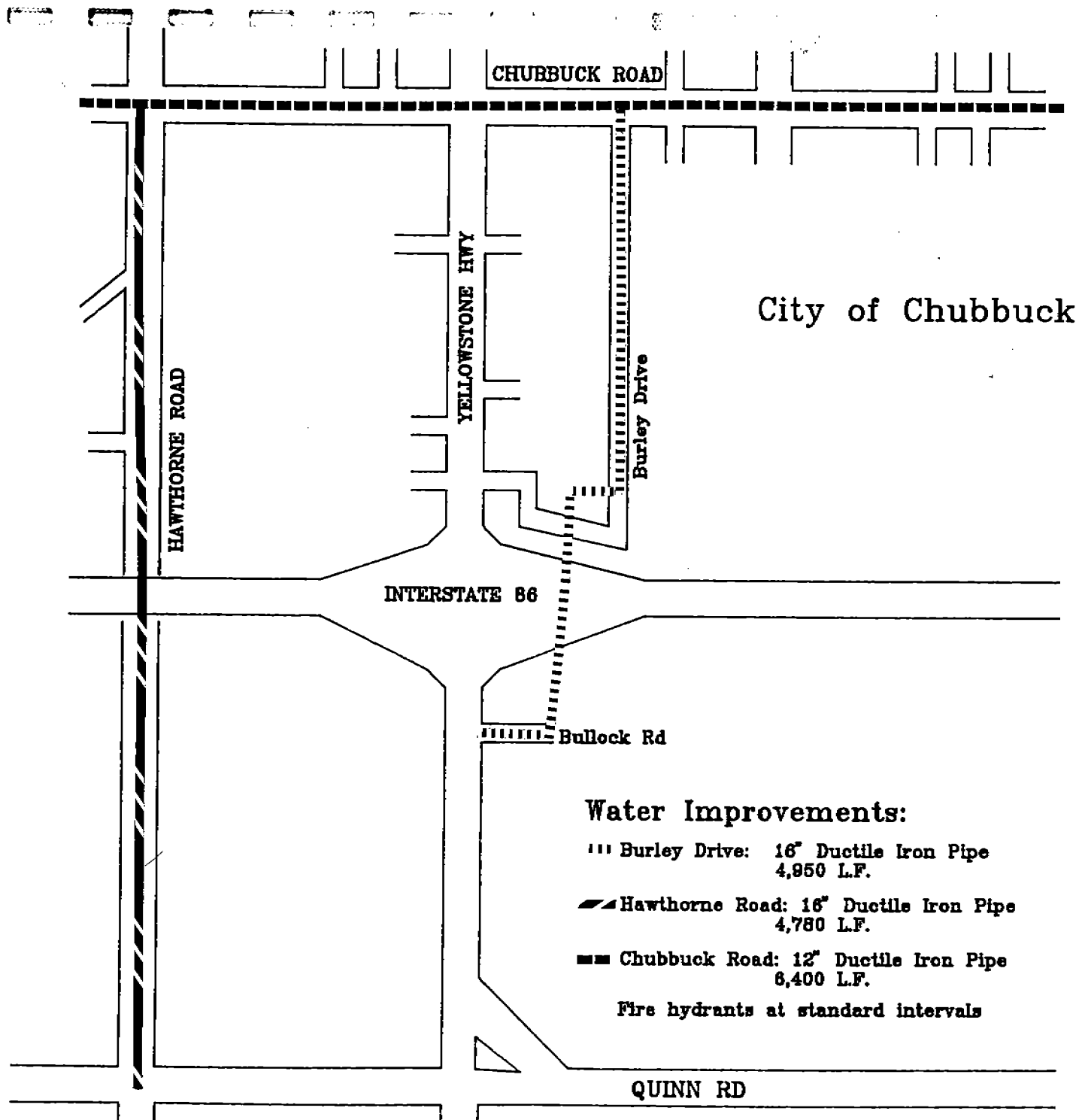
Thence easterly along the north right-of-way line of East Chubbuck Road to its intersection with the west line of Section 2, T.6S.R.34E., the point of beginning.

ATTACHMENT I:

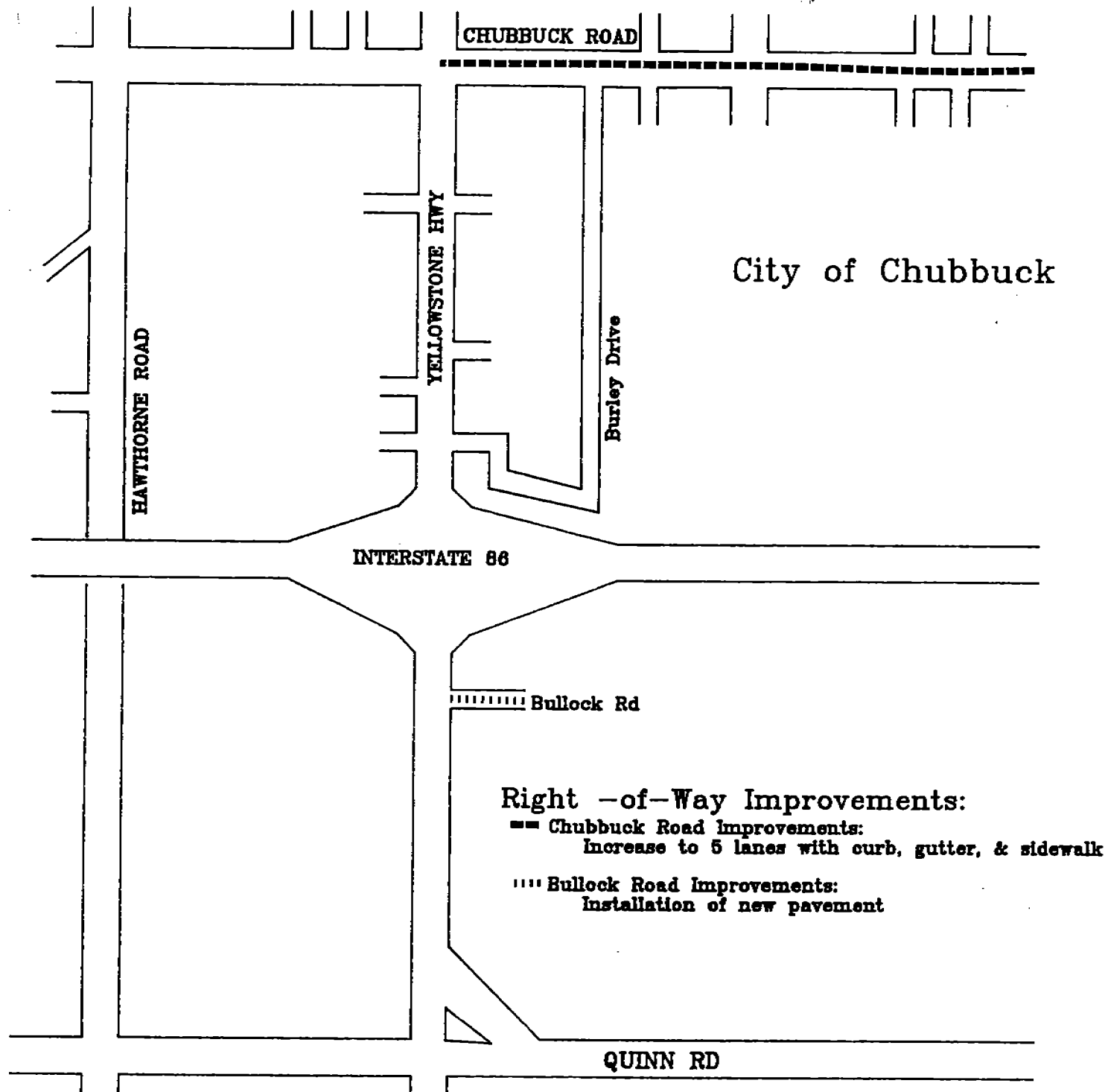
Conceptual Drawings of Individual Improvements



Not To Scale



Not To Scale



Not To Scale

ATTACHMENT J:

Description of Existing Conditions

The map is available for inspection at Chubbuck City Hall and the Southeast Idaho Council of Governments.

The following condition codes were utilized throughout the Urban Renewal Area:

1. **GOOD/STANDARD:** NO DEFECTS, OR SLIGHT DEFECTS CORRECTABLE WITH NORMAL MAINTENANCE -- There may be slight damage to porches, steps, roofs; slight wearing away of mortar between bricks, stones, or concrete blocks; small cracks in walls or chimney; cracked windows; lack of pain; slight wear on steps, doors, and door and window sills and frames.
2. **FAIR/DETERIORATING:** INTERMEDIATE DEFECTS REQUIRING REPAIR IF UNIT IS TO PROVIDE SAFE AND ADEQUATE SHELTER; MORE SERIOUS DEFECTS THAN THOSE CORRECTABLE BY ROUTING MAINTENANCE -- These defects may include holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, or roof (up to 1/4 of wall or roof); shaky, broken, or missing steps or railings; numerous missing and cracked window panes; some rotted or loose windows or doors (no longer wind- and waterproof); missing bricks or cracks in chimney or makeshift (uninsulated) chimney.
3. **POOR/BLIGHTED:** SERIOUS DEFECTS MAKING THE BUILDING A SAFETY HAZARD OR CREATING UNHEALTHY ENVIRONMENT -- These defects may include holes, open cracks, or rotted, loose, or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large areas of foundation, walls, or roof; substantial sagging of roof, floors, or walls; extensive damage by fire, flood, or storm; inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

ATTACHMENT K:

Description of Properties
Proposed for Acquisition

(The Authority does not presently intend to acquire any interest in real property for public improvement or redevelopment purposes.)

ATTACHMENT L:

Acquisition Map

(The Authority does not presently intend to acquire any interest in real property for public improvement or redevelopment purposes.)

ATTACHMENT M:

Alternative Financing:
Pay as You Go and/or Bond Issue

Attachment M-1 (a)
Alternative Financing: 13-year Bond
PROPOSED COSTS, REVENUES AND SOURCES

I. COSTS

A.	Water Improvements	
1.	Burley Drive	\$ 336,030
2.	Hawthorne Road	370,756
3.	Chubbuck Road	<u>697,983</u>
	Sub-Total:	\$1,404,769
B.	Chubbuck Road - widening	5,319,208
C.	Landscaping at Freeway Interchange	400,000
1.	City's share of project	30,000
D.	Bullock Road Improvements	80,856
E.	Administration - 13 yrs @ \$7k/yr plus, \$25,000 1st yr w/legal	<u>116,000</u>
	TOTAL	\$7,350,833

II. SOURCES OF FUNDS

A.	Federal Highway Allocation (92.67%) for Items B and C	\$5,004,239
B.	State Portion of Item C	30,000
C.	Contribution from Wal-Mart for water improvement/hookup	100,000
D.	Tax Increment Financing (13 yrs)	<u>1,941,092</u>
	TOTAL	\$7,075,331
	NET GAIN/LOSS	\$ (275,502)

III. BOND

A.	Bond Set-up Costs	\$ 172,000.00
B.	Debt Service on Bonds (13 years @ average interest of 6.%)	\$2,850,457.42
C.	City's Water enterprise fund	\$ 909,365.42

Attachment M-1(b)

PAYMENT DATE						
M	D	Y	PAYMENT #	PAYMENT	NET REVENUE TO AUTHORITY	CITY'S ENTERPRISE ACCOUNT
BEGINNING PRINCIPAL						
12	31	1993	1	\$219,265.96	\$124,380	\$94,885.96
12	31	1994	2	219,265.96	127,223	92,042.96
12	31	1995	3	219,265.96	130,125	89,140.96
12	31	1996	4	219,265.96	133,083	86,183.96
12	31	1997	5	219,265.96	136,104	83,161.96
12	31	1998	6	219,265.96	146,138	73,127.96
12	31	1999	7	219,265.96	149,436	69,829.96
12	31	2000	8	219,265.96	152,801	66,464.96
12	31	2001	9	219,265.96	156,228	63,037.96
12	31	2002	10	219,265.96	159,728	59,537.96
12	31	2003	11	219,265.96	171.467	47,798.96
12	31	2004	12	219,265.96	175,240	44,025.96
12	31	2005	13	219,265.90	179,139	40,126.90
	GRAND TOTAL			\$2,850,457.42	\$1,941,092	\$909,365.42

CHUBBUCK DEVELOPMENT AUTHORITY
AMORTIZATION SCHEDULE

INT RATE	6.00%
PRINCIPAL	1,941,092.00
PAYMENTS	13
PMTS PER YR	1
PMT AMOUNT	219,265.96

PMT DATE			LOAN REPAYMENT SCHEDULE			
M	D	YR	PMT #	PAYMENT	INTEREST	BALANCE
BEGINNING PRINCIPAL						1,941,092.00
12	31	1993	1	219,265.96	116,465.52	1,838,291.56
12	31	1994	2	219,265.96	110,297.49	1,729,323.09
12	31	1995	3	219,265.96	103,759.39	1,613,816.52
12	31	1996	4	219,265.96	96,828.99	1,491,379.55
12	31	1997	5	219,265.96	89,482.77	1,361,596.36
12	31	1998	6	219,265.96	81,695.78	1,224,026.18
12	31	1999	7	219,265.96	73,441.57	1,078,201.79
12	31	2000	8	219,265.96	64,692.11	923,627.94
12	31	2001	9	219,265.96	55,417.68	759,779.66
12	31	2002	10	219,265.96	45,586.78	586,100.48
12	31	2003	11	219,265.96	35,166.03	402,000.55
12	31	2004	12	219,265.96	24,120.03	206,854.62
12	31	2005	13	219,265.90	12,411.28	0.00
GRAND TOTAL				2,850,457.42	909,365.42	1,941,092.00

CHUBBUCK DEVELOPMENT AUTH – BOND
AMORTIZATION SCHEDULE

INT RATE	6.00%
PRINCIPAL	1,941,092.00
PAYMENTS	13
PMTS PER YR	1
PMT AMOUNT	

PMT DATE			LOAN REPAYMENT SCHEDULE			
M	D	YR	PMT #	PAYMENT	INTEREST	PRINCIPAL
BEGINNING PRINCIPAL						BALANCE
						1,941,092.00
12	31	1993	1	124,380.00	116,465.52	7,914.48
12	31	1994	2	127,223.00	115,990.65	11,232.35
12	31	1995	3	130,125.00	115,316.71	14,808.29
12	31	1996	4	133,083.00	114,428.21	18,654.79
12	31	1997	5	136,104.00	113,308.93	22,795.07
12	31	1998	6	146,138.00	111,941.22	34,196.78
12	31	1999	7	149,436.00	109,889.41	39,546.59
12	31	2000	8	152,801.00	107,516.62	45,284.38
12	31	2001	9	156,228.00	104,799.56	51,428.44
12	31	2002	10	159,728.00	101,713.85	58,014.15
12	31	2003	11	171,467.00	98,233.00	73,234.00
12	31	2004	12	175,240.00	93,838.96	81,401.04
12	31	2005	13	179,139.00	88,954.90	90,184.10
GRAND TOTAL				1,941,092.00	1,392,397.54	548,694.46
						843,703.08

Attachment M
- Alternative financing Methods -

I. Pay as You Go! - 1993

	Item	Total Cost	CDA Share	Net Rev. to CDA
A.	Public Improvement			
	1. Streets			
	a. Bullock Road	\$ 80,856	\$ 80,856	\$ 124,380
	b. Entrance to I-15	400,000	32,000	
	2. Utilities			
	a. Burley Drive	<u>336,031</u>	<u>226,031</u>	<u>100,000</u>
		816,887		Wal-Mart
B.	Other Costs			
	1. Planning Costs	\$ 20,000	\$ 20,000	
	2. Administration	<u>7,000</u>	<u>7,000</u>	
	Total Costs	\$ 843,887	\$ 365,887	\$ 224,380
	+ Surplus or (Short Fall)			-(\$ 141,507)

II. Pay as You Go! - 1994

	Item	Total Cost	CDA Share	Net Rev. to CDA
A.	Public Improvement			
	1. Street	\$ -0-	\$ -0-	\$ 127,223
	2. Utilities	-0-	-0-	
B.	Other Costs			
	1.	-0-	-0-	
	2. Administration	<u>7,000</u>	<u>7,000</u>	
		\$ 7,000	\$ 7,000	
	3. Repay City for Street Improvement Loan	<u>141,507</u>	<u>141,507</u>	
	Total Costs	\$ 147,507	\$ 147,507	
	+ Surplus or (Short Fall)			-(\$ 20,284)

III. Pay as You Go! - 1995

	Item	Total Cost	CDA Share	Net Rev. to CDA
A.	Public Improvements			
	1. Streets			\$ 130,125
				-(\$ 20,284)
				'94 Deficit
	2. Utilities			
	a. Hawthorne Road	370,756	370,756	
B.	Other Costs			
	1.			
	2. Administration	7,000	7,000	
	3. Repay City	<u>20,284</u>	<u>20,284</u>	
	Total Costs	\$ 398,040	\$ 398,040	\$ 109,841
	+ Surplus or (Short Fall)			-(\$ 288,199)

IV. Pay as You Go! - 1996

Item	Total Cost	CDA Share	Net Rev. to CDA
A. Public Improvements			
1. Streets			
a. Chubbuck Road Widening (ROW)	\$ 513,100	\$ 22,217	\$ 136,104
2. Utilities			
a. Hawthorne Road	-0-	-0-	
B. Other Costs			
1.			
2. Administration	7,000	7,000	
3. Repay City for Water Improvements	<u>288,199</u>	<u>288,199</u>	
Total Costs	\$ 808,299	\$ 317,416	\$ 136,104
+ Surplus or (Short Fall)			-(\$ 181,095)

8 years
6% Interest

V. Bond Financing - 1997-2005 (8 years)

Item	Total Cost	CDA Share	Net Rev. to CDA
A. Public Improvements			
1. Streets			
a. Chubbuck Road Widening (5 lanes, curb, gutter & sidewalks)	\$ 3,483,400	\$ 255,333	\$ 136,104
			-(\$ 181,095)
2. Utilities			
a. Chubbuck Road	1,404,770	1,404,770	
B. Other Costs			
1. Bond Organization Fees 6%	\$ 100,000.00	\$ 100,000.00	
2. Administration	7,000.00	7,000.00	
3. Repay City	181,095.00	181,095 00	
4. Interest 8 Years	475,122.01	475,122.01	
Total	\$5,651,387.01	\$2,423,320.00	
C. Additional Sources: Grants			
1. CDBG (Idaho Department of Commerce)			\$ 399,932.98
2. EDA (U.S. Department of Commerce)			\$ 676,237.99

CHUBBUCK DEVELOPMENT AUTH - BOND
AMORTIZATION SCHEDULE

INT RATE	6.00%
PRINCIPAL	1,290,177.00
PAYMENTS	8
PMTS PER YR	1
PMT AMOUNT	

PMT DATE			LOAN REPAYMENT SCHEDULE			
M	D	YR	PMT #	PAYMENT	INTEREST	PRINCIPAL
BEGINNING PRINCIPAL						BALANCE
						1,290,177.00
12	31	1998	1	146,138.00	77,410.62	68,727.38
12	31	1999	2	149,436.00	73,286.98	76,149.02
12	31	2000	3	152,801.00	68,718.04	84,082.96
12	31	2001	4	156,228.00	63,673.06	92,554.94
12	31	2002	5	159,728.00	58,119.76	101,608.24
12	31	2003	6	171,467.00	52,023.27	119,443.73
12	31	2004	7	175,240.00	44,856.64	130,383.36
12	31	2005	8	179,139.00	37,033.64	142,105.36
GRAND TOTAL					475,122.01	815,054.99
						(339,932.98)

CHUBBUCK DEVELOPMENT AUTHORITY
AMORTIZATION SCHEDULE

INT RATE 6.00%
PRINCIPAL 1,290,177.00
PAYMENTS 8
PMTS PER YR 1
PMT AMOUNT

PMT DATE			LOAN REPAYMENT SCHEDULE			
M	D	YR	PMT #	PAYMENT	INTEREST	PRINCIPAL
BEGINNING PRINCIPAL						BALANCE
						1,290,177.00
12	31	1998	1	207,764.87	77,410.62	130,354.25
12	31	1999	2	207,764.87	69,589.37	138,175.50
12	31	2000	3	207,764.87	61,298.84	146,466.03
12	31	2001	4	207,764.87	52,510.87	155,254.00
12	31	2002	5	207,764.87	43,195.63	164,569.24
12	31	2003	6	207,764.87	33,321.48	174,443.39
12	31	2004	7	207,764.87	22,854.88	184,909.99
12	31	2005	8	207,764.88	11,760.28	196,004.60
GRAND TOTAL				1,662,118.97	371,941.97	1,290,177.00

Attachment M

PAYMENT DATE						
M	D	Y	PAYMENT #	PAYMENT	NET REVENUE TO AUTHORITY	CITY'S ENTERPRISE ACCOUNT
BEGINNING PRINCIPAL						
12	31	1998	1	\$207,764.87	\$146,138	\$61,626.87
12	31	1999	2	207,764.87	149,436	58,328.87
12	31	2000	3	207,764.87	152,801	54,963.87
12	31	2001	4	207,764.87	156,228	51,536.87
12	31	2002	5	207,764.87	159,728	48,036.87
12	31	2003	6	207,764.87	171,467	36,297.87
12	31	2004	7	207,764.87	175,240	32,524.87
12	31	2005	8	207,764.88	179,139	28,625.88
	GRAND TOTAL			\$1,662,118.97	\$1,290,177	\$371,941.97



Bannock Planning Organization

1651 Alvin Drive • Pocatello, ID 83201
(208) 233-9322 • FAX (208) 233-4841

August 24, 1992.

**POLICY BOARD
REPRESENTATIVES**

BANNOCK COUNTY

Commissioner
Carolyn Meline

CITY OF POCATELLO

Mayor
Peter Angstadt

Councilmen
Robert Chambers
Earl Pond

CITY OF CHUBBUCK

Mayor
John Cotant

Councilman
Steven England

**IDAHO
TRANSPORTATION
DEPARTMENT**

Brent Frank

**EX-OFFICIO
MEMBERS**

Scott McDonald
Steve Smart
Mark Reid

Mayor John O. Cotant
City of Chubbuck
5160 Yellowstone Ave.
Chubbuck, ID 83202

Re: I-86 Chubbuck Interchange landscaping project.

Dear Mayor Cotant:

The Idaho Transportation Department Board of Directors have adopted a policy concerning the local use of STP-Enhancement funds that has worked in Chubbuck's favor for the first year of projects under the new ISTEA legislation. The ITD Board has decided to split the enhancement fund between urban areas over 5000 and enhancement improvements on the State system. Since the Chubbuck Interchange is on the State system the funds for the improvement come from the State enhancement fund, they will pay the local match contribution of almost \$30,000, with the City of Chubbuck financing the design to make the project a State priority.

I hope this will be useful for the City of Chubbuck in other endeavors to improve the quality of life in Chubbuck City. If I can be of further assistance in this matter please let me know.

Sincerely:

Donald C. Galligan, Jr.
Planning Director

cc: Steve Smart; Chubbuck Public Works Director
Chubbuck City Council
Scott McDonald; SICOG

Steven England, Chair
Donald C. Galligan, Jr., Planning Director





Bannock Planning Organization

Southeast Idaho Council of Governments
1651 Alvin Ricken Drive • Pocatello, ID 83201
(208) 233-9322 • FAX (208) 233-4841

To: Scott McDonald; SICOG Executive Director

From: Donald C. Galligan, Jr. *DLA*

Re: Projects on BPO's FY 1993 Transportation Improvement Program (TIP)

Date: November 3, 1992.

**POLICY BOARD
REPRESENTATIVES**

BANNOCK COUNTY

Commissioner
Carolyn Meline

CITY OF POCATELLO

Mayor
Peter Angstadt

Councilmen
Robert Chambers
Earl Pond

CITY OF CHUBBUCK

Mayor
John Cotant

Councilman
Steven England

**IDAHO
TRANSPORTATION
DEPARTMENT**

Brent Frank

**EX-OFFICIO
MEMBERS**

Scott McDonald
Steve Smart
Mark Reid

The FY 1993 TIP, that was approved in its final form at the September 28 BPO Policy Board meeting, several roadway construction projects for the urban area have been prioritized and placed on the TIP for Federal funds. They are listed as follows:

- 1) \$430,000 for an hazard elimination project at the intersection of Jefferson, Hiline, Pocatello Creek, and Alameda roads in FY 1993.
- 2) \$530,000 for signal improvements at 4th & 5th, Benton, Clark, and Center Streets in FY 1994.
- 3) \$400,000 for landscaping the I-86 interchange in Chubbuck, Idaho has been applied for and, if granted, will be released in FY 1993.
- 4) \$260,000 for an hazard elimination project at 15th, Clark & Center in Preliminary Development.
- 5) \$150,000 for an hazard elimination project at The Hiline and Chubbuck Road intersection in Preliminary Development.
- 6) \$400,000 for an hazard elimination project on Maple, Pine, and Cedar at Yellowstone Avenue in FY 1993.
- 7) \$150,000 for an enhancement project rehabilitating the PUT Transit Center applied for and, if granted, will be released in FY 1995.
- 8) \$270,000 for Gates and signals at the Eldredge Street railroad crossing in preliminary development.
- 9) \$350,000 to replace the Portneuf River Bridge at Clark St in FY 1997.

Steven England, Chair
Donald C. Galligan, Jr., Planning Director



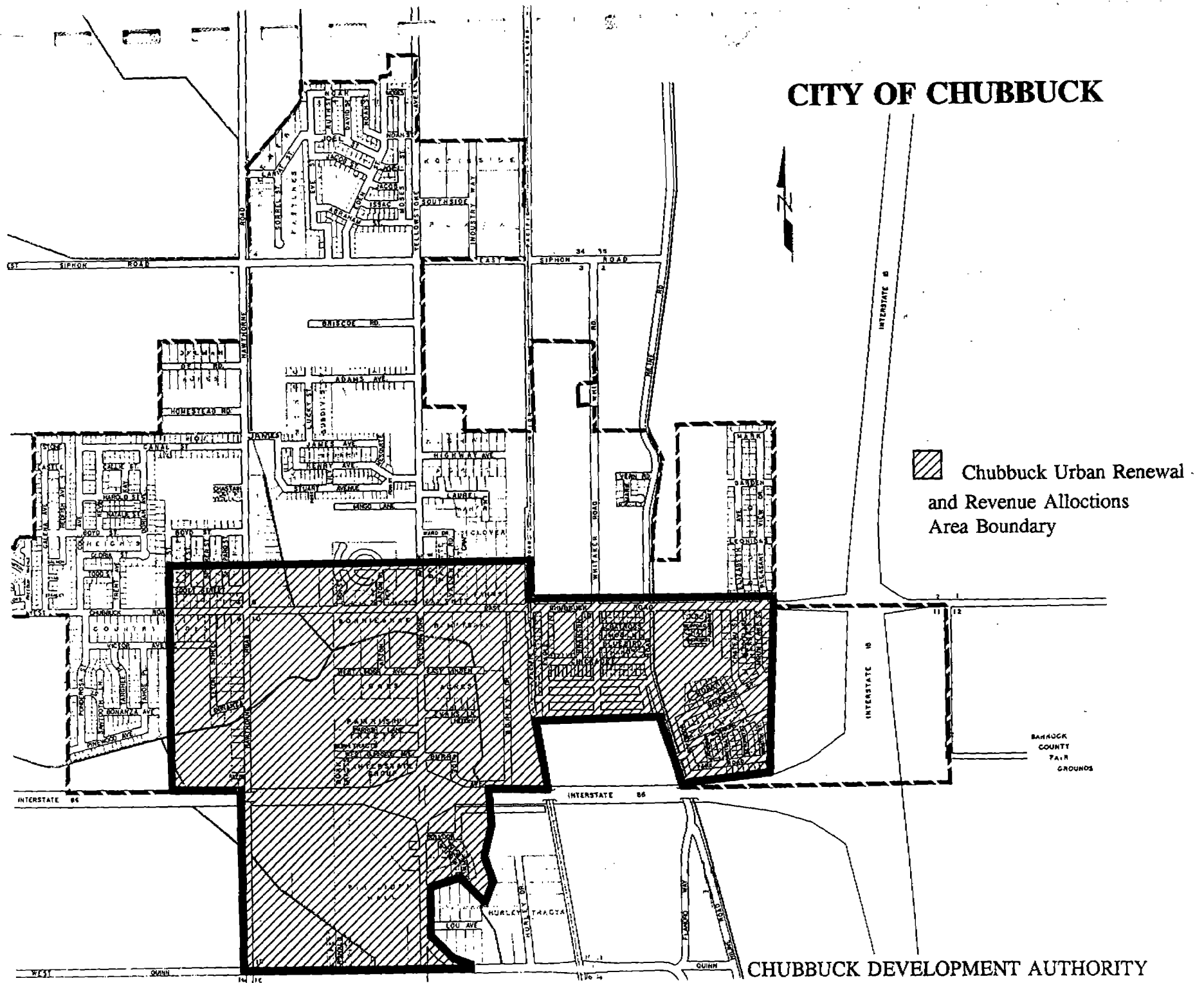
- 10) \$2,300,000 to widen Chubbuck Road to 5 lanes from Yellowstone Avenue to Hilina Road in preliminary development.
- 11) \$2,300,000 to widen Chubbuck Road to 5 lanes from Hilina Road to I-15 in holding.
- 12) \$500,000 to construct a pedestrian and bicycle facility along the Portneuf River in Pocatello in holding.
- 13) \$175,000 to improve the intersection of Syphon and Hawthorne Roads in Chubbuck and Bannock County in FY 1995.
- 14) \$300,000 to upgrade the signals at Benton, Main & Arthur in holding.
- 15) \$300,000 to resurface and rehabilitate the pavement on 8th Street in Pocatello in holding.

These projects were approved as ammended by the BPO Policy Board at their September 28, 1992 meeting. If you would like any further information on projects for the Pocatello/Chubbuck urbanized area please don't hesitate to ask. Thank You.

ATTACHMENT L:

Project Maps


CITY OF CHUBBUCK




CHUBBUCK DEVELOPMENT AUTHORITY

CITY OF CHUBBUCK

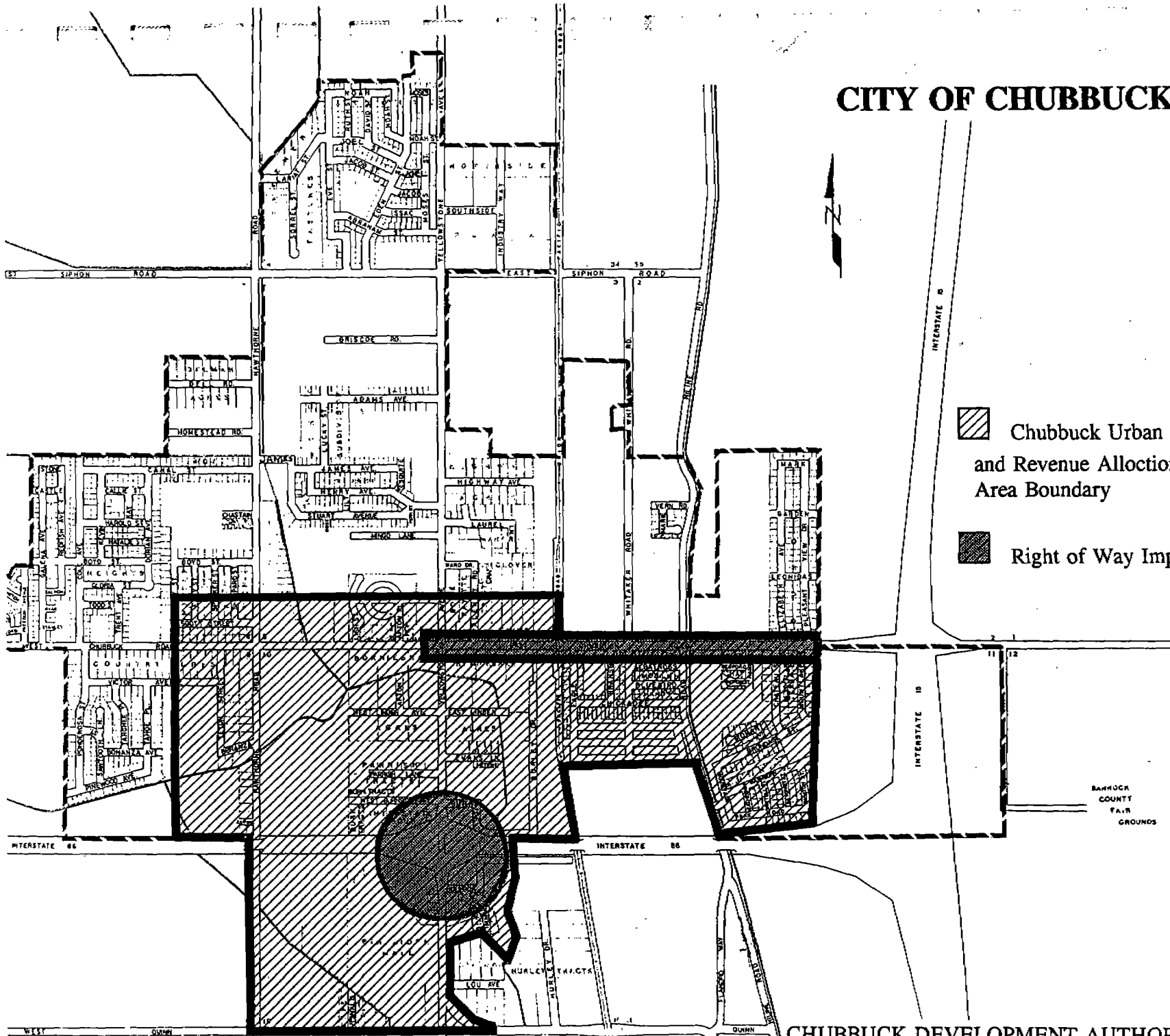


 Chubbuck Urban Renewal
and Revenue Allocations
Area Boundary

 Right of Way Improvements

BAHUCK
COUNTY
FAIR
GROUNDS

CHUBBUCK DEVELOPMENT AUTHORITY

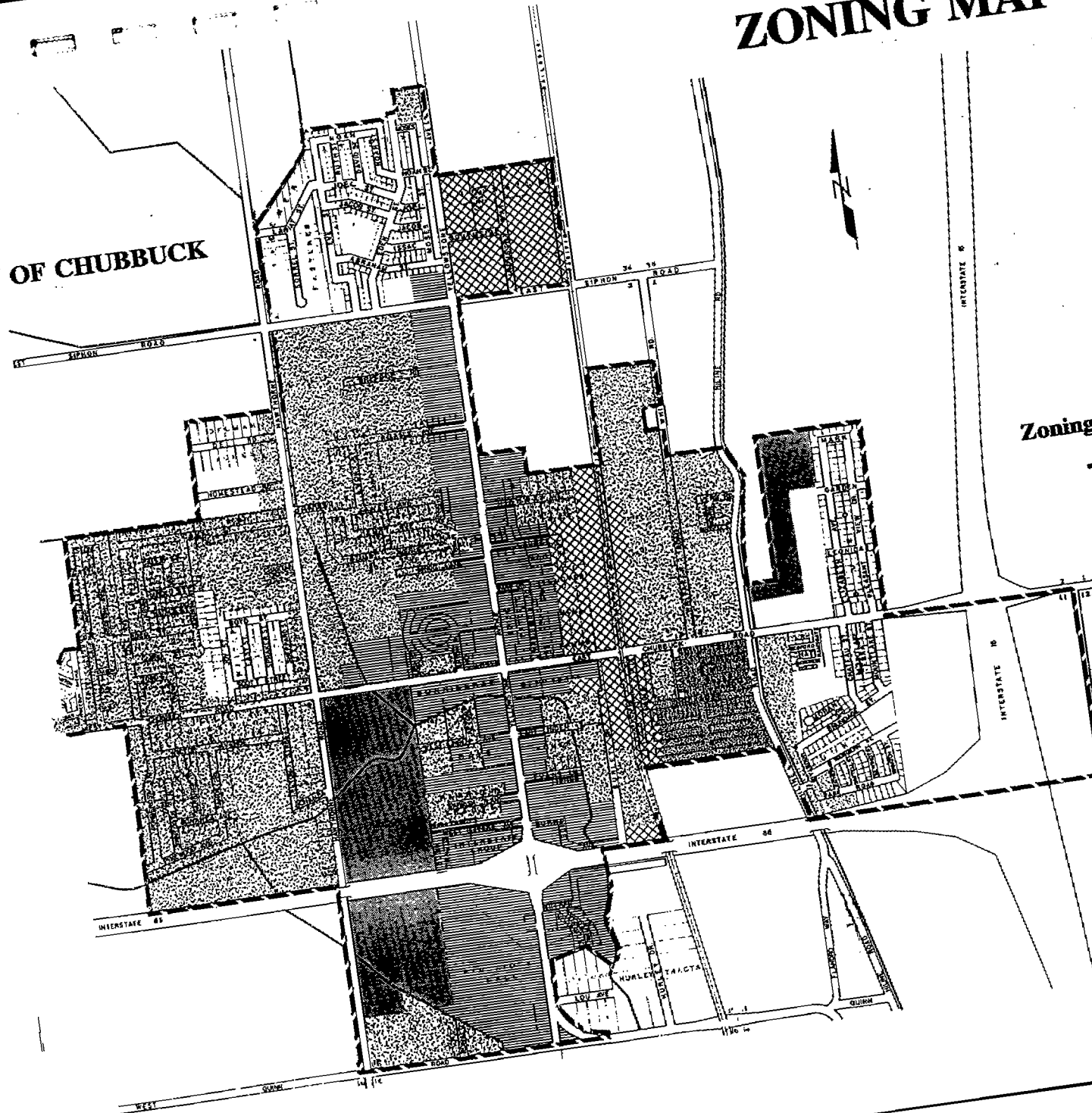


Z












ZONING MAP

CITY OF CHUBBUCK



Zoning Characteristics:

-  City Limits
-  Single Family Residential (R-1)
-  Limited Residential (R-2)
-  General Residential (R-3)
-  Dense Residential (R-4)
-  Limited Commercial (C-1)
-  General Commercial (C-2)
-  Industrial (I)
-  Agriculture (A)

11 12
14 15

INTERGOVERNMENTAL AGREEMENT
WITH RESPECT TO THE CHUBBUCK DEVELOPMENT AUTHORITY
AND ITS URBAN RENEWAL PLAN

This Interagency Agreement is entered into pursuant to Idaho Code § 67-2332 by and among the Chubbuck Development Authority ("CDA"), the City of Chubbuck ("Chubbuck"), and Bannock County, through its Board of Commissioners and the Bannock County Assessor ("Bannock County").

FACTS

A. The Chubbuck Urban Renewal Plan ("Plan") was adopted by the City of Chubbuck on October 27, 1992 by Ordinance No. 385.

B. Said Plan was submitted to the Idaho State Tax Commission on November 13, 1992 and accepted by the Idaho State Tax Commission by letter dated November 20, 1992.

C. In the course of creating the Urban Renewal Plan, the Chubbuck Development Authority published all appropriate notices of public hearings as required by the Idaho Code and entered into specific discussions with Bannock County as well as certain other of the affected taxing districts.

D. No proceedings were commenced within thirty days of Ordinance No. 385 as required by Idaho Code § 50-2911 and accordingly, pursuant to said section of the Idaho Code, the Plan and the legality thereof are conclusively presumed to be correct.

E. In 1995 the boundaries of the district set forth in the Plan were expanded to include parks within the City of Chubbuck.

F. Notwithstanding the validity of the Plan being conclusively presumed under Idaho law, a question has been raised whether or not the Plan violates the limitations of Idaho Code

§ 50-2903(13) which indicates the base assessment role of the revenue allocation area shall not exceed 10% of the assessed valuation of all taxable property within the municipality.

G. Certain areas of Chubbuck were not included by Bannock County in its assessment rolls and other areas such as the Kasiska Subdivision were included and should not have been so included on the assessment rolls as part of the CDA increment area.

H. Bannock County, CDA, and Chubbuck have entered into discussions to alleviate the concerns expressed by Bannock County and all parties are in agreement to enter into this agreement for purposes of modifying the manner in which the tax increment going to CDA is calculated by Bannock County.

NOW THEREFORE, in consideration of the covenants set forth herein, CDA, Chubbuck, and Bannock County agree as follows:

1. Prior Years Not Affected. This Agreement shall not affect any actions by the parties to this Agreement prior to the 1998 calendar year. All monies collected and paid over to Chubbuck based upon the Plan as interpreted prior to January 1, 1998 shall remain with Chubbuck and any delinquencies subsequently collected by Bannock County for years prior to January 1, 1998, even though collected subsequent to January 1, 1998 shall be paid over by Bannock County to CDA consistent with the prior interpretation of the Plan. Chubbuck and CDA shall make no claims against the County for payments made by it prior to 1999 and the County shall make no claims against Chubbuck or CDA for payments made prior to 1999.

This Agreement shall apply to the calculation of the increment for calendar year 1998 which is paid in 1999 and subsequent years, as well as to the increment for calendar years after 1998.

2. 1998 Revenue Allocation. Attached as Exhibit "A" is a listing by parcel number of properties lying within the Revenue Allocation District adopted by CDA and Chubbuck. For purposes of calculations of the tax increment for the calendar year beginning January 1, 1998, only those parcel numbers listed on the attached Exhibit "A" shall be considered to be within the Chubbuck Revenue Allocation District. All other parcels lying within the District shall be disregarded for purposes of calculating the tax increment due to CDA unless they later be included pursuant to an amendment or modification of the Plan.

3. Base Assessment Roll. The total assessed valuation for all property lying within the City of Chubbuck, including regular roll, subsidiary roll and utilities, as assessed for 1992 was \$128,475,435. The attached Exhibit "A" shows a total 1992 assessed value, for purposes of the tax increment district of \$ 15,617,097. This figure includes Category 67, Utilities properties which total \$ 3,002,110. The designated Category 67 applies to the entire district as originally constituted; however by this Agreement, numerous properties are now excluded. The parties acknowledge it is not feasible to recalculate Category 67 to reflect the decrease in properties within the district. The Category 67 properties shall be included in the CDA for purposes of reporting to the Idaho State Tax Commission.

All parties to this Agreement acknowledge the total of the parcels listed on Exhibit "A", after excluding all Category 67 property, meets the 10% rule of Idaho Code § 50-2903(13) for purposes of calculating the tax increment due to CDA.

4. State Tax Commission Regulation- Not Applicable. The parties acknowledge that the Idaho State Tax Commission promulgated Regulations July 1, 1997 at IDAPA 35.01.03.250.04, .329, and 350 setting forth a uniform procedure for county assessors to calculate the tax increment within urban renewal plans. Such Regulations are not applicable to

tax increment financing plans formed before 1997. All parties to this Agreement agree such Regulations are not applicable to the Chubbuck Urban Renewal Plan.

5. Effective Date of Agreement. This Agreement shall become effective when approved by the Bannock County Commissioners, the Chubbuck City Council and the Chubbuck Development Authority and upon being approved by all three, this Agreement shall take effect.

DATED this 27 day of October, 1998.

CHUBBUCK DEVELOPMENT AUTHORITY

By: John O. Cotant
Title: Chairman

DATED this 27 day of October, 1998.

CITY OF CHUBBUCK:

By: John O. Cotant
John O. Cotant, Mayor

ATTEST:

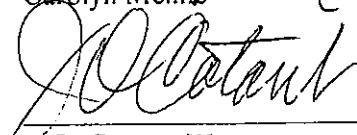
Ron C. Conlin
Ron Conlin, Clerk

DATED this 23 day of November, 1998.

BANNOCK COUNTY COMMISSIONERS:


Tom Katsilometes


Carolyn Melina


J. O. Cotant, III

Approved as to Form:


Diane Bilyeu, Bannock County Assessor

10/15/98 11:45:23 - 11:45:26
ALL PARCELS REPORTED

9301 CHIRUCK DOWNTOWN - (1999)

ALL ROLLS (SURRELLS, NUNSROLLS, OCCUPANCY)

PAGE 2

URBAN-CAT records CAT-VALUE records

BASE VALUE OF URBAN-PARCEL	CAT	BASE	EXEMPT	HARDSHIP	NET	CAT-VALUE	TOTAL VALUE	EXEMPT	HARDSHIP	NET	DIFF
RC000000003	20	15,628			15,628	24,402	24,402			24,402	8,774
RC000000004	20	1,910			1,910	7,196	48,744			7,196	5,286
RC000000004	41	22,311	11,156		11,155	41,548				41,548	30,393
RC000000100	20	11,735			11,735	18,174	18,174			18,174	6,439
RC000000400	21	31,364			31,364	64,866				31,364	18,844
RC000000400	42	14,658			14,658	33,502				33,502	18,844
RC000000401	21	35,720			35,720	35,720				35,720	-500
RC000000402	42	300			300						
RC000000402	21	20,909			20,909	20,909				20,909	2,789
RC000000402	20	8,988			8,988	11,777	79,081			11,777	49,124
RC000000402	41	36,361	18,181		18,180	67,304				67,304	35,396
RC000000402	21	33,904			33,904	69,300	199,300			69,300	29,179
RC000000500	21	87,869			87,869	105,744				87,869	15,875
RC000000500	42	15,875			15,875	15,875				15,875	93,135
RC000000500	21	93,135			93,135	110,646				93,135	17,511
RC000000500	42	17,511			17,511	43,700				43,700	41,203
RC000000500	21	2,497			2,497	43,700				43,700	1,999
RC000000500	20	6,706			6,706	45,230				8,705	14,886
RC000000500	41	21,639			21,639	36,525				36,525	520
RC000000500	20	779			779	1,299				1,299	2,877
RC000000500	20	8,020			8,020	10,897	46,557			10,897	21,276
RC000000500	41	25,120	10,736		14,384	35,660				35,660	1,395
RC000000500	20	2,092			2,092	3,487				3,487	1,802
RC000000500	20	6,410			6,410	8,212	41,405			8,212	33,193
RC000000500	41	25,691	12,846		12,845	35,193				35,193	20,348
RC000000100	20	13,797			13,797	11,000	72,634			11,000	-2,797
RC000000200	20	13,797			13,797	61,634				61,634	61,634
RC000000200	20	13,797			13,797	11,000	87,058			11,000	-2,797
RC000000300	20	13,797			13,797	76,058				76,058	76,058
RC000000400	20	13,797			13,797	5,500				5,500	-8,297
RC000000500	20	13,797			13,797	11,000	11,000			11,000	-2,797
RC000000500	20	13,797			13,797	11,000	70,476			11,000	-2,797
RC000000600	20	13,797			13,797	59,476				59,476	59,476
RC000000600	20	13,797			13,797	11,000	11,000			11,000	-2,797
RC000000700	20	13,797			13,797	11,000	75,222			11,000	-2,797
RC000000800	20	13,797			13,797	64,222				64,222	64,222
RC000000900	20	13,797			13,797	11,000	89,077			11,000	-2,797
RC000000900	20	13,797			13,797	78,077				78,077	78,077
RC000001000	20	13,797			13,797	11,000	11,000			11,000	-2,797
RC000001100	20	13,797			13,797	13,000	13,000			13,000	-797
RC000001200	20	13,797			13,797	13,000	13,000			13,000	-797
RC000001300	20	13,797			13,797	55,255	68,255			55,255	55,255
RC000001400	20	13,797			13,797	13,000	13,000			13,000	-797
RC000001500	20	13,797			13,797	13,000	83,521			13,000	-797
RC000001600	20	13,797			13,797	70,521				70,521	70,521
RC000001700	20	13,797			13,797	13,000	56,256			13,000	-797
RC000001800	20	13,797			13,797	43,256	62,369			43,256	43,256
RC000001900	20	13,797			13,797	49,369				49,369	49,369
RC000002000	25	13,797			13,797	13,000	13,000			13,000	-797

BASE VALUE OF URBAN-PARCEL	CAT	BASE	EXEMPT	HARDSHIP	NET	CAT-VALUE	TOTAL VALUE	EXEMPT	HARDSHIP	NET	DIFF
RCGRS002000	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS002100	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS002200	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS002300	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS002400	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS002500	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS002600	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS002700	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS002800	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS002900	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS003000	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS003100	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS003200	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS003300	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS003400	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS003500	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS003600	13,797 20	13,797			13,797	13,000	13,000			13,000	-797
RCGRS003700	13,797 20	13,797			13,797	15,950	15,950			15,950	2,153
RCGRS003800	13,797 20	13,797			13,797	14,000	14,000			14,000	7,902
RCGRS003900	13,797 20	13,797			13,797	50,600	50,600			50,600	27,948
RCGRS004000	13,797 20	13,797			13,797	51,100	576,500			51,100	36,182
RCGRS004100	13,797 20	13,797			13,797	525,400	525,400			525,400	524,900
RCGRS004200	13,797 20	13,797			13,797	9,782	58,069			9,782	932
RCGRS004300	13,797 20	13,797			13,797	48,287	48,287			48,287	48,287
RCGRS004400	13,797 20	13,797			13,797	15,200	15,200			15,200	10,806
RCGRS004500	13,797 20	13,797			13,797	170,300	1,538,800			170,300	62,354
RCGRS004600	13,797 20	13,797			13,797	1,368,500	1,368,500			1,368,500	528,749
RCGRS004700	13,797 20	13,797			13,797	97,800	97,800			97,800	44,753
RCGRS004800	13,797 20	13,797			13,797	500	500			500	-11,910
RCGRS004900	13,797 20	13,797			13,797	489,500	489,500			489,500	172,764
RCGRS005000	13,797 20	13,797			13,797	126,700	261,600			126,700	45,973
RCGRS005100	13,797 20	13,797			13,797	134,900	134,900			134,900	88,904
RCGRS005200	13,797 20	13,797			13,797	14,400	91,402			14,400	8,410
RCGRS005300	13,797 20	13,797			13,797	77,202	77,202			77,202	77,202
RCGRS005400	13,797 20	13,797			13,797	7,318	7,318			7,318	1,095
RCGRS005500	13,797 20	13,797			13,797	12,040	21,860			12,040	1,478
RCGRS005600	13,797 20	13,797			13,797	9,820	65,611			9,820	1,159
RCGRS005700	13,797 20	13,797			13,797	52,863	20,502			52,863	36,145
RCGRS005800	13,797 20	13,797			13,797	6,256	14,246			6,256	1,295
RCGRS005900	13,797 20	13,797			13,797	86,200	107,000			86,200	45,068
RCGRS006000	13,797 20	13,797			13,797	20,800	20,800			20,800	-2,476
RCGRS006100	13,797 20	13,797			13,797	16,204	16,204			16,204	-5,215
RCGRS006200	13,797 20	13,797			13,797	137,481	137,481			137,481	270
RCGRS006300	13,797 20	13,797			13,797	2,966	2,966			2,966	688
RCGRS006400	13,797 20	13,797			13,797	7,681	7,681			7,681	-2,456
RCGRS006500	13,797 20	13,797			13,797	10,130	418,418			10,130	375,178
RCGRS006600	13,797 20	13,797			13,797	408,288	408,288			408,288	270
RCGRS006700	13,797 20	13,797			13,797	2,973	2,973			2,973	3,030
RCGRS006800	13,797 20	13,797			13,797	12,500	54,068			12,500	26,753
RCGRS006900	13,797 20	13,797			13,797	14,815	14,815			14,815	

BASE VALUE OF URBAN-PARCEL	CAT	BASE	EXEMPT	HARDSHIP	NET	CAT-VALUE	TOTAL VALUE	EXEMPT	HARDSHIP	NET	DIFF
RCCPC028600	21	196,804			196,804	218,700	2,944,458			218,700	21,896
RCCPC028600	42	2,204,964			2,204,964	2,725,758				2,725,758	520,794
RCCPC028801	21	187,308			187,308	187,308				187,308	
RCCPC028802	21	85,378			85,378	85,378				85,378	
RCCPC028802	42	325,000			325,000	325,000				325,000	
RCCPC029100	81										
RCCPC029200	20	13,626			13,626	14,989	117,701			14,989	1,363
RCCPC029200	41	79,838	39,919		39,919	102,712				102,712	62,793
RCCPC029401	21	236,095			236,095	236,100	2,071,500			236,100	5
RCCPC029800	42	985,260			985,260	1,835,400				1,835,400	850,140
RCCPC029800	20	10,288			10,288		48,916			11,317	1,029
RCCPC030100	41	20,274	9,137		11,137	32,599				32,599	21,462
RCCPC030100	21	43,101			43,101	188,800				188,800	145,699
RCCPC030100	42	49,490			49,490						-49,490
RCCPC030301	21	92,022			92,022	70,775	740,180			70,775	-21,047
RCCPC030301	42	799,324			799,324	669,205				669,205	-130,119
RCCPC030302	21	6,819			6,819	15,890	187,890			15,890	9,071
RCCPC030302	42	41,881			41,881	172,000				172,000	130,119
RCCPC030400	20	4,456			4,456	4,902				4,902	446
RCCPC030702	20	9,502			9,502	11,485	65,739			11,485	1,983
RCCPC030702	41	11,162			11,162	15,471				15,471	4,309
RCCPC031201	48	23,939	11,970		11,969	38,783				38,783	26,814
RCCPC031201	21	112,590			112,590	112,590	178,460			112,590	
RCCPC031201	42	65,870			65,870	65,870				65,870	
RCCPC031400	20	5,806			5,806	6,387	58,614			6,387	581
RCCPC031400	41	34,338	16,919		17,419	52,227				52,227	34,808
RCCPC031500	20	1,576			1,576	1,734				1,734	158
RCCPC031500	21	12,881			12,881	58,310				12,881	17,500
RCCPC031600	41	19,751	9,876		9,875	27,575				27,575	
RCCPC032301	42	18,054			18,054	18,054				18,054	
RCCPC032301	20	10,872			10,872	11,959	47,280			11,959	1,087
RCCPC032301	41	17,121			17,121	35,321				35,321	18,200
RCCPC032700	20	13,950			13,950	15,345	110,128			15,345	1,395
RCCPC032700	41	64,834	29,997		34,837	94,783				94,783	59,946
RCCPC032800	21	23,490			23,490	23,490	25,255			23,490	
RCCPC032800	42	1,765			1,765					1,765	
RCCPC032802	21	22,445			22,445	22,445	73,946			22,445	
RCCPC032802	42	51,501			51,501	51,501				51,501	
RCCPC032803	21	13,112			13,112	13,500	13,500			13,500	388
RCCPC033000	21	10,485			10,485	12,500	54,000			12,500	2,045
RCCPC033301	42	18,373			18,373	41,500				41,500	23,127
RCCPC033301	20	10,726			10,726	11,799	21,182			11,799	1,073
RCCPC033301	48	7,087			7,087	9,383				9,383	2,296
RCCPC033601	20	6,272			6,272	11,099	65,385			11,099	4,827
RCCPC033601	41	33,554	16,777		16,777	54,286				54,286	37,509
RCCPC034600	20	10,362			10,362	11,398	12,704			11,398	1,036
RCCPC034600	41	1,000			1,000	1,386				1,386	
RCCPC035001	21	36,068			36,068	400,400	1,014,265			400,400	364,332
RCCPC035001	42					613,865				613,865	
RCCPC035300	20	37,167			37,167	9,700	38,478			9,700	-27,467
RCCPC035300	41	9,947			9,947	578				578	-9,369
RCCPC035400	20	11,018			11,018	12,120	59,912			12,120	1,102
RCCPC035400	41	32,035	15,643		16,392	47,792				47,792	31,400

CAT-VALUE records

BASE VALUE OF URBAN-PARCEL	CAT	BASE	EXEMPT	HARDSHIP	NET	TOTAL VALUE	EXEMPT	HARDSHIP	NET	DIFF
RCFPC035503	3,596 20	3,596			3,596	4,525			4,525	929
RCFPC035503	41,155 20	14,480			14,480	57,618			15,928	1,448
RCFPC035503	41,155 20	26,675			26,675	36,690			36,690	10,015
RCFPC035503	81									
RCFPC035503	14,064 20	7,704			7,704	31,046			10,199	2,495
RCFPC035503	41	12,721	6,361		6,360	20,847			20,847	14,487
RCFPC035503	16,041 21	9,005			9,005	16,061			9,005	
RCFPC035503	42	7,056			7,056				7,056	
RCFPC035503	10,872 20	10,872			10,872	187,800				-10,872
RCFPC035503	21					27,800			27,800	27,800
RCFPC035503	22					160,000			160,000	160,000
RCFPC035503	748 20	748			748	15,500			15,500	14,732
RCFPC035503	808 20	808			808	15,500			15,500	14,692
RCFPC035503	815 20	815			815	15,500			15,500	14,685
RCFPC035503	803 20	803			803	15,500			15,500	14,697
RCFPC035503	815 20	815			815	15,500			15,500	14,685
RCFPC035503	41					117,056			117,056	117,056
RCFPC035503	828 20	828			828	15,500			15,500	14,672
RCFPC035503	835 20	835			835	15,500			15,500	14,665
RCFPC035503	848 20	848			848	15,500			15,500	14,652
RCFPC035503	850 20	850			850	15,500			15,500	14,650
RCFPC035503	41					125,624			125,624	125,624
RCFPC035503	878 20	878			878	878			878	878
RCFPC035503	894 20	894			894	894			894	894
RCFPC035503	905 20	905			905	905			905	905
RCFPC035503	550 20	550			550	550			550	550
RCFPC035503	825 20	825			825	825			825	825
RCFPC035503	770 20	770			770	770			770	770
RCFPC035503	788 20	788			788	788			788	788
RCFPC035503	657 20	657			657	657			657	657
RCFPC035503	685 20	685			685	685			685	685
RCFPC035503	590 20	590			590	590			590	590
RCFPC035503	1,945 20	1,945			1,945	121,228			15,500	13,555
RCFPC035503	41					105,728			105,728	105,728
RCFPC035503	1,840 20	1,840			1,840	15,500			15,500	13,660
RCFPC035503	35,553 20	7,360			7,360	93,102			14,500	7,140
RCFPC035503	41	56,386	28,193		28,193	78,602			78,602	50,409
RCFPC035503	1,811 20	1,811			1,811	15,500			15,500	13,689
RCFPC035503	685 20	685			685	15,500			15,500	14,815
RCFPC035503	41					93,497			93,497	93,497
RCFPC035503	783 20	783			783	15,500			15,500	14,717
RCFPC035503	41					88,025			88,025	88,025
RCFPC035503	783 20	783			783	15,500			15,500	14,717
RCFPC035503	41					109,967			109,967	109,967
RCFPC035503	753 20	753			753	15,500			15,500	14,747
RCFPC035503	685 20	685			685	15,500			15,500	14,815
RCFPC035503	41					117,159			117,159	117,159
RCFPC035503	685 20	685			685	15,500			15,500	14,815
RCFPC035503	41					122,628			122,628	122,628
RCFPC035503	685 20	685			685	15,500			15,500	14,815
RCFPC035503	41					104,654			104,654	104,654
RCFPC035503	685 20	685			685	15,500			15,500	14,815
RCFPC035503	41					15,500			15,500	14,815
RCFPC035503	685 20	685			685	15,500			15,500	14,815
RCFPC035503	41					109,237			109,237	109,237

BASE VALUE OF URBAN-PARCEL	CAT	BASE	EXEMPT	HARDSHIP	NET	CAT-VALUE	TOTAL VALUE	EXEMPT	HARDSHIP	NET	DIFF
RCH1H003400	735 20	735			735	15,500	15,500			15,500	14,765
RCH1H003500	643 20	643			643	15,500	119,930			15,500	14,857
RCH1H003600	643 20	643			643	104,430	134,265			104,430	104,430
RCH1H003700	643 20	643			643	118,765	15,500			118,765	14,857
RCH1H003800	643 20	643			643	15,500	15,500			15,500	14,857
RCH1H003900	643 20	643			643	643	643			643	14,857
RCH1H004000	643 20	643			643	643	643			643	14,857
RCH1H004100	643 20	643			643	643	643			643	14,857
RCH1H004200	643 20	643			643	643	643			643	14,857
RCH1H004300	643 20	643			643	643	643			643	14,857
RCH1H004400	643 20	643			643	643	643			643	14,857
RCH1H004500	643 20	643			643	643	643			643	14,857
RCH1H004600	643 20	643			643	643	643			643	14,857
RCH1H004700	2,990 20	2,990			2,990	2,990	2,990			2,990	1,660
RCH1H004701	1,660 20	1,660			1,660	1,660	1,660			1,660	1,660
RCH1H004702	3,200 20	3,200			3,200	3,200	3,200			3,200	3,200
RCH1H004703	575 20	575			575	575	575			575	575
RCH1H004704	567 20	567			567	567	567			567	567
RCH1H004705	513 20	513			513	513	513			513	513
RCH1H004706	70,249 21	70,249			70,249	70,249	70,249			70,249	216,300
RCH1H004707	21					216,300	671,700			216,300	455,400
RCH1H004708	42					455,400	19,602			19,602	4,182
RCH1H004709	19,602 21	19,602			19,602	19,602	19,602			19,602	2,744
RCH1H004710	4,182 21	4,182			4,182	4,182	4,182			4,182	2,744
RCH1H004711	2,744 21	2,744			2,744	2,744	2,744			2,744	2,744
RCH1H004712	2,744 21	2,744			2,744	2,744	2,744			2,744	2,744
RCH1H004713	12,545 21	12,545			12,545	12,545	12,545			12,545	12,545
RCH1H004714	5,096 21	5,096			5,096	5,096	5,096			5,096	5,096
RCH1H004715	20,574 21	20,574			20,574	20,574	20,574			20,574	7,837
RCH1H004716	7,837 21	7,837			7,837	7,837	7,837			7,837	9,231
RCH1H004717	9,231 21	9,231			9,231	9,231	9,231			9,231	5,489
RCH1H004718	5,489 21	5,489			5,489	5,489	5,489			5,489	5,489
RCH1H004719	5,489 21	5,489			5,489	5,489	5,489			5,489	5,489
RCH1H004720	246,786 21	246,786			246,786	246,786	246,786			246,786	32,355
RCH1H004721	42					206,500	297,225			206,500	18,084
RCH1H004722	12,284 21	12,284			12,284	12,284	12,284			12,284	784
RCH1H004723	2,870 21	2,870			2,870	2,870	2,870			2,870	20,230
RCH1H004724	5,371 21	5,371			5,371	5,371	5,371			5,371	17,229
RCH1H004725	8,487 21	8,487			8,487	8,487	8,487			8,487	14,113
RCH1H004726	6,300 21	6,300			6,300	6,300	6,300			6,300	10,300
RCH1H004727	6,000 21	6,000			6,000	6,000	6,000			6,000	10,000
RCH1H004728	370 20	370			370	370	370			370	15,130
RCH1H004729	370 20	370			370	370	370			370	109,985
RCH1H004730	370 20	370			370	370	370			370	15,130
RCH1H004731	370 20	370			370	370	370			370	116,500
RCH1H004732	370 20	370			370	370	370			370	15,130
RCH1H004733	370 20	370			370	370	370			370	103,483
RCH1H004734	370 20	370			370	370	370			370	15,130
RCH1H004735	370 20	370			370	370	370			370	104,024
RCH1H004736	370 20	370			370	370	370			370	15,130
RCH1H004737	370 20	370			370	370	370			370	134,973
RCH1H004738	553 20	553			553	553	553			553	14,947
RCH1H004739	553 20	553			553	553	553			553	116,129

ALL PARCELS REPORTED										URBAN-CAT records				CAT-VALUE records			
BASE	EXEMPT	HARDSHIP	NET	CAT-VALUE	TOTAL VALUE	EXEMPT	HARDSHIP	NET	DIFF								
553 20			553	15,500	15,500			15,500	14,947								
RCM12000200			553	15,500	15,500			15,500	14,947								
553 20			553	15,500	107,517			15,500	14,947								
RCM12000300			553	92,017				92,017	92,017								
553 20			553	15,500	127,639			15,500	14,947								
RCM12000400			553	112,139				112,139	112,139								
553 20			553	15,500	15,500			15,500	14,947								
RCM12000600			553	15,500	160,381			15,500	14,947								
553 20			553	144,881				144,881	144,881								
RCM12000700			553	15,500	164,637			15,500	14,947								
553 20			553	149,137				149,137	149,137								
RCM12000800			553	15,500	15,500			15,500	14,947								
553 20			553	15,500	138,284			15,500	14,947								
RCM12000900			553	122,784				122,784	122,784								
553 20			553	15,500	15,500			15,500	14,947								
RCM12001100			553	15,500	15,500			15,500	14,947								
553 20			553	15,500	15,500			15,500	14,947								
RCM12001200			507	15,500	112,947			15,500	14,993								
553 20			507	97,447				97,447	97,447								
RCM12000100			507	85,085				85,085	85,085								
553 20			507	15,500	100,585			15,500	14,993								
RCM12000200			507	85,085				85,085	85,085								
553 20			507	15,500	113,609			15,500	14,993								
RCM12000300			507	98,109				98,109	98,109								
553 20			507	15,500	96,634			15,500	14,993								
RCM12000400			507	81,134				81,134	81,134								
553 20			507	15,500	119,583			15,500	14,993								
RCM12000500			507	104,083				104,083	104,083								
553 20			507	15,500	108,573			15,500	14,993								
RCM12000600			507	93,073				93,073	93,073								
553 20			507	15,500	122,590			15,500	14,993								
RCM12000700			507	107,090				107,090	107,090								
553 20			507	15,500	103,099			15,500	14,993								
RCM12000800			507	87,599				87,599	87,599								
553 20			507	15,500	146,992			15,500	14,993								
RCM12000900			507	131,492				131,492	131,492								
553 20			507	15,500	123,495			15,500	14,993								
RCM12001000			507	107,995				107,995	107,995								
553 20			507	15,500	126,916			15,500	14,993								
RCM12001100			507	111,416				111,416	111,416								
553 20			507	15,500	15,500			15,500	14,993								
RCM12001200			507	15,500	128,406			15,500	14,993								
553 20			507	113,106				113,106	113,106								
RCM12001300			507	83,914				83,914	83,914								
553 20			507	15,500	99,414			15,500	14,993								
RCM12001400			507	15,500	99,414			15,500	14,993								
553 20			507	83,914				83,914	83,914								
RCM120000500			116	15,500	162,480			15,500	15,384								
553 20			116	146,980				146,980	146,980								
RCM120000200			116	15,500	131,236			15,500	15,384								
553 20			116	115,736				115,736	115,736								
RCM120000300			116	15,500	122,847			15,500	15,384								
553 20			116	107,347				107,347	107,347								
RCM120000400			116	15,500	162,104			15,500	15,384								
553 20			116	146,604				146,604	146,604								
RCM120000500			116	15,500	133,961			15,500	15,384								
553 20			116	118,461				118,461	118,461								
RCM120000600			116	15,500	145,853			15,500	15,384								
553 20			116	130,353				130,353	130,353								

BASE VALUE OF URBAN-PARCEL	CAT	BASE	EXEMPT	HARDSHIP	MET	CAT-VALUE	TOTAL VALUE	EXEMPT	HARDSHIP	NET	DIFF
RCMTD000700	116 20 *41*	116			116	15,500	145,091			129,591	15,384
RCMTD000800	116 20 *41*	116			116	15,500	137,816			117,316	15,384
RCMTD000900	116 20 *41*	116			116	15,500	139,150			117,316	15,384
RCMTD001000	116 20 *41*	116			116	15,500	155,812			140,312	15,384
RCMTD001100	116 20 *41*	116			116	15,500	15,500			15,500	15,384
RCMTD001200	116 20 *41*	116			116	15,500	15,500			15,500	15,384
RCMTD001300	116 20 *41*	116			116	15,500	15,500			15,500	15,384
RCMTD001400	116 20 *41*	116			116	15,500	15,500			15,500	15,384
RCMTD001500	116 20 *41*	116			116	15,500	15,500			15,500	15,384
RCMTD001600	116 20 *41*	116			116	15,500	15,500			15,500	15,384
RCMTD001700	116 20 *41*	116			116	15,500	111,350			95,850	15,384
RCMTD001800	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD001900	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD002000	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD002100	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD002200	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD002300	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD002400	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD002500	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD002600	116 20 *41*	116			116	15,500	123,806			108,306	15,384
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RCMTD003600	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD003700	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD003800	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD003900	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD004000	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD004100	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD004200	116 20 *41*	116			116	15,500	123,806			108,306	15,384
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RCMTD004400	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD004500	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD004600	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD004700	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD004800	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD004900	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD005000	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD005100	116 20 *41*	116			116	15,500	123,806			108,306	15,384
RCMTD005200	116 20 *41*	116			116	15,500	123,806			108,306	15,384

BASE VALUE OF URBAN-PARCEL CAT	BASE	EXEMPT	HARDSHIP	NET	CAT-VALUE	INITIAL VALUE	EXEMPT	HARDSHIP	NET	DIFF
RCMTP005300	378			378	102,346	116,846			14,500	14,122
RCMTP005400	440			440	102,346	127,232			14,500	102,346
RCMTP005500	402			402	112,732	121,789			112,732	14,060
RCMTP005600	402			402	14,500	138,501			14,500	14,098
RCMTP005700	382			382	107,289	108,537			107,289	14,098
RCMTP005800	420			420	124,001	124,001			124,001	124,001
RCMTP005900	420			420	94,037	108,537			94,037	14,118
RCMTP006000	420			420	14,500	120,242			14,500	94,037
RCMTP006100	440			440	105,742	138,209			105,742	14,080
RCMTP006200	420			420	123,709	126,256			123,709	105,742
RCMTP006300	420			420	111,756	153,628			111,756	14,080
RCMTP006400	440			440	139,128	144,903			139,128	14,060
RCMTP006500	440			440	551	551			551	92
RCMTP006600	472			472	504	504			504	84
RCMTP006700	472			472	15,500	178,885			15,500	15,060
RCMTP006800	472			472	163,385	163,385			163,385	163,385
RCMTP006900	472			472	129,403	144,903			129,403	15,028
RCMTP007000	472			472	15,500	144,226			15,500	15,028
RCMTP007100	472			472	128,726	130,253			128,726	15,028
RCMTP007200	472			472	114,753	114,753			114,753	114,753
RCMTP007300	472			472	139,496	154,996			139,496	15,028
RCMTP007400	450			450	15,500	15,500			15,500	15,050
RCMTP007500	427			427	15,500	15,500			15,500	15,028
RCMTP007600	427			427	14,500	139,399			14,500	14,028
RCMTP007700	450			450	124,899	124,899			124,899	124,899
RCMTP007800	450			450	14,500	117,583			14,500	14,050
RCMTP007900	427			427	103,083	103,083			103,083	103,083
RCMTP008000	427			427	14,500	118,885			14,500	14,073
RCMTP008100	427			427	104,385	126,794			104,385	14,073
RCMTP008200	450			450	112,294	120,563			112,294	112,294
RCMTP008300	450			450	106,063	106,063			106,063	106,063
RCMTP008400	472			472	14,500	144,771			14,500	14,050
RCMTP008500	450			450	130,271	130,271			130,271	130,271
RCMTP008600	427			427	566	566			566	94
RCMTP008700	450			450	540	540			540	90
RCMTP008800	472			472	566	566			566	90
RCMTP008900	450			450	540	540			540	90
RCMTP009000	472			472	566	566			566	94
RCMTP009100	450			450	15,500	151,714			15,500	15,050
RCMTP009200	427			427	136,214	136,214			136,214	136,214
RCMTP009300	427			427	15,500	15,500			15,500	15,073

9301 CHUCKRUCK DOWNTOWN - (1997) ALL ROLLS (SUGROLLS, NONSUGROLLS, OCCUPANCY) CAT-VALUE records

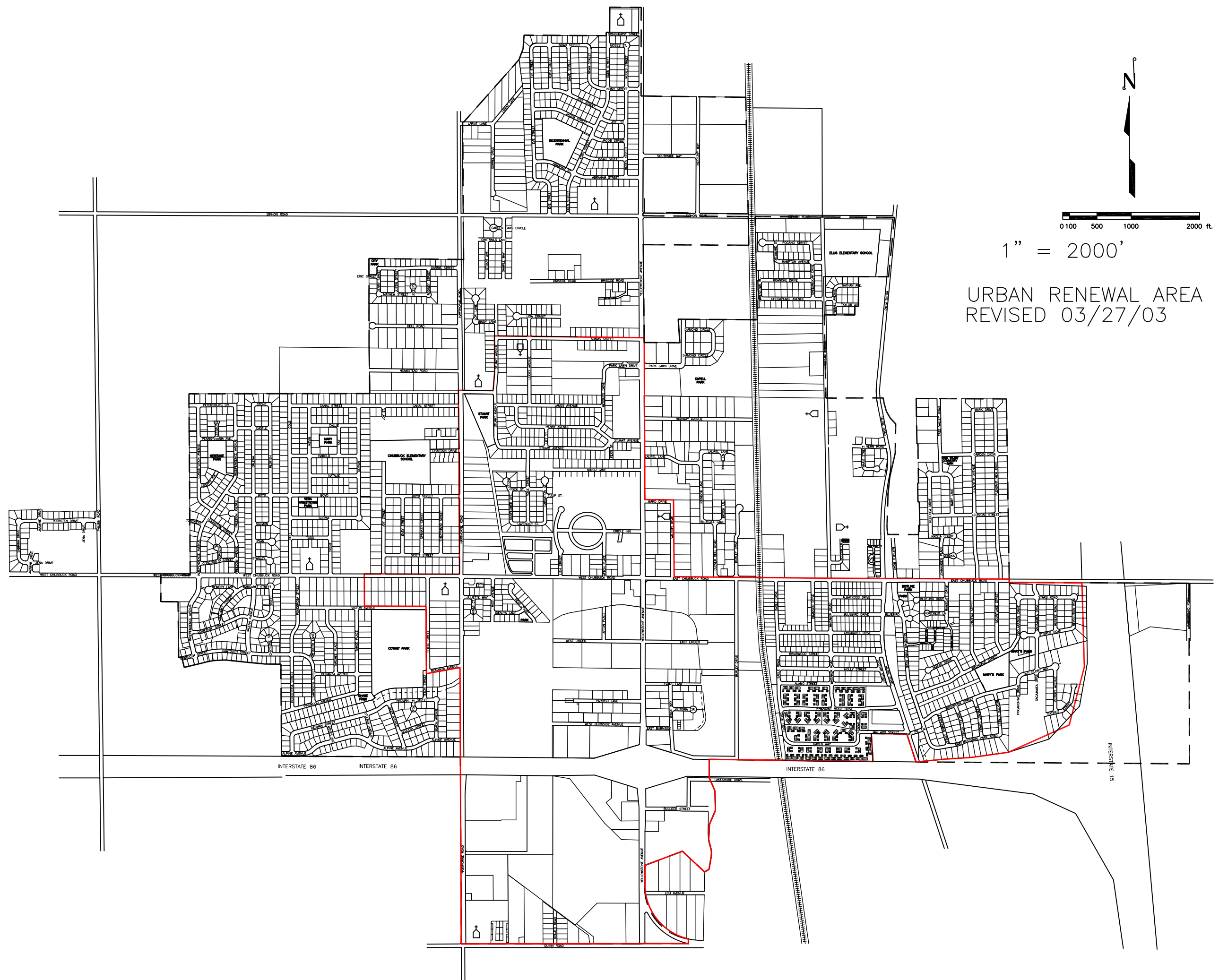
10/15/98 11:45:23 - 11:45:41 ALL PARCELS REPORTED

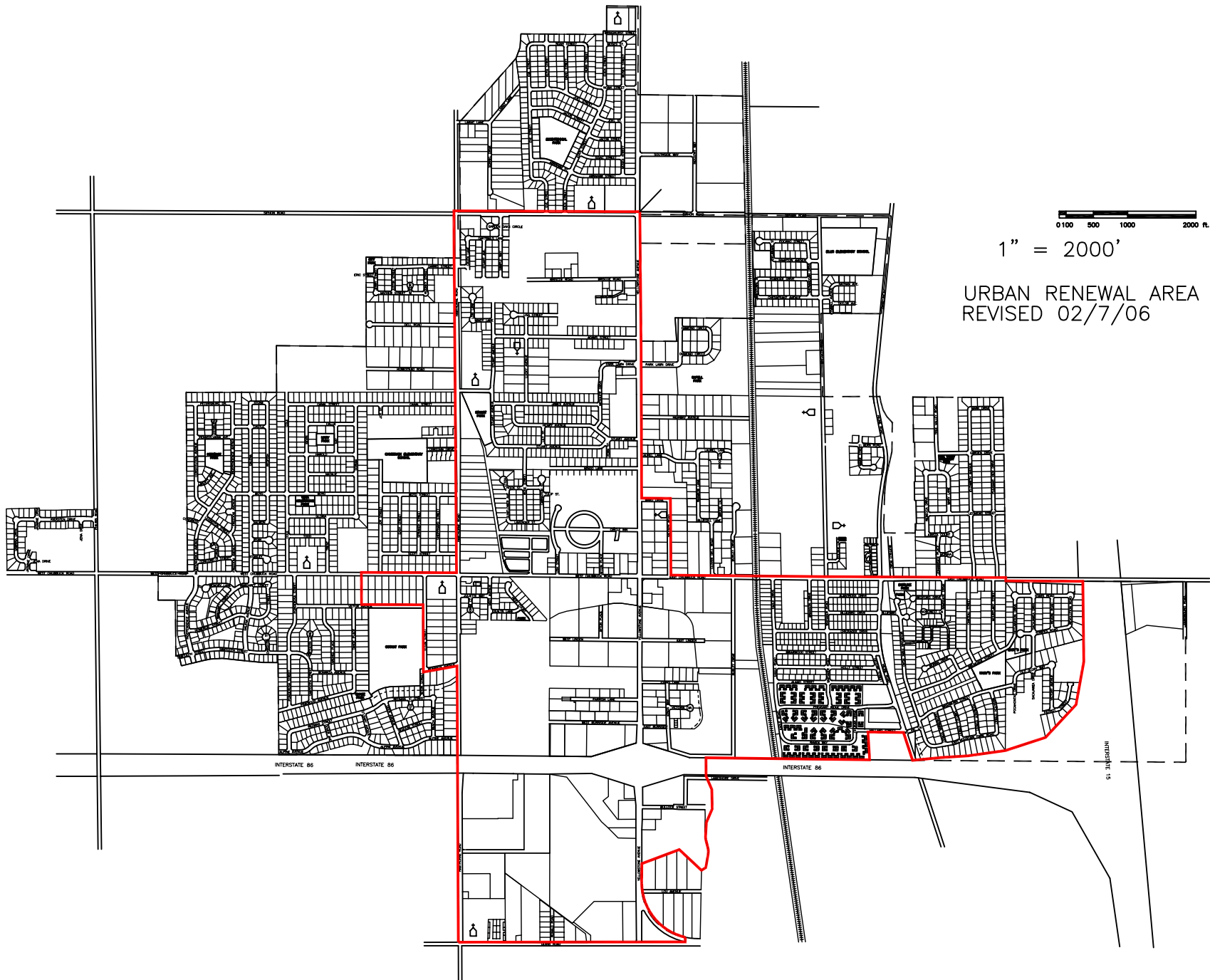
BASE VALUE OF URBAN-PARCEL	CAT	BASE	EXEMPT	HARDSHIP	NET	CAT-VALUE	TOTAL VALUE	EXEMPT	HARDSHIP	NET	DIFF
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RCMTP008800	495 20	495			495	15,500	144,201			15,500	15,005
RCMTP008900	472 20	472			472	15,500	161,126			15,500	15,028
RCMTP009000	472 20	472			472	15,500	186,286			15,500	15,028
RCMTP009100	472 20	472			472	566	566			566	94
RCMTP009200	472 20	472			472	566	566			566	94
RCMTP009300	450 20	450			450	540	540			540	90
RCMTP009400	450 20	450			450	540	540			540	90
RCMTP009500	472 20	472			472	566	566			566	94
RCMTP009600	450 20	450			450	540	540			540	90
RCMTP009700	472 20	472			472	566	566			566	94
RCMTP009800	495 20	495			495	594	594			594	99
RCMTP009900	472 20	472			472	566	566			566	94
RCMTP010000	495 20	495			495	594	594			594	99
RCMTP010100	517 20	517			517	620	620			620	103
RCMTP010200	472 20	472			472	566	566			566	94
RCMTP010300	472 20	472			472	566	566			566	94
RCMTP010400	472 20	472			472	566	566			566	94
RCMTP010500	450 20	450			450	540	540			540	90
RCMTP010600	495 20	495			495	594	594			594	99
RCMTP010700	495 20	495			495	594	594			594	99
RCMTP010800	472 20	472			472	566	566			566	94
RCMTP010900	472 20	472			472	566	566			566	94
RCMTP011000	450 20	450			450	540	540			540	90
RCMTP011100	450 20	450			450	540	540			540	90
RCMTP011200	506 20	506			506	607	607			607	101
RCMTP011300	526 20	526			526	631	631			631	105
RCMTP011400	562 20	562			562	674	674			674	112
RCMTP011500	562 20	562			562	674	674			674	112
RCMTP011600	562 20	562			562	674	674			674	112
RCMTP011700	562 20	562			562	674	674			674	112
RCMTP011800	562 20	562			562	674	674			674	112
RCMTP011900	540 20	540			540	15,500	156,732			15,500	14,938
RCMTP012000	29,037 21	15,008			15,008	141,232	141,232			141,232	141,232
RCMTP012100	42	14,029			14,029	15,008	29,037			15,008	14,960
RCMTP012200	32 20	32			32	600	600			600	568
RCMTP012300	446,844 21	145,666			145,666	187,300	523,500			187,300	41,634
RCMTP012400	801,868 21	301,178			301,178	336,200	336,200			336,200	35,022
RCMTP012500	34,124 21	656,347			656,347	1,240,800	4,040,800			1,240,800	584,453
RCMTP012600	304 20	145,521			145,521	2,800,000	2,800,000			2,800,000	2,654,479
RCMTP012700	304 20	34,124			34,124	121,968	577,345			121,968	57,844
RCMTP012800	304 20	304			304	455,377	455,377			455,377	455,377
RCMTP012900	304 20	304			304	12,500	12,500			12,500	12,196
RCMTP013000	304 20	304			304	12,500	12,500			12,500	12,196
RCMTP013100	304 20	304			304	12,500	12,500			12,500	12,196
RCMTP013200	304 20	304			304	12,500	12,500			12,500	12,196
RCMTP013300	304 20	304			304	12,500	12,500			12,500	12,196
RCMTP013400	304 20	304			304	12,500	12,500			12,500	12,196
RCMTP013500	304 20	304			304	12,500	12,500			12,500	12,196
RCMTP013600	304 20	304			304	12,500	12,500			12,500	12,196

10/15/98 11:45:23 - 11:45:43
9301 CHIROQUICK DOWNTOWN - (1999)
ALL ROLLS (SUBROLLS, NONSUBROLLS, ICCUPA (DPH357))
ALL PARCELS REPORTED

9301 CHURCHY DOWNTOWN - (1999)										CAT-VALUE records									
URBAN-CAT records										CAT-VALUE records									
BASE	EXEMPT	HANDSHIP	NET	CAT-VALUE	TOTAL VALUE	EXEMPT	HANDSHIP	NET	DIFF	BASE	EXEMPT	HANDSHIP	NET	CAT-VALUE	TOTAL VALUE	EXEMPT	HANDSHIP	NET	DIFF
RCR00000700	304	304	304	12,500	12,500			12,500	12,196	RCR00003300	303	303	303	12,500	12,500			12,500	12,197
RCR00000800	304	304	304	12,500	12,500			12,500	12,196	RCR00003400	303	303	303	12,500	12,500			12,500	12,197
RCR00000900	304	304	304	12,500	12,500			12,500	12,196	RCR00003500	303	303	303	12,500	12,500			12,500	12,197
RCR00001000	304	304	304	12,500	12,500			12,500	12,196	RCR00003600	303	303	303	12,500	12,500			12,500	12,197
RCR00001100	304	304	304	12,500	105,695			93,195	93,195	RCR00003700	303	303	303	12,500	12,500			12,500	12,197
RCR00001200	304	304	304	12,500	111,870			12,500	12,196	RCR00003800	303	303	303	12,500	12,500			12,500	12,197
RCR00001300	304	304	304	12,500	12,500			12,500	12,196	RCR00003900	81								
RCR00001400	304	304	304	12,500	12,500			12,500	12,196	RCR00004000	303	303	303	12,500	12,500			12,500	12,197
RCR00001500	304	304	304	12,500	12,500			12,500	12,196	RCR00004100	303	303	303	12,500	12,500			12,500	12,197
RCR00001600	304	304	304	12,500	12,500			12,500	12,196	RCR00004200	303	303	303	12,500	12,500			12,500	12,197
RCR00001700	303	303	303	12,500	12,500			12,500	12,197	RCR00004300	303	303	303	12,500	12,500			12,500	12,197
RCR00001800	303	303	303	12,500	12,500			12,500	12,197	RCR00004400	6,448	21	6,448	102,600	3,182,000			102,600	96,152
RCR00001900	303	303	303	12,500	12,500			12,500	12,197	RCR00004500	42			3,079,400				3,079,400	3,079,400
RCR00002000	303	303	303	12,500	12,500			12,500	12,197	RCR00004600	35,233	20	12,020	14,227	44,400			14,227	2,207
RCR00002100	303	303	303	12,500	12,500			12,500	12,197	RCR00004700	41			30,173				30,173	6,960
RCR00002200	303	303	303	12,500	12,500			12,500	12,197	RCR00004800	3,150	20	3,150	14,959	105,216			14,959	11,809
RCR00002300	303	303	303	12,500	12,500			12,500	12,197	RCR00004900	356,209	67	356,209	562,945	562,945			562,945	206,736
RCR00002400	303	303	303	12,500	12,500			12,500	12,197	RCR00005000	1,507	67	1,507	48,856	48,856			48,856	47,349
RCR00002500	303	303	303	12,500	12,500			12,500	12,197	RCR00005100	2,644,394	67	2,644,394	2,677,429	2,677,429			2,677,429	33,035
RCR00002600	303	303	303	12,500	106,843			94,343	94,343										
RCR00002700	303	303	303	12,500	12,500			12,500	12,197										
RCR00002800	303	303	303	12,500	12,500			12,500	12,197										
RCR00002900	303	303	303	12,500	12,500			12,500	12,197										
RCR00003000	303	303	303	12,500	12,500			12,500	12,197										
RCR00003100	303	303	303	12,500	12,500			12,500	12,197										
RCR00003200	303	303	303	12,500	110,899			98,399	98,399										
RCR00003300	303	303	303	12,500	12,500			12,500	12,197										
RCR00003400	303	303	303	12,500	12,500			12,500	12,197										
RCR00003500	303	303	303	12,500	12,500			12,500	12,197										
RCR00003600	303	303	303	12,500	12,500			12,500	12,197										
RCR00003700	303	303	303	12,500	12,500			12,500	12,197										
RCR00003800	303	303	303	12,500	12,500			12,500	12,197										
RCR00003900	81																		
RCR00004000	303	303	303	12,500	12,500			12,500	12,197										
RCR00004100	303	303	303	12,500	12,500			12,500	12,197										
RCR00004200	303	303	303	12,500	12,500			12,500	12,197										
RCR00004300	303	303	303	12,500	12,500			12,500	12,197										
RCR00004400	6,448	21	6,448	102,600	3,182,000			102,600	96,152										
RCR00004500	42			3,079,400				3,079,400	3,079,400										
RCR00004600	35,233	20	12,020	14,227	44,400			14,227	2,207										
RCR00004700	41		23,213	30,173				30,173	6,960										
RCR00004800	3,150	20	3,150	14,959	105,216			14,959	11,809										
RCR00004900	356,209	67	356,209	562,945	562,945			562,945	206,736										
RCR00005000	1,507	67	1,507	48,856	48,856			48,856	47,349										
RCR00005100	2,644,394	67	2,644,394	2,677,429	2,677,429			2,677,429	33,035										

CATEGORY TOTALS FOR URBAN PROJECT CHIROQUICK DOWNTOWN - (1999)				CATEGORY TOTALS FOR URBAN PROJECT CHIROQUICK DOWNTOWN - (1999)			
01			28,200				28,200
20	1,082,135		3,430,651				2,348,516
21	3,610,115		5,827,897				2,217,782
25							
41	996,833	385,475	611,358				12,933,674
42	6,889,142		6,889,142				17,316,676

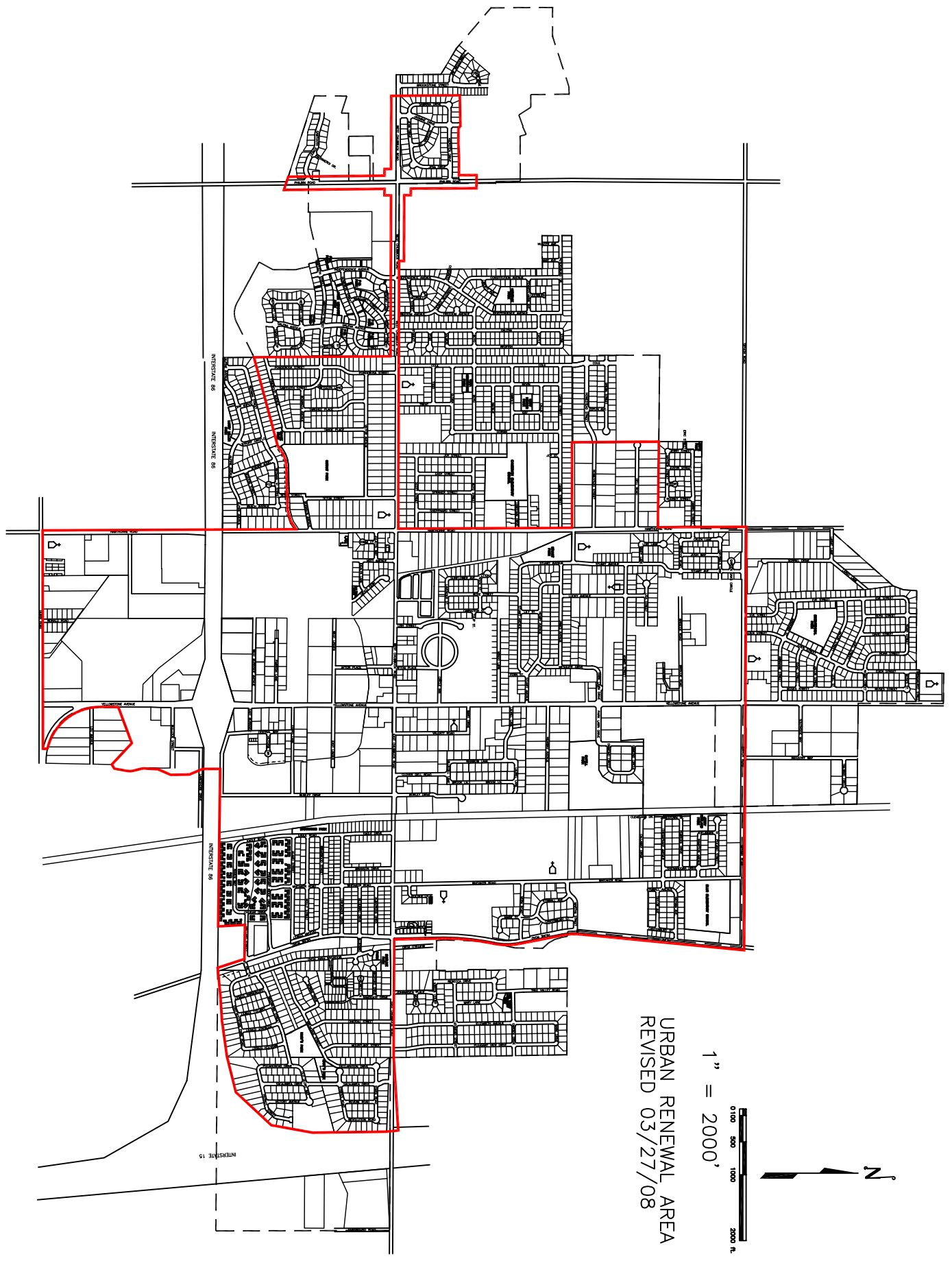




0 100 500 1000 2000 ft.

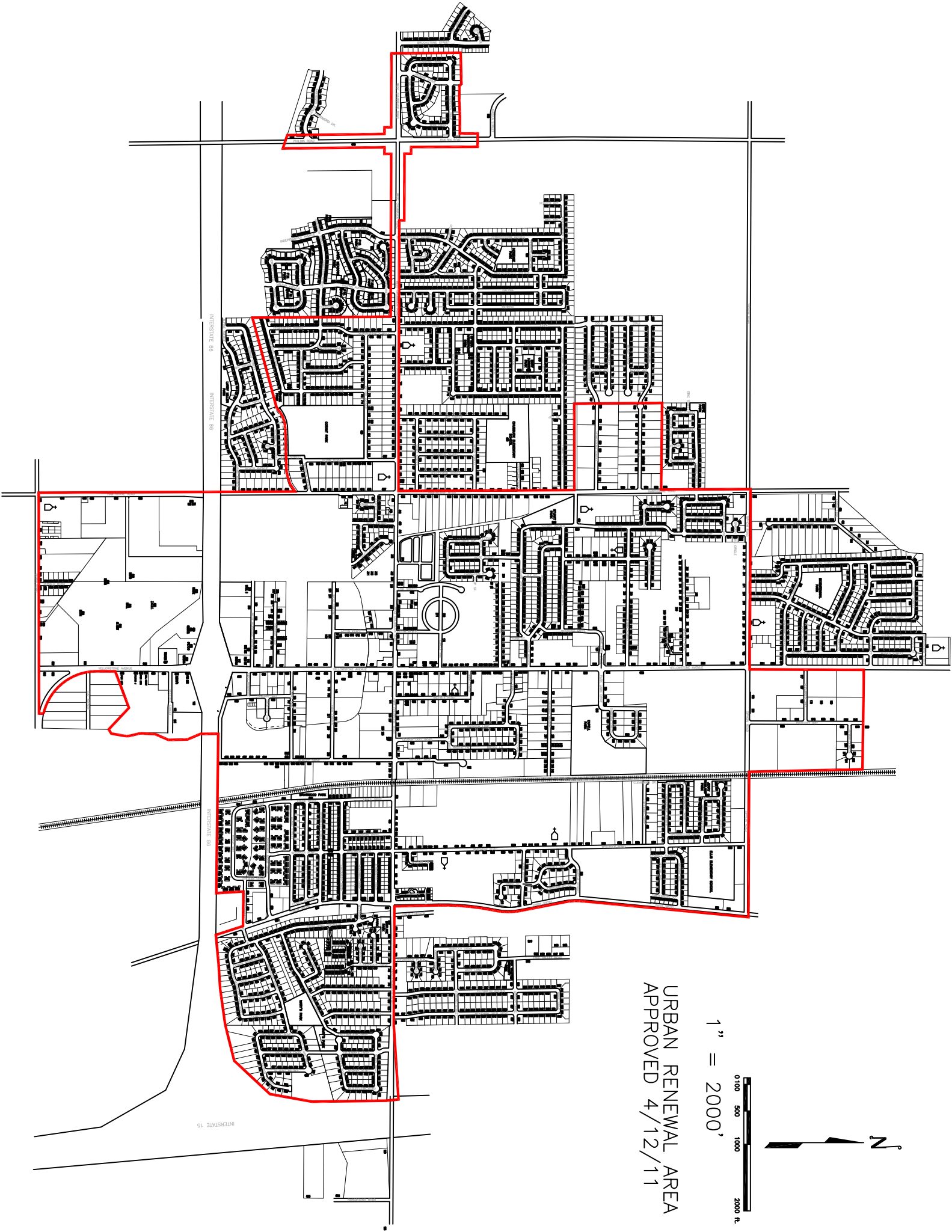
1" = 2000'

URBAN RENEWAL AREA
REVISED 02/7/06



1" = 2000'
URBAN RENEWAL AREA
REVISED 03/27/08





1" = 2000'

URBAN RENEWAL AREA
APPROVED 4/12/11

**FIRST AMENDMENT TO THE
URBAN RENEWAL PLAN**

**CHUBBUCK DOWNTOWN IMPROVEMENT PROJECT
FOR THE CHUBBUCK DEVELOPMENT AUTHORITY (CDA)**

CITY OF CHUBBUCK, IDAHO

**Ordinance No. 385
Adopted October 27, 1992
Effective November 8, 1992**

**First Amendment to the Plan
Ordinance No. _____
Adopted August 3, 2016
Effective August __, 2016**

BACKGROUND

This First Amendment (“First Amendment”) to the Urban Renewal Plan Chubbuck Downtown Improvement Project (“Plan”) deannexes certain parcels from the plan area/revenue allocation area created by the Plan, commonly referred to as the “1992 Project Area,” adopted by Chubbuck City Council Ordinance No. 385, on October 27, 1992. At the time the Plan was adopted, and in response to the public hearing, the Chubbuck City Council (“City Council”), by Resolution No. 11-92, passed and approved on October 27, 1992, amended City Council Resolution No. 4-92 and 7-92, to reduce the geographic boundaries of the revenue allocation area. This boundary change was significant and resulted in removal of the northern parcels from the proposed revenue allocation area. The revenue allocation area boundaries were further administratively adjusted at the request of the Bannock County Assessor’s Office by City Council Resolution No. 1-93, passed and approved on January 19, 1993, to avoid splitting parcels. The Idaho State Tax Commission (“STC”) accepted the map and legal description and the Chubbuck Urban Renewal Agency d/b/a Chubbuck Development Authority (“CDA”) proceeded to implement the Plan, with a revenue allocation base year of 1992.

On or about November 23, 1998, the CDA, the City and the Bannock County Board of County Commissioners (“BOCC”) and the Bannock County Assessor (“Assessor”) (collectively, the BOCC and Assessor may be referred to as “Bannock County”) entered into the Intergovernmental Agreement With Respect to the Chubbuck Development Authority and its Urban Renewal Plan (the “IGA”), to address concerns generally related to the geographic size and value of the 1992 Project Area. The parties to the IGA agreed to an informal partial deannexation from the 1992 Project Area by specifically listing the parcel numbers of the properties to remain within the revenue allocation area; all other parcels not listed were to be disregarded for purposes of calculating tax increment (revenue allocation). The Assessor continues to track the parcels included in the 1992 revenue allocation area consistent with the terms of the IGA. The boundary map and legal description of record with the STC were not updated to reflect the agreed upon changes in the IGA.

In 2015, the City Council, after a properly noticed public hearing, passed Ordinance No. 749, dated October 21, 2015, adopting the Pine Ridge Mall Urban Renewal Area and Improvement Plan, which included a revenue allocation financing provision. The STC ultimately advised the CDA that the proposed geographic boundaries of the 2015 revenue allocation area were already included within the existing 1992 revenue allocation area based on the map and legal description of record, and rejected the map and legal description for the Pine Ridge Mall revenue allocation area. The Assessor also confirmed that two parcels (which have since been subdivided into five parcels and may be referred to as the “Old CarMike Parcels”) included within the Pine Ridge Mall revenue allocation area were parcels specifically listed in the IGA, and the CDA is currently receiving revenue from the increment.

Based on follow up communications with representatives from Bannock County, the STC, the City, the CDA, and others, the CDA and City are seeking to amend the Plan to deannex the entire geographic area of the Pine Ridge Mall revenue allocation area from the existing 1992

Project Area. The CDA and City will then proceed with adopting the Pine Ridge Mall Plan. Time is of the essence as there is a proposed development to occur within the boundaries of the Pine Ridge Mall revenue allocation area. The proposed development will not occur but for the urban renewal investment. In order to be financially feasible the base year for the Pine Ridge Mall revenue allocation area must be 2016.

As a result of the deannexation, in 2016 through the remaining years of the Plan, the CDA will cease receiving an allocation of revenues from the deannexed parcels, which in this case is limited to the Old CarMike Parcels as there is no increment accruing on the other “deannexed” parcels by virtue of the 1998 IGA. The increment value of the Old CarMike Parcels shall be included in the net taxable value of the taxing district when calculating the subsequent property tax levies pursuant to section 63-803, Idaho Code. The increment value shall also be included in subsequent notification of taxable value for each taxing district pursuant to section 63-1312, Idaho Code, and subsequent certification of actual and adjusted market values for each school district pursuant to section 63-315, Idaho Code. The Bannock County Assessor’s Office maintains the value information, including the increment value, if any, included on the new construction roll for new construction associated with the deannexed Old CarMike Parcels. The amount added to the new construction roll will equal the amount by which the December 31, 2015, increment value exceeds the incremental value as of December 31, 2006.

House Bill 606, effective July 1, 2016, amended the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”) confirming that a plan amendment to the Plan does not result in a reset of the base assessment roll values: “[f]or plans adopted or modified prior to July 1, 2016, and for subsequent modifications of those urban renewal plans, the value of the base assessment roll of property within the revenue allocation area shall be determined as if the modification had not occurred.” Idaho Code § 50-2903(4). Further a plan amendment to accommodate a deannexation in the revenue allocation boundary is also an identified exception to the base reset requirement. Idaho Code § 50-2903A(1)(a)(iii).

AMENDMENTS TO THE PLAN

1. Definitions. Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Plan.

2. The following defined terms are amended throughout the Plan as follows:

(a) Delete “Plan” and replace with “Amended Plan” except where specifically referenced in this First Amendment.

(b) Delete “Project Area” and replace with “Amended Project Area” except where specifically referenced in this First Amendment.

(c) Delete references to Attachment F entitled “Description of Urban Renewal Area” and replace with Attachment F entitled “Description of the Amended Project Area and Amended Revenue Allocation Area Boundaries.”

(d) Delete references to Attachment G entitled “Description of Revenue Allocation Area Boundaries” and replace with Attachment G entitled “Amended Project Area-Amended Revenue Allocation Area Boundary Map.”

3. Amendment to Section 100 of the Plan.

(a) Section 100 entitled “INTRODUCTION” is amended by adding a new paragraph to the end of the Section as follows:

This First Amendment to the Plan (the “First Amendment”) deannexes certain parcels from the existing Project Area, as further described in Attachments F and G. Pursuant to the Law, the City Council, having published due notice thereof, held a public hearing on the First Amendment. Notice of the hearing was duly published in a newspaper having general circulation. The City Council adopted the First Amendment on August 3, 2016, pursuant to Ordinance No. _____.

4. Amendment to Section 200 of the Plan.

(a) Section 200 entitled “DESCRIPTION OF PROJECT AREA” is deleted and replaced as follows:

DESCRIPTION OF THE AMENDED PROJECT AREA

The boundaries of the Amended Project Area and of the Amended Revenue Allocation Area pursuant to the First Amendment are described in Attachment F, which is attached hereto and incorporated herein by reference, and are shown on the Amended Project Area and Amended Revenue Allocation Area Boundary Map, attached hereto as Attachment G and incorporated herein by reference.

5. Amendment to Section 504 of the Plan.

(a) Section 504 is amended by adding a new sentence immediately following the end of the first sentence of the first paragraph as follows: Revenue allocation financing authority for the deannexed parcels pursuant to the First Amendment will be terminated effective January 1, 2016.

(b) Section 504 is amended by adding a new sentence at the end of the fourth paragraph as follows: No modifications to the analysis set forth in Section 1011 of this Plan have been made as a result of the First Amendment.

7. Amendment to Section 1011 of the Plan.

(a) Section 1011 is amended by adding a new sentence at the end of the first paragraph as follows: No modifications to Section 1011 of this Plan have been made as a result of the First Amendment. The deannexation of parcels from the existing Project Area pursuant to the First Amendment will not change this analysis.

(b) Section 1011, Part C entitled “Proposed Costs, Tax Impacts, Financing Methods and Economic Feasibility” is amended by adding a new sentence at the end of the first paragraph as follows: The deannexation of parcels from the existing Project Area pursuant to the First Amendment will have a de minimus impact on the amount of revenue generated by revenue allocation. As a result, the deannexation of certain parcels from the existing Project Area does not change the analysis and the Project continues to be feasible.

8. Amendment to Section 1011 of the Plan.

(a) Section 1011, Section III, is amended by adding a new sentence at the end of the first paragraph as follows: The deannexation of parcels from the existing Project Area has no impact on the duration of the Plan.

9. Amendment to Attachment E of the Plan.

Attachment E entitled “Resolution Establishing Urban Renewal Area” is supplemented by the addition of Chubbuck City Council Resolution Nos. 11-92, dated October 27, 1992, and 1-93, dated January 19, 1993, attached hereto.

10. Amendment to Attachment F of the Plan.

Attachment F entitled “Description of Urban Renewal Area” is deleted and replaced with Attachment F entitled “Description of the Amended Project Area and Amended Revenue Allocation Area Boundaries,” attached hereto.

10. Amendment to Attachment G of the Plan.

Attachment G entitled “Description of Revenue Allocation Area Boundaries” is deleted and replaced with Attachment G entitled “Amended Project Area-Amended Revenue Allocation Area Boundary Map,” attached hereto.

11. The Urban Renewal Plan Remains in Effect. Except as expressly modified in this First Amendment, the Plan and the Attachments thereto remain in full force and effect.

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