

CITY OF POCA TELLO, IDAHO  
SPECIAL CITY COUNCIL MEETING WITH  
PDA MEMBERS-NORTHGATE TIF  
NOVEMBER 1, 2018

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AGENDA ITEM NO. 1: The Pocatello Development Authority (PDA) meeting was called to  
ROLL CALL order at 12:00 p.m. Mayor Brian Blad and Council members Heidi  
Adamson, Roger Bray, Rick Cheatum, Linda Leeuwrik and Beena  
Mannan were present. Council member Jim Johnston was excused. The meeting was held in the Council  
Chambers at City Hall, 911 North 7<sup>th</sup> Avenue. Scott Smith, Chair Person, facilitated the meeting.

AGENDA ITEM NO. 2: Mr. Smith welcomed members of the Pocatello City Council to the  
NORTHGATE TIF UPDATE meeting. He introduced Meghan Conrad, PDA attorney, and asked Ms.  
Conrad to give an update on revisions to the proposed Tax Increment  
Financing (TIF) for the Northgate Development area.

Ms. Conrad reviewed the Economic Feasibility study and noted the study found that the proposed TIF is  
economically feasible. They are working through finalizing the numbers. It was mentioned the information  
provided is still in draft form. The next steps were reviewed. It was noted an Intergovernmental  
Agreement will be needed between the City of Pocatello and Bannock County.

Joyce Stroschein, Chief Financial Officer/Treasurer, explained the City plans to close other TIF districts,  
and some tax abatements will expire in the next 5 years which will make more tax revenue available to the  
City.

It was mentioned the developer pays for all improvements and waits for reimbursement. As a result, the  
government entities will have minimal or no risk if the project does not happen as quickly as predicted.

Public input will be taken regarding the proposal at a public hearing before the City Council. An ordinance  
will be created based upon the outcome of the public hearing.

It was mentioned that open discussion regarding a TIF district for the Northgate area has been on-going  
for at least one year.

AGENDA ITEM NO. 3: The Northgate TIF agenda item concluded. Thus the Pocatello City  
CITY COUNCIL EXCUSED Council was excused from the meeting at 12:55 p.m.  
FROM PDA MEETING

APPROVED:

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BRIAN C. BLAD, MAYOR

PREPARED BY AND ATTEST:

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RUTH E. WHITWORTH, CITY CLERK