

**SOUTH 5TH URBAN RENEWAL AREA ELIGIBILITY STUDY
CITY COUNCIL APPROVAL BY RESOLUTION
EXECUTIVE SUMMARY
JULY 17, 2025, COUNCIL MEETING**

The Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority (PDA) is requesting the City Council to consider Resolution No. 2025-3 approving the South 5th Urban Renewal Area Eligibility Study, dated June 6, 2025, and directing the PDA to proceed with the preparation of an urban renewal plan for the area.

In October 2023, the PDA authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City's area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the PDA Board of Commissioners (the "Board") on April 17, 2024. At its meeting on June 12, 2024, the Board directed SBF to proceed with study and planning efforts related to the South 5th Corridor and preparation of an eligibility report of an area approximately 2,292 acres in size (including public rights-of-way). The area is roughly bounded by the Union Pacific Railroad to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east, and is commonly referred to as the South 5th Corridor Area (the "Study Area"). The Study area is bisected by both Interstate 15 and South 5th Avenue

The completed Eligibility Report is attached to the City Council Resolution and provides information supporting findings of deterioration meeting the requirements in Chapters 20 and 29, Title 50, Idaho Code to determine whether an area is eligible for creating an urban renewal project.

The Eligibility Report identifies that 4 of the 9 criteria outlined in the Idaho Code are met in the Study Area. Based upon SBF review of the data and the conditions that exist within the Study Area, the S. 5th Corridor Urban Renewal Area is eligible for the establishment of an urban renewal plan and revenue allocation area. The PDA Board has accepted the Eligibility Report. The Bannock County Board of County Commissioners has also accepted the findings in the Eligibility Report, as some of the Study Area is outside the City and within unincorporated Bannock County. The PDA recommends that the City Council approve the Eligibility Report and authorize the PDA to move forward with development of an Urban Renewal Plan for the South 5th Corridor.

Establishment of a new area follows specific steps in Idaho Code including drafting of the plan itself, receipt of agriculture consents from property owners within the proposed area whose properties are agricultural operations, review by the Planning and Zoning commission for concurrence with the comprehensive plan, an intergovernmental agreement with Bannock County Board of County Commissioners and the City Council, formal adoption of the plan by the PDA board, communication with overlapping taxing districts, and ultimately formal adoption of an ordinance by the City Council following a noticed public hearing.

There are costs associated with the establishment of a new plan and urban renewal/revenue allocation area, which will be paid by the PDA.

MEMORANDUM

TO: Mayor Blad and City Council

FROM: Jared Johnson, City Attorney 

DATE: July 10, 2025

RE: Resolution Approving Eligibility Study for the South 5th Urban Renewal Area

I have reviewed the Resolution regarding the South 5th area eligibility study prepared by SB Friedman Development Advisors, LLC. I have no legal concerns with the City Council authorizing the Mayor's signature on the Resolution.

Please contact me with any questions or concerns.

RESOLUTION NO. 2025-

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF POCATELLO, IDAHO, DETERMINING A CERTAIN AREA WITHIN THE CITY, AND WITHIN THE CITY'S AREA OF OPERATION, TO BE A DETERIORATED AREA AND/OR A DETERIORATING AREA AS DEFINED BY IDAHO CODE SECTIONS 50-2018(8), (9) AND 50-2903(8); DIRECTING THE URBAN RENEWAL AGENCY OF POCATELLO TO COMMENCE THE PREPARATION OF AN URBAN RENEWAL PLAN SUBJECT TO CERTAIN CONDITIONS, WHICH PLAN MAY INCLUDE REVENUE ALLOCATION PROVISIONS FOR ALL OR PART OF THE AREA; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended and supplemented (the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code as amended and supplemented (the "Act"), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the "Agency;"

WHEREAS, the City Council (the "City Council") of the city of Pocatello (the "City") found that deteriorating areas exist in the City, therefore, for the purposes of the Law, created an urban renewal agency pursuant to the Law, authorizing the Agency to transact business and exercise the powers granted by the Law and the Act upon making the findings of necessity required for creating the Agency;

WHEREAS, the Mayor has duly appointed the Board of Commissioners of the Agency, which appointment was confirmed by the City Council;

WHEREAS, the City Council, on June 22, 2006, after notice duly published, conducted a public hearing on the Naval Ordnance Plant Urban Renewal Plan (the "Naval Ordnance Plant Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2797 on June 22, 2006, approving the Naval Ordnance Plant Plan, making certain findings, and establishing the Naval Ordnance Plant revenue allocation area (the "Naval Ordnance Plant Project Area");

WHEREAS, the City Council, on April 19, 2007, after notice duly published, conducted a public hearing on the North Portneuf Urban Renewal Plan (the "North Portneuf Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2814 on April 19, 2007, approving the North Portneuf Plan, making certain findings, and establishing the North Portneuf revenue allocation area (the "North Portneuf Project Area");

WHEREAS, the City Council, on November 4, 2010, after notice duly published conducted

a public hearing on the Pocatello Regional Airport Urban Renewal Area Plan (the “Pocatello Regional Airport Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2889 on November 4, 2010, approving the Pocatello Regional Airport Plan, making certain findings, and establishing the Pocatello Regional Airport revenue allocation area (the “Pocatello Regional Airport Project Area”);

WHEREAS, the City Council, on May 2, 2019, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Northgate Urban Renewal Project (the “Northgate Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3026 on May 2, 2019, approving the Northgate Plan, making certain findings, and establishing the Northgate revenue allocation area (the “Northgate Project Area”);

WHEREAS, the above referenced existing urban renewal plans are collectively referred to as the “Existing Urban Renewal Plans” and their respective existing revenue allocation project areas are collectively referred to as the “Existing Project Areas;”

WHEREAS, it has become apparent that additional property, a portion of which is located within the City, and a portion of which is located within the City’s area of operation and within unincorporated Bannock County, may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in October 2023, the Agency authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City’s area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the Agency Board of Commissioners (the “Board”) on April 17, 2024. At its meeting on June 12, 2024, the Board directed SBF to proceed with study and planning efforts related to the South 5th Corridor and preparation of an eligibility report of an area approximately 2,292 acres in size (including public rights-of-way). The area is roughly bounded by the Union Pacific Railroad to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east, and is commonly referred to as the South 5th Corridor Area (the “Study Area”). The Study area is bisected by both Interstate 15 and South 5th Avenue;

WHEREAS, the Agency obtained the South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025 (the “Report”), a copy of which is attached hereto as **Exhibit A**, which examined the Study Area, which area also included real property located within unincorporated Bannock County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and deteriorated area, several of the conditions necessary to be present in such an area are found in the Study Area, including:

- a. predominance of defective or inadequate street layout;
- b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; obsolete platting;
- c. diversity of ownership; and
- d. unsuitable topography;

WHEREAS, the Study Area includes open space/open land;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. See Idaho Code § 50- 2903(8)(c);

WHEREAS, Idaho Code §§ 50-2018(8), (9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency, which are the same or similar to the conditions set forth in the definitions of “deteriorating area” and “deteriorating area;”

WHEREAS, the Report addresses the findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition or use;

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area may include parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to City Council consideration of any urban renewal plan;

WHEREAS, the Agency, on June 11, 2025, adopted Resolution No. 2025-3 (a copy of which is attached hereto as **Exhibit B** and incorporated herein by this reference, without attachments thereto) accepting the Report and authorizing the Chair, Vice-Chair and Administrator of the Agency to transmit the Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by law;

WHEREAS, the Agency also authorized the transmittal of the Report to the Bannock County Board of County Commissioners for purposes of obtaining a resolution determining such area to be deteriorated and/or deteriorating and appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area;

WHEREAS, a portion of the Study Area includes certain real property located within the City's area of operation and within unincorporated Bannock County;

WHEREAS, the Agency submitted Agency Resolution No. 2025-3 and the Report to the Bannock County Board of County Commissioners, and the Commissioners were asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, on June 24, 2025, representatives of the City and the Agency presented the Report and the proposed approval timeline to the Bannock County Board of County Commissioners requesting the Commissioners to consider adopting the findings concerning the proposed Study Area;

WHEREAS, on June 24, 2025, the Bannock County Board of County Commissioners, pursuant to Resolution No. 2025-45 found the Study Area to be in need of an urban renewal project area, which Resolution is attached hereto as **Exhibit C**, without exhibits attached thereto;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the combined base assessment roll values for the Existing Project Areas do not exceed 10% of the current assessed valuation of all taxable property within the City;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, it is desirable and in the best public interest that the Agency prepare an urban renewal plan for the area identified as the Study Area in the Report located in the city of Pocatello, and within the City's area of operation in unincorporated Bannock County;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF POCA TELLO, IDAHO, AS FOLLOWS:

1. That the City Council acknowledges acceptance and receipt of the Report.

2. That the City Council finds and declares there are one or more areas within the City, which are deteriorating or deteriorated areas as defined by Idaho Code, Sections 50-2018(8), (9) and 50-2903(8).
3. That the City Council finds and declares that the Study Area identified in the Report, attached hereto as **Exhibit A** and made a part hereof by reference, is a deteriorated area and/or a deteriorating area existing in the City and the City's area of operation, as defined in Title 50, Chapters 20 and 29, Idaho Code, as amended, and qualifies for an urban renewal project and justification exists for designating the area as appropriate for an urban renewal project.
4. That the City Council finds and declares there is a need for the Agency, an urban renewal agency, to function in accordance with the provisions of Title 50, Chapters 20 and 29, Idaho Code, as amended, within a designated area for the purpose of establishing an urban renewal plan.
5. That the rehabilitation, conservation, development and redevelopment, or a combination thereof, of such area is necessary and in the interest of the public health, safety, and welfare of the residents of the City.
6. Based on the Report, the City Council makes the findings that:
 - a. The Study Area identified in the Report is determined to be a deteriorating area as defined by Idaho Code, Section 50-2018(9) and 50-2903(8) and/or a deteriorated area as defined by Idaho Code, Section 50-2018(8) and 50- 2903(8);
 - b. The Study Area identified in the Report is determined to be appropriate for an urban renewal project.
7. That the area identified as the Study Area in the Report includes certain properties within the City's area of operation and within unincorporated Bannock County. The Bannock County Board of County Commissioners has adopted a resolution finding the need for an urban renewal project for the proposed Study Area consistent with Idaho Code Section 50-2018(18).
8. That the City Council hereby directs the Agency to commence the preparation of an urban renewal plan for the Study Area described in the Report for consideration by the Agency Board and, if acceptable, final consideration by the City Council in compliance with Title 50, Chapters 20 and 29, Idaho Code, as amended.
9. That in the event the parcels located within unincorporated Bannock County are included in any proposed urban renewal plan or revenue allocation area, the City Council will seek to obtain an agreement with Bannock County, Idaho, as required by Idaho Code Section 50- 2906(c).

10. That City and Agency staff shall obtain the necessary agricultural operation consents from the property owner(s) prior to City Council consideration of an urban renewal plan.
11. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

RESOLVED this ____ day of July, 2025.

CITY OF POCA TELLO, a municipal
corporation of Idaho

BRIAN C. BLAD, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk

Exhibit A

South 5th Urban Renewal
Area Eligibility Report, dated June 11, 2025



Source: Google

POCATELLO DEVELOPMENT AUTHORITY

South 5th Urban Renewal Area Eligibility Report

REPORT | JUNE 11, 2025



POCATELLO DEVELOPMENT AUTHORITY
SOUTH 5TH URBAN RENEWAL AREA
ELIGIBILITY REPORT

June 11, 2025

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 West Madison Street, Suite 3700, Chicago, IL 60602
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com

Contact: Geoffrey Dickinson
T: 312.384.2404 E: gdickinson@sbfriedman.com

POCATELLO DEVELOPMENT AUTHORITY
South 5th Urban Renewal Area Eligibility Report

TABLE OF CONTENTS

SECTION	PAGE
1. Executive Summary.....	3
2. Background.....	7
2. Statutory Requirements.....	10
4. Eligibility Findings.....	13
5. Other Required Tests and Findings.....	25
6. Conclusions.....	29
Appendix A: Limitations of Engagement.....	30
Appendix B: PIN List.....	31

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 West Madison Street, Suite 3700, Chicago, IL 60602
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com
www.sbfriedman.com

1. Executive Summary

SB Friedman Development Advisors, LLC ("SB Friedman") has prepared this Eligibility Report (the "Report") for the proposed South 5th Urban Renewal Area (the "Proposed URA") for the Pocatello Development Authority ("PDA") pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, and the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, collectively the "Urban Renewal Law." A map of the Proposed URA in relation to the City of Pocatello (the "City") is outlined in **Figure 1**.

Urban Renewal Law provides for different eligibility factors and required findings and tests for Improved Land versus Open Land (defined below). It is our understanding that Open Land under the Urban Renewal Law means agricultural or forest lands and/or a predominately undeveloped, open area. In part due to the large number of undeveloped or partially developed areas within the Proposed URA, there are a handful of undeveloped parcels which could be construed as either Open Land or Improved Land. In order to definitively demonstrate the Proposed URA is eligible for designation as an urban renewal area, SB Friedman divided the parcels into the following three classifications:

- **Improved Parcels** | includes both:
 - Developed, Improved Parcels | Parcels which have existing structures such as buildings or paved parking areas; and
 - Undeveloped, Improved Parcels | Parcels which are associated with or accessory to an adjacent Improved parcel such as side yards, parking areas, garages and access drives and are smaller than one acre. Undeveloped, Improved Parcels lack structures, are less than one acre and have at least two of the following characteristics:
 - Adjoin right-of-way
 - Adjoin developed parcel
 - Adjoin a parcel of common ownership directly or across adjoining right-of-way
 - Similar parcel shape to neighboring parcels
 - Rectangular shaped with proportion less than 7:1
- **Open Land Parcels (OLPs)** | Larger (greater than one acre) undeveloped parcels or vacant parcels not directly adjoining right-of-way or not adjoining right-of-way through a common owner.
- **Potentially Open Land Parcels (POLPs)** | Undeveloped parcels smaller than one acre with lot characteristics comparable to those of an Undeveloped, Improved Parcel but which lack street access and meet less than two characteristics of Undeveloped, Improved Parcels. SB Friedman found four unique parcels (five parcel shapes since one parcel is discontinuous) that could be considered as POLPs, accounting for less than 1% of total land area.

For eligibility analysis purposes, POLPs have been included in both the Improved Parcels and OLP categories. Thus:

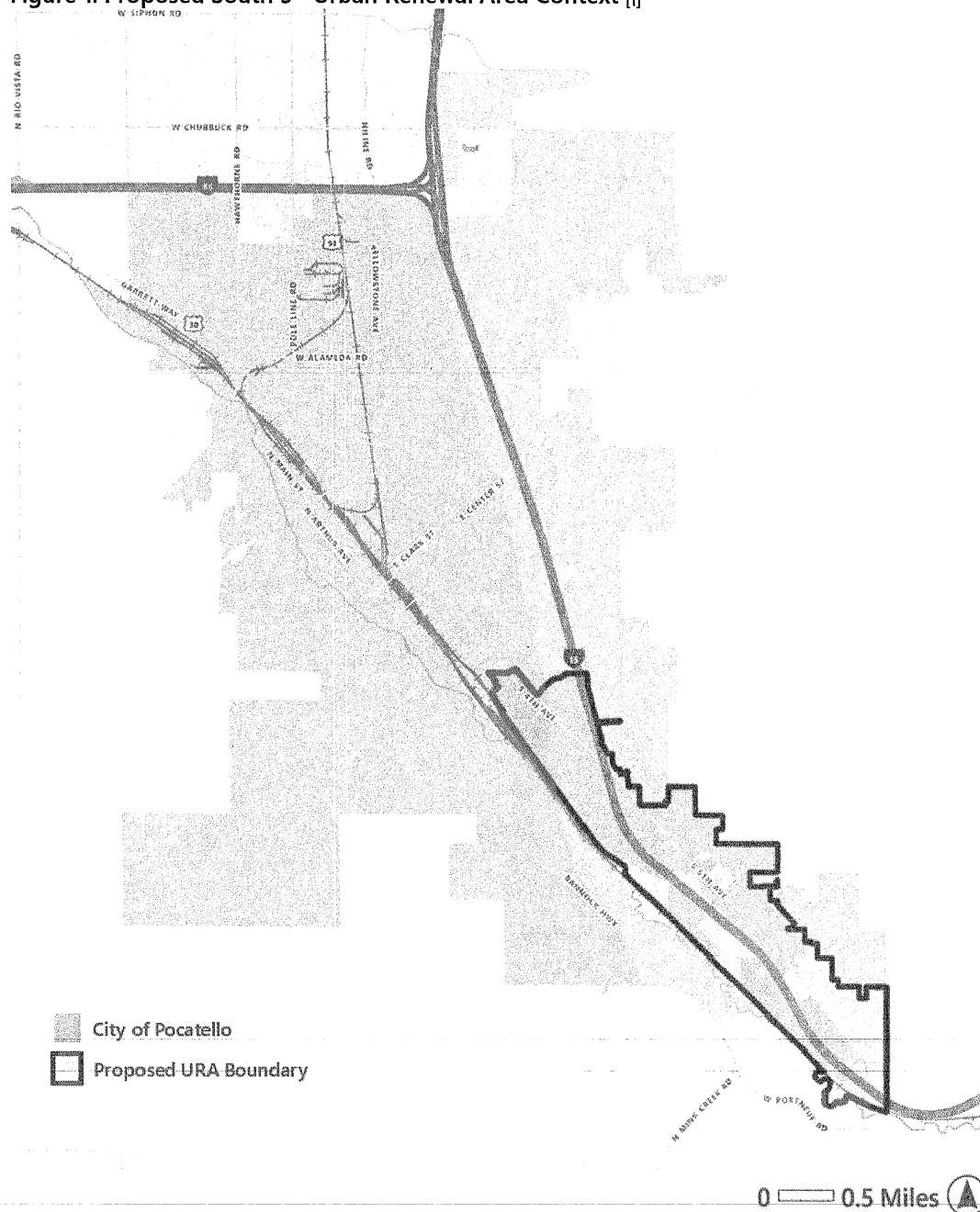
- 1) **Improved Land** includes all Improved Parcels and POLPs.
- 2) **Open Land** includes all OLPs and POLPs.

In addition to the parcels described above, there are parcels owned by public entities such as city, county, state and federal governments and their agencies or are privately owned rights-of-way, such as parcels owned by the Union Pacific Railroad. These parcels were included in the boundary of the Proposed URA, but are typically exempt or have de minimis taxable valuation and are likely to be owned by these entities in perpetuity as parks, preserves, rights-of-way and public offices. These parcels were included in the Proposed URA to allow for

infrastructure investments or public improvements on/through these parcels that could benefit other areas. Because they effectively behave like public right of way and based on fieldwork and site analysis, we found that parcel-based eligibility factors would not be applicable to this portion of the Proposed URA.

Per Urban Renewal Law, SB Friedman also reviewed the 2023 estimated base taxable value of the Proposed URA in comparison to the total taxable value of the City and other URAs as of 2023. SB Friedman confirmed the establishment of the Proposed URA would not result in the taxable values of all URAs in the City exceeding 10% of the City's total taxable value.

Figure 1: Proposed South 5th Urban Renewal Area Context [1]



¹ Since SB Friedman's eligibility analyses were completed, 2024 taxable values and parcel shapes have been released by Bannock County. Eligibility analyses in the Report reflect the 2023 parcel shapes and values, which were the most recent available at the time that these analyses and fieldwork were completed. Two minor changes resulted from the updated 2024 shapes: a change in the total number of parcels in the Proposed URA from 594 to 599 due to parcel combinations and subdivisions, as well as a minor modification to the Proposed URA boundary. Parcel number RPR4013010300, created from portions of existing public right-of-way of Katsilometes Road and privately-owned land along the eastern edge of the Proposed URA resulted in the necessary modification of the Proposed URA boundary to include the full extent of this parcel. This change results in the addition of approximately 0.45 acres to the Proposed URA boundary. The newly created parcel, which encompasses privately owned right-of-way, has no taxable value and is not included in parcel-based eligibility factor analyses. Maps throughout this report reflect 2023 parcels with the amended boundary.

Source: Bannock County, City of Pocatello, Esri, SB Friedman

Summary Conclusion

This Report documents the conditions in the Proposed URA which support the finding that the Proposed URA is "deteriorating."

IMPROVED LAND - SB Friedman found the following two criteria for a deteriorating area to be meaningfully present and reasonably distributed throughout Improved Parcels and POLPs within the Proposed URA:

1. Predominance of defective or inadequate street layout
2. Diversity of ownership

OPEN LAND - SB Friedman found the following two criteria for a deteriorating area to be meaningfully present and reasonably distributed throughout OLPs and POLPs within the Proposed URA:

1. Obsolete platting
2. Diversity of ownership

Additionally, SB Friedman determined the OLPs and POLPs are eligible for acquisition by an urban renewal agency based on the following factors:

1. Unsuitable topography or faulty lot layout
2. Diversity of ownership

As part of the approval process for an urban renewal area and because the Proposed URA boundary includes parcels outside the City limits and within unincorporated Bannock County, the Bannock County Board of County Commissioners (the "BOCC") must make a finding that the Proposed URA is eligible for designation as an urban renewal area. Following BOCC consideration, the finding that the Proposed URA is eligible for designation as an urban renewal area must be made by the City Council of the City of Pocatello (the "City Council").

Upon adoption of a City Council resolution finding that the Proposed URA is a deteriorating area, the PDA will create an Urban Renewal Plan (the "Plan") for the Proposed URA. Following plan approval by the PDA, the Pocatello Planning and Zoning Commission (the "Commission") would review the Plan and decide on its conformance with the City's Comprehensive Plan. The BOCC would review the Plan and consider a transfer of powers ordinance and an intergovernmental agreement with the City Council concerning the administration of the unincorporated parcels within the Revenue Allocation Area by the PDA. Following adoption of the BOCC ordinance and finding by the Commission, the City Council would then hold a public hearing prior to which all the affected taxing entities can provide comment on the proposed Plan. City Council then must elect to either approve the Plan and create a corresponding Revenue Allocation Area, by ordinance, or elect not to approve the proposed South 5th URA.

2. Background

Introduction

The Proposed URA encompasses approximately 2,292 acres bounded roughly by the Union Pacific Railroad tracks to the south and west, Barton Road to the north, and foothills of the Pocatello Range of mountains to the east. The Proposed URA is bisected by both Interstate 15 ("I-15") and South 5th Avenue and contains both Improved Parcels (685 acres), OLPs (613 acres) and POLPs (3 acres). Additionally, a significant portion of land, approximately 991 acres, in the Proposed URA is publicly owned by the city, county, state or federal government and their agencies or by private ownership as right-of-way, such as by the Union Pacific Railroad. **Figure 2** illustrates the distribution of the Proposed URA's Improved Parcels, OLPs, POLPs, and other land to which the parcel-based eligibility factor analyses are not applicable. As of 2023 when initial eligibility analyses were conducted, the Proposed URA encompassed 594 parcels. As of June 2025, parcel combinations and subdivisions within the Proposed URA made the total parcel count 599. The Proposed URA is comprised of land within the City of Pocatello as well as land in unincorporated Bannock County within the Pocatello Area of City Impact (PACI).

In 2023, the City adopted the Pocatello Comprehensive Plan 2040 (the "2040 Comp Plan") – a comprehensive plan to guide future development in the City. The 2040 Comp Plan identified the following goals, which would be supported by the establishment of the Proposed URA as an urban renewal area:

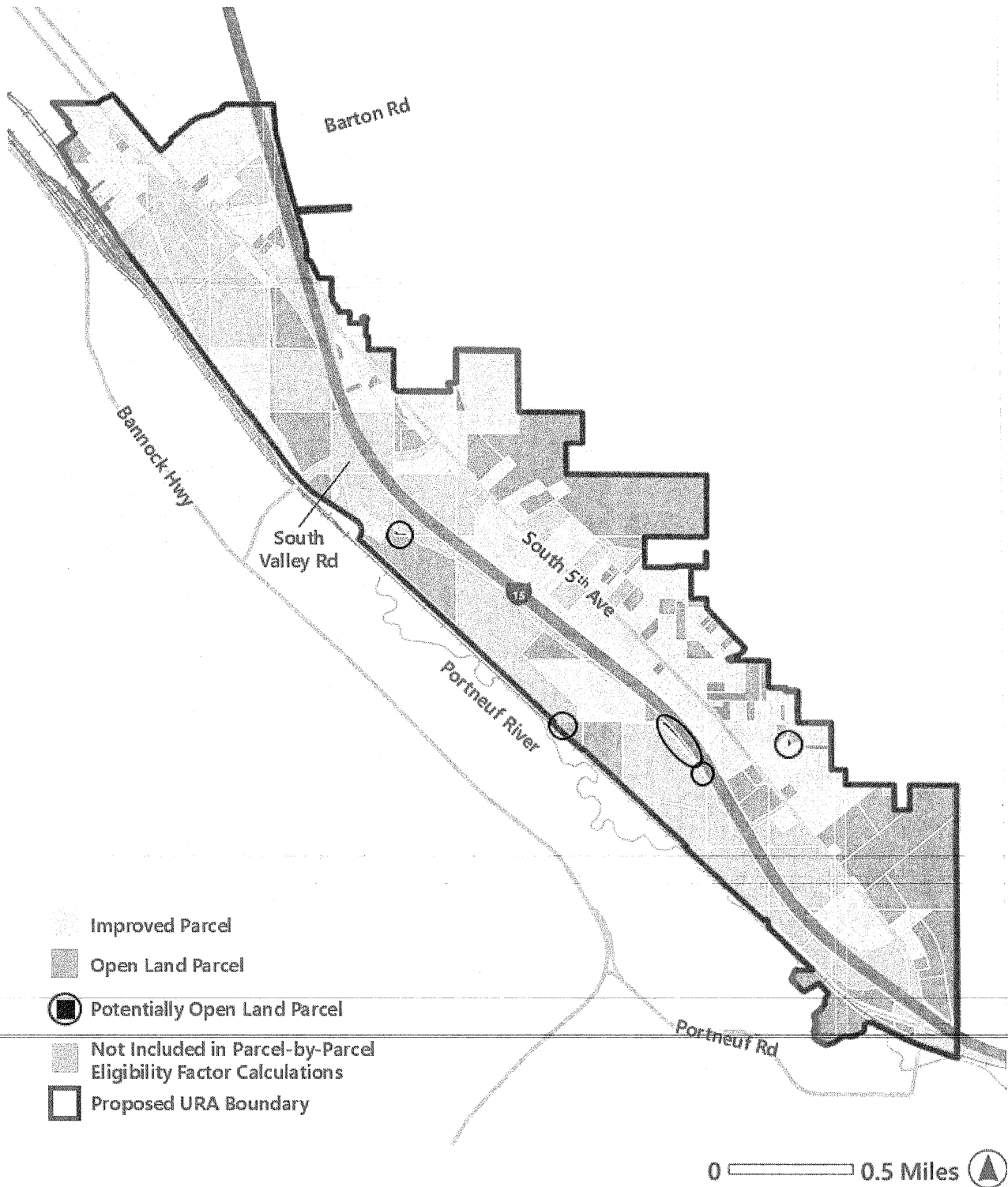
- Create a business environment with a diverse economic base;
- Guide and plan for the protection, development, and acquisition of public access to the natural resource amenities within and surrounding the Portneuf River Valley;
- Develop a transportation system that accommodates multi-modal choices to reduce dependence on fossil fuels;
- Cultivate compact development patterns and enhanced aesthetics that promote walkability, community health, reduced infrastructure, and energy costs;
- Maintain and update existing infrastructure such as roads, sewer, water, and high-speed internet; and
- Develop a mobility network that interconnects and distributes pedestrian, bicycle, and vehicle traffic to multiple streets and nodes of activity.

Reasons for Selection of the Proposed URA

The Proposed URA is of interest for establishment as an urban renewal area because of its position as the gateway to Pocatello from the south. The City has expressed an interest in creating a more attractive gateway. City gateways should provide visual cues that convey to passengers an entrance or departure from a municipality. Gateways have the added benefit of increasing city identity which can build awareness of development opportunities through the city periphery.

Additionally, an urban renewal area could provide the funding required to initiate key capital improvements such as extending infrastructure, adding trails, adding/repairing bike lanes and completing the sidewalk network which could help attract development on sites within the Proposed URA.

Figure 2: Proposed South 5th Urban Renewal Area



Source: Bannock County, City of Pocatello, Esri, SB Friedman

Current Land Use

The Proposed URA currently includes the following land uses:

- Residential
- Retail
- Office
- Industrial
- Right-of-way
- Park/recreational
- Open land

10% Test

Per Urban Renewal Law, SB Friedman also reviewed the 2023 taxable value of the Proposed URA in comparison to the 2023 total taxable value of the City and other URAs base values. Taxable value information was provided by the Power County and Bannock County Assessor's Offices for each county's share of the City of Pocatello and base taxable values of all existing URAs located within the City of Pocatello and the PACI. To be conservative, SB Friedman calculated the 10% test as if the non-City parcels were not annexed. Should these parcels be annexed, the increased value in the City as a whole would result in the Proposed URA capturing a slightly lower percentage of total City taxable value. As of 2023, the combination of base taxable values for all existing URAs plus the taxable value of the Proposed URA parcels would total approximately 2.5% of the City's 2023 total taxable value.

SB Friedman confirmed the establishment of the Proposed URA as an urban renewal area would not result in the base values of all urban renewal areas in the City exceeding 10% of the City's total taxable value.

3. Statutory Requirements

Improved Land: Required Findings and Definition of Deteriorated / Deteriorating

Idaho Code Section 50-2008(a) states that "[an] urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project."

The Urban Renewal Law includes definitions for a deteriorated area or a deteriorating area. These definitions include lists of criteria, one or more of which must be met in an area for it to qualify for an urban renewal project. These criteria are in Idaho Code Sections 50-2018(8) and (9) and Section 50-2903(8) and are listed below.

1. Deteriorated Area

Idaho Code Section 50-2018(8) and Idaho Code Section 50-2903(8)(a) define a deteriorated area as an area in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reasons of:

- a) Dilapidation;
- b) Deterioration;
- c) Age or obsolescence;
- d) Inadequate provision for ventilation, light, air, sanitation or open spaces;
- e) High density of population and overcrowding;
- f) Existence of conditions which endanger life or property by fire and other causes; or
- g) Any combination of such factors;

is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare.

2. Deteriorating Area

Idaho Code Section 50-2018(9) and Idaho Code Section 50-2903(8)(b) define a deteriorating area as one, which by reason of:

- a) The presence of a substantial number of deteriorated or deteriorating structures;
- b) Predominance of defective or inadequate street layout;
- c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- d) Insanitary or unsafe conditions;
- e) Deterioration of site or other improvements;
- f) Diversity of ownership;
- g) Tax or special assessment delinquency exceeding the fair value of the land;
- h) Defective or unusual conditions of title;
- i) Existence of conditions which endanger life or property by fire and other causes; or

j) Any combination of such factors;

results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition and use.

Open Land: Required Findings and Definition of Deteriorating

There are three sections within the Idaho Code that address Open Land:

1. Idaho Code Section 50-2903(8)(c) identifies eligibility criteria for Open Land and states any area which is predominately open and which because of:

1. Obsolete platting;
2. Diversity of ownership; or
3. Deterioration of structures or improvements; or

otherwise results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality, is considered a "deteriorating area" and eligible for urban renewal projects.

2. Idaho Code Section 50-2018(9) states if a "deteriorating area consists of open land the conditions contained in the provision in section 50-2008(d), Idaho Code, shall apply." See also, Idaho Code Section 50-2903(8)(c).

3. Idaho Code Section 50-2008(d) states if an urban renewal area consists of Open Land to be acquired by the urban renewal agency, such area shall not be so acquired unless:

1. If it is to be developed for residential uses, the local governing body shall determine:
 - a. A shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality;
 - b. The need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas;
 - c. The conditions of blight in the area and shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime constitute a menace to the public health, safety, morals or welfare; and
 - d. The acquisition of the area for residential uses is an integral part of and essential to the program of the municipality.

2. If it is to be developed for nonresidential uses, the local governing body shall determine:

- a. Such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

For both residential and nonresidential land uses acquisition by the urban renewal agency may be allowed if the area exhibits one or more of the following:

1. Defective of unusual conditions of title;
2. Diversity of ownership;
3. Tax delinquency;
4. Improper subdivision;
5. Outmoded street patterns;
6. Deterioration of site;
7. Economic disuse;
8. Unsuitable topography or faulty lot layout;
9. The need for correlation of the area with other areas of a municipality by streets and modern traffic requirements; or

Other conditions that retard the development of the area.

4. Eligibility Findings

Parcel Classification within the Proposed URA

Urban Renewal Law provides for different eligibility factors and required findings and tests for Improved Land versus Open Land (defined below). It is our understanding that Open Land under the Urban Renewal Law means agricultural or forest lands and/or a predominately undeveloped, open area. In part due to the large number of undeveloped or partially developed areas within the Proposed URA, there are a handful of undeveloped parcels which could be construed as either Open Land or Improved Land. In order to definitively demonstrate the Proposed URA is eligible for designation as an urban renewal area, SB Friedman divided the parcels into the following three classifications:

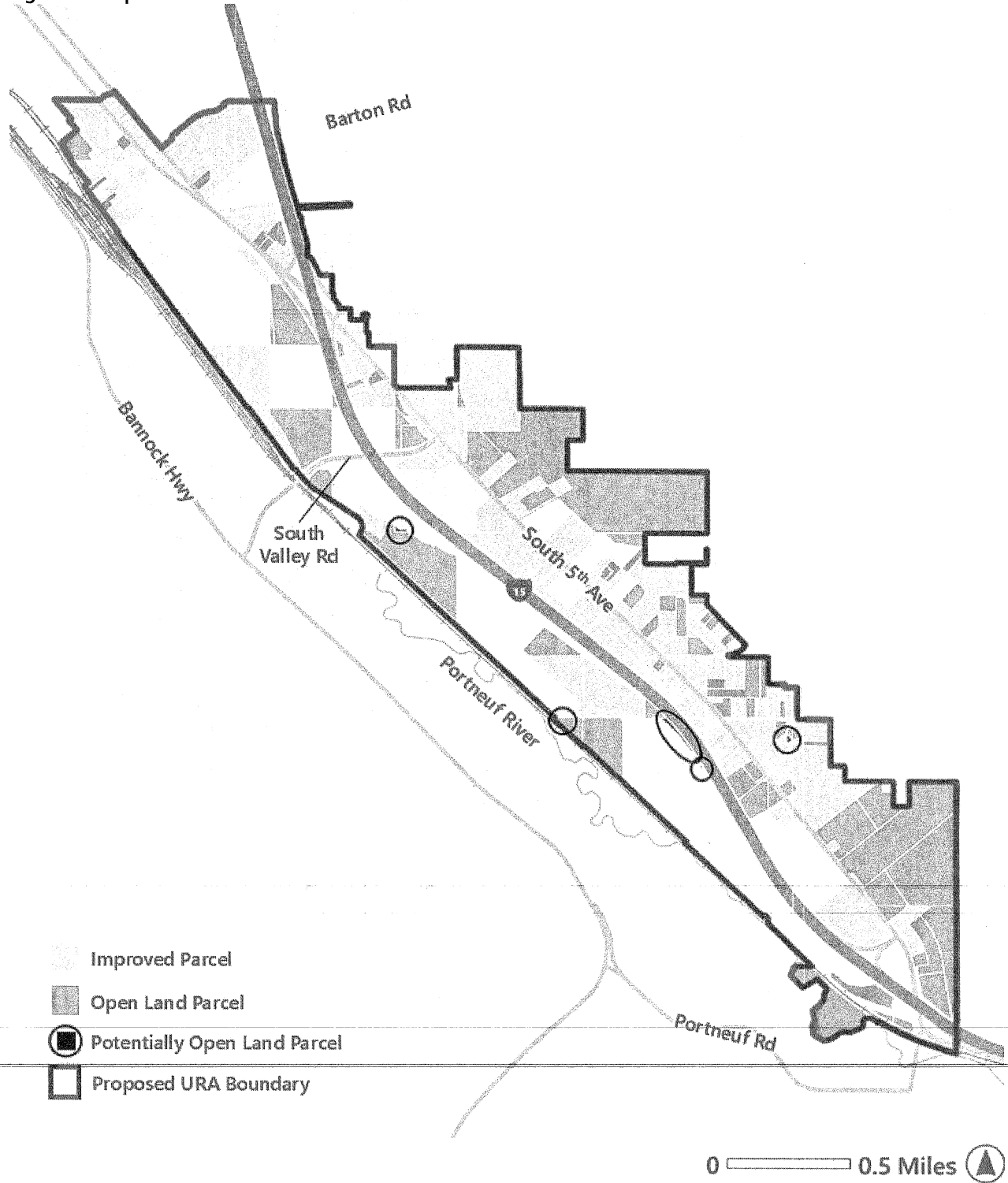
- **Improved Parcels** | includes both:
 - Developed, Improved Parcels | Parcels which have existing structures such as buildings or paved parking areas; and
 - Undeveloped, Improved Parcels | Parcels which are associated with or accessory to an adjacent Improved parcel such as side yards, parking areas, garages and access drives and are smaller than one acre. Undeveloped, Improved parcels lack structures, are less than one acre and have at least two of the following characteristics:
 - Adjoin right-of-way
 - Adjoin developed parcel
 - Adjoin a parcel of common ownership directly or across adjoining right-of-way
 - Similar parcel shape to neighboring parcels
 - Rectangular shaped with proportion less than 7:1
- **Open Land Parcels (OLPs)** | Larger (greater than one acre) undeveloped parcels or vacant parcels not directly adjoining right-of-way or not adjoining right-of-way through a common owner.
- **Potentially Open Land Parcels (POLPs)** | Undeveloped parcels smaller than one acre with lot characteristics comparable to those of an Undeveloped, Improved Parcel but which lack street access and meet less than two characteristics of Undeveloped, Improved Parcels. SB Friedman found four unique parcels (five parcel shapes since one parcel is discontinuous) that could be considered as POLPs, accounting for less than 1% of total land area.

For eligibility analysis purposes, POLPs have been included in both the Improved Parcels and OLP categories. Thus:

- 3) **Improved Land** includes all Improved Parcels and POLPs.
- 4) **Open Land** includes all OLPs and POLPs.

In addition to the parcels described above, there are parcels owned by public entities such as city, county, state and federal governments and their agencies or are privately owned rights-of-way, such as parcels owned by the Union Pacific Railroad. These parcels were included in the boundary of the Proposed URA, but are typically exempt or have de minimis taxable valuation and are likely to be owned by these entities in perpetuity as parks, preserves, rights-of-way and public offices. These parcels were included in the Proposed URA to allow for infrastructure investments or public improvements on/through these parcels that could benefit other areas. Because they effectively behave like public right of way and based on fieldwork and site analysis, we found that parcel-based eligibility factors would not be applicable to this portion of the Proposed URA. **Figure 3** exhibits parcels by classification as Improved, OLPs or POLPs.

Figure 3: Proposed URA Parcel Classification



Source: Bannock County, City of Pocatello, Esri, SB Friedman

EXCLUDED AGRICULTURAL USES

Idaho Code Sections 50-2018(8) and 50-2903(8)(f) state that, to be included within an urban renewal area, parcels involving “agricultural operations” as defined in Idaho Code Section 22-4502(2) or “forest lands” as defined in Idaho Code Section 63-1701(4) require the consent of the property owner. Parcels within the Open Land classification do not appear to be actively used as an agricultural operation. However, SB Friedman assumes the PDA will either [1] ensure the absence of an agricultural operation or [2] acquire the necessary landowner consent for any land classified as an agricultural operation.

Improved Land Eligibility Findings

The following is analysis of the 391 parcels in the Proposed URA considered to be Improved Parcels or POLPs.

EVIDENCE OF A DETERIORATING AREA

The condition of Improved Parcels and POLPs in the Proposed URA indicate a Deteriorating Area eligibility finding. Of the nine eligibility factors for a Deteriorating Area, we have identified two factors to be meaningfully present and reasonably distributed within the Proposed URA, outlined below.

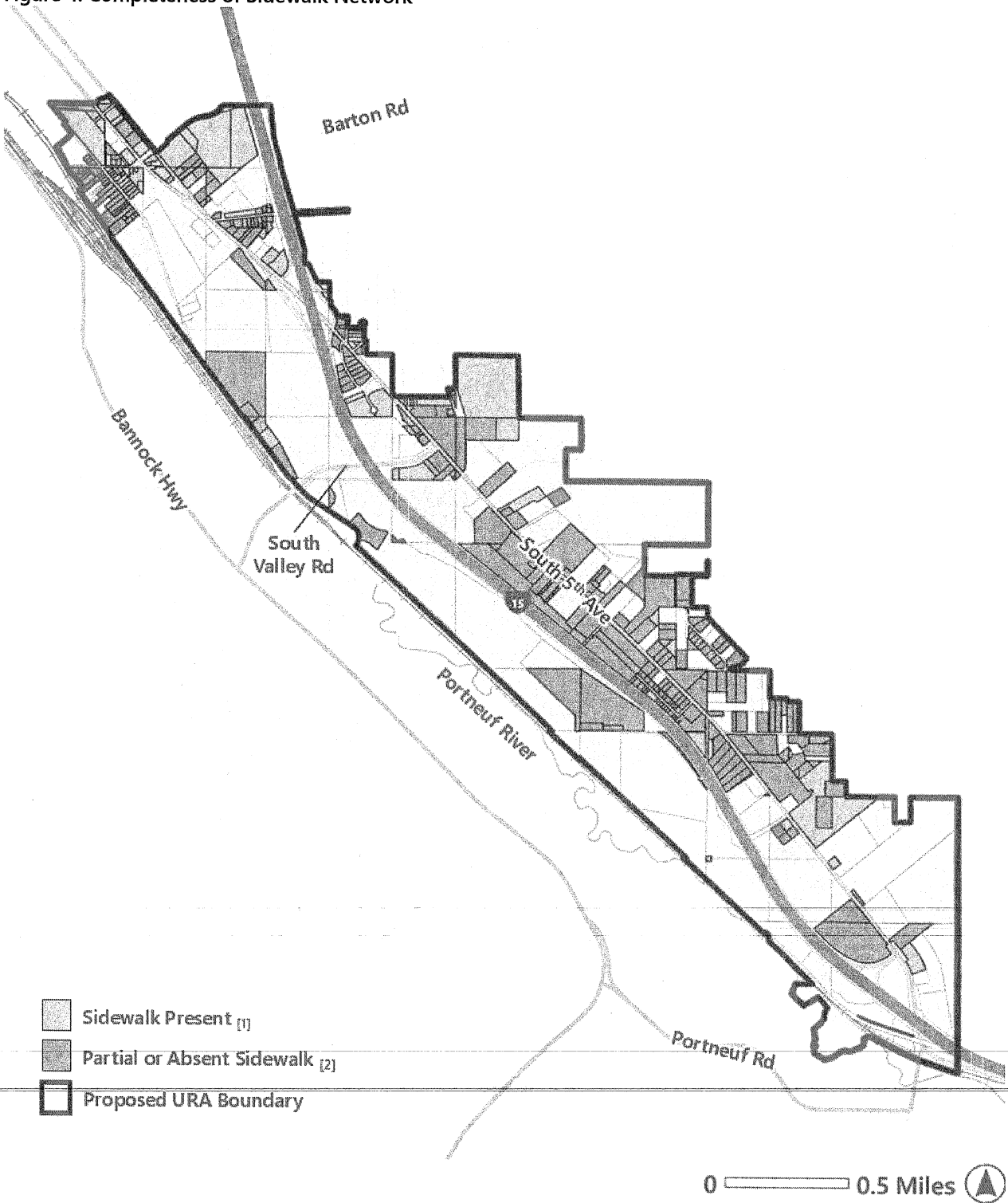
1. PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT

Idaho Code Section 50-2903(8)(b) identifies the predominance of defective or inadequate street layout as a factor indicating a Deteriorating Area for Improved Land. SB Friedman interpreted “street layout” to encompass the entire dedicated right-of-way, including the presence or lack of infrastructure for pedestrian, automobile and other vehicular traffic connectivity and safety.

SB Friedman conducted fieldwork in December 2023 to assess the presence of a sidewalk network in the Proposed URA on a parcel shape basis. SB Friedman differentiated parcels (identified by a PIN) with parcel shapes, since some PINs refer to discontinuous shapes. This analysis was based on 2023 parcel shapes, the most recent available at the time. Parcel shapes with incomplete sidewalk infrastructure, sidewalks deteriorated beyond the point of usability, or parcel shapes that were inaccessible from public right-of-way were determined to exhibit this factor.

SB Friedman found more than 73% of Improved Parcel shapes and POLPs to have an inadequate sidewalk network, thereby exhibiting a predominance of defective or inadequate street layout. **Figure 4** exhibits the geographic distribution of these parcel shapes. This factor was found to be both reasonably present and meaningfully distributed throughout the Proposed URA.

Figure 4: Completeness of Sidewalk Network

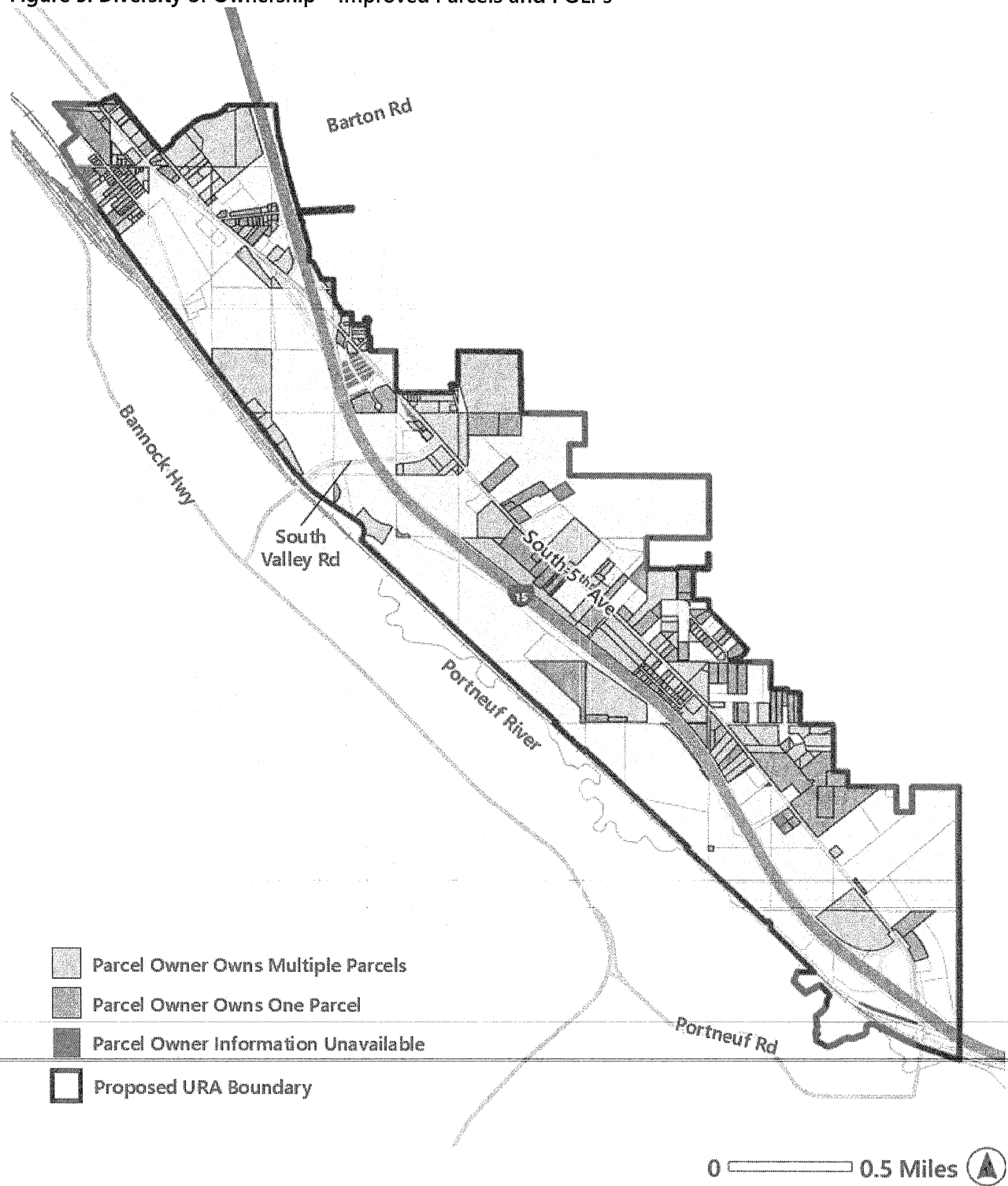


[1] Includes parcel shapes where sidewalks were observed during fieldwork or no data collected
[2] Includes parcel shapes where no sidewalks were observed or were inaccessible from public right-of-way
Source: Bannock County, Esri, SB Friedman

2. DIVERSITY OF OWNERSHIP

Idaho Code Section 50-2903(8)(b) identifies diversity of ownership as a factor indicating a Deteriorating Area for Improved Land. SB Friedman reviewed the ownership of Improved Parcels and POLPs, as recorded in the Bannock County's Assessor's Office. SB Friedman found 244 unique owners of the 391 total Improved Parcels and POLPs. This represents 62% of parcels having unique ownership. Of the unique parcel owners, 79% own only one parcel. Therefore, there are 174 Improved Land parcels in the Proposed URA owned by owners who only own one parcel. **Figure 5** illustrates the geographic disbursement of parcels owned by an entity that only owns one Improved Parcel or POLP within the Proposed URA. Based on this analysis, SB Friedman found the diversity of ownership eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Figure 5. Diversity of Ownership – Improved Parcels and POLPs



Source: Bannock County, Esri, SB Friedman

Open Land

As previously mentioned, parcels considered Open Land have different eligibility criteria. The following is analysis of the 75 parcels in the Proposed URA considered to be OLPs or POLPs.

EVIDENCE OF A DETERIORATING AREA

Idaho Code Section 50-2903(8)(c) is the only section which explicitly addresses eligibility criteria for Open Land during the eligibility process, though there are references to Open Land in Idaho Code Section 50-2018(9) and Section 50-2008(d). Of the three eligibility factors for Open Land cited in Idaho Code Section 50-2903(8)(c), SB Friedman has identified two to be meaningfully present and reasonably distributed within the 75 Proposed URA OLPs and POLPs.

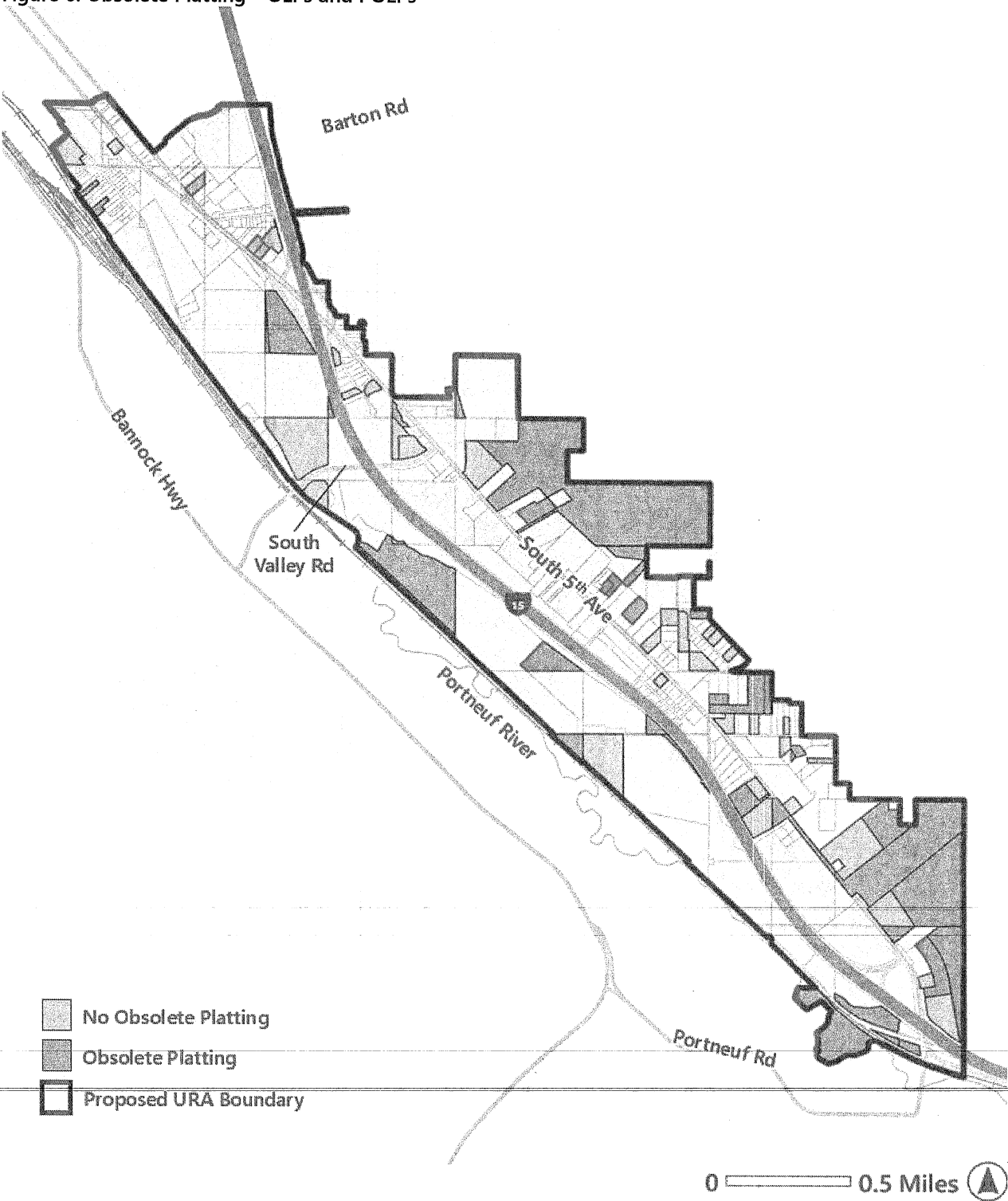
1. OBSOLETE PLATTING

In order to evaluate the platting of OLPs and POLPs, SB Friedman assessed parcel size, shape and accessibility. To be identified as having "obsolete platting," a parcel shape needed to have one or more of the following characteristics:

- Lack of direct access to right-of-way
- Irregular parcel shape
- Parcel sizes which are too large or too small to be reasonably developed without subdivision or acquisition of additional land

Of the 616 acres of OLPs and POLPs, 448 acres (73%) exhibited obsolete platting. **Figure 6** shows the distribution of parcel shapes identified as exhibiting obsolete platting. Based on this analysis, SB Friedman found the obsolete platting eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Figure 6: Obsolete Platting – OLPs and POLPs

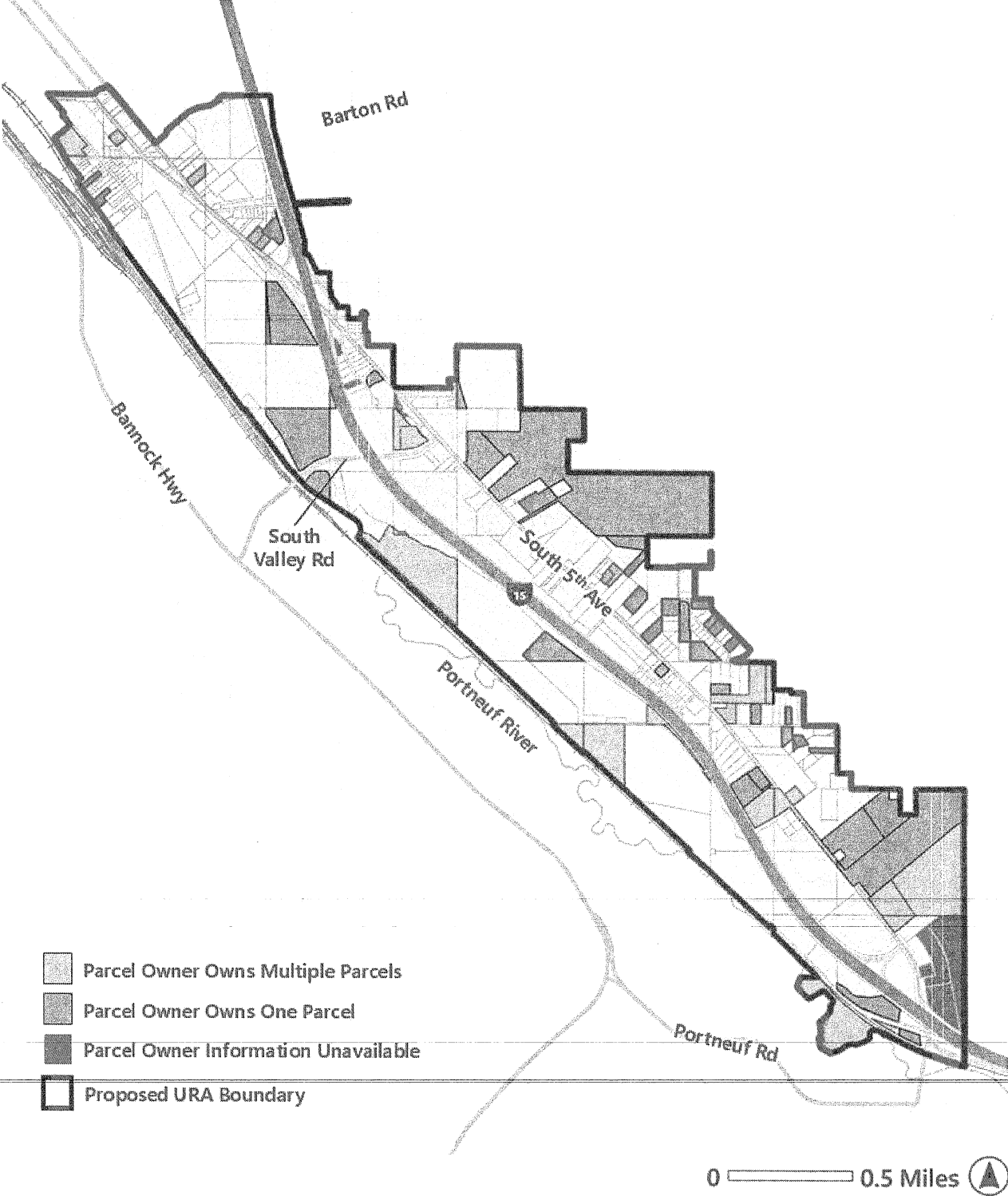


Source: Bannock County, Esri, SB Friedman

2. DIVERSITY OF OWNERSHIP

Idaho Code Section 50-2903(8)(c) identifies diversity of ownership as a factor indicating a Deteriorating Area for Open Land. SB Friedman reviewed the ownership of OLPs and POLPs, as recorded in the Bannock County's Assessor's Office. SB Friedman found 52 unique owners of the 75 total OLPs or POLPs. This represents 69% of parcels having unique ownership. Of the unique parcel owners, 79% own only one parcel. Therefore, there are 41 Open Land parcels in the Proposed URA owned by owners who only own one parcel. **Figure 7** illustrates the geographic disbursement of parcels owned by an entity that only owns one OLP or POLP throughout the URA. Based on this analysis, SB Friedman found the diversity of ownership eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Figure 7. Diversity of Ownership – OLP and POLPs



Source: Bannock County, Esri, SB Friedman

URBAN RENEWAL AREA OPEN LAND ACQUISITION ELIGIBILITY

Idaho Code Section 50-2008(d) addresses acquisition eligibility criteria for open land. The eligibility criteria set forth in Idaho Code Section 50-2903(8)(c) for predominantly open land areas mirror or are the same as those criteria set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b). "Diversity of ownership" is the same, while "obsolete platting" appears to be equivalent to "faulty lot layout in relation to size, adequacy, accessibility, or usefulness." Therefore, of the nine eligibility criteria, we found two to be meaningfully present and reasonably distributed across the OLPs and POLPs, as explained previously:

1. Unsuitable topography or faulty lot layout
2. Diversity of ownership

1. UNSUITABLE TOPOGRAPHY OR FAULTY LOT LAYOUT

Similar to the eligibility criteria for 'Obsolete Platting,' 'Faulty Lot Layout' is evidenced by parcels which have one or more of the following characteristics:

- Lack of direct access to right-of-way
- Irregular parcel shape
- Parcel sizes which are too large or too small to be reasonably developed without subdivision or acquisition of additional land

Of the 616 acres of Open Land, 448 acres (73%) exhibited faulty lot layout. Those parcels are synonymous with those that exhibit obsolete platting and identified in **Figure 6**. Faulty Lot Layout is found to be meaningfully present and reasonably distributed amongst OLPs and POLPs in the Proposed URA.

2. DIVERSITY OF OWNERSHIP

As noted in the Open Land eligibility, OLPs and POLPs exhibit diversity of ownership with the 75 total OLPs or POLPs having 52 unique owners. This represents 69% of parcels having unique ownership. Of the unique parcel owners, 79% own only one parcel. Therefore, there are 41 Open Land parcels in the Proposed URA owned by owners who only own one parcel. **Figure 7** illustrates the geographic disbursement of parcels owned by an entity that only owns one OLP or POLP throughout the URA. Based on this analysis, SB Friedman found the diversity of ownership eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Idaho Code Section 50-2008 primarily addresses the urban renewal plan approval process and Idaho Code Section 50-2008(d)(4) sets forth certain conditions and findings for agency acquisition of open land. In sum, there is one set of findings if the area of open land is to be acquired and developed for residential uses and a separate set of findings if the land is to be acquired and developed for nonresidential uses.

Basically, open land areas may be acquired by an urban renewal agency and developed for nonresidential uses if such acquisition is necessary to solve various problems, associated with the land or the infrastructure, that have delayed the area's development. These problems include defective or usual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout. All the stated conditions are included in one form or another in the definition of a deteriorated area and/or a deteriorating area set forth in Idaho Code Sections 50-2903(8)(b) and 50-2018(9). The conditions listed only in Section 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography,

and "the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area."

In conclusion, the area qualifies for agency acquisition if any of the eligibility conditions set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b) apply. Alternatively, the area under consideration qualifies if any of the conditions listed only in Idaho Code Section 50-2008(d)(4)(2) apply.

Conclusions of Eligibility Findings

For Improved Land, two of the nine potential criteria for finding a 'deteriorating area' were found to be reasonably present and meaningfully distributed within the Proposed URA:

1. Predominance of defective or inadequate street layout
2. Diversity of ownership

Among Open Land, two of the three potential criteria for finding a 'deteriorating area' were found to be reasonably present and meaningfully distributed within the Proposed URA:

1. Obsolete platting
2. Diversity of ownership

Additionally, two of the nine potential criteria for urban renewal acquisition eligibility were found to be present among OLPs and POLPs:

1. Unsuitable topography or faulty lot layout
2. Diversity of ownership

Based on the findings of one or more eligibility factors for both Improved Land and Open Land, the Proposed URA is eligible to become an urban renewal district. However, in addition to the findings of one or more eligibility factor, Idaho Code Section 50-2903(8)(c) requires that the finding of deterioration results in adverse consequences for the Proposed URA. The finding of adverse consequences will be addressed in the following section.

5. Other Required Findings and Tests

Improved Land

ECONOMIC UNDERUTILIZATION: OTHER EVIDENCE OF A DETERIORATING AREA

Urban Renewal Law requires that a two-part test be passed to establish eligibility. The first part requires the finding of at least one eligibility factor – of the nine possible – be present within the Proposed URA. As noted above, SB Friedman requires for a factor to be found present, it must be meaningfully present and reasonably distributed throughout the Proposed URA. The second requirement for determining eligibility is demonstrating the finding of deterioration also “results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public.”

SB Friedman evaluated the economic and social liability impacts of the Proposed URA by analyzing change in taxable value within the Proposed URA and evaluating conformance of the Proposed URA with the 2040 Comp Plan’s goals.

ECONOMIC LIABILITY

In order to assess whether the Proposed URA represents an economic liability, SB Friedman analyzed growth in taxable value over the last four year-to-year periods. Taxable value growth was evaluated within the Proposed URA and compared against growth in the balance of the City over the same period.

Table 1 outlines the change in taxable value of the Proposed URA parcels and City between 2019 and 2023. The Proposed URA has grown more slowly than the balance of the City in three of the past four year-to-year periods.

Table 1: Year-to-Year Growth in Taxable Value (TV) of Improved Parcels/POLPs and City from 2019 to 2023

	2019	2020	2021	2022	2023
City TV Less South 5 th URA Improved Parcels and POLPs	\$4.0 B	\$4.3 B	\$4.9 B	\$6.3 B	\$6.6 B
Change in City TV Less South 5 th URA Improved Parcels and POLPs	---	5.6%	15.2%	29.5%	3.6%
South 5 th URA Improved Parcels and POLPs TV	\$92.6 M	\$90.9 M	\$100.8 M	\$126.1 M	\$141.5 M
Change in South 5 th URA Improved Parcels and POLPs TV	---	-1.8%	10.9%	25.1%	12.2%
South 5th URA Improved Parcels and POLPs – Growth Less than City	---	YES	YES	YES	NO

Sources: Bannock County, Power County, SB Friedman

Based on the lagging growth of the Proposed URA compared to the balance of the City overall in three of the past four year-to-year periods, SB Friedman concludes that the Proposed URA constitutes an economic liability.

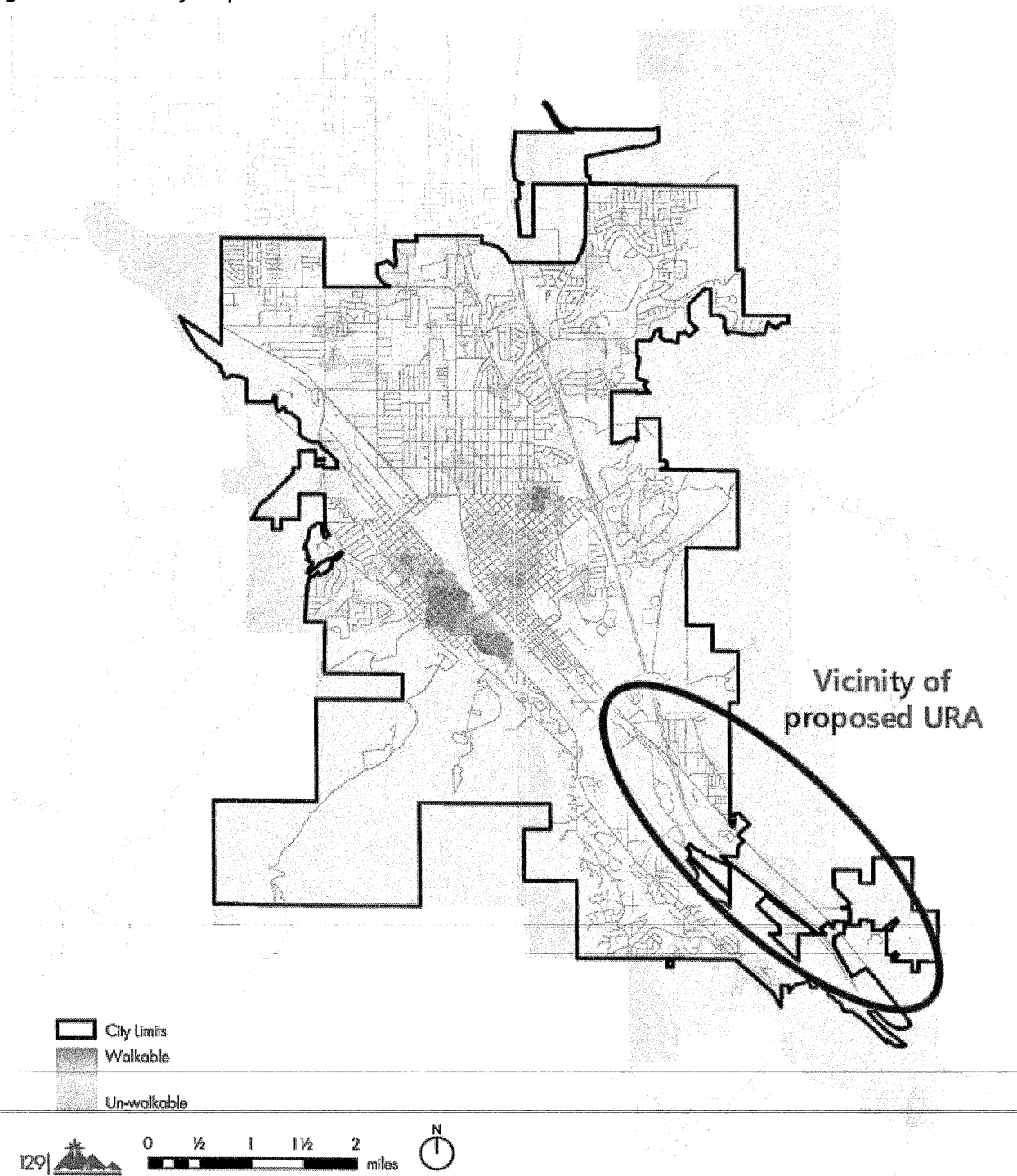
SOCIAL LIABILITY

A key goal of the 2040 Comp Plan was to make the City more “connected, safe and accessible.” Enhancing walkability and bikeability within the Proposed URA would serve these goals. The Proposed URA would benefit from developing a mobility network that interconnects and distributes pedestrian, bicycle and vehicle traffic to multiple streets and nodes of activity. Additionally, the following strategies in the 2040 Comp Plan relate to these goals:

- Improve existing paths, sidewalks, curbs, and roadways; and
- Improve sidewalks with funding from local improvement districts and the sidewalk grant program from Community Development Block Grants.

The 2040 Comp Plan included analysis which demonstrated that the majority of the Proposed URA is “unwalkable”, as shown in **Figure 8**. In order to better align with the 2040 Comp Plan, the Proposed URA must exhibit a pedestrian environment that is connected, safe and accessible for all users. SB Friedman’s finding of a predominance of defective or inadequate street layout as eligible for designation as an urban renewal area due to a lack of adequate sidewalk infrastructure, also constitutes a social liability. The lack of adequate sidewalk infrastructure serving 73% percent of Improved Parcels and POLPs indicates a significant amount of infrastructure investment is necessary to align with the goals outlined in the 2040 Comp Plan. Based on the stated goals for the City and that key parts of the Proposed URA are not currently meeting those goals, SB Friedman concludes that the Proposed URA constitutes a social liability.

Figure 8. Walkability Map



Source: City of Pocatello, SB Friedman

Open Land

ECONOMIC UNDERDEVELOPMENT OF THE AREA

The Urban Renewal Law requires that a two-part test be passed for both urban renewal eligibility and acquisition eligibility. The first part requires the finding of at least one eligibility factor – of the three or nine, respectively, – be present within the Open Land of the Proposed URA. The second requirement for determining eligibility is demonstrating the finding of deterioration criteria also results in the economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality.

SB Friedman evaluated the economic underdevelopment of the Open Land through consideration of development potential of the land. SB Friedman's finding of eligibility via obsolete platting is indication of development constraints present in the OLPs and POLPs.

Parcels which exhibit obsolete platting are difficult or infeasible to develop in their present state, requiring acquisition of additional neighboring parcels or subdivision to create parcels of appropriate size, shape and accessibility to be developable. Consequently, these parcels will remain difficult to develop and result in their continued economic underdevelopment.

Conclusions: Other Required Findings and Tests

According to Urban Renewal Law, the Proposed URA must exhibit not only factors that indicate the area is deteriorating, as outlined in the statute, but that those factors contribute to both economic and social liability of the Proposed URA.

SB Friedman finds evidence of economic liability of the Improved Land of the Proposed URA due to the lagging taxable value growth of the Improved Parcels and POLPs in the Proposed URA. We also find evidence of social liability of the Improved Land of the Proposed URA due to the variance of the Proposed URA from the goals outlined in the 2040 Comp Plan in terms of walkability.

Additionally, SB Friedman evaluated Open Land for economic underdevelopment or impairing the sound growth of the municipality, as required by the Urban Renewal Law, as a consequence of the deterioration criteria. SB Friedman finds that the Proposed URA presents evidence of economic underdevelopment due to the conditions of obsolete platting that challenge land assembly and developability of OLPs and POLPS.

6. Conclusions

Improved Land Conclusions

According to the Urban Renewal Law, in order to qualify for designation as an urban renewal area, Improved Land must exhibit one or more of several factors indicating that the area is either a deteriorated area or a deteriorating area. Further, presence of this factor(s) must have adverse consequences.

SB Friedman finds the following two criteria for a deteriorating area to be meaningfully present and reasonably distributed throughout the Proposed URA's Improved Parcels and POLPs:

1. Predominance of defective or inadequate street layout; and
2. Diversity of ownership

Furthermore, we find that the Improved Land in the Proposed URA represents an economic and social liability due to the lagging taxable value growth in comparison to the City and its variance from the 2040 Comp Plan.

As a result, this Report concludes that the Improved Land within the Proposed URA conform with Idaho Code Title 50, Chapters 20 and 29, and meet the eligibility standards for designation as a Proposed URA.

Open Land Conclusions

According to the Urban Renewal Law, in order to qualify for designation as an urban renewal area, Open Land must exhibit one or more of the three eligibility criteria and must be underdeveloped.

SB Friedman finds the following two criteria to be meaningfully present and reasonably distributed throughout the Proposed URA's OLPs and POLPs:

1. Obsolete platting; and
2. Diversity of ownership

Furthermore, we find that Open Land experiences economic underdevelopment due to the additional burden on development presented by obsolete platting. Thus, SB Friedman concludes that the Open Land within the Proposed URA conforms with the Urban Renewal Law and meets the eligibility standards for designation as a Proposed URA.

SB Friedman, as of the date of this report, also finds the Open Land to be eligible for acquisition by an urban renewal agency assuming the findings required in Section 50-2008(d)(4) are made. SB Friedman finds faulty lot layout and diversity of ownership to be present across the OLPs and POLPs. As a result, SB Friedman concludes the Open Land is currently eligible for acquisition according to Urban Renewal Law.

Therefore, both the Improved Land and Open Land of the Proposed URA meet all required tests, in addition to eligibility factors, laid out in the Urban Renewal Law, to qualify the creation of a Proposed URA.

Appendix A: Limitations of Engagement

Our Report is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we are available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our Report does not ascertain the legal and regulatory requirements applicable to this project, including zoning, other State and local government regulations, permits, and licenses. No effort has been made to determine the possible effect on this project of present or future federal, state or local legislation, including any environmental or ecological matters.

Furthermore, we have neither evaluated management's effectiveness, nor will we be responsible for future marketing efforts and other management actions upon which actual results will depend.

Our Report is intended solely for your information, for the purpose of establishing an urban renewal area.

Appendix B: PIN List

2023 PINS:

Count	2023 All PINS
1	RPR4013003000
2	RPRPCPP142306
3	RPRPCPP152500
4	RPR4013012906
5	RPR4013012905
6	BLM
7	RPR4013002313
8	RPR4013000200
9	RPRPCPP133100
10	RPRPCPP142239
11	RPRPCPP152600
12	RPRPCPP142243
13	RPRPCPP142109
14	RPR4013012908
15	RPR4013004303
16	RPRPCPP138201
17	RPRPCPP142246
18	RPRPCPP116303
19	RPRPCPP152200
20	RPR4013030401
21	RPR4013017802
22	RPRPCPP142249
23	RPR4013030205
24	RPRPCPP146300
25	RPRPCPP142260
26	RPR4013012907
27	RPRPCPP138002
28	RPR4013014703
29	RPR4013029911
30	RPRPCPP106401
31	RPR4013006201
32	RPR4013018002

33	RPR4013008001
34	RPRPCPP112302
35	RPR4013011601
36	RPR4013015801
37	RPR4013030700
38	RPRPCPP142244
39	RPR4013005704
40	RPRPBCS000100
41	RPRPCPP129901
42	RPRPCPP112200
43	RPR4013012910
44	RPRPCPP148000
45	RPRPCPP132901
46	RPRPCPP142299
47	RPRPCPP132800
48	RPR4013033100
49	RPRPCPP142271
50	RPR4013007500
51	RPR4013029912
52	RPR4013004502
53	RPRPCPP138300
54	RPR4013029913
55	RPR4013003202
56	RPR4013007305
57	RPR4013013100
58	RPRPCPP142241
59	RPRPCPP151700
60	RPRPCPP129102
61	RPRPCPP152400
62	RPR4013030301
63	RPR4013008002
64	RPR4013011607
65	RPRPCPP106900
66	RPR4013005906

67	RPRRGTD005400
68	RPRPCPP152000
69	RPRPCPP142259
70	RPRPCPP132200
71	RPR4013002601
72	RPRPCPP142305
73	RPR4013008101
74	RPRPCPP133500
75	RPRRGTD005300
76	RPRPCPP151800
77	RPRPCPP133400
78	RPR4013007012
79	RPRPCPP107411
80	RPR4013013501
81	RPR4013007011
82	RPR4013011614
83	RPR4013002312
84	RPR4013032900
85	RPRPCPP142350
86	RPR4013012003
87	RPRPCPP142107
88	RPR4013003701
89	RPR4013002602
90	RPR4013014500
91	RPR4013029907
92	RPR4013007200
93	RPR4013002701
94	RPR4013004200
95	RPRPSCS000200
96	RPRPCPP138507
97	RPR4013006600
98	RPR4013016000
99	RPRPCPP138604
100	RPRPCPP142295
101	RPR4013017500
102	RPRPCPP138602
103	RPRPCPP132700
104	RPR4013003400

105	RPR4013015901
106	RESLAWN CEME*
107	RPRPCPP142238
108	RPRRETY000101
109	RPRRGTD000100
110	RPR4013014502
111	RPR4013029906
112	RPRPSC1000200
113	RPRRETY001201
114	RPR4013005105
115	RPRPCPP117600
116	RPRPCPP150300
117	RPR4013010401
118	RPR4013012002
119	RPR4013006002
120	RPRPCPP138509
121	RPR4013030206
122	RPR4013006101
123	RPR4013031000
124	RPRPCPP139403
125	RPRPL2B000300
126	RPR4013013200
127	RPRPCPP133001
128	RPR4013005703
129	RPR4013005902
130	RPRPCPP142272
131	RPRPCPP129700
132	RPRRPDA000300
133	RPRRPDA000201
134	RPRPCPP142248
135	RPR4013007700
136	RPRPPTS000100
137	RPRPMCD001600
138	RPR4013004801
139	RPR4013029904
140	RPRPCPP142298
141	RPR4013011618
142	RPRPCPP142307

143	RPRPCPP134000
144	RPRPCPP142273
145	RPR4013011608
146	RPRPCPP138503
147	RPR4013011616
148	RPRPCPP142110
149	RPR4013018502
150	RPR4013005702
151	RPRRIBS000900
152	RPR4013007009
153	RPR4013011300
154	RPR4013007302
155	RPR4013002702
156	RPR4013003600
157	RPRRIBS000500
158	RPRRETY002100
159	RPR4013003702
160	RPRRIBS000700
161	RPRPROP002300
162	RPR4013015602
163	RPRPCPP139404
164	RPRRIBS000800
165	RPRPCPP133600
166	RPRRIBS000600
167	RPRPDLB005400
168	RPR4013011402
169	RPRPCPP152300
170	RPRRIBS000400
171	RPRRCLF001900
172	RPR4013010403
173	RPRRETY000102
174	RPR4013014000
175	RPRPCPP115800
176	RPRRPDA000203
177	RPRRPDA000100
178	RPR4013011613
179	RPRPCPP104501
180	RPRRPDA000204

181	RPRPCPP150100
182	RPRPCPP116306
183	RPR4013014300
184	RPRPCPP117402
185	RPR4013011500
186	RPRPCPP106403
187	RPR4013012501
188	RPR4013014200
189	RPR4013014401
190	RPR4013029910
191	GATEWAY DR
192	RPRRETY001300
193	RPR4013012001
194	RPRPMCD001402
195	RPR4013031100
196	RPRPCPP131400
197	RPR4013030302
198	RPRPCPP104401
199	RPRPCPP139405
200	RPRPCPP132600
201	RPR4013004803
202	RPRPCTS000200
203	RPR4013000803
204	RPRPCPP138202
205	RPRPPTS000200
206	RPRPCPP104502
207	RPRPRMP000200
208	RPR4013000400
209	RPRPCPP134101
210	RPRPMCD002001
211	RPR4013017801
212	RPR4013005500
213	RPRRETY001700
214	RPR4013007007
215	RPRPMCD001000
216	RPRPCPP129902
217	RPRRIBS000300
218	RPRPCPP104600

219	RPR4013007008
220	RPRPMCD002100
221	RPRPSCS000100
222	RPRPCPP138100
223	RPRPCPP129600
224	RPRPL2B000200
225	RPRPCPP114902
226	LOWER RD
227	RPRPCPP105500
228	RPRPCPP133003
229	RPRPCPP117300
230	RPRRETY002000
231	RPR4013010413
232	RPR4013006001
233	RPRPCPP105301
234	RPRPCPP142104
235	RPRPCPP138001
236	RPRPCPP142304
237	RPRPCPP138400
238	RPRPCPP112100
239	RPRPCPP104205
240	RPRPIBS000100
241	RPRPCPP115600
242	RPRPCPP151300
243	RPR4013004902
244	RPRPCPP106802
245	RPR4013010404
246	RPRPPMT006800
247	RPR4013006601
248	RPRRETY001500
249	RPRPCPP115900
250	RPRPL2B000100
251	RPR4013007400
252	RPRPCPP151900
253	RPRRETY001800
254	RPRPSCP001200
255	RPRPCPP107207
256	RPRPCBC000300

257	RPR4013012911
258	RPRPCPP131302
259	RPRRETY001600
260	RPR4013004903
261	RPRRGTD005100
262	RPRRGTD004702
263	RPRRGTD004400
264	RPRPRMP000100
265	RPRPMCD002605
266	RPR4013005102
267	RPRPCPP115700
268	RPRPSCP000700
269	RPR4013007101
270	RPR4013006900
271	RPRPNCS000200
272	RPRPMCD001500
273	RPR4013013702
274	RPR4013007303
275	RPRPCPP138605
276	RPR4013004000
277	RPR4013004802
278	RPR4013005800
279	RPR4013017901
280	RPRPMCD001900
281	RPRPSCP001300
282	RPR4013005000
283	RPRPSCP000600
284	RPRPCBC000100
285	RPR4013007900
286	RPRRETY001400
287	RPR4013013701
288	RPR4013004901
289	RPRPSCP001100
290	RPRRETY001900
291	RPRRIBS000200
292	RPR4013011609
293	RPRPCPP142294
294	RPRPMCD002201

295	RPRPCBC000400
296	RPRPBCS000300
297	RPRPCPP139402
298	RPRPSNS000400
299	SAGE RD
300	PIEDMONT RD
301	RPR4013012904
302	RPRPCBC000200
303	RPRPCPP104301
304	RPRPMCD002401
305	RPRPMCD002609
306	RPRPRVR000101
307	RPRPROP004500
308	RPRPCPP104701
309	RPRPSCP001000
310	RPRPCPP130400
311	RPRPBCS000200
312	RPR4013030402
313	RPRPCPP104204
314	RPRPCPP115400
315	RPRPPMT007400
316	RPRPNCS000100
317	RPR4013003500
318	RPRPCPP138807
319	RPRPCPP138510
320	RPRPCPP104000
321	RPRRETY001202
322	RPR4013011401
323	RPRPRVR000102
324	RPRPCPP130600
325	RPRPSCP000500
326	RPRPCPP133307
327	RPRPCPP129500
328	RPRPCPP138702
329	RPRPCPP132500
330	RPRPCPP131602
331	RPRPSCP000400
332	RPRRGTD008100

333	RPRPSCP000300
334	RPRRETY001000
335	RPRRETY000900
336	RPRRETY000700
337	RPRPCPP147900
338	RPRPCPP131500
339	RPRRGTD004100
340	RPRPCPP115301
341	RPRPCPP132306
342	RPRPCPP105801
343	RPRPCPP104201
344	RPRPPMT003500
345	RPRPCPP105700
346	RPRPSCP000200
347	RPRPSCP000100
348	RPR4013005501
349	RPRPL2B000400
350	RPRPSCP000900
351	RPR4013004600
352	RPRPCPP142308
353	RPRPCPP104800
354	RPRRGTD004901
355	RPRRGTD004701
356	RPRRGTD004600
357	RPRRGTD004300
358	RPRRGTD004200
359	RPRPCPP108201
360	RPRPSNS000300
361	RPR4013007801
362	RPRPCPP131301
363	RPRPCTS000400
364	RPRPCPP147800
365	RPR4013008100
366	RPR4013012803
367	RPRPCPP106000
368	RPRRETY001100
369	RPRPMCD001403
370	RPRPPMT003001

371	RPRPMCD002002
372	RPRPCPP146200
373	RPRPCPP139401
374	RPRPCPP130100
375	RPRPMCD000800
376	RPRPMCD000300
377	RPRPMCD000100
378	RPRPMCD001100
379	RPRPMCD001200
380	RPR4013007306
381	RPRPPMT007000
382	RPRPCPP106500
383	RPRPSCP000800
384	RPRPMCD001800
385	RPRPCPP138806
386	RPRPMCD001700
387	RPRPMCD000201
388	RPRRGTD007500
389	RPRPCPP142258
390	RPRPPMT003700
391	RPRPPMT003800
392	RPRPPMT006600
393	RPRPPMT003600
394	RPR4013014602
395	RPRPPMT008200
396	RPRRETY000600
397	RPRRETY000500
398	RPRRETY000400
399	RPRPRVR000500
400	RPRPMCD000700
401	RPRPCPP133004
402	RPRPCPP130700
403	RPRRGTD007700
404	RPRPCPP134100
405	RPRPRVR000900
406	RPRRETY000300
407	RPRPCPP131002
408	RPRPCPP131203

409	RPRPPMT008300
410	RPR4013007800
411	RPR4013015902
412	RPRPCPP130802
413	RPRPPMT008402
414	VELTON AVE
415	FREDREGILL RD
416	RPRPCPP114901
417	RPRPCPP106100
418	RPRPCPP130803
419	RPR4013010412
420	RPR4013011611
421	RPRPMCD001303
422	RPRPRVR000400
423	RPRPELP000300
424	RPRRGTD003100
425	RPRPCPP107205
426	RPRPCPP107000
427	RPRPCPP105400
428	RPR4013007005
429	RPR4013006500
430	RPRPCPP133900
431	RPRPCPP139001
432	RPRPCPP131004
433	RPRPSNS000800
434	RPRRGTD003400
435	RPRPCPP116000
436	RPR4013007013
437	RPRRGTD002400
438	RPRRGTD002600
439	RPRRGTD002300
440	RPRPCPP142002
441	RPRPCPP133200
442	RPRPCPP107100
443	RPRRGTD003900
444	RPRPCPP142001
445	RPRPCPP104203
446	RPR4013011617

447	RPRPCPP130804
448	RPRPCPP130300
449	RPRPELP000100
450	RPRPCPP136000
451	RPRPMCD000900
452	RPRPPMT008500
453	RPR4013012101
454	RPRPCPP1422A1
455	RPRPCLA000400
456	RPRRGTD009100
457	RPRRETY000200
458	RPRPCPP142240
459	RPRPCPP142245
460	RPRPCPP129300
461	RPRPMCD002300
462	RPRPPMT006700
463	RPRPRZT000200
464	RPRPROP001400
465	RPRPELP000200
466	RPRPCPP106700
467	RPRPCPP129200
468	RPRPRZT000300
469	RPRPCPP131101
470	RPRRGTD007400
471	RPRPCPP105000
472	RPRPCPP129800
473	RPRPCPP107204
474	RPRPCPP107206
475	RPRPMCD002607
476	RPRPCPP118200
477	RPRPPMT006200
478	RPR4013007001
479	RPRPCMS000100
480	RPRPCLA000100
481	RPRPRVR000600
482	RPRPDLB004901
483	RPRPDLB005200
484	RPRPDLB005300

485	RPRPSNS000500
486	RPR4013015705
487	RPRPDLB005000
488	RPRPCPP131102
489	RPRPMCD002204
490	RPRRGTD007900
491	RPRPMCD001401
492	RPRPCTS000100
493	RPRPCPP130500
494	RPRPMCD002203
495	RPRPMCD002202
496	RPRPMCD001302
497	RPRPDLB005100
498	RPRRGTD008000
499	RPRPRZT000100
500	RPRPSNS000100
501	RPRPRZT000700
502	RPRPSNS000900
503	RPRPRZT000600
504	RPRPRZT000500
505	RPRPCMS000600
506	RPRPCPP115200
507	RPRPCPP106201
508	RPRPCPP131003
509	RPRPCPP116100
510	RPRPMCD001301
511	RPRPCMS000500
512	RPRPPMT008401
513	RPRPPMT007100
514	RPRPCMS000400
515	RPRPCPP142279
516	RPR4013003900
517	RPRRGTD003700
518	RPRPCMS000300
519	RPRRGTD003800
520	RPRRGTD003600
521	RPRRGTD002900
522	RPRRGTD002100

523	RPRRGTD003300
524	RPRRGTD002800
525	RPRPCPP104302
526	RPRPCMS000200
527	RPRRGTD008500
528	RPRPCPP115302
529	RPRPCPP105802
530	RPRPCPP115500
531	RPRRGTD008600
532	RPRPPMT006000
533	RPRRGTD008700
534	RPRPCPP136500
535	RPRRGTD008800
536	RPRRGTD008900
537	RPRRGTD003000
538	RPRRGTD009000
539	RPRPCTS000300
540	RPRPMCD000603
541	RPRPRVR000700
542	RPRPCPP136600
543	RPRPCLA000200
544	RPRPCLA000300
545	RPRRGTD009300
546	RPRPCPP138701
547	RPR4013015704
548	RPRRETY000103
549	RPRPCPP142237
550	RPR4013011604
551	RPRPMCD002402
552	RPRPMCD002403
553	RPRPMCD002404
554	RPRPMCD002405
555	RPRPCPP138505
556	RPRPSC1000300
557	RPRPMCD000602
558	RPRRCLF000800
559	RPRRCLF001700
560	RPRRCLF000600

561	RPRRCLF001500
562	RPRRCLF001100
563	RPRRCLF001200
564	RPRRCLF000200
565	RPRRCLF001000
566	RPRRCLF000300
567	RPRRCLF000400
568	RPRRCLF001400
569	RPRRCLF000500
570	RPRRCLF000900
571	RPRRCLF001800
572	RPRRCLF001300
573	RPRRCLF001600
574	RPRRCLF000100
575	RPRRCLF000700
576	RPRPCPP106901
577	RPRPCPP129400
578	RPRPCPP106600
579	RPRPCPP142309
580	RPRPCPP106405
581	RPRPCPP116305
582	RPRPMCD000202
583	RPRPCPP150200
584	RPRPCPP150000
585	RPRPCPP106801
586	RPR4013005908
587	RPRPCPP138803
588	RPR4013007102
589	RPR4013011615
590	RPRPMCD000604
591	RPRPPMT005900
592	RPRPDLB004902
593	RPRPCPP107412
594	RPRPCPP115100

2024 PINS:

Count	2024 All PINS
1	RPRPPMT005900
2	RPRPMCD001200
3	RPR4013012001
4	RPRPCPP115302
5	RPRPCMS000200
6	RPRPCPP106201
7	RPRPCPP138509
8	RPRPMCD000100
9	RPRPPMT003600
10	RPRPSCS000200
11	RPRPCPP132800
12	RPRPCPP132500
13	RPRPCPP142350
14	RPRPCPP142243
15	RPRPMCD002204
16	RPR4013002312
17	RPRPRVR000101
18	RPR4013029907
19	RPRPCPP142245
20	RPRPCPP116100
21	RPRPCPP115900
22	RPRPPMT003700
23	RPRDLB005200
24	RPRDLB004901
25	RPRPCPP131003
26	RPRPCPP114901
27	RPRPCPP104301
28	RPRPCPP142271
29	RPRPCPP142239
30	RPRPPMT007000
31	RPRPCPP107412
32	RPRPCPP117402
33	RPRDLB005300
34	RPR4013012911
35	RPRPCPP134000
36	RPR4013012905

37	RPRPCPP106901
38	RPRPBCS000300
39	RPRPNCS000200
40	RPR4013018002
41	RPRPCPP104600
42	RPRPPMT007400
43	RPRPMCD001302
44	RPRPCPP104401
45	RPRPMCD002002
46	RPRPCPP104203
47	RPR4013010403
48	RPRPCPP133003
49	RPRPCPP142249
50	RPRPCPP115100
51	RPRPCPP142248
52	RPRPSNS000900
53	RPRPCPP131301
54	RPRPCPP106801
55	RPRPPMT006600
56	RPRPMCD001100
57	RPR4013011608
58	RPRPCPP129200
59	RPRPCPP114902
60	RPRPCPP115700
61	RPRPCPP104701
62	RPRPPMT006200
63	RPR4013011601
64	RPRPCPP136600
65	RPRPCMS000400
66	RPRPCPP133600
67	RPRPCPP139402
68	RPR4013013200
69	RPRPMCD001000
70	RPRIBS000100
71	RPRPCPP130804
72	RPRPCPP138510
73	RPRPSNS000400
74	RPRPCPP142298

75	RPR4013030401
76	RPRPCPP106700
77	RPRPCPP139403
78	RPRPCPP115800
79	RPR4013014000
80	RPRPCPP107205
81	RPRPCPP138400
82	RPR4013014500
83	RPRPCPP136500
84	RPRPRZT000200
85	RPRPCPP132600
86	RPRPCPP106000
87	RPR4013017802
88	RPRPCPP107206
89	RPRPCPP130400
90	RPRPCPP148000
91	RPRPCPP129901
92	RPRPBCS000100
93	RPR4013011609
94	RPRPCPP104800
95	RPRPSCS000100
96	RPRPCPP131400
97	RPRPCBC000400
98	RPRPCPP106100
99	RPRPMCD001800
100	RPRPMCD000202
101	RPR4013014200
102	RPRPCPP106900
103	RPRPCPP138702
104	RPRPCPP138300
105	RPR4013014703
106	RPR4013031100
107	RPRPMCD001600
108	RPRPCPP142306
109	RPRPCPP129400
110	RPRPCPP106600
111	RPRPCPP115400
112	RPR4013011604

113	RPRPCPP106403
114	RPRPPMT006800
115	RPRPCPP1422A1
116	RPRPSNS000500
117	RPR4013007305
118	RPR4013017901
119	RPRPPMT008500
120	RPRPCPP142238
121	RPRPCPP132901
122	RPRPCPP130500
123	RPR4013013501
124	RPRPSNS000800
125	RPRPCPP142309
126	RPRPMCD000800
127	RPR4013010404
128	RPRPDLB005400
129	RPRPCPP105802
130	RPRPCPP147900
131	RPRPPMT003001
132	RPRPCPP131203
133	RPRPBCS000200
134	RPRPCPP138803
135	RPRPCPP116305
136	RPRPCPP130803
137	RPR4013012003
138	RPR4013002313
139	RPRPMCD002402
140	RPR4013030301
141	RPRPCPP138701
142	RPRPMCD001301
143	RPRPPMT006000
144	RPRPPMT003800
145	RPRPCPP129500
146	RPRPCPP133004
147	RPRPCPP130600
148	RPRPCPP142002
149	RPRPCPP142305
150	RPRPCPP105400

151	RPRPCPP131101
152	RPRPMCD001402
153	RPRPCPP142259
154	RPRPMCD001403
155	RPRPMCD002001
156	RPRPCMS000600
157	RPR4013012904
158	RPRPMCD002403
159	RPRPCPP106401
160	RPRPPMT008401
161	RPRPMCD000201
162	RPRRIBS000800
163	RPRPROP001400
164	RPRPELP000200
165	RPRPMCD002201
166	RPRPCPP133200
167	RPRPCPP115200
168	RPRPCPP134100
169	RPRPCPP131500
170	RPRPCPP129800
171	RPRPCPP142272
172	RPRPCPP115301
173	RPRPCPP142001
174	RPRPMCD002100
175	RPRPCPP142109
176	RPRPCPP146200
177	RPRPCPP131302
178	RPRPCPP142299
179	RPRPCMS000100
180	RPR4013013701
181	RPRPCPP142104
182	RPRPCPP105801
183	RPRPCPP142295
184	RPRPCPP107204
185	RPR4013017801
186	RPRPCPP142106
187	RPR4013014300
188	RPRPPTS000100

189	RPR4013029904
190	RPRPMCD000700
191	RPRPCPP105700
192	RPRPCPP129600
193	RPRPCPP139401
194	RPRPCPP106802
195	RPRPCPP138505
196	RPRPCPP147800
197	RPRPCPP139405
198	RPRPSC1000300
199	RPRPMCD002605
200	RPR4013010401
201	RPRPRVR000900
202	RPRPCPP105000
203	RPRPSC1000200
204	RPRPCPP131004
205	RPRPRZT000300
206	RPR4013004502
207	RPRPCPP142107
208	RPRPMCD002404
209	RPR4013010413
210	RPR4013012910
211	RPRPMCD001500
212	RPRPCPP142279
213	RPRPCPP142294
214	RPR4013011607
215	RPRPCPP131602
216	RPRPCPP138806
217	RPR4013030206
218	RPRPPMT008402
219	RPRRIBS000700
220	RPRPCPP116303
221	RPRPCPP138604
222	RPRPCLA000400
223	RPRPMCD002609
224	RPRPCTS000300
225	RPR4013011614
226	RPR4013011616

227	RPRPCPP138807
228	RPRPMCD002401
229	RPRPCPP142308
230	RPRPCPP104501
231	RPRPL2B000300
232	RPRPMCD001700
233	RPR4013012908
234	RPRPCPP138001
235	RPRPCLA000100
236	RPRPCPP152000
237	RPR4013030205
238	RPR4013011617
239	RPR4013011618
240	RPRPSCP001100
241	RPRPRMP000100
242	RPRPRMP000200
243	RPR4013029912
244	RPRPCPP150100
245	RPRPL2B000200
246	RPRPCPP159400
247	RPRPCPP155000
248	RPRPCPP155200
249	RPRPCPP155300
250	RPRPCPP155400
251	RPRPCPP155500
252	RPRPCPP155600
253	RPRPCPP155900
254	RPRPCPP156000
255	RPRPCPP156100
256	RPRPCPP156500
257	RPRPCPP157000
258	RPRPCPP157200
259	RPRPCPP159000
260	RPRPCPP163200
261	RPRPCPP160700
262	RPRPCPP160800
263	RPRPCPP160900
264	RPRPCPP161000

265	RPRPCPP161100
266	RPRPCPP161500
267	RPRPCPP161700
268	RPRPCPP162300
269	RPRPCPP162600
270	RPRPCLF000400
271	RPRPCLF001600
272	RPRPETY000200
273	RPRPETY000400
274	RPRPETY000500
275	RPRPETY000700
276	RPRPETY000900
277	RPRPETY001600
278	RPRPETY001800
279	RPRPETY002000
280	RPRPGTD002400
281	RPRPGTD003000
282	RPRPGTD003100
283	RPRPGTD003900
284	RPRPGTD004200
285	RPRPGTD004400
286	RPRPGTD004701
287	RPRPGTD004702
288	RPRPGTD005300
289	RPRPGTD007700
290	RPRPGTD008700
291	RPRPGTD009100
292	RPRPIBS000300
293	RPRPPDA000201
294	RPRPPDA000203
295	RPRPCPP112302
296	RPRPGTD005404
297	RPRPSCP001000
298	RPR4013011615
299	RPRPCPP155800
300	RPRPCPP156700
301	RPRPCPP157300
302	RPRPCPP157600

303	RPRPCPP157700
304	RPRPCPP158600
305	RPRPCPP160400
306	RPRPCPP161300
307	RPRPCPP161800
308	RPRPCPP162200
309	RPRPCLF000100
310	RPRPCLF000200
311	RPRPETY000102
312	RPRPETY000300
313	RPRPETY000600
314	RPRPETY001202
315	RPRPETY001700
316	RPRPETY001900
317	RPRPGTD002800
318	RPRPGTD002900
319	RPRPGTD004100
320	RPRPGTD004901
321	RPRPGTD007900
322	RPRPGTD008500
323	RPRPGTD008600
324	RPRPGTD008900
325	RPRPIBS000200
326	RPRPPDA000100
327	RPRPGTD005401
328	RPRPGTD005406
329	RPRPCLA000300
330	RPRPCTS000200
331	RPRPCPP104502
332	RPRPL2B000100
333	RPRPCPP151700
334	RPRPCPP152200
335	RPRPSCP000100
336	RPRPSCP000400
337	RPRPSCP000600
338	RPRPSCP000800
339	RPR4013029910
340	RPR4013029913

341	RPRPCPP159700
342	RPRPCPP157100
343	RPRPCPP158300
344	RPRPCPP158500
345	RPRPCPP158700
346	RPRPCPP159200
347	RPRPCLF000300
348	RPRPCLF000900
349	RPRPCLF001100
350	RPRPCLF001200
351	RPRPCLF001700
352	RPRPETY000101
353	RPRPETY000103
354	RPRPETY001100
355	RPRPGTD000100
356	RPRPGTD002100
357	RPRPGTD002300
358	RPRPGTD003600
359	RPRPGTD003700
360	RPRPGTD009300
361	RPRPIBS000400
362	RPRPGTD005405
363	RPRPGTD005407
364	RPRPETY001401
365	RPR4013011613
366	RPRPRVR000400
367	RPR4013029906
368	RPRPCPP112100
369	RPRPCPP104000
370	RPRPCPP116000
371	RPRPCPP104204
372	RPR4013031000
373	RPRPCPP142273
374	RPR4013014602
375	RPRPCPP142240
376	RPR4013008002
377	RPRPDLB005100
378	RPRPCPP107000

379	RPR4013011611
380	RPRPCBC000300
381	RPRPCMS000300
382	RPRPPMT008300
383	RPR4013010300
384	RPRPCPP133400
385	RPRPCPP139001
386	RPRPCPP105500
387	RPR4013033100
388	RPRPSNS000300
389	RPRPCPP118200
390	RPRPRZT000600
391	RPR4013032900
392	RPRPELP000100
393	RPRRIBS000600
394	RPRPCPP116306
395	RPRPCBC000200
396	RPRPCPP106500
397	RPRPCPP129902
398	RPRPCPP131002
399	RPRPCPP138602
400	RPRPPTS000200
401	RPRPPMT006700
402	RPRPCPP142241
403	RPRPCPP142307
404	RPRPCPP142246
405	RPRPCTS000400
406	RPRPCPP150300
407	RPRPL2B000400
408	RPRPCPP129102
409	RPRPCPP151900
410	RPRPCPP152300
411	RPRPCPP152400
412	RPRPCPP152600
413	RPRPSCP000900
414	RPRPSCP001200
415	RPR4013012912
416	RPRPCPP163000

417	RPRPCPP163100
418	RPRPCPP154900
419	RPRPCPP155100
420	RPRPCPP155700
421	RPRPCPP157800
422	RPRPCPP159100
423	RPRPCPP159300
424	RPRPCPP159900
425	RPRPCPP161600
426	RPRPCPP161900
427	RPRPCPP162000
428	RPRPCPP162100
429	RPRPCPP162700
430	RPRPCLF000500
431	RPRPCLF000800
432	RPRPCLF001300
433	RPRPCLF001500
434	RPRPCLF001800
435	RPRPGTD002600
436	RPRPGTD003300
437	RPRPGTD003400
438	RPRPGTD004300
439	RPRPGTD007400
440	RPRPGTD007500
441	RPRPGTD008000
442	RPRPGTD008100
443	RPRPGTD008800
444	RPRPGTD009000
445	RPRPGTD005402
446	RPRPETY001501
447	FREDREGILL RD
448	RPRPCPP162900
449	RPRPCPP157400
450	RPRPCPP160000
451	RPRPCPP161200
452	RPRPCPP162500
453	RPRPCLF001900
454	RPRPETY001000

455	RPRPGTD003800
456	RPRPPDA000300
457	RPRPCPP138507
458	RPR4013004600
459	RESTLAWN CEME*
460	RPRPNCS000100
461	RPRPDLB005000
462	RPRPCPP138002
463	RPRPMCD002405
464	RPRPRZT000100
465	RPRPCPP162800
466	RPRPCLF000700
467	RPR4013010412
468	RPR4013014503
469	RPRPCPP158400
470	RPRPCPP156600
471	RPRPCPP157500
472	RPRPCPP158900
473	RPRPGTD005403
474	RPRPCPP159600
475	RPRPSCP000300
476	RPRPCLF000600
477	RPRPCPP156900
478	RPR4013012907
479	RPRPCPP108201
480	RPRPSCP000700
481	RPRPCPP151300
482	RPRPCPP138605
483	RPRPMCD001900
484	RPRIBS000900
485	RPRPMCD002607
486	RPRPMCD001401
487	RPRPCPP130100
488	RPRPCPP115500
489	RPRPROP002300
490	RPRPRVR000500
491	RPRPCPP129300
492	RPRPPMT003500

493	RPRPCPP142110
494	RPRPRVR000102
495	RPRPCPP138202
496	RPRPCPP133500
497	RPRPCPP138503
498	RPRPCPP130700
499	RPR4013013100
500	RPRPCPP133307
501	RPRPCPP107100
502	RPR4013017500
503	RPRPPMT007100
504	RPR4013030402
505	RPRPCPP117300
506	RPR4013006201
507	RPRPCPP142244
508	RPRPCPP139404
509	RPRPRZT000700
510	RPRPCPP107411
511	RPRPCPP132200
512	RPRPCPP142258
513	RPRPCPP142304
514	RPRPCPP130802
515	RPR4013003701
516	RPRPRVR000700
517	RPR4013015602
518	VELTON AVE
519	RPR4013014401
520	RPRPCPP104205
521	RPRPCPP129700
522	RPR4013008001
523	RPRPCPP138201
524	RPRPCPP117600
525	RPRPMCD000300
526	RPRPCPP107207
527	RPRPPDA000204
528	RPRPCPP154800
529	RPRPCPP157900
530	RPRPCPP158000

531	RPRPCPP159800
532	RPRPCPP160100
533	RPRPETY001201
534	RPRPETY002100
535	RPRPGTD004600
536	RPRPIBS000500
537	RPRPCPP152500
538	RPR4013029911
539	RPRPCLA000200
540	RPRPCPP162400
541	RPRPCLF001400
542	RPRPETY001300
543	RPRPGTD005100
544	RPRPCPP156200
545	RPRPCPP160500
546	RPRPCPP160600
547	RPRPSCP001300
548	RPRPMCD000901
549	RPRPCPP156300
550	RPRPCPP156400
551	RPRPCPP158100
552	RPRPCPP158800
553	RPRPCLF001000
554	RPRPCPP150200
555	RPRPSCP000200
556	RPRPSNS000100
557	RPRPCPP150000
558	RPRPCTS000100
559	RPR4013013702
560	RPRPCPP142237
561	RPRPCPP133001
562	RPRPPMT008200
563	RPRPCPP134101
564	RPRPCBC000100
565	RPRPMCD002203

566	RPRPCPP142260
567	RPRPCPP104201
568	RPRPROP004500
569	RPRPELP000300
570	RPRPMCD002202
571	RPRPCPP146300
572	RPRPRZT000500
573	RPR4013030700
574	RPRPMCD001303
575	RPRPCPP132306
576	RPRPCPP133100
577	RPRPCPP136000
578	RPRPCPP132700
579	RPRPMCD002300
580	RPRPMCD000604
581	RPRPCPP130300
582	RPRPCPP115600
583	RPRPCPP104302
584	RPRPCPP138100
585	RPRPCPP112200
586	RPRPRVR000600
587	RPR4013030302
588	RPRPCPP133900
589	RPRPCPP131102
590	RPRPCPP105301
591	RPRDLB004902
592	RPRPCMS000500
593	RPRPCPP151800
594	RPRPSCP000500
595	RPRPCPP159500
596	RPRPCPP156800
597	RPRPCPP158200
598	RPRPCPP161400
599	BLM

Exhibit B

Agency Resolution No. 2025-3, dated June 18, 2025,
Accepting the South 5th Urban Renewal Area Eligibility Report, dated June 6, 2025 (without
attachments)

RESOLUTION NO. 2025-3

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF
POCATELLO, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF POCATELLO, IDAHO, ALSO KNOWN AS THE POCATELLO DEVELOPMENT AUTHORITY, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR CERTAIN PROPERTY REFERRED TO AS SOUTH 5TH CORRIDOR AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR OR AGENCY ADMINISTRATOR TO TRANSMIT THE REPORT AND THIS RESOLUTION TO THE BANNOCK COUNTY BOARD OF COUNTY COMMISSIONERS AND THE CITY COUNCIL OF THE CITY OF POCATELLO REQUESTING THEIR CONSIDERATION FOR DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COMMISSION AND COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended and supplemented (the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code as amended and supplemented (the "Act"), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the "Agency;"

WHEREAS, the City Council (the "City Council") of the city of Pocatello (the "City") found that deteriorating areas exist in the City, therefore, for the purposes of the Law, created an urban renewal agency pursuant to the Law, authorizing the Agency to transact business and exercise the powers granted by the Law and the Act upon making the findings of necessity required for creating the Agency;

WHEREAS, the Mayor has duly appointed the Board of Commissioners of the Agency, which appointment was confirmed by the City Council;

WHEREAS, the City Council, on June 22, 2006, after notice duly published, conducted a public hearing on the Naval Ordnance Plant Urban Renewal Plan (the "Naval Ordnance Plant Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2797 on June 22, 2006, approving the Naval Ordnance Plant Plan, making certain findings, and establishing the Naval Ordnance Plant revenue allocation area (the "Naval Ordnance Plant Project Area");

WHEREAS, the City Council, on April 19, 2007, after notice duly published, conducted a public hearing on the North Portneuf Urban Renewal Plan (the “North Portneuf Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2814 on April 19, 2007, approving the North Portneuf Plan, making certain findings, and establishing the North Portneuf revenue allocation area (the “North Portneuf Project Area”);

WHEREAS, the City Council, on November 4, 2010, after notice duly published conducted a public hearing on the Pocatello Regional Airport Urban Renewal Area Plan (the “Pocatello Regional Airport Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2889 on November 4, 2010, approving the Pocatello Regional Airport Plan, making certain findings, and establishing the Pocatello Regional Airport revenue allocation area (the “Pocatello Regional Airport Project Area”);

WHEREAS, the City Council, on May 2, 2019, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Northgate Urban Renewal Project (the “Northgate Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3026 on May 2, 2019, approving the Northgate Plan, making certain findings, and establishing the Northgate revenue allocation area (the “Northgate Project Area”);

WHEREAS, the above referenced existing urban renewal plans are collectively referred to as the “Existing Urban Renewal Plans” and their respective existing revenue allocation project areas are collectively referred to as the “Existing Project Areas;”

WHEREAS, it has become apparent that additional property, a portion of which is located within the City, and a portion of which is located within the City’s area of operation within unincorporated Bannock County, may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in October 2023, the Agency authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City’s area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the Agency Board of Commissioners (the “Board”) on April 17, 2024. At its meeting on June 12, 2024, the Board directed SBF to proceed with study and planning efforts related to the South 5th Corridor and preparation of an eligibility report of an area approximately 2,292 acres in size (including public rights-of-way). The area is roughly bounded by the Union Pacific Railroad to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east, and is commonly referred to as the South 5th Corridor Area (the “Study Area”). The Study area is bisected by both Interstate 15 and South 5th Avenue;

WHEREAS, the Agency has obtained the South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025 (the “Report”), a copy of which is attached hereto as **Exhibit A**, which examined the Study Area, which area also included real property located within unincorporated Bannock County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and deteriorated area, several of the conditions necessary to be present in such an area are found in the Study Area, including:

- a. predominance of defective or inadequate street layout;
- b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; obsolete platting;
- c. diversity of ownership; and
- d. unsuitable topography;

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition or use;

WHEREAS, the Study Area includes open space/open land;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. See Idaho Code § 50-2903(8)(c);

WHEREAS, Idaho Code §§ 50-2018(8), (9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency, which are the same or similar to the conditions set forth in the definitions of “deteriorating area” and “deteriorating area;”

WHEREAS, the Report addresses the findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area may include parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to City Council consideration of any urban renewal plan;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the combined base assessment roll value for the Existing Project Areas do not exceed 10% of the current assessed valuation of all taxable property within the City;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area;

WHEREAS, a portion of the Study Area includes certain real property located within unincorporated Bannock County;

WHEREAS, the Bannock County Board of County Commissioners will be asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the Agency Board finds it in the best public interest to accept the Report.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF POCA TELLO, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the Agency Board acknowledges acceptance and receipt of the Report, attached hereto as **Exhibit A**, recognizing technical changes or corrections which may be required before transmittal to the Bannock County Board of County Commissioners and the City Council for their consideration.

Section 3. That there are one or more areas within the City and in unincorporated Bannock County, that are a deteriorating area or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8), as more fully set forth in the Report.

Section 4. That one such area is more commonly referred to as the South 5th Corridor Area or the Study Area, and as more fully described in the Report.

Section 5. That the rehabilitation, conservation, and redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, and welfare of the residents of the City.

Section 6. That the Chair or Vice-Chair and Administrator of the Agency Board of Commissioners is hereby authorized to transmit the Report to the Pocatello City Council requesting that the City Council:

a. Determine whether the Study Area identified in the Report qualifies as an urban renewal project and there is justification for designating the area, as appropriate, for an urban renewal project; provided, however, Agency requests the City Council not take such action until the Bannock County Board of County Commissioners has adopted a resolution declaring the need for an urban renewal project for the Study Area;

b. If such designation is made, whether the Agency should proceed with the

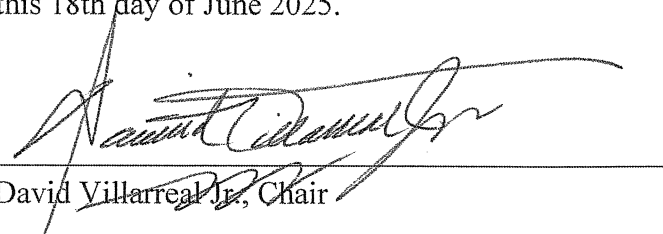
preparation of an urban renewal plan for the area, which plan may include a revenue allocation provision as allowed by law;

c. Coordinate with the Agency to obtain the required agricultural consent from the property owners.

Section 7. That the Chair or Vice-Chair and Administrator of the Agency Board of Commissioners is hereby authorized to transmit the Report to Bannock County Board of County Commissioners for its consideration pursuant to Idaho Code Section 50-2018(18).

Section 8. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Pocatello, Idaho, on June 18, 2025. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 18th day of June 2025.



David Villarreal Jr., Chair

ATTEST:

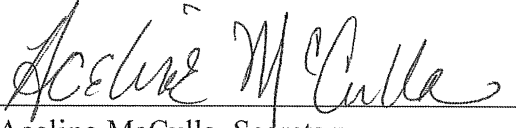
By 
Aceline McCulla, Secretary

Exhibit C

The Bannock County Board of County Commissioners, Resolution No. _____,
dated June ____, 2025, Accepting the South 5th Urban Renewal Area Eligibility Report, dated
June 11, 2025

4925-1315-3842, v. 1

In the Matter of ADOPTING FINDINGS)
AND THE NEED FOR AN URBAN)
RENEWAL PROJECT FOR THE SOUTH)
5TH CORRIDOR AREA)

R.S. No. 2025-45
June 24, 2025

RESOLUTION

WHEREAS, the Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority, is an independent public body, corporate and politic, authorized under the authority of 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”), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the “Agency;” and

WHEREAS, the Pocatello City Council has previously established the following urban renewal districts: the 2006 Naval Ordnance Plant Project Area; the 2007 North Portneuf Project Area; the 2010 Pocatello Regional Airport Project Area; and the 2019 Northgate Project Area;

WHEREAS, it has become apparent that additional property, a portion of which is located within the City of Pocatello, and a portion of which is located within the City of Pocatello’s area of operation within unincorporated Bannock County, may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in October 2023, the Agency authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City’s area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the Agency Board of Commissioners (the “Board”) on April 17, 2024. At its meeting on June 12, 2024, the Board directed SBF to proceed with study and planning efforts related to the South 5th Corridor and preparation of an eligibility report of an area approximately 2,292 acres in size (including public rights-of-way). The area is roughly bounded by the Union Pacific Railroad to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east, and is commonly referred to as the South 5th Corridor Area (the “Study Area”). The Study area is bisected by both Interstate 15 and South 5th Avenue;

WHEREAS, the South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025 (the “Report”), a copy of which is attached hereto as **Exhibit A**, examined the Study Area, which area also included real property located within unincorporated Bannock County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and deteriorated area, several of the conditions necessary to be present in such an area are found in the Study Area, including:

- a. predominance of defective or inadequate street layout;

- b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; obsolete platting;
- c. diversity of ownership; and
- d. unsuitable topography;

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition or use;

WHEREAS, the Study Area includes open space/open land;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. *See* Idaho Code Section 50-2903(8)(c);

WHEREAS, Idaho Code Sections 50-2018(8), (9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency, which are the same or similar to the conditions set forth in the definitions of “deteriorating area” and “deteriorated area;”

WHEREAS, the Report addresses the findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, under the Law and Act, specifically Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area may include parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to the Pocatello City Council’s consideration of any urban renewal plan;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the combined base assessment roll values for the Existing Project Areas do not exceed 10% of the current assessed valuation of all taxable property within the City of Pocatello;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval by resolution of the governing body of the other city or county declaring the need for an urban renewal project for the proposed area;

WHEREAS, a portion of the Study Area includes certain real property located in unincorporated Bannock County;

WHEREAS, the Agency accepted the Report by way of Resolution No. 2025-3 at the June 18, 2025, meeting of the Agency Board, a copy of which Resolution (without exhibits) is attached hereto as **Exhibit B**;

WHEREAS, the Report was forwarded to the Bannock County Board of Commissioners for purposes of obtaining a resolution determining such area to be deteriorated and/or deteriorating and finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the proposed Study Area has no impact on the jurisdictional boundaries of Bannock County;

WHEREAS, on June 24, 2025, representatives of the City and the Agency met with the Board of County Commissioners to discuss the proposed Report and the Study Area;

WHEREAS, on June 24, 2025, representatives of the City and/or the Agency presented the Report to the Board of County Commissioners requesting the Commissioners consider adopting the findings concerning the proposed Study Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BANNOCK COUNTY, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the findings of the Agency made on June 18, 2025, in Resolution No. 2025-3 are hereby adopted by the Board of County Commissioners.

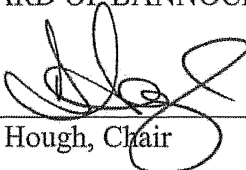
Section 3. That there is a need for an urban renewal plan for the Study Area.

Section 4. To the extent a portion of the Study Area owned by Bannock County may be determined to be an agricultural operation as defined by Idaho Code Section 22-4502(2), this Resolution provides the necessary consent.

Section 5. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED this 24th day of June, 2025.

BOARD OF BANNOCK COUNTY COMMISSIONERS



Jeff Hough, Chair



Ernie Moser, Commissioner



Ken Bullock, Commissioner

ATTEST:



Jason C. Dixon, Bannock County Clerk