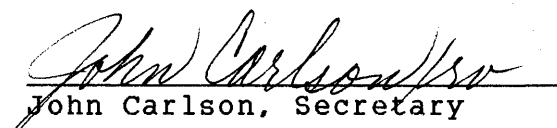


ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
June 16, 1989

Members present: Chairman Dean Funk, Val Arvas, Mike Ransom, Bob Weppner, John Carlson

Also present: Stuart Bullington, Bill Duffy, George Ramjoue

1. Meeting called to order by Chairman at 10:07 a.m.
2. Resignation as Executive Director, which was tendered by Stuart Bullington because he resigned from City employment has been tabled. Stuart has been requested to remain at least temporarily.
3. Ceramic Tile production facility proposal for location at PAFCO plant was presented by Stuart. Copies of cost estimates and funding proposals were distributed to members. City Community Development & Research Dept. is in the process of preparing an Urban Development Action Grant (UDAG) application to aid in funding. If received, the \$485,000 (\$500,000 less \$15,000 for administrative expenses) would be given to PDA by the City to be turned over to SEICOG for funding of this project. The tax increment monies paid to the PDA would then, be agreement, be returned to SEICOG and placed in a revolving loan fund for further development. Major advantage of this option is that the PDA would not be placed in a position of having to recoup enough funds from the "tax increment" to repay a loan; the money received from the City would be a pass-through of a grant. If the grant is not received, bond financing would have to be pursued.
Moved by Arvas, seconded by Ransom that the PDA support this financing proposal for the manufacturing facility's project as presented, and authorize PDA chairman to indicate the PDA's willingness to undertake the project by sending a letter to this effect to SEICOG. *Passed*
4. Stuart reported that the DOMSEA farm valuation, which had to be approximately 1.2 million for the projected pay-back to work, will be closer to 1.4 million.
5. Question of insurance coverage was again raised and discussed. Apparently, insurance is not available as protection against failure of funding, which is major concern of PDA members. Statute provides that PDA is state agency, and as members of state agency, PDA members may be immune under provisions of state tort law from suit. Stuart to contact Kirk Bybee and obtain more specific information to give to members.
6. Meeting adjourned at 11:15 a.m.


John Carlson, Secretary

Pocatello Development Authority

June 14, 1989

PROPOSED AGENDA

1. Call Meeting to Order
2. PDA Funding Proposal - Ceramic Tile Production Facility
3. Domsea Farm Valuation & Project Summary
4. Old or New Business
5. Adjourn

PROJECT ACCOUNT	ITEM	ACCOUNT TOTAL	SOURCE OF FUNDS				
			Cash	Mori	Bank/SBA	EDA	UDAG
EARTH WORK							
	Excavation, Raw matl prep	3,275					
	Excavation, Pressing, yds	819					
	Excavation, Silos, yds	1,637					
	Drains, sewers, yds	2,183	7,914	0	0	7,914	0
CONCRETE							
	Storage area walls, yds	21,832					
	Roll Mill, yds	3,493					
	Spray drier, yds	2,619					
	Presses, yds	1,747					
	Silos, yds	5,240					
	Slip tanks, yds	1,572					
	Kiln, drier	10,480					
	Glazing, sorting	7,860					
	Loading dock	2,620	57,463	0	0	57,463	0
STRUCTURAL STEEL							
	Conveyor access, tons	30,565					
	Ball Mill pltfm, tons	8,733					
	Spray Drier Support, tons	21,832					
	Press Feed Support, tons	8,733					
	Stairways, each	8,733	78,597	0	0	78,597	0
FURNITURE, LAB EQUIPMENT							
	Office furniture	16,374					
	Lab equipment	27,291	43,665	0	0	43,665	0
BODY PREP - USA							
	Weigh hopper, conveyor	13,099					
	Mixer	21,832					
	Elevator	7,641					
	Impact mill	21,832					
	Roll mill feed hopper	5,458					
	Ground clay storage	18,558					
	Ground clay feeder	10,916					
	Feldspar silo, feeder	43,665					
	Weigh bin, conveyor	13,099					
	Conveyors, elevators	16,374					
	Electrical controls	8,187					
	Water tank, pump	7,641					
	Slip tanks	16,374					
	Slip tank mixers	21,823					
	Slip pump, sandpiper	1,965					
	Spray drier body	109,162					
	Spray drier burner	16,374					
	Baghouse, fans	24,016					
	Conveyors, elevators	32,749					
	Powder silos	32,749					
	Press feed tanks	4,366	467,541	467,541	0	0	0

PROJECT ACCOUNT	ITEM	ACCOUNT TOTAL	SOURCE OF FUNDS					
			Cash	Nori	Bank/SBA	EDA	UDAG	
BODY PREP - MORI								
	Vibrating screen	4,649						
	removing filter	4,484						
	Slip pump, spray dryer	27,945						
	Spray dryer nozzles	3,978						
	Slip filter	3,961						
	Reconditioned roll mill	124,445						
	Turbo Blunger	28,000	197,463	0	56,890	16,573	0	124,000
PRESSING, DRYING - MORI								
	Press feeder	21,525						
	Hydraulic Press, 600 ton	191,034						
	Hydraulic press, 300 ton	109,162						
	Press connections, 600 ton	28,705						
	Press connections, 300 ton	33,719						
	Press mold, 73X73	12,129						
	Press mold, 73X73	15,283						
	Set, No. 64 upper dies	7,615						
	Set, No. 32 bottom dies	3,808						
	ORE mold, dies, plate	15,430						
	TRE mold, dies, plate	16,991						
	Trolley for ORE, TRE molds	11,084						
	Dryer loading machine	26,280						
	Dryer, IRM 12	136,453						
	Electric plant for dryer	2,020	630,936	0	181,775	52,955	35,206	361,000
GLAZE PREPARATION - MORI								
	ball mill	67,189	67,550	0	19,357	48,193	0	0
GLAZE PREPARTION - US								
	Glaze tanks, stirrers	5,458	5,458	0	0	5,458	0	0
GLAZING - MORI								
	Glazing line, meters	36,347						
	Drive group, motovariator	8,824						
	Turns, 90 degree	9,598						
	Horizontal spacer	4,809						
	Double tangent brush	1,261						
	Electric fan	606						
	Double disk cabin	5,349						
	Double disk, gun cabin	16,047						
	Engobe applicator	1,657						
	Trolley agitator	5,498						
	Glaze collection tank	1,083						
	Hydrofilter	6,873						
	Hydrofilter	2,291	100,241	0	29,269	0	70,972	0
KILNS - MORI								
	Dryer unloading machine	85,474						
	Roller kiln, RKM 60	509,754						
	Microprocessor	28,295						
	Electric plant, controls	12,936	636,131	0	183,272	0	452,859	0

PROJECT ACCOUNT	ITEM	ACCOUNT TOTAL	SOURCE OF FUNDS				
			Cash	Mori	Bank/SBA	EDA	UDAG
SORTING, PACKAGING - MORI							
	unloading machine	29,347					
	Pallet loading machine	38,950					
	Pallet unloading machine	86,893					
	Sorting line	318,002					
	Placing machine	12,008					
	Belt conveyer	4,285					
	Equipment	10,916	500,381	0	144,162	356,219	0
MORI EQUIPMENT INSTALLATION							
	Ball mill	3,275					
	presses	6,550					
	Drier	3,275					
	Kiln	26,199					
	Sorting	2,175					
	Glazing	13,099					
	Conveyors	19,649					
	Helpers	30,129					
	Supervision	65,497	170,948	0	49,251	121,697	0
PIPING							
	Water 2" CS, ft	8,043					
	Water, 3/4" CS, ft	5,884					
	Slip, 3/4" CS, ft	3,947					
	Natural gas, 4" CS, ft	11,680					
	Instrument air, 1" Gal, ft	4,203					
	Instrument air comp, dry	2,183					
	gas, kiln, 36" CS, ft	5,731					
	Flue gas, drier, 24" CS, ft	3,275					
	Dust control, 6" CS, ft	17,466					
	Floor drains, each	4,585					
	Floor drain tank, pump	5,458	72,455	0	0	72,455	0
	USA BODY PREP EQUIPMENT INSTALLATION	272,905	272,905	0	0	272,905	0
ELECTRICAL							
	Main switchboard, 2500A	819					
	Motor control center	9,211					
	Transformer	615					
	Panels	72,429					
	Emergency gnrttr, 100KS	22,324					
	Pushbuttons	12,963					
	Wire, #10, 600V, cpr	51,443					
	Splices, terminations	6,891					
	PVC conduit, 3/4"	26,608					
	Cable tray	11,735					
	Lighting	10,916	225,952	0	0	225,952	0

PROJECT ACCOUNT	ITEM	ACCOUNT TOTAL	SOURCE OF FUNDS				
			Cash	Mori	Bank/SBA	EDA	UDAG
INSTRUMENTS							
	Microprocessor	16,374					
	Printer	10,916					
	Control loops	7,232					
	Discrete I/O	1,528					
	Conduit, 3/4" pvc	3,193					
	Wire	4,094					
	Field transmitters	12,008					
	Control valves	9,825					
	Solenoid valves	6,004	71,174	0	0	71,174	0
INSULATION							
	Spray drier, ft	32,749					
	Duct work, ft	19,649	52,398	0	0	52,398	0
FREIGHT AND DUTY							
	Packing, freight	156,647					
	Local freight	82,199	238,846	0	0	127,883	110,963
CONSTRUCTION EQUIPMENT, TOOLS							
	Mobil rental equipment	32,749					
	consumable	16,374	49,123	0	0	49,123	0
	SPARE PARTS FOR MORI EQPMT	109,162		0	34,331	74,831	0
	MORI ENGINEERING, LAB TESTING	54,581		0	17,165	37,416	0
	ENGINEERING, PROJECT MGMT	218,324	218,324	0	0	0	0
	TOTAL ESTIMATED CONSTRUCTION COST	4,329,208	685,865	715,472	1,772,871	670,000	485,000
	CAPITALIZED ORGNZTN, INTRST, STARTUP EXPENSE	377,000	377,000	0	0	0	0
	ADMINISTRATION	15,000		0	0	0	15,000
TOTAL PROJECT COSTS THROUGH JANUARY 1990							
		4,721,208	1,062,865	715,472	1,772,871	670,000	500,000
1990 WORKING CAPITAL							
		443,000	443,000	0	0	0	0
TOTAL							
		5,164,208	1,505,865	715,472	1,772,871	670,000	500,000

Pocatello Development Authority

Board Meeting

January 6, 1988

not held - no quorum?

Proposed Agenda:

1. Call Meeting to Order.
2. Approval of Previous Board Minutes.
3. Review of Old Kraft Road Industrial Development District #1 Project:
 - Expenses and Budget
 - Construction Progress Report
 - County Commissioners Resolution
4. Review of Board and Officers Insurance Quote.
5. Downtown Development Plan
6. New and/or Old Business
7. Adjourn

Financing Scenarios

Salt Lake City

New Construction

Bank	\$2,250,000	
	(\$1.8 million Bank Note	
	Equipment w/ \$1 million	
	CD secured collateral)	
Mori	710,000	
SBA	750,000	
Private	<u>1,290,000</u>	
Sub Total	5,000,000	
Private W/C	<u>443,000</u>	
Total	\$5,443,000	

Pocatello

Lease

Bank	\$1,047,871	(No CD required)
SBA	725,000	
Mori	715,472	
EDA	670,000	
UDAG	485,000	
Private	<u>1,062,865</u>	
Sub Total	\$4,706,208	
Private/Bank	<u>443,000</u>	(Line of Credit)
Total	\$5,149,208	

MEMORANDUM

TO: Stuart Bullington, Executive Director, Pocatello
Development Authority

FROM: Ivan Legler, Pocatello City Attorney *IL*

RE: Domsea Farms Project

DATE: September 22, 1988

This is in response to your September 20, 1988, memo requesting that I outline the statutory process for assuring that the risk of default on the financing of the Domsea Project will be minimal.

Chapter 29 of Title 50, Idaho Code, is the basis for tax increment financing in the State of Idaho. Among other things, it requires county commissioners to freeze the tax revenues distributed to existing taxing districts from redeveloped property, and allocating any additional tax revenues caused by the redevelopment to an urban renewal agency established to provide some or all of the redevelopment. [Section 50-2908(2)(b)]. Such tax revenues must be paid to the agency by the county treasurer and deposited by that agency into one or more special funds devoted exclusively to pay for the redevelopment. As long as assessed valuations do increase from the redevelopment instituted by the agency, those increased tax revenues will be available to the agency. Any bonds or other obligations issued on the basis of such revenues will therefore be secure so long as the county commission and the county treasurer fulfill their statutory obligations.

Furthermore, Idaho Code §50-2911 prohibits any direct or collateral action attacking or otherwise questioning the validity of an appropriate urban renewal plan which involves tax increment financing, after sixty (60) days from the effective date of an ordinance adopting or modifying the plan. Also, Idaho Code §50-2912 makes the provisions of Chapter 29 severable and provides that if any portion is declared invalid for any reason, such declaration shall not affect the validity of the remaining portions of the chapter. It is my belief that the chapter has been crafted carefully enough to withstand a constitutional challenge.

Based on the above, I would anticipate that any lender would feel that the statutory processes involved in tax increment financing are adequate security for any development

loan to an urban renewal agency. Our research of Idaho case law and Attorney General opinions indicates that idle cash balances in public funds can be loaned for various purposes, so long as there is guaranteed repayment. We believe, therefore, that a loan to the PDA to be repaid with tax increments would be completely lawful because of the stability of that repayment source.

I should point out that it may not be appropriate for City enterprise funds to be used to guarantee loans made by other entities to the PDA. If such funds were used to pay another lender in the very unlikely event that tax increments failed to satisfy a development loan, there would not be a guaranteed pay back of those public funds. This would make the expenditure unlawful. Thus, while these idle fund balances can certainly be used to make a loan directly to the PDA, guaranteed by tax increments, they can not be used to guarantee similar loans from other sources.

If you have any questions in this regard, please do not hesitate to contact me.

Pocatello Development Authority

September 29, 1988

John Perkins, Boardmember
Police Retirement Board
380 McKinley Avenue
Pocatello, ID 83201

Dear Mr. Perkins:

The following is an economic development investment proposal by the Pocatello Development Authority (PDA) to assist with infrastructure improvements at the new Domsea Farms-Fish Plant. Total project improvement costs are estimated at \$1,878,978.00. Reinvestments are being arranged from the following agencies:

City	\$7,000.00
Domsea Farms	\$1,191,978.00
PDA	\$180,000.00
State Block Grant	\$400,000.00

This proposal by the PDA requests an investment by the Police Retirement Board in the amount of \$150,000.00. The investment will be a loan to the PDA and repaid with the increased tax revenues generated from the project. The specific terms of this proposal are outlined below:

Investment	\$150,000.00
Term	13 years. Semi-annual payments due February 1, 1989, August 1, 1989, and every six months thereafter.
Interest Rate	9% fixed

As shown in the attached memorandum, the statutes provide recourse in the event of any default in tax payments by Domsea Farms. I would like to make a presentation of this proposal at our October 6th Board meeting. If you or your Board require any further information please call me at 234-6185.

Sincerely,

Stuart Bullington
Executive Director

SB/rv
Enc.
cc: Kirk Bybee
PDA Board of Directors

Pocatello Development Authority

September 29, 1988

Ed Austin, Boardmember
Police Retirement Board
654 East Walnut
Pocatello, ID 83201

Dear Mr. Austin:

The following is an economic development investment proposal by the Pocatello Development Authority (PDA) to assist with infrastructure improvements at the new Domsea Farms-Fish Plant. Total project improvement costs are estimated at \$1,878,978.00. Reinvestments are being arranged from the following agencies:

City	\$7,000.00
Domsea Farms	\$1,191,978.00
PDA	\$180,000.00
State Block Grant	\$400,000.00

This proposal by the PDA requests an investment by the Police Retirement Board in the amount of \$150,000.00. The investment will be a loan to the PDA and repaid with the increased tax revenues generated from the project. The specific terms of this proposal are outlined below:

Investment	\$150,000.00
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Sincerely,

Stuart Bullington
Executive Director

SB/rv
Enc.
cc: Kirk Bybee
PDA Board of Directors

Pocatello Development Authority

DRAFT

September 20, 1988

Ron Nicholas
Industrial Lands
c/o Nicholas Moving and Storage
902 S. 1st Avenue
Pocatello, ID. 83204

Dear Mr. Nicholas:

The following is a financing proposal by the Pocatello Development Authority (PDA) for infrastructure improvements at the Domsea Farms Fish Plant. Total project improvement costs are estimated at \$1,878,978. Financing is being arranged via the following agencies:

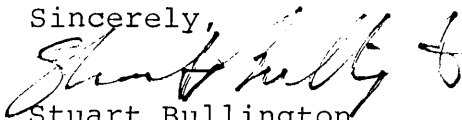
City	- \$7,000
Domsea Farms	- \$1,291,978
Pocatello Development Authority	- \$180,000
State Block Grant	- \$400,000

This proposal by the PDA requests a loan by Industrial Lands in the amount of \$75,000. The loan will be repaid by the PDA with the increased tax revenues generated from the project. The specific terms of this proposal are outlined below:

Amount of Loan	- \$75,000
Term of Loan	- 13 years
	Semi-annual payments due on February 1st, 1989 and August 1st, 1989 and every six months thereafter.
Interest Rate	- 9% fixed

As shown in the attached memorandum, the statutes provide recourse in the event of any default in tax payments by Domsea Farms. If you or your Board require any further information please call me at 234-6185.

Sincerely,


Stuart Bullington
Executive Director

cc: Kirk Bybee
PDA Board of Directors

sent 9/20/88

City of Pocatello

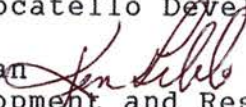
POCATELLO, IDAHO 83205-4169

MUNICIPAL BUILDING
P.O. BOX 4169

902 E. SHERMAN
208-232-4311

MEETING NOTICE

TO: Members of the Pocatello Development Authority

FROM: Ken Gibb, Chairman 
Community Development and Research Department

RE: September meeting

DATE: August 31, 1988

This is a reminder that the next meeting of the Pocatello Development Authority will be held on Wednesday, September 7, 1988, at noon in the Mayor's Conference Room at City Hall. Please contact my office if you will be unable to attend.

Attached is a copy of the minutes of the last meeting.



OFFICE OF THE MAYOR
902 E. Sherman
P.O. Box 4169
Pocatello, Idaho 83205
(208) 234-6163
FAX (208) 234-6296

PETER J. ANGSTADT
Mayor

Pocatello City Council:
GREGORY R. ANDERSON
I.J. "BABE" CACCIA
ROBERT E. CHAMBERS
ROGER W. CHASE
KAREN A. MCGEE
EARL R. POND

August 2, 1990

G. Michael Ransom
2090 Sandy Lane
Pocatello, Idaho 83204

Dear Mr. Ransom:

On July 19, 1990, the City Council confirmed your reappointment to the Pocatello Development Authority (PDA). The new term will begin July 21, 1990, and will expire July 21, 1994.

We appreciate your continued interest in serving the community as a member of the Pocatello Development Authority.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter".

PETER J. ANGSTADT
MAYOR

plm

Enclosures

cc: Connie Blackburn
Rayna Valentine



OFFICE OF THE MAYOR
902 E. Sherman
P.O. Box 4169
Pocatello, Idaho 83205
(208) 234-6163
FAX (208) 234-6296

PETER J. ANGSTADT
Mayor

Pocatello City Council:
GREGORY R. ANDERSON
I.J. "BABE" CACCIA
ROBERT E. CHAMBERS
ROGER W. CHASE
KAREN A. McGEE
EARL R. POND

August 2, 1990

Karen McGee, President
City Council

Dear Karen:

On July 19, 1990, the City Council confirmed your reappointment to the Pocatello Development Authority (PDA). The new term will begin August 4, 1990, and will expire August 4, 1994.

Sincerely,

A handwritten signature in dark ink, appearing to read "Peter".

PETER J. ANGSTADT
MAYOR

plm

Enclosures

cc: Connie Blackburn
Rayna Valentine



OFFICE OF THE MAYOR
902 E. Sherman
P.O. Box 4169
Pocatello, Idaho 83205
(208) 234-6163
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PETER J. ANGSTADT
Mayor

Pocatello City Council:
GREGORY R. ANDERSON
I.J. "BABE" CACCIA
ROBERT E. CHAMBERS
ROGER W. CHASE
KAREN A. MCGEE
EARL R. POND

August 2, 1990

Val Arvas
Bannock County Commissioner
P. O. Box 4016
Pocatello, Idaho 83205

Dear Val:

On July 19, 1990, the City Council confirmed your reappointment to the Pocatello Development Authority (PDA). The new term will begin July 21, 1990, and will expire July 21, 1994.

We appreciate your continued interest in serving the community as a member of the Pocatello Development Authority.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peter".

PETER J. ANGSTADT
MAYOR

plm

Enclosures

cc: Connie Blackburn
Rayna Valentine



OFFICE OF THE MAYOR
902 E. Sherman
P.O. Box 4169
Pocatello, Idaho 83205
(208) 234-6163
FAX (208) 234-6296

PETER J. ANGSTADT
Mayor

Pocatello City Council:
GREGORY R. ANDERSON
I.J. "BABE" CACCIA
ROBERT E. CHAMBERS
ROGER W. CHASE
KAREN A. McGEE
EARL R. POND

August 2, 1990

Mayor Peter Angstadt
City of Pocatello

Dear Peter:

On July 19, 1990, the City Council confirmed your reappointment to the Pocatello Development Authority (PDA). The new term will begin August 4, 1990, and will expire August 4, 1994.

Sincerely,

A handwritten signature in cursive script that reads "Connie".

CONNIE BLACKBURN
ADMINISTRATIVE ASSISTANT

plm

Enclosures

cc: Connie Blackburn
~~Rayna Valentine~~



OFFICE OF THE MAYOR
902 E. Sherman
P.O. Box 4169
Pocatello, Idaho 83205
(208) 234-6163
FAX (208) 234-6296

PETER J. ANGSTADT
Mayor

Pocatello City Council:
GREGORY R. ANDERSON
I.J. "BABE" CACCIA
ROBERT E. CHAMBERS
ROGER W. CHASE
KAREN A. MCGEE
EARL R. POND

2-4779

February 2, 1990

Karen McGee, President
City Council
City of Pocatello
P. O. Box 4169
Pocatello, Idaho 83205

Dear Karen:

On February 2, 1990, the City Council confirmed your appointment to the Pocatello Development Authority. Your term begins February 1, 1990, and will expire August 4, 1990.

Meetings will be held as needed and will usually be held at the Municipal Building. Enclosed for your information is a current membership list of the Pocatello Development Authority. Thanks for serving on this board.

Sincerely,

A handwritten signature in cursive script that reads "Peter Angstadt".

PETER J. ANGSTADT
MAYOR

CB/plm

Enclosures

cc: Connie Blackburn
Rayna Valentine



OFFICE OF THE MAYOR
902 E. Sherman
P.O. Box 4169
Pocatello, Idaho 83205
(208) 234-6163
FAX (208) 234-6296

RICHARD S. FINLAYSON
Mayor

Pocatello City Council:
ROBERT E. CHAMBERS
KAREN A. MCGEE
GREGORY R. ANDERSON
DAVID M. JONES
ALVIN DEAN FUNK
EARL R. POND

September 25, 1989

A. Dean Funk
1749 S. Fairway
Pocatello, Idaho 83201

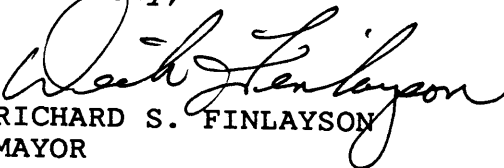
Dear Dean:

On September 21, 1989, the City Council confirmed your reappointment to the Pocatello Development Authority (PDA). Your term begins August 4, 1989, and will expire August 4, 1990.

Meetings are held the third Tuesday of each month at 12:00 noon in the Conference Room at the Municipal Building, 902 East Sherman.

Thank you for helping make Pocatello a great place to live.

Sincerely,


RICHARD S. FINLAYSON
MAYOR

RSF/plm

Enclosures

cc: Connie Blackburn
Rayna Valentine



OFFICE OF THE MAYOR
902 E. Sherman
P.O. Box 4169
Pocatello, Idaho 83205
(208) 234-6163
FAX (208) 234-6296

RICHARD S. FINLAYSON
Mayor

Pocatello City Council:
ROBERT E. CHAMBERS
KAREN A. McGEE
GREGORY R. ANDERSON
DAVID M. JONES
ALVIN DEAN FUNK
EARL R. POND

September 25, 1989

Mayor Finlayson
374 Fairway
Pocatello, Idaho 83201

Dear Mayor:

On September 21, 1989, the City Council confirmed your reappointment to the Pocatello Development Authority (PDA). Your term begins August 4, 1989, and will expire August 4, 1990.

Meetings are held the third Tuesday of each month at 12:00 noon in the Conference Room at the Municipal Building, 902 East Sherman.

Thank you for helping make Pocatello a great place to live.

Sincerely,



CONNIE BLACKBURN
ADMINISTRATIVE ASSISTANT

RSF/plm

Enclosures

cc: ~~File~~
Rayna Valentine



OFFICE OF THE MAYOR
902 E. Sherman
P.O. Box 4169
Pocatello, Idaho 83205
(208) 234-6163
FAX (208) 234-6296

RICHARD S. FINLAYSON
Mayor

Pocatello City Council:
ROBERT E. CHAMBERS
KAREN A. MCGEE
GREGORY R. ANDERSON
DAVID M. JONES
ALVIN DEAN FUNK
EARL R. POND

June 20, 1989

Mr. G. Michael Ransom
2090 Sandy Lane
Pocatello, Idaho 83204

Dear Mr. Ransom:

On June 15, 1989, the City Council confirmed your appointment to the Pocatello Development Authority (PDA) to fill the unexpired term of Joan Moller who resigned. Your term begins June 15, 1989, and will expire July 21, 1990.

Meetings will be held as needed and will usually be held at the Municipal Building, 902 East Sherman.

Enclosed for your information is a current membership list of the Pocatello Development Authority and a general information pamphlet about Pocatello.

We appreciate your interest in serving our community as a member of the Pocatello Development Authority. Thank you for helping make Pocatello a great place to live.

Sincerely,

RICHARD S. FINLAYSON
MAYOR

RSF/plm

Enclosures

cc: ~~Connie Blackburn~~
Rayna Valentine

City of Pocatello

POCATELLO, IDAHO 83205-4169

MUNICIPAL BUILDING

P.O. Box 4169

902 E. Sherman

October 27, 1988

Mr. John Carlson
4093 Henderson Lane
Pocatello, Idaho 83202

Dear Mr. Carlson:

On October 20, 1988, the City Council confirmed your appointment to the Pocatello Development Authority (PDA). You will be serving as Secretary-Treasurer to the PDA. Your term begins October 20, 1988, and will expire October 20, 1991.

Meetings will be held as needed and will usually be held at the Municipal Building, 902 East Sherman.

Enclosed for your information is a current membership list of the Pocatello Development Authority and a general information pamphlet about Pocatello.

We appreciate your interest in serving our community as a member of the Pocatello Development Authority. Thank you for helping make Pocatello a great place to live.

Sincerely,



RICHARD S. FINLAYSON
MAYOR

RSF/plm

Enclosures

cc: Connie Blackburn
✓ Rayna Valentine

City of Pocatello

POCATELLO, IDAHO 83205-4169

MUNICIPAL BUILDING

P.O. Box 4169

902 E. Sherman

July 28, 1988

FVI

Richard S. Finlayson
374 Fairway Drive
Pocatello, Idaho 83201

Dear Dick:

On July 21, 1988, the City Council confirmed your appointment to the Pocatello Development Authority. Your term begins July 21, 1988, and will expire July 21, 1989.

Meetings will be held as needed and will usually be held at the Municipal Building, 902 East Sherman.

Enclosed for your information is a current membership list of the Pocatello Development Authority and a general information pamphlet about Pocatello.

We appreciate your interest in serving our community as a member of the Pocatello Development Authority. Thank you for helping make Pocatello a great place to live.

Sincerely,



RICHARD S. FINLAYSON
MAYOR

RSF/plm

Enclosures

cc: Connie Blackburn

City of Pocatello

POCATELLO, IDAHO 83205-4169

MUNICIPAL BUILDING

P.O. Box 4169

902 E. Sherman

August 11, 1988

Mr. A. Dean Funk
1749 South Fairway Drive
Pocatello, Idaho 83201

Dear Dean:

On August 4, 1988, the City Council confirmed your appointment to the Pocatello Development Authority to serve for a one year term as Chairman. Your term begins August 4, 1988, and will expire August 4, 1989.

Meetings will be held as needed and will usually be held at the Municipal Building, 902 East Sherman.

We appreciate your interest in serving our community as a member of the Pocatello Development Authority. Thank you for helping make Pocatello a great place to live.

Sincerely,



RICHARD S. FINLAYSON
MAYOR

RSF/plm

Enclosures

cc: Connie Blackburn

City of Pocatello

POCATELLO, IDAHO 83205-4169

MUNICIPAL BUILDING

P.O. Box 4169

902 E. Sherman

July 28, 1988

Mr. Robert Weppner
457 South 19th Avenue
Pocatello, Idaho 83201

Dear Bob:

On July 21, 1988, the City Council confirmed your appointment to the Pocatello Development Authority. Your term begins July 21, 1988, and will expire July 21, 1991.

Meetings will be held as needed and will usually be held at the Municipal Building, 902 East Sherman.

Enclosed for your information is a current membership list of the Pocatello Development Authority and a general information pamphlet about Pocatello.

We appreciate your interest in serving our community as a member of the Pocatello Development Authority. Thank you for helping make Pocatello a great place to live.

Sincerely,

RICHARD S. FINLAYSON
MAYOR

RSF/plm

Enclosures

cc: Connie Blackburn

City of Pocatello

POCATELLO, IDAHO 83205-4169

MUNICIPAL BUILDING

P.O. Box 4169

902 E. Sherman

July 28, 1988

Mr. Richard H. Clay
79 Cedar Hills Drive
Pocatello, Idaho 83204

Dear Dick:

On July 21, 1988, the City Council confirmed your appointment to the Pocatello Development Authority. Your term begins July 21, 1988, and will expire July 21, 1992.

Meetings will be held as needed and will usually be held at the Municipal Building, 902 East Sherman.

Enclosed for your information is a current membership list of the Pocatello Development Authority and a general information pamphlet about Pocatello.

We appreciate your interest in serving our community as a member of the Pocatello Development Authority. Thank you for helping make Pocatello a great place to live.

Sincerely,



RICHARD S. FINLAYSON
MAYOR

RSF/plm

Enclosures

cc: Connie Blackburn

City of Pocatello

POCATELLO, IDAHO 83205-4169

MUNICIPAL BUILDING

P.O. Box 4169

902 E. Sherman

July 28, 1988

Mrs. Joan Moller
2091 Ardella Drive
Pocatello, Idaho 83201

resigned

Dear Mrs. Moller:

On July 21, 1988, the City Council confirmed your appointment to the Pocatello Development Authority. Your term begins July 21, 1988, and will expire July 21, 1990.

Meetings will be held as needed and will usually be held at the Municipal Building, 902 East Sherman.

Enclosed for your information is a current membership list of the Pocatello Development Authority and a general information pamphlet about Pocatello.

We appreciate your interest in serving our community as a member of the Pocatello Development Authority. Thank you for helping make Pocatello a great place to live.

Sincerely,



RICHARD S. FINLAYSON
MAYOR

RSF/plm

Enclosures

cc: Connie Blackburn

City of Pocatello

POCATELLO, IDAHO 83205-4169

MUNICIPAL BUILDING

P.O. Box 4169

902 E. Sherman

July 28, 1988

Mrs. Val Arvas
1647 Fairway Drive
Pocatello, Idaho 83201

Dear Val:

On July 21, 1988, the City Council confirmed your appointment to the Pocatello Development Authority. Your term begins July 21, 1988, and will expire July 21, 1990.

Meetings will be held as needed and will usually be held at the Municipal Building, 902 East Sherman.

Enclosed for your information is a current membership list of the Pocatello Development Authority and a general information pamphlet about Pocatello.

We appreciate your interest in serving our community as a member of the Pocatello Development Authority. Thank you for helping make Pocatello a great place to live.

Sincerely,



RICHARD S. FINLAYSON
MAYOR

RSF/plm

Enclosures

cc: Connie Blackburn

City of Pocatello

J. Ivan Legler
City Attorney

Nancy A. Ferris
Chief Deputy City Attorney

Kim Claussen
Deputy City Attorney

902 E. SHERMAN • P.O. BOX 4169
POCATELLO, IDAHO 83205
(208) 234-6148

LEGAL DEPARTMENT

OF COUNSEL:
Gerald Olson

January 31, 1989

Kelly Wright
Deputy Attorney General
Idaho State Tax Commission
P.O. Box 36
Boise, ID 83722

Re: Revenue Allocation Financing - Redevelopment Agencies

Dear Mr. Wright:

I appreciated the chance to speak with you Friday in regard to revenue allocation financing. Here is my question, in more detail.

Since we last talked, I have noticed that I.C. §50-2014 does make property held by an urban renewal agency tax exempt. However, the exemption ends when the agency sells, leases, or otherwise disposes of the property to a non-public body. Thus, my question still is:

If an urban renewal agency, organized under I.C. §50-2001 et. seq., acquires title to real property then leases it in whole or in part to a taxable entity, making that portion of the property taxable under §50-2014, then creates a revenue allocation financing area which includes the property pursuant to I.C. §§50-2904 through 59-2907, would the equalized assessed value as shown on the base assessment role be \$00.00 (assuming the property had been tax exempt before lease), and would the current equalized assessed valuation of the property be the new assessed valuation (now that it is taxable), thus allowing the urban renewal agency to have allocated to it all of the tax revenues from the property, as set out in §50-2908 (2)(b)?

Kelly Wright
January 31, 1989
Page 2

As we discussed, there seems to be some conflict between the tax-exempt status of property held by urban renewal agencies under §50-2014, and the desire for urban renewal agencies to use revenue allocation financing under §50-2908 to foster redevelopment of those properties.

Thank you much for your consideration of this issue. If you have any questions, please do not hesitate to contact me.

Sincerely,



Ivan Legler
City Attorney

IL/rv

pc: Richard S. Finlayson, Mayor
Members, City Council
Stuart Bullington, Community Development Analyst
Dean Funk, Chairman, Pocatello Development Authority (PDA)
Kirk Bybee, Counsel, PDA

Abbreviated Minutes
POCATELLO DEVELOPMENT AUTHORITY
October 26, 1988

Members present: Bob Weppner, John Carlson, Dean Funk, Val Arvas, Dick Finlayson, Joan Moller. Stuart Bullington, Exec. Dir. and Kirk Bybee, Attorney, also present.

1. Meeting called to order by Chairman Funk at 12:06 p.m. Quorum declared.
 2. It was MSC to approve minutes of the last meeting.
 3. Review of agreement with City of Pocatello. MSC (unanimous show of hands) to approve agreement and authorize Chairman to sign it.
 4. Review of materials for bank account at Key Bank (signature cards, application) and insurance policy. Two signatures required for disbursement of funds through checking account. MSC to complete application procedure. Expenses presented by Stuart. MSC to authorize payment of such expenses, but to table any further work on insurance temporarily.
 5. Review bid record. One bid received from Cannon Builders, Inc. for sewer and lift station work at \$24,200.00. Stuart reported that this was within maximum projected, and that figures had been reviewed with contractor. MSC to accept the bid and authorize Chairman to sign contract.
- At this point, John Carlson was excused.
6. Presentation of proposed agreement from Eastern Idaho Development Corporation requiring PDA to pay legal and closing costs associated with loan regardless of whether loan was executed. Bybee reviewed and members requested addition of \$150.00 cap amount to wording of agreement. MSC to authorize signing of the agreement with added language.
 7. Stuart reported that November 17 would be the public hearing for amendment of the original plan to reflect actual expenses, etc. now that more accurate figures are available, to indicate parking lot being scheduled for construction in the spring, and so forth.
 8. Members commented briefly on whether there are any other project areas for consideration.
 9. Meeting adjourned at 12:49 p.m.


JOHN CARLSON, Secretary

Pocatello Development Authority

Pocatello Development Authority

Board Meeting

October 26, 1988

AGENDA

1. Call meeting to order.
2. Review and approval of minutes.
3. Review and approval of loan agreement with City of Pocatello and authorize Chairman to sign agreement.
4. Approval of bank account and policy. Authorization to pay for costs associated with well refurbishing, legal expenses, A & E services, insurance policy, and seal.
5. Accept low bid for site sewer and lift station and authorize Chairman to sign contract with Cannon Builders and pay the bill.
6. Review of E.I.E.D.C. agreement to pay legal expenses to draft loan agreement and close loan.

SB:lad

INSTALLMENT NOTE

Pocatello, Idaho
October 26, 1988

For value received, the POCATELLO DEVELOPMENT AUTHORITY, an urban renewal agency created pursuant to Chapter 20, Title 50, Idaho Code (PDA), promises to pay to the CITY OF POCATELLO, a municipal corporation of Idaho (Payee), the principal sum of \$81,000.00 and interim interest in the amount of \$6,187.00, with interest thereon at nine percent (9%) per annum, in installments as follows:

AMORTIZATION SCHEDULE

City of Pocatello

PRINCIPAL 81,000.00
INTEREST RATE 9.000%

DUE DATE	PMT. NO.	PAYMENT AMOUNT	PRINCIPAL	INTEREST	BALANCE
02/01/90	1	992.36	338.36	654.00	86,861.64
03/01/90	2	992.36	340.90	651.46	86,520.74
04/01/90	3	992.36	343.45	648.91	86,177.29
05/01/90	4	992.36	346.03	646.33	85,831.26
06/01/90	5	992.36	348.63	643.73	85,482.63
07/01/90	6	992.36	351.24	641.12	85,131.39
08/01/90	7	992.36	353.87	638.49	84,777.52
09/01/90	8	992.36	356.53	635.83	84,420.99
10/01/90	9	992.36	359.20	633.16	84,061.79
11/01/90	10	992.36	361.90	630.46	83,699.89
12/01/90	11	992.36	364.61	627.75	83,335.28
ANNUAL TOTAL		10,915.96	3,864.72	7,051.24	
01/01/91	12	992.36	367.35	625.01	82,967.93
02/01/91	13	992.36	370.10	622.26	82,597.83
03/01/91	14	992.36	372.88	619.48	76,378.74
04/01/91	15	992.36	375.67	616.69	81,849.28
05/01/91	16	992.36	378.49	613.87	81,470.79
06/01/91	17	992.36	381.33	611.03	81,089.46
07/01/91	18	992.36	384.19	608.17	80,705.27
08/01/91	19	992.36	387.07	605.29	80,318.20

09/01/91	20	992.36	389.97	602.39	79,928.23
10/01/91	21	992.36	392.90	599.46	79,535.33
11/01/91	22	992.36	395.85	596.51	79,139.48
12/01/91	23	992.36	398.81	593.55	78,740.67

ANNUAL TOTAL		11,908.32	4,594.61	7,313.71	
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01/01/92	24	992.36	401.80	590.56	78,338.87
02/01/92	25	992.36	404.82	587.54	77,934.05
03/01/92	26	992.36	407.85	584.51	77,526.20
04/01/92	27	992.36	410.91	581.45	77,115.29
05/01/92	28	992.36	414.00	578.36	76,701.29
06/01/92	29	992.36	417.10	575.26	76,284.19
07/01/92	30	992.36	420.23	572.13	75,863.96
08/01//92	31	992.36	423.38	568.98	75,440.58
09/01/92	32	992.36	426.56	565.80	75,014.02
10/01/92	33	992.36	429.75	562.61	74,584.27
11/01/92	34	992.36	432.98	559.38	74,151.29
12/01/92	35	992.36	436.23	556.13	73,715.06

ANNUAL TOTAL		11,908.32	5,025.61	6,882.71	
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01/01/93	36	992.36	439.50	552.86	73,275.56
02/01/93	37	992.36	442.79	549.57	72,832.77
03/01/93	38	992.36	446.11	546.25	72,386.66
04/01/93	39	992.36	449.46	542.90	71,937.20
05/01/93	40	992.36	452.83	539.53	71,484.37
06/01/93	41	992.36	456.23	536.13	71,028.14
07/01/93	42	992.36	459.65	532.71	70,568.49
08/01/93	43	992.36	463.10	529.26	70,105.39
09/01/93	44	992.36	466.57	525.79	69,638.82
10/01/93	45	992.36	470.07	522.29	69,168.75
11/01/93	46	992.36	473.59	518.77	68,695.16
12/01/93	47	992.36	477.15	515.21	68,218.01

ANNUAL TOTAL		11,908.32	5,497.05	6,411.27	
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01/01/94	48	992.36	480.72	511.64	67,737.29
02/01/94	49	992.36	484.33	508.03	67,252.96
03/01/94	50	992.36	487.96	504.40	66,765.00
04/01/94	51	992.36	491.62	500.74	66,273.38
05/01/94	52	992.36	495.31	497.05	65,778.07
06/01/94	53	992.36	499.02	493.34	65,279.05
07/01/94	54	992.36	502.77	489.59	64,776.28
08/01/94	55	992.36	506.54	485.82	64,269.74
09/01/94	56	992.36	510.34	482.02	63,759.40
10/01/94	57	992.36	514.16	478.20	63,245.24
11/01/94	58	992.36	518.02	474.34	62,727.22
12/01/94	59	992.36	521.91	470.45	62,205.31

ANNUAL TOTAL		11,908.32	6,012.70	5,895.62	
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01/01/95	60	992.36	525.82	466.54	61,679.49
02/01/95	61	992.36	529.76	462.60	61,149.73
03/01/95	62	992.36	533.74	458.62	60,615.99
04/01/95	63	992.36	537.74	454.62	60,078.25
05/01/95	64	992.36	541.77	450.59	59,536.48
06/01/95	65	992.36	545.84	446.52	58,990.64
07/01/95	66	992.36	549.93	442.43	58,440.71
08/01/95	67	992.36	554.05	438.31	57,886.66
09/01/95	68	992.36	558.21	434.15	57,328.45
10/01/95	69	992.36	562.40	429.96	56,766.05
11/01/95	70	992.36	566.61	425.75	56,199.44
12/01/95	71	992.36	570.86	421.50	55,628.58

ANNUAL TOTAL 11,908.32 6,576.73 5,331.59

01/01/96	72	992.36	575.15	417.21	55,053.43
02/01/96	73	992.36	579.46	412.90	54,473.97
03/01/96	74	992.36	583.81	408.55	53,890.16
04/01/96	75	992.36	588.18	404.18	53,301.98
05/01/96	76	992.36	592.60	399.76	52,709.38
06/01/96	77	992.36	597.04	395.32	52,112.34
07/01/96	78	992.36	601.52	390.84	51,510.82
08/01/96	79	992.36	606.03	386.33	50,904.79
09/01/96	80	992.36	610.57	381.79	50,294.22
10/01/96	81	992.36	615.15	377.21	49,679.07
11/01/96	82	992.36	619.77	372.59	49,059.30
12/01/96	83	992.36	624.42	367.94	48,434.88

ANNUAL TOTAL 11,908.32 7,193.70 4,714.62

01/01/97	84	992.36	629.10	363.26	47,805.78
02/01/97	85	992.36	633.82	358.54	47,171.96
03/01/97	86	992.36	638.57	353.79	46,533.39
04/01/97	87	992.36	643.36	349.00	45,890.03
05/01/97	88	992.36	648.18	344.18	45,241.85
06/01/97	89	992.36	653.05	339.31	44,588.80
07/01/97	90	992.36	657.94	334.42	43,930.86
08/01/97	91	992.36	662.88	329.48	43,267.98
09/01/97	92	992.36	667.85	324.51	42,600.13
10/01/97	93	992.36	672.86	319.50	41,927.27
11/01/97	94	992.36	677.91	314.45	41,249.36
12/01/97	95	992.36	682.99	309.37	40,566.37

ANNUAL TOTAL 11,908.32 7,868.51 4,039.81

01/01/98	96	992.36	688.11	304.25	39,878.26
02/01/98	97	992.36	693.27	299.09	39,184.99
03/01/98	98	992.36	698.47	293.89	38,486.52

04/01/98	99	992.36	703.71	288.65	37,782.81
05/01/98	100	992.36	708.99	283.37	37,073.82
06/01/98	101	992.36	714.31	278.05	36,359.51
07/01/98	102	992.36	719.66	272.70	35,639.85
08/01/98	103	992.36	725.06	267.30	34,914.79
09/01/98	104	992.36	730.50	261.86	34,184.29
10/01/98	105	992.36	735.98	256.38	33,448.31
11/01/98	106	992.36	741.50	250.86	32,706.81
12/01/98	107	992.36	747.06	245.30	31,959.75

ANNUAL TOTAL		11,908.32	8,606.62	3,301.70	
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01/01/99	108	992.36	752.66	239.70	31,207.09
02/01/99	109	992.36	758.31	234.05	30,448.78
03/01/99	110	992.36	763.99	228.37	29,684.79
04/01/99	111	992.36	769.72	222.64	28,915.07
05/01/99	112	992.36	775.50	216.86	28,139.57
06/01/99	113	992.36	781.31	211.05	27,358.26
07/01/99	114	992.36	787.17	205.19	26,571.09
08/01/99	115	992.36	793.08	199.28	25,778.01
09/01/99	116	992.36	799.02	193.34	24,978.99
10/01/99	117	992.36	805.02	187.34	24,173.97
11/01/99	118	992.36	811.06	181.30	23,362.91
12/01/99	119	992.36	817.14	175.22	22,545.77

ANNUAL TOTAL		11,908.32	9,413.98	2,494.34	
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01/01/00	120	992.36	823.27	169.09	21,722.50
02/01/00	121	992.36	829.44	162.92	20,893.06
03/01/00	122	992.36	835.66	156.70	20,057.40
04/01/00	123	992.36	841.93	150.43	19,215.47
05/01/00	124	992.36	848.24	144.12	18,367.23
06/01/00	125	992.36	854.61	137.75	17,512.62
07/01/00	126	992.36	861.02	131.34	16,651.60
08/01/00	127	992.36	867.47	124.89	15,784.13
09/01/00	128	992.36	873.98	118.38	14,910.15
10/01/00	129	992.36	880.53	111.83	14,029.62
11/01/00	130	992.36	887.14	105.22	13,142.48
12/01/00	131	992.36	893.79	98.57	12,248.69

ANNUAL TOTAL		11,908.32	10,297.08	1,611.24	
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01/01/01	132	992.36	900.49	91.87	11,348.20
02/01/01	133	992.36	907.25	85.11	10,440.95
03/01/01	134	992.36	914.05	78.31	9,526.90
04/01/01	135	992.36	920.91	71.45	8,605.99
05/01/01	136	992.36	927.82	64.54	7,678.17
06/01/01	137	992.36	934.77	57.59	6,743.40
07/01/01	138	992.36	941.78	50.58	5,801.62
08/01/01	139	992.36	948.85	43.51	4,852.77

09/01/01	140	992.36	955.96	36.40	3,896.81
10/01/01	141	992.36	963.13	29.23	2,933.68
11/01/01	142	992.36	970.36	22.00	1,963.32
12/01/01	143	992.36	977.64	14.72	985.68
ANNUAL TOTAL		11,908.32	11,263.01	645.31	
01/01/02	144	993.07	985.68	7.39	.00
ANNUAL TOTAL		993.07	985.68	7.39	
		142,900.55	87,200.00	55,700.55	

In the event of default in the payment of any of the installments herein provided, said default being attributable to any reduction in the equalized assessed valuation of the property, real and personal, located in the urban renewal area designated as Old Kraft Road Industrial Development District #1, then PDA promises to pay to Payee ^{5.1%} ~~5%~~ annually of all revenues deposited by the PDA into the special revenue allocation funds created pursuant to Idaho Code §50-2909(3), in installments mutually agreed to be PDA and Payee, until such time as the principal sum and the interim interest, with interest thereon at 9% per annum, is paid in full.

In the event of default in the payment of any of the installments herein provided, said default being attributable to any reason other than a reduction in the equalized assessed valuation of the property, real and personal, located in the designated urban renewal area, then Payee may, without notice or demand, declare the entire principal sum and interim interest then unpaid, together with accrued interest thereon, immediately due and payable.

The loan made by Payee to the PDA for which this Note is security, is made pursuant to provisions of the Idaho Code, including §50-1013 and §50-2909. This Notice shall be governed as to validity, interpretation, construction, effect, and in all other respects by these Code sections and other laws and decisions of the State of Idaho.

In the event of commencement of suit to enforce payment of this note, the undersigned agrees to pay such additional sum as attorney's fees as the court in such action may adjudge reasonable.

IN WITNESS WHEREOF, the POCATELLO DEVELOPMENT AUTHORITY has caused this Installment Note to be executed by its duly authorized officers.

By: Alvin Dean Funk
Chairman

ATTEST:

John E. Carlson
Secretary

STATE OF IDAHO)
 : ss
County of Bannock)

On this 27th day of Oct., 1988, before me, the undersigned, a Notary Public in and for the State, personally appeared Dean Funk and John E. Carlson, known to me to be the Chairman and Secretary of the POCATELLO DEVELOPMENT AUTHORITY that executed the foregoing instrument, and acknowledged to me that such Chairman and Secretary executed the same on behalf of the POCATELLO DEVELOPMENT AUTHORITY.

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

Connie L. Ruby
NOTARY PUBLIC FOR IDAHO
Residing in Pocatello
My commission expires
on 0113, 1992