

Pocatello Development Authority

POCATELLO DEVELOPMENT AUTHORITY
MEETING AGENDA

MONDAY, JULY 16, 1990
NOON

*PLEASE NOTE: THIS MEETING WILL BE HELD AT CERATILE,
IN THE GATEWAY INDUSTRIAL PARK,
3770 POLELINE RD., BLDG #38
(THE SOUTHERN MOST BUILDING - SEE
ATTACHED MAP)

1. Call meeting to order
2. Administrative details
 - Approval of May minutes
(No June meeting was held)
 - Reappointment of Val Arvas and
G. Michael Ransom (Terms expire on 7-21-90)
to the PDA Board
3. Financial Report
4. Domsea Update - Tom Arnold, Bannock Development
Corp.
5. Main & Bonneville Project - Update
A proposal from the PDA to the Mayor
6. New/Old Business
7. Adjourn

*Since this meeting will be held in the Ceratile Conference Room,
we will not be providing lunch.

POCATELLO DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS

NAME	ADDRESS	APPOINTMENT DATE	EXPIRATION DATE
Richard Clay 4-year term	79 Cedar Hills 83204 3-1394	07-21-88	07-21-92
Robert Weppner 3-year term	457 S. 19th Avenue 83201 233-9867 (H) 236-4030 (W)	07-21-88	07-21-91
G. Michael Ransom 2-year term <i>Sec/Treas</i>	2090 Sandy Lane 83204 232-1912 (H) 236-3024 (W)	06-15-89	07-21-90 <i>7-21-94</i>
Val Arvas 2-year term <i>4</i>	Bannock County Commissioner P. O. Box 4016 83205 236-7211 (W) 232-8041	07-21-88	07-21-90 <i>7-21-94</i>
Peter J. Angstadt 1-year term <i>4 yr</i>	City of Pocatello Mayor 902 E. Sherman 83201 234-6163	02-01-90	08-04-90 <i>8-4-94</i>
Karen A. McGee <i>Vice-Chairman</i>	4920 Cedar Lake 83204 232-4779 (H)	02-01-90	08-04-90 <i>8-4-94</i>
John E. Carlson Secretary/Treasurer <i>Chairman</i>	4093 Henderson Lane 83202 237-4967 (H) 232-3201 (W)	10-20-88	10-20-91
Kirk Bybee, Legal Counsel <i>Fred Renge</i>	P. O. Box 4758 4883 83201 83205 232-5167 (W) 2-4471 238-1513		

NOTE: NEXT MEETING August 20, 1990, Mayor's Conference Room

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
JULY 16, 1990

Members present: Mike Ransom, Karen McGee, Peter Angstadt, John Carlson

Others present: Nancy Taylor, Scott McDonald, SICO; Mark Reid, Steve Ernst, C D & R Department

1. The meeting took place at the Ceratile facility and was called to order by John Carlson at 12:15 p.m.
2. The minutes from the previous meeting of May 14 were approved.
3. Announcement of reappointments: Karen McGee, Peter Angstadt, Mike Ransom, Val Arvas
4. DOMSEA update. Tom Arnold indicated that Campbell's did divest themselves of their fresh food operations, including the DOMSEA facility. Plans are to continue operation until sale of the facility. While the operation is not yet profitable, losses should soon be narrowing significantly. They believe that the facility is in compliance with all terms of the grant, including employment. The State grant is in the process of being closed out and the State has indicated that it will recognize the number of jobs created so far as substantial compliance.
5. City Hall relocation. PDA will submit a proposal to the Mayor and Council for the property at Main and Bonneville. Members discussed City's needs compared with the capabilities of the site. Nancy Taylor presented a draft of a proposal for review and approval by members. It was MSC to have the draft prepared in final form and sent to the Mayor. (See attachments) It was then MSC to have Nancy investigate options on acquiring additional properties in the area.
6. Ralph Coates then escorted the members and guests on a tour of the Ceratile facility.



Pocatello
Development
Authority

DRAFT

July 16, 1990

Mayor Peter Angstadt
City of Pocatello
P.O. Box 4169
Pocatello, ID. 83205

RE: CITY HALL RELOCATION PROPOSAL

Dear Mayor Angstadt:

The Pocatello Development Authority (PDA) enthusiastically supports the relocation and construction of a new City Hall in downtown Pocatello. We believe that this relocation would be a major catalyst to renewed downtown economic development. We would like to submit the following PRELIMINARY proposal for your consideration:

DEVELOPMENT COSTS - LAND AND BUILDING

The PDA would provide a 1.5 acre site at Main and Bonneville Streets in downtown Pocatello for construction of a new city hall facility. (Currently, the site is in the process of being sold to the PDA from U.S. West for \$46,400.) The PDA would have a city hall facility built to the City's specifications and within its budget guidelines. (See attached estimated construction costs and site design.)

FINANCING

The PDA would arrange the most appropriate and desirable financing for the City. The PDA would provide the land at no cost to the City. The building could be financed through bonds, specifically Certificates of Participation, which appear to be the most attractive financing tool. Private investors purchase the certificates which are similar to bonds. A 15 year lease-purchase agreement between the City and the PDA would contain a non-appropriation clause which allows City Council the ability to annually reappropriate the lease payments. At the end of the term, the land and building would transfer to the City in fee simple. The lease payments would flow from the City to the PDA to the bank and provide the revenue stream for the certificates.

Mayor Peter Angstadt
July 16, 1990
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In addition, new water, sewer, streets, etc. costs required for construction could possibly be financed through tax increment financing and available CDBG grants.

In conclusion, we believe that relocating City Hall to the downtown is extremely desirable and the PDA will assist the City in anyway possible. Not only will a new facility at Main and Bonneville enhance the downtown revitalization efforts, it will provide an attractive, easily accessible city center and a contemporary image for Pocatello.

Respectfully,

John E. Carlson
Chairman

July 16, 1990

Ms. Nancy Taylor
Economic Development Director
Southeast Idaho Council of Governments
1651 Alvin Ricken Drive
Pocatello, Idaho 83201

Dear Nancy:

Per our discussion last week, Jim Jenkins and I have given some time to preliminary evaluation of the site off the southwest corner of Main and Bonneville as a possibility for location of City Hall. We have made some assumptions in both building and site requirements which would be tested, and no doubt, modified as a program of requirements is established.

It appears that the limits of the present site which you have available would not be adequate for a building of the size mentioned (40,000 sq. ft.), unless by constructing a building of more than two floors, with underground parking, or by constructing a parking garage. Our assumption is that a building of this size would require a minimum of 160 parking spaces. Considering the availability and cost of land in Pocatello, the more feasible approach may be to acquire the additional land necessary, adjacent to this site.

Our proposed plan follows this approach, by including the property to the south of Whitman, on the east side of the block. If this property were included, the additional land should be adequate for current needs, as well as providing for some expansion. At this point, in a conceptual plan, many assumptions must be made. Among the assumptions:

- 1) We are expecting that, of the 40,000 sq. ft., approximately 15,000 would be dedicated to the Police Department;
- 2) A bus stop should be located on Bonneville.
- 3) Public parking should be separated from City vehicles and Police parking.
- 4) Approximately 80% of the site, excluding the building footprint, would be parking, with 20% landscaping.
- 5) The building footprint shown represents 20,000 sq. ft. on the ground floor, with a second floor.

CSHQA

Costs associated with the represented site plan are very preliminary, and though they reflect our best estimate for the nature and scope of the project indicated, they should be used with due regard. The probable construction/development costs for building and site are as follows:

Site Development:

Asphalt Parking Lot: 10,435 Sq. Yds. @ \$14.40/ = \$ 150,265
Landscaping: 2,610 Sq. Yds. @ 13.50/ = 35,235

Building:

City Hall 25,000 Sq. Ft. @ \$70/ = \$1,750,000
Police Station 15,000 Sq. Ft. @ 96/ = 1,440,000

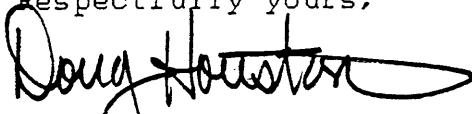
Total \$ 3,375,500

Assuming that construction will begin two years from present, we will inflate the results by 7%:

x 1.07
\$ 3,611,785

I hope that these figures will be helpful in evaluating the feasibility of this site, and the project. If there is anything further which may be helpful, or if you have questions, please call.

Respectfully yours,


Douglas L. Houston, AIA
CSHQA Architects