

Pocatello Development Authority

**POCATELLO DEVELOPMENT AUTHORITY
MEETING AGENDA**

**MONDAY, NOVEMBER 19, 1990
NOON**

1. **Call Meeting to Order**
2. **Administrative Items**
 - **Approval of October minutes**
3. **Kress Building Development Plan**
 - **Update and approval of revenue allocation plan.**
4. **SICOG/PDA Professional Services Agreement**
5. **New/Old Business**
6. **Adjourn**

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
November 19, 1990

Members present: John Carlson, Peter Angstadt, Dick Clay, Karen McGee, Bob Weppner, Mike Ransom

Others present: Nancy Taylor and Scott McDonald, SICOG; Mark Reid & Steve Ernst, City C D & R Department; Doug Houston.

1. Meeting called to order by John Carlson at 12:10 p.m.

2. Administrative details

A. It was MSC to approve the minutes of the October meeting. [Note in response to question regarding the insurance coverage: no response yet from the insurance company(ies)]

B. The bill from Fred Ringe in the amount of \$652.50 for research and a report on the question of amendment of the Ceratile plan was presented and circulated for review. See below for motion authorizing payment.

C. Fred Ringe's comments on the environmental report regarding the Main and Bonneville site will be put in writing and available for next meeting.

3. Kress Building proposal by Old Town Investments. The proposal has been approved by the Community Development Commission and the required ordinance has received the first of its three readings by the City Council. Questions arose regarding the last-minute approach to the PDA. Nancy explained that the rushed nature of the project is due to the necessity of having approval before December 31st so that 1990 can be used as the base year. Unfortunately, there was an unforeseen delay in receiving appraisal data which in turn postponed presentation to the PDA until its November meeting. The necessity of 3 readings of the ordinance establishing the plan also required that the first reading take place at the Council meeting preceeding the November PDA meeting.

Members requested information as to the scope of the project, which is already underway, with and without tax increment financing. Doug Houston, partner of Dick Carroll in Old Town Investments, was present to explain their proposal. The full project involves extensive renovation, remodeling, fixtures, etc. for the entire Kress Building. Without the tax increment financing portion, the project will continue, but in a scaled-down fashion. The first floor is completed and has been leased to Chocolate Soup. The second floor remodeling is planned as several apartments designed to fit the low-to-moderate income market. The project is in the Historic Preservation District and has received approval from the Historic Preservation Commission.

Further discussion was held regarding the advisability of establishing written guidelines or a formal policy statement setting out the specific time frames and information needed for presentation of proposals to the PDA. Consideration of such requirements was postponed until the next meeting.

It was then MSC to approve the development plan for the Kress Building as presented.

4. Contract with SICOG. Peter reported that he could not accept the contract if Section 4c were retained because it appeared to obligate the City without the City being an actual party to the contract. Scott indicated no difficulty with deleting that section. Scott was asked to clarify what types of projects would result in billings to PDA as opposed to the types of projects SICOG would normally undertake as part of its responsibilities to the City of Pocatello. Scott stated that only work on tax increment financing projects would be billed to the PDA. In response to another question, Scott informed the PDA that he was not willing to simply bill the PDA directly for services as does its attorney without having a signed contract. Members then discussed the possibility of whether or not it was advisable to return to the previous situation of having a no-cost executive director provided either by the City or Bannock Development or another such entity. A question on the procedure for payments under the proposed contract was answered by using the Kress Building project as an example--the charges for administrative services would be billed by the PDA to the developer who would pay PDA directly. The PDA would then forward the payment to SICOG.

At this point, it was MSC to enter into executive session to discuss further details of the contract.

5. Upon reconvening after executive session, it was MSC to defer action on approving the contract for one month until the December 17 meeting. At that time, PDA members will either approve a "corrected copy" of the contract or approve the appointment of a no-cost executive director from another agency.

6. It was then MSC to authorize payment of Fred Ringe's bill as presented earlier.

7. There being no further business, the meeting was adjourned.



POCATELLO DEVELOPMENT AUTHORITY
MINUTES OF EXECUTIVE SESSION
NOVEMBER 19, 1990

Executive session convened during November 19, 1990 meeting to consider proposed contract negotiations with SICOG.

Terms, costs, affordability, and alternatives to the proposed contract for executive director services were discussed. It was then MSC to adjourn to the regular meeting for further discussion and a decision.

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
October 15, 1990

Members present: John Carlson, Peter Angstadt, Val Arvas, Dick Clay, Karen McGee, Bob Weppner, Mike Ransom

Others present: Nancy Taylor, Executive Director

1. Meeting called to order by John Carlson at 12:07 p.m.
2. Administrative details
 - A. It was MSC to approve the minutes of the September meeting with a date correction from the 16th to the 17th.
 - B. Nancy has a certificate of liability insurance for the Main and Bonneville project. A proposal for officers and directors insurance has been sent to three companies; responses should be back within a couple of week.
 - C. NOBAMPO has requested monetary support and/or a letter of support for their bikeway plan. PDA doesn't have funds to expend for such projects, but it was MSC to have a letter of support sent to NOBAMPO from the PDA.
3. Main & Bonneville: The environmental report shows no noticeable environmental problems, but does mention the possible existence of gas tanks under the north end. Liability insurance won't cover Superfund liability, and U.S. West isn't willing to undertake core sampling because it is too expensive. Members questioned whether PDA could get an indemnity agreement from U.S. West to relieve PDA of any cost-bearing responsibility for leaking tanks. Members also questioned whether there was some way to determine whether or not the tanks were still present. Nancy will also contact Fred Ringe to request that he review the environmental report. U.S. West definitely wants to close this project before the end of the year. Billboard companies have asked whether PDA would require removal of the signs now on the property when it takes ownership of the property or whether they could continue to rent space. Nancy had preliminarily expressed doubt that PDA would allow continued rental. Members concurred in wanting billboards removed.
4. Amendment to Ceratile Plan. Members discussed Fred Ringe's comprehensive review of the laws governing establishment of projects. After review and discussion of the letter, members decided that a formal amendment process was not necessary and will not request public hearings and Council consideration.
5. Proposed contract with SICOOG for professional services. Members had questions about some of the terms and wanted clarification of some of the wording. Fred's opinion letter explains that both parties can enter into contract of this

type, but does not discuss pros and cons of the terms. After further discussion, considering that Scott was not present to answer questions, members agreed that the board itself needs to have more input into the contract in order to resolve the gray areas. Members will present ideas on or before the next meeting for possible inclusion in the contract.

6. City Hall update. Mayor Angstadt reported that an additional year's lease has been entered into with West One. Other than that, no decisions have been made.

7. New/Old business. Nancy reported that plans are being developed for revenue allocation financing for renovation of the Kress Building. More information will be available as the project develops.

There being no further business, the meeting was adjourned.

1331 Yellowstone #4
Pocatello, ID 83201
November 15, 1991

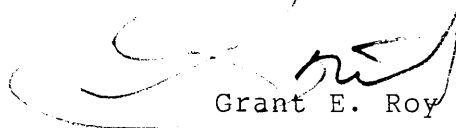
Mayor Peter J. Angstadt
City Of Pocatello
P.O. Box 4169
902 E. Sherman
Pocatello, ID 83205-4169

Mayor Angstadt:

Enclosed is my application for the boards I wish to serve on. Also enclosed is my personal resumé, and letters of reference from state leaders whom I have served. In addition, your office will be receiving a letter from our State Treasurer, Lydia J. Edwards, in recommendation to the boards for which I have applied.

I have enjoyed meeting the council and your staff during my campaign for City Council. I look forward to serving Pocatello, the council, and yourself as a member of your commissions.

Sincerely,



Grant E. Roy

APPLICATION FORM FOR PROSPECTIVE BOARD MEMBERS

Today's Date: November 15, 1991

Board to which you are applying: Human Relations Comm., Development Auth.,

Housing Auth., Library Board, Park and Rec Board, Cable Comm., Envirn. & Air quality, or Sister City.

Name Grant E. Roy Jr.

Address (Home) 1331 Yellowstone #4 Pocatello 83201
Street City Zip Code

(Business) See Above
Street City Zip Code

Phone Number (Home) (208) 238-0779 (Business) -----

Occupation Substitute Teacher

How long have you resided in Pocatello Approx. 5 months

Educational Background B.A. Political Science, Communications Minor,
Management Skills

Skills or expertise which might be useful to the Board:

Table with 2 columns: Skill Category and Please Check Where Applicable. Rows include Financial Skills, Legal Skills, Community Relations Skills, Planning Skills, Evaluation Skills, Legislative/Political Skills, and Others (describe) Communications, and Management.

Time available for board activities 30-35 hrs/month

Experience on other boards? X Yes No

GRANT E. ROY

1332 Yellowstone #4
Pocatello, Idaho 83201
(208) 238-0779

EDUCATION

B.A. Political Science Boise State University Boise, ID 1991

RELEVANT SKILLS AND EXPERIENCE

Management:

- Lead Wait Person Red Lion Inn Boise, ID Jan. 1990 - August 1991
- Safety Representative/supervisor Red Lion Inns Boise, ID Jan. 1990 - August 1991
- Floor Supervisor Bonanza Family Restaurant Boise, ID June 1988 - Dec. 1989

Internships:

- Legislative Intern Rep. Reed Hansen Idaho Statehouse Boise, ID Jan. 1990 - March 1990
- Legislative Intern: Special Assignment Assist. Senator Rachael S. Gilbert Jan. 1990 - March 1990
- Legislative Intern: Special Assignment Assist. Senator Mark G. Ricks Jan. 1990 - March 1990
- U.S. Congressional Intern Congressman Larry E. Craig Boise, ID June 1989 - Aug. 1989

Student Government:

- Senator-at-Large A.S.B.S.U. Boise, ID 1990 - 1991
- Public Liaison Committee A.S.B.S.U. Boise, ID 1990 - 1991
- Ways and Means Committee A.S.B.S.U. Boise, ID 1990 - 1991
- Representative/Presenter Faculty Recognition Dinner A.S.B.S.U. Boise, ID 1990 - 1991

Leadership

- Committee Member B.S.U. Academic Grievance Board Boise, ID 1990 - 1991
- Committee Member B.S.U. Dean's Evaluation Committee Boise, ID 1990 - 1991
- Committee Member B.S.U. Parking Board Boise, ID 1990 - 1991
- Sergeant-at-Arms Idaho Republican Convention Boise, ID 1990
- Treasurer College Republicans of B.S.U. Boise, ID 1990 - 1991
- Committee Member Safety Committee Red Lion Inns Boise, ID 1990 - 1991
- Committee Member College Republicans of B.S.U. Boise, ID 1989 - 1991

Capabilities/Accomplishments

- Campus Director Support Our Troops Campaign (Middle East Conflict)
B.S.U. Boise, ID 1990 - 1991
- Campus Veterans Day Holiday Drafted Veterans Day Bill and Conducted Organizational Activities B.S.U. Boise, ID 1991
- Research: Special Assignment Homeless in these United States B.S.U. Boise, ID 1989 - 1990

AWARDS

School: Leadership Quest B.S.U. Boise, ID 1991

Work: Employee of the Month Red Lion Inns Boise, ID 1990
Bonaza Family Restaurants Boise, ID 1989

MARK G. RICKS
DISTRICT 31
FREMONT &
MADISON COUNTIES

HOME ADDRESS
18 SOUTH 1400 WEST
LUBBOCK, IDAHO 83440
(208) 356-6676



COMMITTEES
CHAIRMAN
STATE AFFAIRS COMMITTEE
VICE CHAIRMAN
FINANCE COMMITTEE

Idaho State Senate

CAPITOL BUILDING
BOISE

March 29, 1990

TO WHOM IT MAY CONCERN:

Grant Roy served in the Idaho State Senate as an intern in the second half of the second regular session of the 50th Idaho Legislature. Grant was a very competent young man with many outstanding qualities.

Grant was a hard worker who demonstrated self-confidence and a willingness to do consistently more than was required of him. He served the legislature with enthusiasm and worked exceptionally for the State Affairs Committee.

I highly recommend Grant for any position he might be interested in.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mark G. Ricks".

Senator Mark G. Ricks
Chairman, State Affairs Committee

MGR/dm

RACHEL S. GILBERT
DISTRICT 17
ADA COUNTY

HOME ADDRESS
1111 MARSHALL
BOISE, IDAHO 83706

COMMITTEES

CHAIRMAN
LOCAL GOVERNMENT
& TAXATION

HUMAN RESOURCES

TRANSPORTATION

Idaho State Senate

CAPITOL BUILDING
BOISE

March 28, 1990

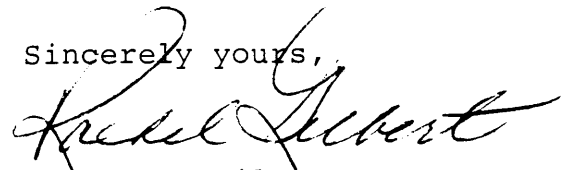
To Whom It May Concern:

It is with a great deal of pleasure that I recommend Grant Roy.

Grant worked as an intern during the Centennial Legislature, 1990. He did lengthy and involved research for me on Idaho tax matters and the information he provided was very helpful during my debate in Committee and before the Senate.

Grant is hardworking, responsible and follows through on assignments.

Sincerely yours,



Rachel S. Gilbert
SENATOR DISTRICT 17

RSG:fd

REED HANSEN
DISTRICT 32
BONNEVILLE & TETON
COUNTIES

HOME ADDRESS
4329 NORTH 26TH WEST
IDAHO FALLS, IDAHO 83402
(208) 522-5359



COMMITTEES
CHAIRMAN
HEALTH & WELFARE
REVENUE & TAXATION
RESOURCES & CONSERVATION

House of Representatives State of Idaho

March 29, 1990

TO WHOM IT MAY CONCERN:

This letter introduces Grant Roy who has been my Intern for the past session.

Grant has been willing to accept the tasks which were assigned him and carry out the research and follow-up which was necessary. He has been conscientious and persistent which qualities I admire.

I recommend him to you.

Sincerely,

A handwritten signature in cursive script that reads "M. Reed Hansen".

M. Reed Hansen
Representative

MRH/eg

LARRY E. CRAIG

1ST DISTRICT, IDAHO

COMMITTEE ON INTERIOR
AND INSULAR AFFAIRS

SUBCOMMITTEES

MINING AND NATURAL RESOURCES
VICE CHAIRMAN

ENERGY AND THE ENVIRONMENT
WATER AND POWER RESOURCES
PUBLIC LANDS

COMMITTEE ON
GOVERNMENT OPERATIONS

SUBCOMMITTEE

COMMERCE, CONSUMER AND
MONETARY AFFAIRS
VICE CHAIRMAN

COMMITTEE ON STANDARDS
OF OFFICIAL CONDUCT



Congress of the United States
House of Representatives
Washington, DC 20515

July 28, 1989

WASHINGTON OFFICE
1034 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, D.C. 20515
(202) 225-6611

DISTRICT OFFICES
304 NORTH 8TH ROOM 136
P.O. Box 1406
BOISE ID 83701
(208) 342-7985

301 D STREET SUITE 103
LEWISTON ID 83501
(208) 743-0792

103 NORTH 4TH
COEUR D'ALENE ID 83814
(208) 667-6130

TO WHOM IT MAY CONCERN:

Grant Roy, a student at Boise State University, was an intern in the Boise District Office of Congressman Larry Craig from June 5 through July 26, 1989.

During that time he became familiar with the work of the various responsibilities of this office, and performed numerous jobs in the category of general office work. He filed, wrote letters, prepared press releases for distribution, prepared mailings, and helped with various projects for other staff members.

Grant performed all tasks as they were given to him and took the initiative to complete others on his own. We were better off for his help.

Grant's direct supervisor during this time was Missy Guisto, special assistant to the Congressman. Those wanting further information about Grant's performance are welcome to call her at the Congressman's Boise office.

Sincerely,

John Barclay
Idaho Administrator

JB:gs