

POCATELLO DEVELOPMENT AUTHORITY  
Board of Directors Meeting

Council Chambers  
Pocatello City Hall

February 11, 1992  
11:00 a.m. to Noon

Call to Order and Introduction - John Carlson, President  
Acknowledge Paul Olson as having the proxy of absent Director Francis Odom  
Acknowledge Guests of the Board, if any  
Disclose Conflicts of Interest, if any  
Minutes - Motion to approve and/or amend  
Agenda - Add or Delete Action or Discussion Items

Action Items

Review Income and Expenses for January

Acknowledge Consolidation of Bank Accounts and Telephone Transfer Authority

Consider Recommendations for Successor for vacated seat (Arvas)

Consider Recommendation for Obtaining Accountant's Opinion

Consider Entering in Agreement(s) to Engage Persons to Assist in Borrowing  
for the Newtown District

Consider Proposals for Development of PDA Land at Main & Bonneville

Update Items

Newtown Urban Corridor Improvement Plan  
Downtown Business Improvement District  
Main and Bonneville Property

Discussion Items

Gateway West Industrial District (Ceratile, Inc.)  
Old Kraft Road District (Domsea/Aqua Sea)  
Downtown Development District (Kress Building)  
New Proposals, if Any

Executive Session, if Requested

February 10, 1992

Tom Arnold, Director  
Pocatello Development Authority  
Pocatello, Idaho 83205

You have advised us, First Security Bank of Idaho, N.A. (the "Bank") that Pocatello Development Authority, Pocatello, Idaho, (the "Authority") would like to construct improvements to an urban renewal area and that there is a need for financial consulting services to include the issuance of Tax Increment Bonds.

The details and the nature of the improvements contemplated, the financial consulting that might be necessary, and the extent and type of financing have not yet been finalized; but you would like us to assist the Authority in connection with the contemplated project and in arranging appropriate financing therefore including the marketing of any bonds that may be issued to finance construction of the proposed project.

We offer to assist you in a financial advisory capacity by utilizing and making available to you the research, statistical, and underwriting staff of our organization to such extent as may be necessary and helpful.

Our services, among others, will include the following:

1. We will study the existing financial structure of the Authority as it affects the financing of the facilities contemplated and will outline suggested courses of action to accomplish the necessary financing.
2. We will prepare a time and responsibility schedule and will help you in complying with the requirements of Idaho Law to avoid delays in issuance and to ensure that legal steps are properly accomplished.
3. We will attend meetings of the Authority, consultants to the Authority and the general public to discuss and formulate plans for the project.
4. Upon your request, we will attend community meetings to assist in making information about the project available to patrons, the press, citizen committees, civic groups and other interested parties.
5. We will work with the Authority's engineers concerning financing needs and the timing for those needs. We will also prepare reports and other information that may be required by government agencies, etc.
6. We will work with a firm of bond attorneys who will issue their opinion as to the legality of the bonds and the proceedings authorizing their issuance. The bond attorneys will be paid by you; however, such costs will be capitalized in the bond proceeds. These attorneys may be hired at a later date following your review of the financial plan.

7. If the Authority decides to issue Bonds to finance the project, the Bank will undertake the following:
  - a. Under your direction, we will prepare an OFFICIAL STATEMENT, private placement memorandum, or other disclosure materials describing the bonds to be sold and containing information about the Authority and its service area. The disclosure materials will be sent to those who might have an interest in purchasing the bonds, including bond dealers, banks, institutional investors, and others. All expenses involving the designing, drafting, editing, and mailing of the OFFICIAL STATEMENT or other disclosure materials will be paid by the Authority and shall not exceed \$300.00.
  - b. We will have a representative present at a "Due Diligence" meeting prior to printing and distributing the OFFICIAL STATEMENT or other disclosure materials for the purpose of verifying the accuracy of information which could be considered "material" to any purchaser of bonds. Please understand that as a condition of marketing bonds, it will be necessary to authorize and direct appropriate officers and directors to execute a certificate for insertion in the OFFICIAL STATEMENT or disclosure materials and closing documents confirming the truth and accuracy of all information.
  - c. We will make available to financial publications a copy of the OFFICIAL STATEMENT or other disclosure materials and requesting them to notify subscribers composed of bond buyers, banks, etc., of the impending sale.
  - d. We will consult with you as to the timing of the sale of the bonds.
  - e. We will prepare necessary materials for letters of credit, bond insurance or other forms of credit enhancement.
  - f. We will negotiate the sale of any bonds to be sold and verify all issuance expenses and interest rates. The Bank will have a representative present at the sale of the bonds to assist in verifying the net interest amount submitted for the purchase of the bonds.
8. Should a rating on the bonds be deemed advisable, you will contract directly with the rating services for such rating and will make available the necessary information for the rating services. The Bank will advise and assist in compiling the required information and financial data necessary for the presentation to the rating services. The Bank will, at your request, send a representative to meet with the rating services in New York City. Costs associated with this rating process will be borne by you if a bond transaction is closed. However, such costs will be capitalized in the bond proceeds.
9. We will arrange for the printing of bonds that will be made available for your examination. The cost of printing the bonds will be paid by the Authority.

10. We will supervise the necessary escrow arrangements in scheduling delivery of the bonds to the purchaser from the Authority at issue and receipt of funds to the Authority.
11. We will, upon written request, provide an analysis of investment alternatives in writing and will assist with the reinvestment of bond proceeds in appropriate securities.
12. We will make available the Trustee, Registrar, and Paying Agent services of the Bank at fee to be set at a later date by mutual agreement.
13. As compensation for the above-described services, the Authority will pay, coincident with the sale of the bonds, a fee of \$5000, to be paid at closing. For this fee the Bank will provide all of the services enumerated in subparagraphs 1 through 12. The Bank will pay all costs and expenses of said services except where specified above. It is understood that the Bank's fee will not be payable until the bonds are actually approved, issued, and sold and the proceeds available for your disposition. In addition, you agree to reimburse the Bank for the actual out-of-state travel expenses of Bank personnel traveling at your written request.

It is understood that in no event are or will you, the Authority, under obligation to issue any bonds or notes whatever.

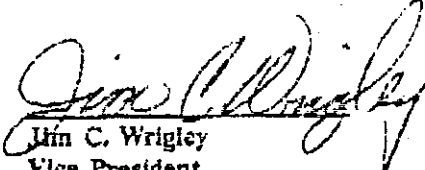
It is further agreed that, if legally permissible, the Bank may, alone or in association with others, submit a bid for the purchase of the bonds when they are offered for sale.

Our services consist solely in providing expert and experienced assistance as investment bankers and financial advisors. We do not render any legal, accounting, or actuarial advice.

Respectfully submitted,

FIRST SECURITY BANK OF IDAHO, N.A.

By:

  
Jim C. Wrigley  
Vice President  
Public Finance

The foregoing is hereby accepted for and on behalf of the Pocatello Development Authority, by resolution at a meeting of said Authority held on the \_\_\_\_\_ day of \_\_\_\_\_, 1992.

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_

CLERK

**First  
Security**

FAX TRANSMITTAL

TO:

Tom Oswald  
Portland Development Authority

FAX:

233-0268

FROM:

Jim C. Wrigley  
Vice President  
Public Finance  
First Security Bank  
Phone: (208) 338-4016  
FAX: (208) 338-4767

RE:

Financial Advisor Letter

NOTE:

Total Number of Pages:

4

POCATELLO DEVELOPMENT AUTHORITY  
CASH BUDGET--1992

	ACTUAL JANUARY	ESTIMATE FEBRUARY	ESTIMATE MARCH	ESTIMATE APRIL	ESTIMATE MAY	ESTIMATE JUNE	ESTIMATE JULY	ESTIMATE AUGUST	ESTIMATE SEPTEMBER	ESTIMATE OCTOBER	ESTIMATE NOVEMBER	ESTIMATE DECEMBER	TOTAL 1992
Beginning Balance	30,444.74	29,544.73	24,989.42	24,072.06	23,524.70	22,602.34	21,679.98	150,236.62	145,506.31	144,758.95	144,381.59	143,624.23	30,444.74
<b>SOURCES OF FUNDS</b>													
Gateway West District	0.00	0.00	0.00	0.00	0.00	0.00	97,000.00	0.00	0.00	0.00	0.00	0.00	97,000.00
Old Kraft Road District	0.00	0.00	0.00	0.00	0.00	0.00	32,074.00	0.00	0.00	0.00	0.00	0.00	32,074.00
Downtown Dev. District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newtown Urban District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Main & Bonneville Property	0.00	375.00	0.00	375.00	0.00	0.00	375.00	0.00	0.00	375.00	0.00	0.00	1,500.00
Interest Income	92.35	00.00	75.00	70.00	70.00	70.00	100.00	250.00	245.00	240.00	235.00	230.00	1,757.35
<b>TOTAL</b>	<b>92.35</b>	<b>455.00</b>	<b>75.00</b>	<b>445.00</b>	<b>70.00</b>	<b>70.00</b>	<b>129,549.00</b>	<b>250.00</b>	<b>245.00</b>	<b>615.00</b>	<b>235.00</b>	<b>230.00</b>	<b>132,331.35</b>
<b>CASH AVAILABLE</b>	<b>30,537.09</b>	<b>29,999.73</b>	<b>25,064.42</b>	<b>24,517.06</b>	<b>23,594.70</b>	<b>22,672.34</b>	<b>151,228.98</b>	<b>150,406.62</b>	<b>145,751.31</b>	<b>145,373.95</b>	<b>144,616.59</b>	<b>143,854.23</b>	<b>162,776.09</b>
<b>APPLICATION OF FUNDS</b>													
Gateway West District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Old Kraft Road District	992.36	4,980.31	992.36	992.36	992.36	992.36	992.36	4,980.31	992.36	992.36	992.36	992.36	19,884.22
Downtown Dev. District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newtown Urban District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Main & Bonneville Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank Charges	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
<b>TOTAL</b>	<b>992.36</b>	<b>5,010.31</b>	<b>992.36</b>	<b>992.36</b>	<b>992.36</b>	<b>992.36</b>	<b>992.36</b>	<b>4,980.31</b>	<b>992.36</b>	<b>992.36</b>	<b>992.36</b>	<b>992.36</b>	<b>19,914.22</b>
Ending Balance	29,544.73	24,989.42	24,072.06	23,524.70	22,602.34	21,679.98	150,236.62	145,506.31	144,758.95	144,381.59	143,624.23	142,861.87	142,861.87

TO: PDA Board Members  
FROM: T. A. Arnold  
DATE: February 6, 1992  
SUBJECT: PDA Board Meeting February 11, 1992

Attached for your review prior to next week's Board Meeting are the following:

- Proposed agenda
- Correspondence with R. J. Carroll
- Correspondence with Tim Whiteus

Also, Rayna Valentine has notified me that minutes of the January meeting, previously mailed needed correction, and therefore, revised and corrected minutes will be available at the meeting which will be held Tuesday, February 11th at 11:00 a.m. in the Council Chambers at City Hall.

January 31, 1992

Tom Arnold  
Pocatello Development Authority  
Business and Technology Center  
1651 Alvin Ricken Driven  
Pocatello, ID 83201

Dear Tom:

As per our telephone conversation and my prior correspondence with the PDA, I will give you my proposal.

First, let me say that the property at Bonneville and Main is of no use to me other than guaranteed parking for the Yellowstone project.

I will:

1. Buy five lots at Bonneville and Main for \$24,000. These lots border Bonneville and Main at the eastern corner. The \$24,000 will be used to improve the property and provide parking for the Yellowstone Hotel.
2. The PDA and I will secure appropriate financing which will be discounted to 8% by the PDA. I will debt service the loan.
3. If and when the Yellowstone project is completed, this loan will be discharged by the PDA.

I would further state for the record that I would not hinder appropriate commercial development if some one wants to develop this property. If the Yellowstone comes on line I would require parking, of course; but I would be willing to sell a portion of the property pro-rata based on my purchase price.

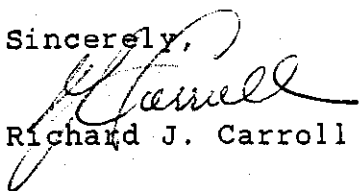
If the Yellowstone project does not materialize then I would be willing to sell or convey my interest for development. My selling price would be identical to my purchase price. Plans for the parking lot are available at City Hall.

If this sale were to occur, I would prefer late spring or early summer. I would like to finish the Kress project before I start looking for financing for the Yellowstone.

Tom, if I can be of any further assistance, please do not hesitate to call.

I remain,

Sincerely,

  
Richard J. Carroll



# Pocatello Development Authority

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January 14, 1992

Mr. Richard J. Carroll  
Old Federal Building Associates  
150 South Arthur, Suite 212  
Pocatello, Idaho 83204

Dear Dick,

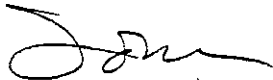
At today's Board meeting it was noted that PDA had not received a written proposal from either you or Tim for future development of the agency's property located at Main and Bonneville, in response to the PDA letter of December 9<sup>th</sup>.

However, upon returning to my office this afternoon, I found that your letter dated January 13<sup>th</sup> was delivered in today's mail.

As I am confident that the Board wants to be as accomodating as possible for your future development plans, I will present your letter at the next Board meeting.

I must be candid in stating that your letter gives the Board very little to guide their decision making. If you are seeking PDA's consideration at this time, please let me know in writing by January 31<sup>st</sup> exactly what action you want the Board to take regarding the Main and Bonneville property at its next meeting.

Cordially,



Thomas A. Arnold  
Executive Director

TAA:aw

# OLD FEDERAL BUILDING ASSOCIATES

150 South Arthur, Suite 212

Pocatello, Idaho 83204

(208) 233-7676

January 13, 1992

Tom Arnold  
Executive Director  
Pocatello Development Authority  
ISU Business & Technology Center  
1651 Alvin Ricken Drive  
Pocatello, ID 83201

Dear Tom:

In response to your 9 December letter, I can only reiterate and address my original intention upon acquisition of a portion of the property located at Bonneville and Main, i.e. five lots. I believe the terms are on record. I have no grand scheme.


For me to develop the Yellowstone Hotel it is necessary that I have guaranteed parking. I cannot make prudent business decisions regarding that property until this situation is rectified.

At present I am near completion of the Kress Building project located one block north of the Yellowstone Hotel. The project would never have come into being had it not been for my acquisition of parking directly across the street.

As a part of the "downtown revitalization". I feel it is imperative that you consider the existing building stock before any new construction is initiated. Rehabilitation of existing properties is not only cheaper but maintains the integrity and historic character of the inner city. If construction on that site is the way you go, I hope that there is, at least, some sensitivity shown toward the historic district and that construction is commercial and not residential in nature.

I remain,

Sincerely,



Richard J. Carroll

# Pocatello Development Authority

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December 9, 1991

Mr. Richard J. Carroll  
Old Federal Building Associates  
150 South Arthur, Suite 212  
Pocatello, ID 83204

Mr. Tim Whiteus  
622 South 6th Avenue  
Pocatello, ID 83201

Dear Dick and Tim:

CERTIFIED MAIL

At our last meeting the PDA Board instructed me to extend to you both, acting together or individually as you elect, the same terms and conditions that were offered earlier this year to American Pacific Housing Development Corporation (APHDC) for a proposal to develop PDA-owned land at Main and Bonneville in downtown Pocatello.

As background, in consideration of \$1,000 refundable earnest money deposit, together with submittal of appropriate documents made during late May, 1991, PDA's Board agreed to deal exclusively with APHDC for a term of 130 days working toward a definitive plan to be agreed upon by the end of that period of time (September 30, 1991).

With the above procedure of handling as a guide, the Board is willing to negotiate with you both, either together or individually, regarding possible future development of PDA-owned land as follows:

1. **On or before January 13, 1992**, a written expression of interest should be delivered to PDA at the address on this letterhead. That notice to PDA should outline (a) the general concept of development being considered together with an estimate of project cost, (b) the nature of the entity (i.e. sole proprietor, general or limited partnership, corporation, etc.) and the names of principals that will act as developers, and (c) in general terms any concessions or financing being sought from the City and/or PDA. Such letter should also be accompanied by a check in the amount of \$1,000 earnest money deposit, which will be refunded after April 22, 1992, if PDA and the developer are unable to agree upon terms to proceed.

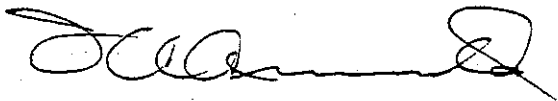
Richard Carroll  
Tim Whiteus  
December 11, 1991  
Page Two

2. **On or before March 10, 1992**, conceptual architectural drawings and a proposed startup balance sheet of the entity acting as developer are to be delivered to PDA. If City and/or PDA concessions or financing is being sought, audited personal financial statements of the principals should also be submitted.
3. **On or before April 22, 1992**, developers should deliver to PDA a total project proposal, including architectural plans and estimated costs, as well as methods of financing. If City and/or PDA concessions or financing is being sought, a five-year proforma may be required.

As a guide to possible land acquisition costs, the property at Main and Bonneville was appraised at \$46,400 on November 16, 1989, and I have no particular reason to believe that this figure has significantly changed since that appraisal.

Dick and Tim, if either one or both of you are interested in making a proposal, I am receptive to hearing from you as soon as you have made your decision, but no later than January 13<sup>th</sup>. By this letter PDA commits not negotiate with any other party for the next 30 days. However, if PDA does not receive an expression of interest by January 13, 1992, it will assume that you are not interested in making a proposal for development of the Main and Bonneville property and may invite proposals from other interested developers.

Cordially,



Thomas A. Arnold  
Executive Director

TAA:aw

*Hand Delivered  
by Tim 4:50 PM 02-03-92  
JCH*

January 30, 1992

Pocatello Development Authority  
1651 Alvin Ricken Drive  
Pocatello, Id 83201

Members of the Board,

On behalf of my partner, Judy Huse and myself, please accept this letter in response to your request for information regarding the PDA-owned at Main and Bonneville.

Before I request your indulgence in the philosophical aspects of this project, I wish to state that I can not provide the information as requested in your letter dated December 9, 1992. The information requested in Item 1, Parts (a), (b) and (c) is not now nor will it soon defined sufficiently to meet your needs. This may be the extent of your interest in this letter, but I request a few moments of your time in an effort to clarify my position in this matter.

I am sincerely interested in the PDA-owned property at Main and Bonneville. There are reasons beyond the profit motive that drive me to continue the pursuit of this property. Development of downtown Pocatello is entering a critical stage and must be handled carefully. Some projects simply should not be undertaken in the downtown area. In addition, I am committed to providing what assistance I can to aid in the re-development of the Yellowstone Hotel.

My original proposal (see attachment I) provides the basics of my intent to develop the property. PDA stated the terms and conditions of acquisition in their 'Request For Development Proposals' (see attachment II). Had the PDA fulfilled the terms and conditions, this letter would not be necessary.

Regarding timing, I waited approximately eighteen months for the PDA to provide clear title to the property, responding to several inquiries as to continued interest. Little effort was expended in developing a project due to the uncertainty of getting clear title. In December of 1991 a notice was sent to Mr. Carroll and myself stating the board was willing to negotiate, with the expectations that a project could be developed by January 13, 1992. Having recently managed projects in excess of \$1.5 million, I can

state this is very aggressive timing. Several options have recently presented themselves in relation to constructing a building on the five lots I propose to acquire. None of these show signs of being finalized soon however. Much change has occurred in the financial community since the original proposal was made. Financing for commercial ventures is much more difficult today. Developing this property could take days, weeks or months. A landscaped lot, with private ownership, being debt serviced is not an unattractive option until such time as appropriate development is possible.

In summation. I do not wish to be-labor this issue. As I am involved with many projects in Pocatello and interact with many members of the PDA board regularly, I do not want this matter to jeopardize my working relationships in other areas. In fact, I am tiring of the negative press and political bantering. Unless a hidden agenda exists, evidence of multiple developers is not apparent. Terms and conditions can be negotiated. Long term commitment to Pocatello can be fulfilled. Local ownership should be promoted and the downtown area needs development. Please give my original proposal due consideration. Thank you for your efforts in this matter.

Sincerely,



Tim Whiteus, Partner  
Huse & Whiteus  
622 South 6th  
Pocatello, Id 83201



Parking and Landscaping also have many options. Landscaping would be coordinated with the proposal from the Pocatello Development Authority. Parking would be developed as per the enclosed sketch, in conjunction with the parking area proposed for the northern 5 lots.

Additional parking would be provided at the south and east portion of the southern 5 lots. All entry and exits from this parking would be from Whitman Street.

The enclosed sketch is from one of many options and Venture Development remains flexible and encourages suggestions regarding landscaping and parking from the Pocatello Development Authority.

Thank you for considering this proposal and if additional information is required please contact myself or Judy Huse.



Pocatello  
Development  
Authority

ATTACHMENT II

MAIN & BONNEVILLE  
DOWNTOWN IMPROVEMENT PROJECT

REQUEST FOR DEVELOPMENT PROPOSALS

INTRODUCTION: The Pocatello Development Authority (hereafter PDA), an Urban Renewal Agency, requests proposals from developers for the Main & Bonneville Downtown Improvement Project Area. The PDA intends to acquire approximately fourteen substandard commercial lots from Main to Arthur, Bonneville to Whitman and sell the lots to interested developers. The primary objective of the PDA is to:

- Encourage interested developers to improve the area and the entryway into Downtown Pocatello;
- To provide attractive acquisition financing;
- To develop a Project Landscaping Plan and implement the Plan in the Spring of 1990; and
- To leverage the development of the Historic Yellowstone Hotel, new commercial buildings, or improved parking areas for adjacent businesses.

PROJECT LOCATION: The overall project area extends from Arthur to the Union Pacific Depot, and from Whitman Street to Bonneville.

This request for proposals is for the specific area, as shown on the attached map, which includes fourteen and one half lots from Whitman to Bonneville, Main to Arthur.

REQUEST FOR PROPOSALS: The PDA requests proposals from developers for all or portions of the lots. Proposed uses may include parking lots, new construction of commercial buildings, or the rehabilitation of adjacent commercial buildings.

CONTENTS: Each proposal must include the following:

- Name, address, and phone number of the proposer.
  - A detailed description of the proposed use.
  - A personal financial statement.
  - A commitment to provide the PDA with a landscaping easement around the perimeter of the lot(s).
  - An earnest money deposit according to the following:
    - Five Lots - \$251.01
    - Ten Lots - \$501.93
    - Fourteen and One Half Lots - \$727.97
- (These amount to one months financing payments according to the terms explained under PDA Proposal.)

PDA PROPOSAL: The PDA proposes the following:

- Provide clear title (Deed of Trust) complete with Environmental assessment;
- Acquisition financing according to the following terms:
  - 8% interest, 10-year terms, no money down;
  - All exterior landscaping and improvement costs as per the approved Project Landscaping Plan; and
  - As a special incentive to encourage the construction of new commercial buildings or the rehabilitation of adjacent buildings, the PDA will defer all remaining principal and interest payments to the developer upon completion of construction or rehabilitation of a commercial building and receipt of an occupancy permit from the City's Building Department.

PROPOSAL DEADLINES: All proposals must be submitted prior to 4:30 P.M. on December 15th, 1989 to:

Stuart Bullington, Executive Director  
c/o SICOG  
1651 Alvin Ricken Drive  
Pocatello, Idaho 83201  
Phone: (208) 233-4032

U.P. DEPOT

PROJECT AREA

RFP AREA

OLD GREYHOUND  
BUS DEPOT

HISTORIC YELLOWSTONE  
HOTEL

CHEVRON GAS

MAIN STREET

FIRST INTERSTATE  
BANK

BONNEVILLE STREET

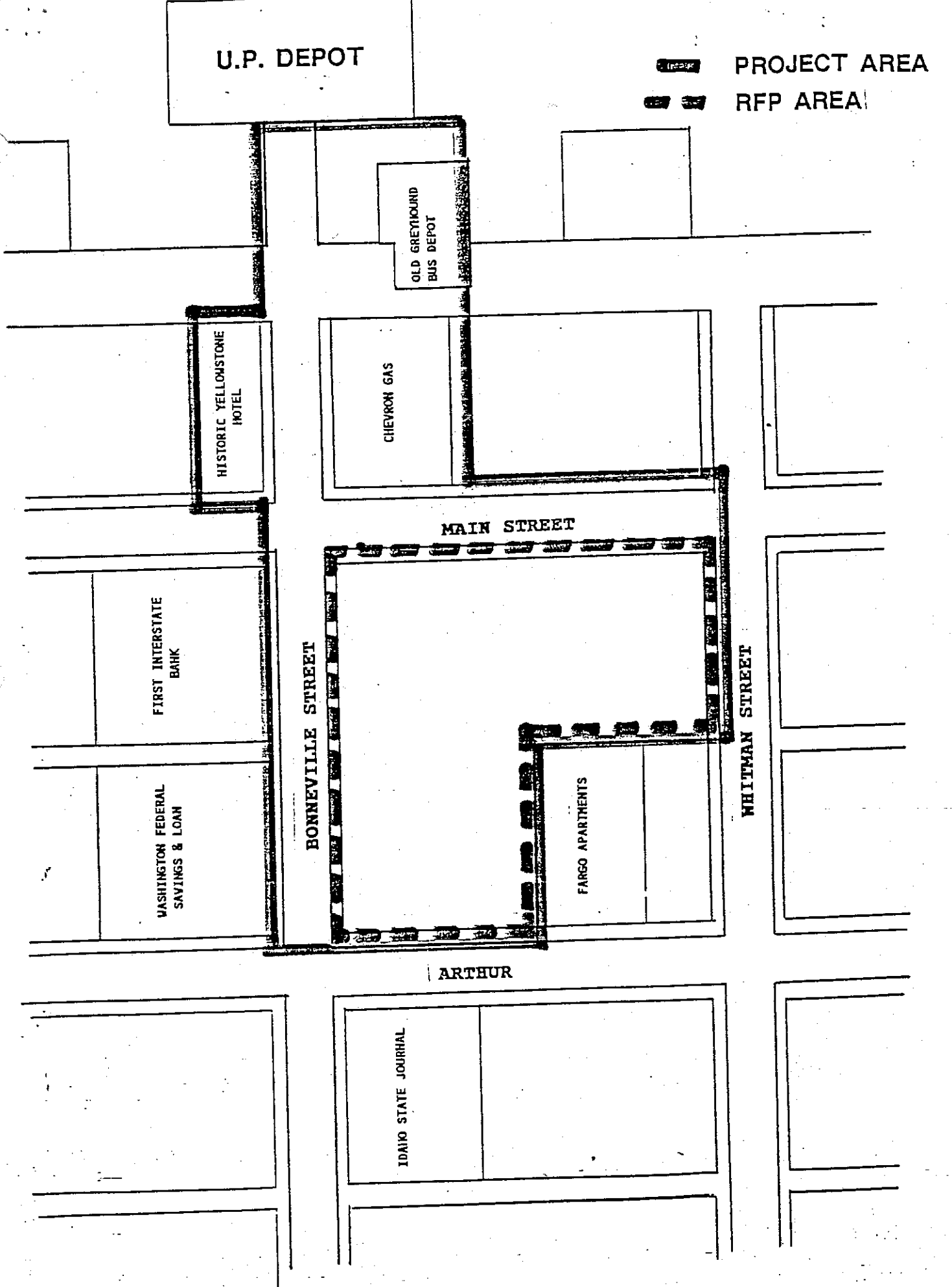
WASHINGTON FEDERAL  
SAVINGS & LOAN

WHITMAN STREET

FARGO APARTMENTS

ARTHUR

IDAHO STATE JOURNAL



# Pocatello Development Authority

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January 14, 1992

Mr. Tim Whiteus  
622 South 6th Avenue  
Pocatello, ID 83201

Dear Tim,

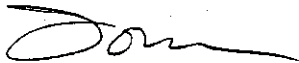
At the monthly PDA Board meeting today members expressed their disappointment at not receiving proposals from either you or Dick for future development of the agency's property at Main and Bonneville.

However, later today I did receive in the mail a letter from Dick which I will present at next month's Board meeting.

If you have any interest in the PDA-owned land at Main and Bonneville which you want brought to the attention of the PDA Board, please write to me with your comments no later than January 31<sup>st</sup>. Your communication to PDA should be specific as to what action, if any, that you wish the Board to take.

I will present any letter you write to the Board at the February PDA Board meeting. If PDA fails to receive written communication from you by January 31<sup>st</sup>, the Board may presume that you do not have an interest in the Main and Bonneville property.

Cordially,



Thomas A. Arnold  
Executive Director

TAA:aw

# Pocatello Development Authority

---

December 9, 1991

Mr. Richard J. Carroll  
Old Federal Building Associates  
150 South Arthur, Suite 212  
Pocatello, ID 83204

Mr. Tim Whiteus  
622 South 6th Avenue  
Pocatello, ID 83201

Dear Dick and Tim:

CERTIFIED MAIL

At our last meeting the PDA Board instructed me to extend to you both, acting together or individually as you elect, the same terms and conditions that were offered earlier this year to American Pacific Housing Development Corporation (APHDC) for a proposal to develop PDA-owned land at Main and Bonneville in downtown Pocatello.

As background, in consideration of \$1,000 refundable earnest money deposit, together with submittal of appropriate documents made during late May, 1991, PDA's Board agreed to deal exclusively with APHDC for a term of 130 days working toward a definitive plan to be agreed upon by the end of that period of time (September 30, 1991).

With the above procedure of handling as a guide, the Board is willing to negotiate with you both, either together or individually, regarding possible future development of PDA-owned land as follows:

1. **On or before January 13, 1992**, a written expression of interest should be delivered to PDA at the address on this letterhead. That notice to PDA should outline (a) the general concept of development being considered together with an estimate of project cost, (b) the nature of the entity (i.e. sole proprietor, general or limited partnership, corporation, etc.) and the names of principals that will act as developers, and (c) in general terms any concessions or financing being sought from the City and/or PDA. Such letter should also be accompanied by a check in the amount of \$1,000 earnest money deposit, which will be refunded after April 22, 1992, if PDA and the developer are unable to agree upon terms to proceed.

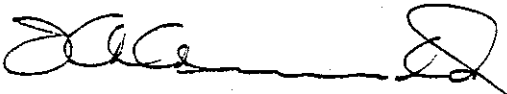
Richard Carroll  
Tim Whiteus  
December 11, 1991  
Page Two

2. **On or before March 10, 1992**, conceptual architectural drawings and a proposed startup balance sheet of the entity acting as developer are to be delivered to PDA. If City and/or PDA concessions or financing is being sought, audited personal financial statements of the principals should also be submitted.
3. **On or before April 22, 1992**, developers should deliver to PDA a total project proposal, including architectural plans and estimated costs, as well as methods of financing. If City and/or PDA concessions or financing is being sought, a five-year proforma may be required.

As a guide to possible land acquisition costs, the property at Main and Bonneville was appraised at \$46,400 on November 16, 1989, and I have no particular reason to believe that this figure has significantly changed since that appraisal.

Dick and Tim, if either one or both of you are interested in making a proposal, I am receptive to hearing from you as soon as you have made your decision, but no later than January 13<sup>th</sup>. By this letter PDA commits not negotiate with any other party for the next 30 days. However, if PDA does not receive an expression of interest by January 13, 1992, it will assume that you are not interested in making a proposal for development of the Main and Bonneville property and may invite proposals from other interested developers.

Cordially,



Thomas A. Arnold  
Executive Director

TAA:aw