

POCATELLO DEVELOPMENT AUTHORITY  
Board of Directors Meeting

Council Chambers  
Pocatello City Hall

April 14, 1992  
11:00 a.m. to 12:00 p.m.

Call to Order and Introduction - John Carlson, Chairman  
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 March and April To Date  
Review 1991 Financial Statement for Filing with City  
Review Project Description, Scope and Estimated Cost of Work for Newtown  
Consider Proposals, if any, 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 (Dal-Tile Corp.)  
Old Kraft Road District (Domsea/Aqua Sea)  
Downtown Development District (Kress Building)  
New Proposals, if Any

Executive Session, if Requested

POCATELLO DEVELOPMENT AUTHORITY  
INCOME STATEMENT  
FOR THE YEAR ENDED DECEMBER 31, 1991

RECEIPTS:

CERATILE PROJECT	\$ 9,920.49
DOMSEA PROJECT	27,881.03
MAIN & BONNEVILLE PROJECT	1,515.90
KRESS BUILDING PROJECT	0.00
INTEREST EARNED--WEST ONE BANK	<u>450.86</u>

TOTAL RECEIPTS \$39,768.28

EXPENDITURES:

CERATILE PROJECT	\$ 247.50
DOMSEA PROJECT	19,884.22
MAIN & BONNEVILLE PROJECT	131.30
KRESS BUILDING PROJECT	0.00
BANK CHARGES	<u>50.90</u>

TOTAL EXPENDITURES \$20,313.92

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NET INCREASE IN EQUITY \$19,454.36

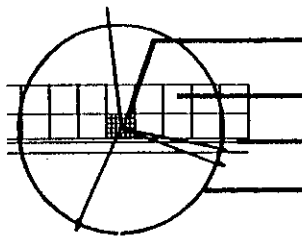
POCATELLO DEVELOPMENT AUTHORITY  
BALANCE SHEET  
FOR THE YEAR ENDED DECEMBER 31, 1991

ASSETS

CURRENT ASSETS:	
CASH IN CHECKING	\$ 3,436.00
CASH IN MONEY MARKET	27,008.00
ACCOUNTS RECEIVABLE/DEPOSITS	500.00
TAX INCREMENT RECEIVABLE	<u>125,554.00</u>
 TOTAL CURRENT ASSETS	 156,498.00
 NONCURRENT ASSETS:	
MAIN & BONNEVILLE LAND	<u>\$ 46,495.00</u>
 TOTAL ASSETS	 \$202,993.00 =====

LIABILITIES

CURRENT LIABILITIES:	
CURRENT PORTION OF LT DEBT	\$ 8,407.00
ACCOUNTS PAYABLE	170.00
INTEREST PAYABLE ON LT DEBT	<u>2,399.00</u>
 TOTAL CURRENT LIABILITIES	 \$10,976.00
 LONG-TERM DEBT:	
9% NOTE DUE TO EIDC	\$ 48,493.00
9% NOTE DUE TO CITY OF POCATELLO	<u>73,715.00</u>
 TOTAL LONG-TERM DEBT	 \$122,208.00
 FUND EQUITY:	
APPROPRIATED RETAINED EARNINGS	<u>\$69,809.00</u>
 TOTAL FUND EQUITY	 \$69,809.00
 TOTAL LIABILITY AND FUND EQUITY	 \$202,993.00 =====



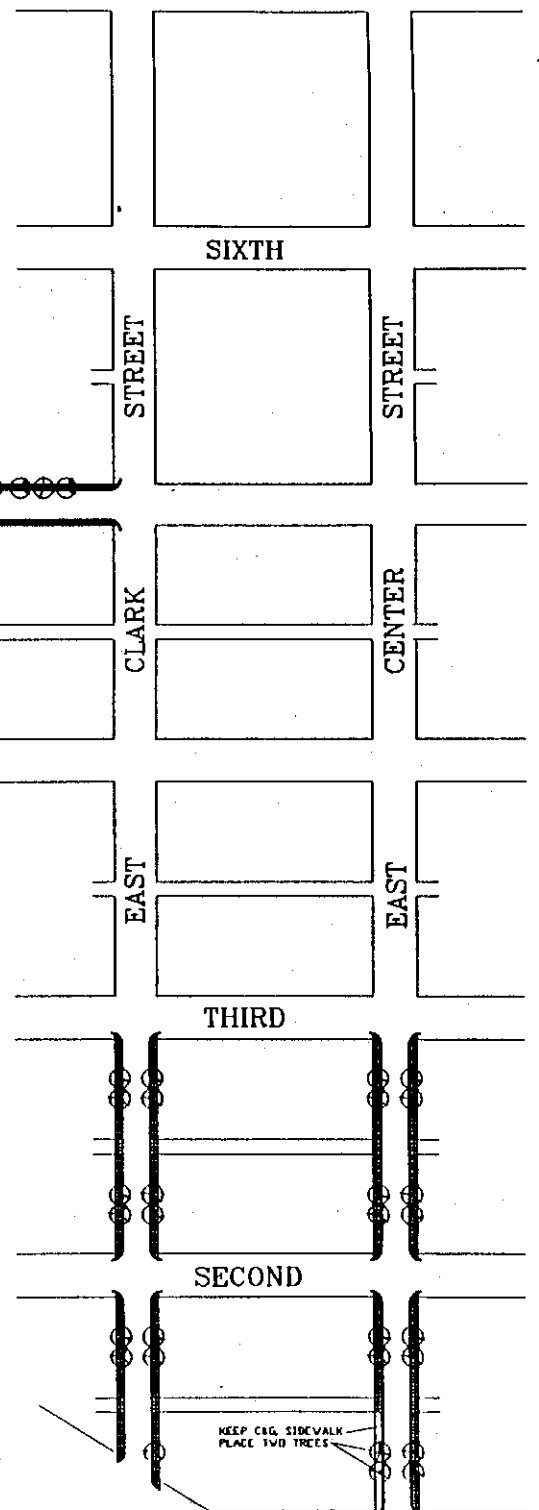
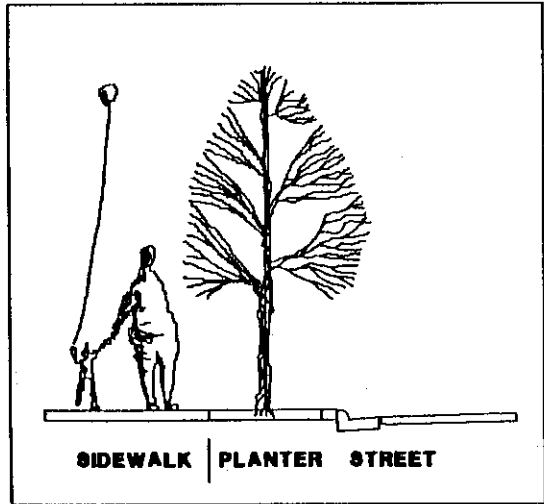
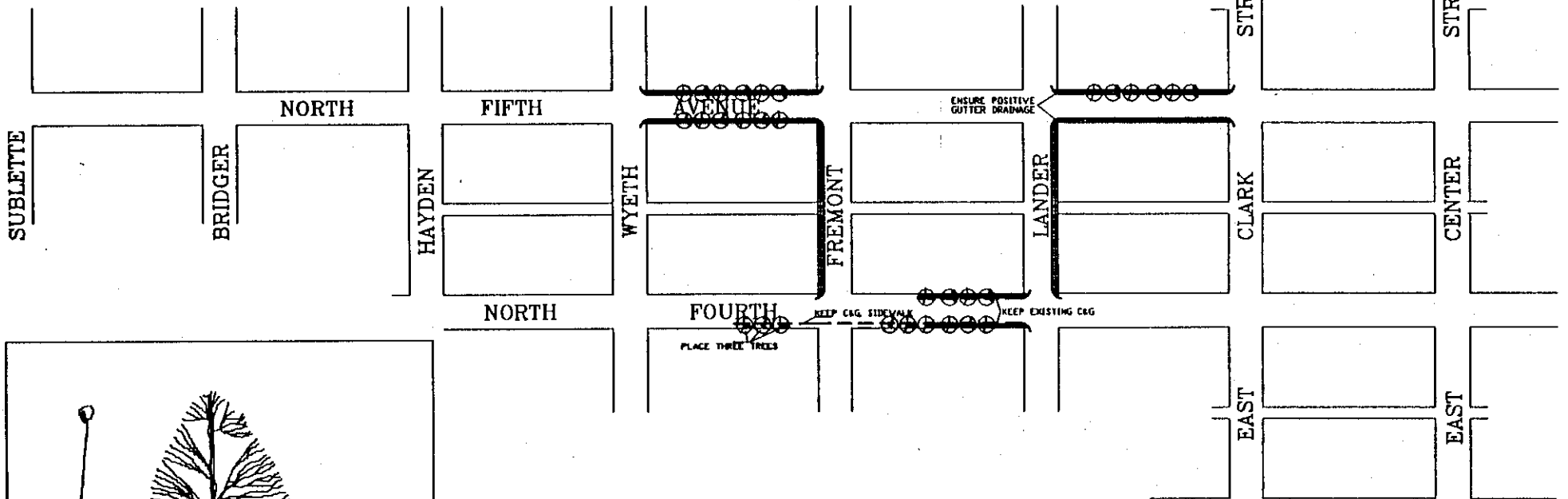
BRICK PAVER INFILL

NEW CONCRETE WALK W/ GROOVED PATTERN

NEW CONCRETE CURB & GUTTER

TREE

# PLAN DETAIL OF R-O-W IMPROVEMENTS



NEWTOWN URBAN RENEWAL AREA

# CORRIDOR IMPROVEMENT PLAN

PRELIMINARY COST ESTIMATE FOR RIGHT-OF-WAY IMPROVEMENTS  
 NEWTOWN URBAN RENEWAL AREA  
 CORRIDOR IMPROVEMENT PLAN  
 (Revised 4/8/92)

A.	<u>Curb, Gutter &amp; Sidewalk, Plantings</u>	\$241,192
	Fifth Avenue, East Side, Between Clark & Lander	\$17,660
	Fifth Avenue, West Side, Between Clark & Lander	\$16,347
	Fifth Avenue, East Side, Between Fremont & Wyeth	\$17,660
	Fifth Avenue, West Side, Between Fremont & Wyeth	\$17,660
	Fremont Street, North Side, Between Fourth & Fifth	\$16,347
	Lander Street, South Side, Between Fourth & Fifth	\$16,347
	Fourth Avenue, East Side, Between Lander & Fremont	\$8,105
	Fourth Avenue, West Side, Between Lander & Fremont	\$5,630
	Fourth Avenue, West Side, Between Fremont & Wyeth	\$657
	Center Street, South Side, Between First & Second	\$17,222
	Center Street, North Side, Between First & Second	\$9,049
	Center Street, South Side, Between Second & Third	\$17,222
	Center Street, North Side, Between Second & Third	\$17,222
	Clark Street, South Side, Between Pocatello Ave. & Second	\$15,625
	Clark Street, North Side, Between Pocatello Ave. & Second	\$13,995
	Clark Street, South Side, Between Second & Third	\$17,222
	Clark Street, North Side, Between Second & Third	\$17,222

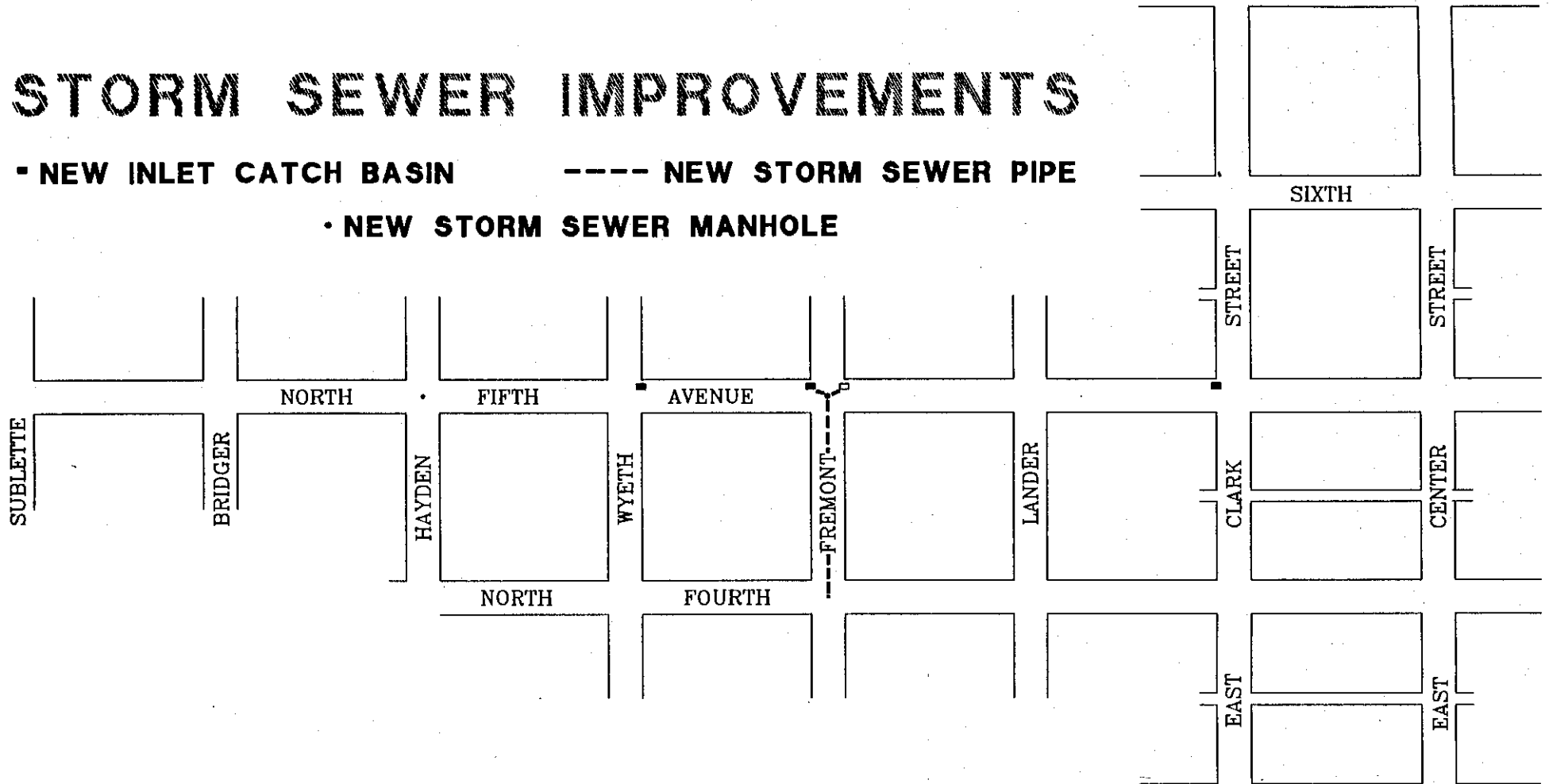
B.	<u>Storm Sewer Improvement</u>		\$37,600
	Clark & Fifth		
	Inlet Catch Basin (1)	\$2,000	
	Fifth & Fremont		
	Inlet Catch Basin (1)	\$2,000	
	Manhole (1)	\$2,000	
	Storm Sewer (360LF)	\$21,600	
	Fifth & Wyeth		
	Inlet Catch Basin (1)	\$2,000	
	Center & Second		
	Inlet Catch Basin (2)	\$4,000	
	Clark & Pocatello Avenue		
	Inlet Catch Basin (2)	\$4,000	
	Clark & Second		
	Inlet Catch Basin (2)	\$4,000	
C.	<u>Engineering @ 10%</u>		\$28,000
D.	<u>Bond Council &amp; Advisor</u>		\$12,000
E.	<u>Contingency @ 10%</u>		\$28,000
F.	<u>TOTAL PROJECT</u>		\$346,792

# STORM SEWER IMPROVEMENTS

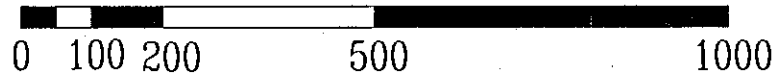
• NEW INLET CATCH BASIN

----- NEW STORM SEWER PIPE

• NEW STORM SEWER MANHOLE



SCALE IN FEET



NEWTOWN URBAN RENEWAL AREA

CORRIDOR IMPROVEMENT PLAN

POCATELLO DEVELOPMENT AUTHORITY  
CASH BUDGET--1992

	ACTUAL JANUARY	ACTUAL FEBRUARY	ACTUAL 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	24,984.78	57,529.69	50,808.33	41,840.97	370,843.61	422,883.02	310,482.71	202,460.35	94,417.99	87,681.63	30,444.74
<b>SOURCES OF FUNDS</b>													
Gateway West District	0.00	0.00	33,369.23	0.00	0.00	0.00	64,532.77	0.00	0.00	0.00	0.00	0.00	97,958.00
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	350,000.00	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	0.00	0.00	0.00	350,000.00
Interest Income	92.35	75.36	170.04	210.00	185.00	155.00	1,350.00	1,540.00	1,130.00	735.00	345.00	320.00	1,500.00
<b>TOTAL</b>	<b>92.35</b>	<b>450.36</b>	<b>33,539.27</b>	<b>585.00</b>	<b>185.00</b>	<b>350,155.00</b>	<b>98,391.77</b>	<b>1,540.00</b>	<b>1,130.00</b>	<b>1,110.00</b>	<b>345.00</b>	<b>320.00</b>	<b>487,841.75</b>
<b>CASH AVAILABLE</b>	<b>30,537.09</b>	<b>29,995.09</b>	<b>58,521.05</b>	<b>58,114.69</b>	<b>50,993.33</b>	<b>391,995.97</b>	<b>469,235.38</b>	<b>423,623.02</b>	<b>311,612.71</b>	<b>203,570.35</b>	<b>94,762.99</b>	<b>87,921.63</b>	<b>518,286.43</b>
<b>APPLICATION OF FUNDS</b>													
Gateway West District (A)	0.00	0.00	0.00	6,299.00	8,160.00	8,160.00	8,160.00	8,160.00	8,160.00	8,160.00	6,169.00	0.00	61,428.00
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	12,000.00	38,000.00	100,000.00	100,000.00	100,000.00	0.00	0.00	350,000.00
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	15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00
<b>TOTAL</b>	<b>992.36</b>	<b>5,010.31</b>	<b>992.36</b>	<b>7,306.36</b>	<b>9,152.36</b>	<b>21,152.36</b>	<b>47,152.36</b>	<b>113,140.31</b>	<b>109,152.36</b>	<b>109,152.36</b>	<b>7,161.36</b>	<b>992.36</b>	<b>431,357.22</b>
Ending Balance	29,544.73	24,984.78	57,529.69	50,808.33	41,840.97	370,843.61	422,883.02	310,482.71	202,460.35	94,417.99	87,681.63	86,929.27	86,929.27

Note A: Recognizes that Uni-Tile began occupying building located Gateway West beginning April 8th and FOR begins paying rent at that time.