

POCATELLO DEVELOPMENT AUTHORITY  
Board of Directors Meeting

City Hall  
902 East Sherman

April 13, 1993  
11:00 a.m. to 12:00 p.m.

Call to Order and Introduction - John Carlson, Chairman  
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 1993, and Monthly Estimates  
for the Year 1993

Consider Proposal to Pay Tax Increment Funds Not Specifically  
Conforming to Agreement

Review Successive Option Agreement to Acquire and Develop PDA Land at  
Main and Bonneville

Review Progress Regarding Proposed Improvements for Newtown Project  
And Proposed Sale of Bonds

Consider Resolution to Approve Publication of Notice of Negotiated  
Sale of Revenue Allocation Bonds, Etc.

Consider Frasure Construction's Change Order Request for Newtown Project

Consider Instructing AVI Engineering to Bid Out Phase II

Consider Proposal to Reimburse Certain Expenses for Work in  
Gateway West Industrial District

Update Items

Downtown Business Improvement District

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

# FRASURE CONSTRUCTION

5050 YELLOWSTONE  
POCATELLO, IDAHO 83202  
Phone: 237-6222

# Invoice

ACCOUNT

Poc. Development

DATE: 4-12-93

Newtown Improvements

AMOUNT REMITTED: \$ \_\_\_\_\_

- PLEASE DETACH AND RETURN WITH REMITTANCE -

| DATE | INVOICE NUMBER | DESCRIPTION                           | CHARGES | CREDITS           | BALANCE      |
|------|----------------|---------------------------------------|---------|-------------------|--------------|
|      |                |                                       |         | BALANCE FORWARD → |              |
|      |                | Removal of sidewalk <sup>2500 @</sup> | .90     |                   | 2295.00      |
|      |                | Concrete Sidewalk 3505 @              | 1.60    |                   | 5608.00      |
|      |                | Removal of curb + gutter 370 @        | 3.00    |                   | 1110.00      |
|      |                | Curb + Gutter 360 @                   | 6.25    |                   | 2250.00      |
|      |                | Valley Gutter 10 LF @                 | 13.00   |                   | 130.00       |
|      |                |                                       |         |                   | \$ 11,393.00 |

Approved for  
Payment  
April 13 1993  
W. Spill  
Thank You

▲  
PLEASE PAY  
LAST AMOUNT  
IN THIS COLUMN



A.V.I. IDAHO  
CHANGE ORDER FORM

CHANGE ORDER NO. 1

PROJECT: NEWTOWN URBAN RENEWAL

CONTRACTOR: FRASURE CONSTRUCTION

DATE: 4-13-93

| ITEM                           | QUANTITY | PRICE     | COST       |
|--------------------------------|----------|-----------|------------|
| STREET LIGHT BASE CONSTRUCTION | 7 MAX    | \$1200.00 | \$8,400.00 |
| ADJUST CATCH BASIN             | 2        | \$400.00  | \$800.00   |
|                                |          |           |            |
|                                |          |           |            |
|                                |          |           |            |
|                                |          |           |            |
|                                |          |           |            |
|                                |          |           |            |
|                                |          |           |            |
|                                |          |           |            |
|                                |          |           |            |
|                                |          |           |            |

*Recommended for Approval*  
*April 13, 1993*  
*W. Wayne Spill*

TOTAL CHANGE ORDER COST: \$9,200.00  
MAXIMUM

| DESCRIPTION OF CHANGE  |
|--|
| 1. AS REQUIRED BY A PERMIT BY THE IDAHO TRANSPORTATION DEPARTMENT, THE EXISTING LIGHT POLES WILL BE RESET ON NEW BASES. ENGINEER WILL DETERMINE WHICH POLES. |
| 2. DURING CONSTRUCTION OF A PEDESTRIAN RAMP IT WAS DISCOVERED THAT THE EXISTING BASINS ARE NOT FUNCTIONING BECAUSE OF IMPROPER CURB GRADES.                  |

CONTRACTOR: Frasure Const.  
*W. Wayne Spill*

OWNER: \_\_\_\_\_



April 13, 1993

Pocatello Development Authority  
Mr. Tom Arnold, Executive Director  
1651 Alvin Ricken Drive  
Pocatello, Idaho 83201

Re: Newtown Corridor Improvement Project  
Engineering Services Contract..Billing/Payment Summary

| <u>DATE</u> | <u>ITEM</u>   | <u>BILLING</u> | <u>CREDIT</u> | <u>ACCOUNT BALANCE</u> |
|-------------|---|----------------|---------------|------------------------|
| Nov 1, 1992 | First Billing, Design   | \$12,664       |               | \$12,664               |
| Dec 1, 1992 | Billing..Design & Bid, Award Process                                  | \$4,259        |               | \$16,923               |
| Feb 9, 1992 | Payment from PDA  |                | \$8,000       | \$8,923                |
| Apr 1, 1992 | Billing..Coordination & Project Inspection<br>Dec, 92 through Mar, 93 | \$2,614        |               | <u>\$11,537</u>        |

Contract Summary: Original Contract.....\$24,672  
Contract Amendment.....\$7,200  
Total Contract.....\$31,872

The project is underway again with Fraser Construction beginning to work on phase I (4th and 5th Street area) during the last week of March. This phase of the project should be essentially complete within the next 30 days. We are awaiting PDA approval to move forward with the design of phase II, which is near 70% complete. In summary, this contract for design and construction of the two phases is about 60% complete counting all work to date. PDA has been paid approximately 40% of the total billings to date and our present balance owed is \$11,537. We have enjoyed working on this project so far and even though there have been a few challenges with funding, the project appears to be on track.

SIGNED \_\_\_\_\_

*Wayne Shultz*

DATE \_\_\_\_\_

*April 13, 1993*

1135 yellowstone  
suite d & e  
pocatello, idaho 83201  
(208) 238-7017

2035 westland road  
cheyenne, wyoming 82001  
(307) 637-6017

2309 mountain view drive  
suite 165  
boise, idaho 83706  
(208) 323-9024

Pocatello Development Authority  
Cash Budget - 1993

|                             | Actual<br>January | Actual<br>February | Actual<br>March  | Estimate<br>April | Estimate<br>May   | Estimate<br>June  | Estimate<br>July  | Estimate<br>August | Estimate<br>September | Estimate<br>October | Estimate<br>November | Estimate<br>December | Total<br>1993     |
|-----------------------------|-------------------|--------------------|------------------|-------------------|-------------------|-------------------|-------------------|--------------------|-----------------------|---------------------|----------------------|----------------------|-------------------|
| Beginning Balance           | 49,708.33         | 64,494.60          | 54,258.31        | 96,172.09         | 413,498.40        | 438,351.49        | 307,235.22        | 244,877.37         | 216,011.10            | 208,044.83          | 200,078.56           | 196,414.45           | 49,708.33         |
| <b>SOURCES OF FUNDS</b>     |                   |                    |                  |                   |                   |                   |                   |                    |                       |                     |                      |                      |                   |
| Gateway West District       | 0.00              | 0.00               | 39,717.51        | 2,000.00          | 32,191.22         | 1,500.00          | 32,191.21         | 50.00              | 0.00                  | 0.00                | 0.00                 | 0.00                 | 107,649.94        |
| Old Kraft Road District (D) | 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              |
| Downtown Dev. District      | 2,293.15          | 0.00               | 1,651.42         | 0.00              | 2,778.14          | 0.00              | 4,167.21          | 0.00               | 0.00                  | 0.00                | 0.00                 | 0.00                 | 10,889.92         |
| Newtown Urban District (B)  | 12,981.46         | 0.00               | 0.00             | 350,000.00        | 0.00              | 0.00              | 34,000.00         | 0.00               | 0.00                  | 0.00                | 0.00                 | 0.00                 | 396,981.46        |
| Main & Bonneville Prop      | 375.00            | 0.00               | 500.00           | 875.00            | 49,000.00         | 0.00              | 0.00              | 0.00               | 0.00                  | 0.00                | 0.00                 | 0.00                 | 50,750.00         |
| Interest Income             | 129.02            | 130.56             | 152.15           | 150.00            | 600.00            | 600.00            | 500.00            | 300.00             | 250.00                | 250.00              | 250.00               | 0.00                 | 3,311.73          |
| <b>TOTAL</b>                | <b>15,778.63</b>  | <b>130.56</b>      | <b>42,021.08</b> | <b>353,025.00</b> | <b>84,569.36</b>  | <b>2,100.00</b>   | <b>70,858.42</b>  | <b>350.00</b>      | <b>250.00</b>         | <b>250.00</b>       | <b>250.00</b>        | <b>0.00</b>          | <b>569,583.05</b> |
| <b>CASH AVAILABLE</b>       | <b>65,486.96</b>  | <b>64,625.16</b>   | <b>96,279.39</b> | <b>449,197.09</b> | <b>498,067.76</b> | <b>440,451.49</b> | <b>378,093.64</b> | <b>245,227.37</b>  | <b>216,261.10</b>     | <b>208,294.83</b>   | <b>200,328.56</b>    | <b>196,414.45</b>    | <b>619,291.38</b> |
| <b>APPLICATION OF FUNDS</b> |                   |                    |                  |                   |                   |                   |                   |                    |                       |                     |                      |                      |                   |
| Gateway West District (A)   | 0.00              | 0.00               | 0.00             | 8,216.27          | 8,216.27          | 8,216.27          | 8,216.27          | 8,216.27           | 8,216.27              | 8,216.27            | 3,914.11             | 0.00                 | 61,428.00         |
| Old Kraft Road District     | 992.36            | 0.00               | 0.00             | 0.00              | 0.00              | 0.00              | 0.00              | 0.00               | 0.00                  | 0.00                | 0.00                 | 0.00                 | 992.36            |
| Downtown Dev. District      | 0.00              | 2,293.15           | 0.00             | 1,651.42          | 0.00              | 0.00              | 0.00              | 5,000.00           | 0.00                  | 0.00                | 0.00                 | 0.00                 | 8,944.57          |
| Newtown Urban District (C)  | 0.00              | 8,073.70           | 107.30           | 25,819.00         | 50,000.00         | 125,000.00        | 125,000.00        | 16,000.00          | 0.00                  | 0.00                | 0.00                 | 0.00                 | 350,000.00        |
| Main & Bonneville Prop      | 0.00              | 0.00               | 0.00             | 12.00             | 1,500.00          | 0.00              | 0.00              | 0.00               | 0.00                  | 0.00                | 0.00                 | 0.00                 | 1,512.00          |
| Bank Charges                | 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              |
| <b>TOTAL</b>                | <b>992.36</b>     | <b>10,366.85</b>   | <b>107.30</b>    | <b>35,698.69</b>  | <b>59,716.27</b>  | <b>133,216.27</b> | <b>133,216.27</b> | <b>29,216.27</b>   | <b>8,216.27</b>       | <b>8,216.27</b>     | <b>3,914.11</b>      | <b>0.00</b>          | <b>422,876.93</b> |
| Ending Balance              | 64,494.60         | 54,258.31          | 96,172.09        | 413,498.40        | 438,351.49        | 307,235.22        | 244,877.37        | 216,011.10         | 208,044.83            | 200,078.56          | 196,414.45           | 196,414.45           | 196,414.45        |

- Notes: A. Due to insufficient funds in PDA's account, the monthly payments to the City of Pocatello and the semi-annual payments (Feb. and Aug.) were suspended during February, 1993.  
 B. Includes anticipated receipt of \$350,000 as proceeds from bond sale for Newtown Urban Improvement District during April.  
 C. Excludes repayment of bonds until schedule is determined and amounts due are calculated.  
 D. No TIF funds are anticipated until further notice.

## RESOLUTION NO. 1993-1

## OF THE POCATELLO DEVELOPMENT AUTHORITY

**AUTHORIZING PUBLICATION OF A NOTICE OF NEGOTIATED SALE OF REVENUE ALLOCATION (TAX INCREMENT) BONDS, APPROVING DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT, PROVIDING FOR RELATED MATTERS, AND PROVIDING AN EFFECTIVE DATE.**

This resolution is made on the date hereinafter set forth by the Board of Commissioners (the "Board") of the Pocatello Development Authority (the "Agency").

WHEREAS, pursuant to Resolution No. 1992-1 of the Agency adopted on October 13, 1992, the Agency's counsel did file with the local district court a petition seeking validation of certain proposed Revenue Allocation (Tax Increment) Bonds, 1993 Series A (the "Bonds") and related matters and did, by order dated April 6, 1993, obtain judicial validation of said Bonds and related matters in accordance with Title 7, Chapter 13, Idaho Code as amended; and

WHEREAS, pursuant to said Resolution No. 1992-1 and subsequent to said judicial validation, First Security Bank of Idaho, N.A. as Financial Advisor is proceeding with arrangements to sell by private sale said Bonds, having a final maturity not later than June 1, 2002, and is preparing a preliminary official statement (the "Preliminary Official Statement"); and

WHEREAS, Idaho Code Section 50-2012(d) requires the Agency to publish a notice of sale of said Bonds in substantially the form attached hereto as Exhibit A (the "Notice of Sale") and by this reference made a part hereof;

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The Notice of Sale is hereby approved and publication thereof in the Idaho State Journal, a newspaper of general circulation in the City of Pocatello, Idaho, is hereby ordered.
2. The Financial Advisor is authorized to distribute or cause to be distributed the Preliminary Official Statement and to proceed with matters relating to the sale of the Bonds.
3. This resolution shall take effect immediately.

The foregoing Resolution was unanimously adopted at a duly called meeting of the Board of Commissioners of the Agency on April 13, 1993.

POCATELLO DEVELOPMENT AUTHORITY

By \_\_\_\_\_, Chairman

Attest:

By \_\_\_\_\_, Secretary

EXHIBIT "A"NOTICE OF NEGOTIATED PRIVATE BOND SALE  
AND NOTICE OF SPECIAL MEETING OF THE  
POCATELLO DEVELOPMENT AUTHORITY

Public notice is hereby given by the Pocatello Development Authority (the "Agency") of negotiation for and private sale of not to exceed \$\_\_\_\_\_ Revenue Allocation (Tax Increment) Bonds, 1993 Series, maturing on or about June 1, 2002, said sale to occur on or about May 11, 1993 at a meeting of the Agency scheduled for 11:00 a.m. Notice is hereby given of said special meeting of the Agency on said date and said time for the purpose of authorizing and approving the issuance and sale of said Bonds. For additional information concerning the terms and provisions of the Bonds, the security for payment of the Bonds and other pertinent information relating to the Bonds, reference is made to Resolutions No. 1992-1 adopted by the Agency's Board of Commissioners on October 13, 1992 and Resolution No. 1993-1 of the Agency, adopted by its Board of Commissioners on April 13, 1993 (the "Resolutions"). Said Resolutions and related documents are available for public inspection at the offices of the Agency at 1651 Alvin Ricken Drive, Pocatello, Idaho, Monday through Friday, 9:00 a.m. to 4:00 p.m. (telephone (208) 233-0267).

By order of the Board of Commissioners of the Pocatello Development Authority, dated the 13th day of April, 1993.



NOTICE OF NEGOTIATED PRIVATE BOND SALE  
AND NOTICE OF SPECIAL MEETING OF THE  
POCATELLO DEVELOPMENT AUTHORITY

Public notice is hereby given by the Pocatello Development Authority (the "Agency") of negotiation for and private sale of not to exceed \$410,000.00 Revenue Allocation (Tax Increment) Bonds, 1993 Series maturing on or about June 1, 2002, said sale to occur on or about May 11, 1993 at a meeting of the Agency scheduled for 11:00 a.m. Notice is hereby given of said special meeting of the Agency on said date and said time for the purpose of authorizing and approving the issuance and sale of said Bonds. For additional information concerning the terms and provisions of the Bonds, the security for payment of the Bonds and other pertinent information relating to the Bonds, reference is made to resolutions No. 1992-1 adopted by the Agency's Board of Commissioners on October 13, 1992, and Resolution No. 1993-1 of the Agency, adopted by its Board of Commissioners on April 13, 1993 (the "Resolutions") Said inspection at the offices of the Agency at 1651 Alvin Ricken Drive, Pocatello, Idaho, Monday through Friday, 9:00 a.m. to 4:00 p.m. (telephone 208-233-0267).

By order of the Board of Commissioners of the Pocatello Development Authority, dated the 13th day of April, 1993.

# Pocatello Development Authority

ISU Research and Business Park  
1651 Alvin Ricken Drive  
Pocatello, Idaho 83201

*An urban renewal agency for the City of Pocatello, Idaho*

**THOMAS A. ARNOLD**  
*Executive Director*

March 22, 1993

Ms. Rayna Valentine  
Legal Department  
CITY OF POCATELLO  
P. O. Box 4169  
Pocatello, ID 83205-4169

Dear Rayna,

Attached for your file is the original of Proof of Publication of Public Notice in Idaho State Journal for judicial validation of PDA's proposed Revenue Allocation Bonds and financing in connection with PDA's Newtown Improvement District.

Cordially,



Thomas A. Arnold  
Executive Director

TAA:aw

Enclosure



ISU Research and Business Park  
1651 Alvin Ricken Drive  
Pocatello, Idaho 83201

*Committed to the continued economic development of Bannock County, Idaho*

**BOARD of DIRECTORS**

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*American Land Title*

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*J.R. Simplot Co.*

Thomas Skoog  
*AMI*

Robert C. Stanton  
*Intermountain Gas Co.*

Nicholas A. Tsakrios  
*First Security Bank*

March 31, 1993

Mr. Michael Myers  
Engineering Supervisor  
IDAHO POWER COMPANY  
P. O. Box 1000  
Pocatello, ID 83204-1000

Dear Mike,

With this letter I am transmitting the original power line easement granted by Pocatello Development Authority to Idaho Power Company which covers a 10-foot strip of unimproved land in Block 449 in downtown Pocatello.

The easement was signed and recorded in Bannock County on Monday, March 29th, under Reception Number 93003956. You will note that both Mayor Angstadt and I signed on behalf of PDA. Mayor Angstadt is a Director of PDA and I serve as Executive Director. For the record, I can affirm that we are both authorized and were directed to sign this document.

Thank you for your prompt attention to the release of easement. I also appreciate your professional handling of this matter.

Cordially,

Thomas A. Arnold  
Executive Director

TAA:aw

Rayna--For your records, PDA's original of the Release of Easement from Idaho Power Company, also recorded March 29th, Reception No. 93003955, is being retained in our file on the Main and Bonneville property.