

POCATELLO DEVELOPMENT AUTHORITY
Board of Directors Meeting

City Hall, Council Chambers
911 North 7th Avenue

October 12, 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 September 1993, and Monthly Estimates
for the Year 1993

Consider a Proposal to Pay Bannock Paving Company for Repairing Certain Roads
Within Gateway West Industrial District

Update Items

Progress on Construction for Newtown Phase II Project

Progress on Proposed Development of Land at Main & Bonneville

Trip Report: Meeting with Capital City Development Corp.
September 21 in Boise

Newtown

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

QUINN ROAD

YELLOWSTONE HIGHWAY

U.S. 91

UNION PACIFIC RAILROAD

WAINWRIGHT AVENUE

WAINWRIGHT AVENUE

WAINWRIGHT AVENUE

WAINWRIGHT AVENUE

POLE LINE ROAD

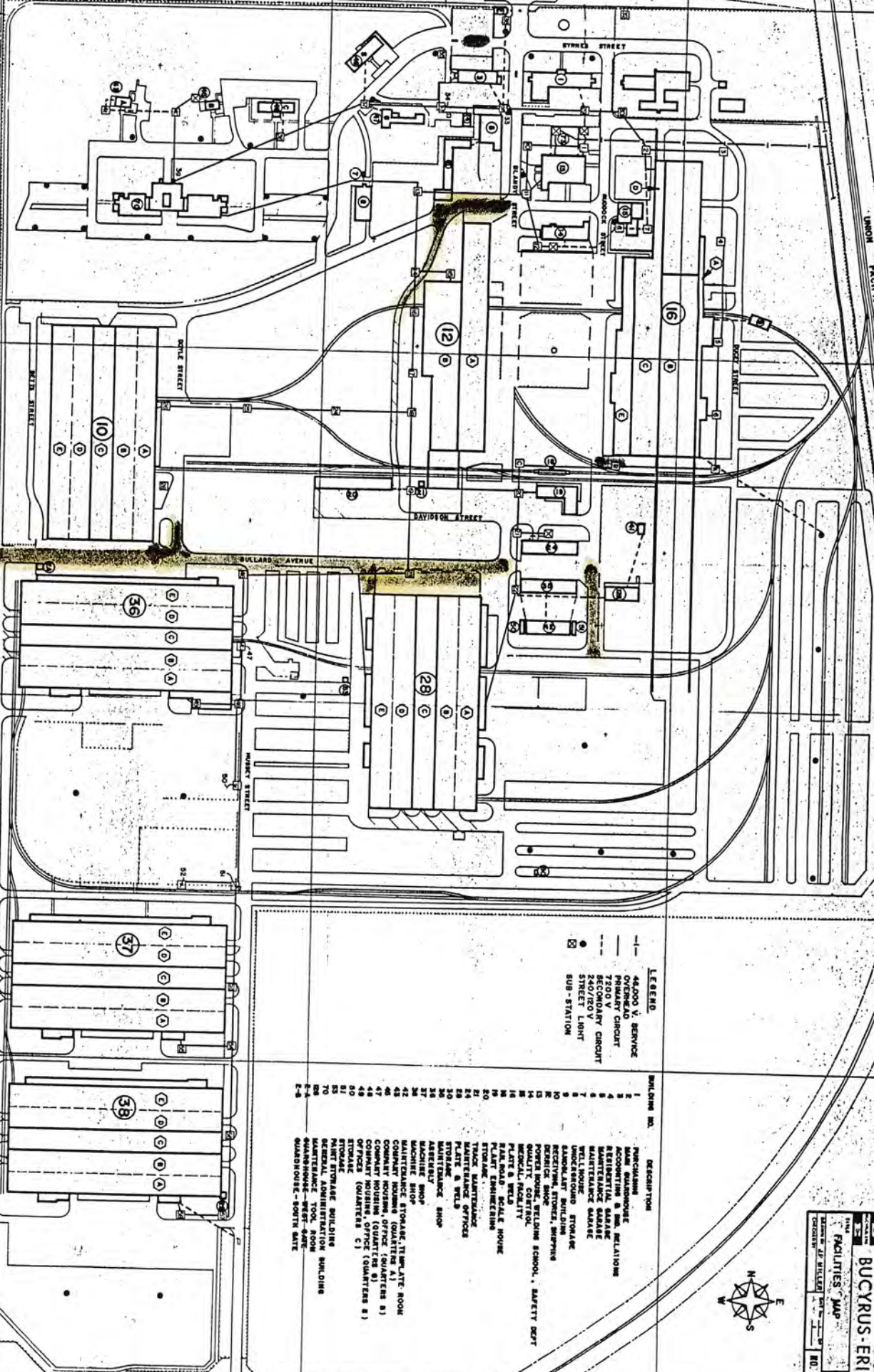
KLIN STREET

BOYLE STREET

DAVIDSON STREET

MARKET STREET

FLORENCE STREET



LEGEND

- 44000 V. SERVICE
- PRIMARY CIRCUIT
- 7200 V.
- SECONDARY CIRCUIT
- STREET LIGHT
- ⊗ SUB-STATION

BUILDING NO.	DESCRIPTION
1	PURCHASING OFFICE
2	ACCOUNTING & INV. RELATIONS
3	RESIDENTIAL GARAGE
4	MAINTENANCE GARAGE
5	MAINTENANCE GARAGE
6	WELTERHOUSE
7	UNDERGROUND STORAGE
8	RECEIVING BUILDING
9	RECEIVING, STORES, SHIPPING
10	POWER HOUSE, WELTERHOUSE SCHOOL, SAFETY DEPT
11	QUALITY CONTROL
12	RECORD FACILITY
13	PLANT & WELLS
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BUCKYRUS-ERIE COMPANY
FACILITIES MAP
 DRAWN BY J. H. MILLER
 DATE 1-23-41
 PROJECT NO. E-M-0285

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

September 23, 1993

Mr. Harlan W. Mann, Consultant
Real Estate and Community Development
3800 North Thirty-Third
Boise, ID 83703

Dear Harlan,

On Tuesday, Mayor Angstadt and I met with Rick Greenfield and Dennis Clark of Capital City Development Corporation to learn more about funding sources for urban development projects.

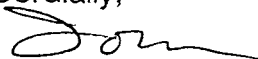
Our understanding, as developed in the meeting with Rick and Dennis, was that the City of Boise had obtained \$20 million in urban renewal funds about 25 years ago, and that money has been virtually the sole source of funds which continues to fuel their efforts today. We were told that the urban renewal money received in the late 1960s was invested within CCDC's 19-block redevelopment area, primarily in land and parking structures. Today, CCDC receives income from those investments, specifically from 1) parking revenue, 2) capital contributions from developers toward the existing parking system, 3) the sale of land, and 4) TIF from the increased taxes resulting from the higher valuation of the property within the redevelopment area.

It was mentioned that other sources of funds are limited today unless perhaps tied into some aspect like transportation in the downtown area, in which case ISTEAF funds might be tapped.

I am writing to determine if you could identify any other sources of money that PDA might use to fund urban renewal projects. Pocatello's Urban Revitalization Plan recommends the hiring of staff, as well as other projects which will require funding, but at this time I am unable to identify specific sources other than TIF, CDBG, and possibly ISTEAF funds.

Please let me have your thoughts and recommendations how PDA might develop funds other than from local public agencies and those already identified in this letter.

Cordially,



Thomas A. Arnold
Executive Director

Pocatello Development Authority
Cash Budget - 1993

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual August	Actual September	Estimate October	Estimate November	Estimate December	Total 1993
Beginning Balance	49,708.33	64,494.60	54,258.31	96,172.09	91,621.93	72,599.88	112,054.85	191,192.03	182,638.04	173,867.24	164,908.61	160,252.14	49,708.33
SOURCES OF FUNDS													
Gateway West District	0.00	0.00	39,717.51	4,755.70	0.00	0.00	51,297.00	8,199.93	26.67	0.00	0.00	0.00	103,996.81
Old Kraft Road District	0.00	0.00	0.00	0.00	29,677.40	0.00	9663.23	0.00	0.00	0.00	0.00	0.00	39,340.63
Downtown Dev. District	2,293.15	0.00	1,651.42	0.00	0.00	0.00	4,441.27	0.00	0.00	0.00	0.00	0.00	8,385.84
Newtown Urban District	12,981.46	0.00	0.00	0.00	0.00	118,066.04	47,214.81	3019.00	2,308.00	0.00	0.00	0.00	183,589.31
Main & Bonneville Prop	375.00	0.00	500.00	375.00	49,098.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,348.25
Interest Income	129.02	130.56	152.15	220.96	153.87	240.24	348.04	440.77	411.16	250.00	250.00	0.00	2,726.77
TOTAL	15,778.63	130.56	42,021.08	5,351.66	78,929.52	118,306.28	112,964.35	11,659.70	2,745.83	250.00	250.00	0.00	388,387.61
CASH AVAILABLE	65,486.96	64,625.16	96,279.39	101,523.75	170,551.45	190,906.16	225,019.20	202,851.73	185,383.87	174,117.24	165,158.61	160,252.14	438,095.94
APPLICATION OF FUNDS													
Gateway West District	0.00	0.00	0.00	8,216.27	47,801.57	8,216.27	8,216.27	8,216.27	8,216.27	8,216.27	3,914.11	0.00	101,013.30
Old Kraft Road District	992.36	0.00	0.00	0.00	0.00	8,949.75	992.36	4,980.31	992.36	992.36	992.36	992.36	19,884.22
Downtown Dev. District	0.00	2,293.15	0.00	1,651.42	0.00	0.00	0.00	3,998.11	0.00	0.00	0.00	0.00	7,942.68
Newtown Urban District	0.00	8,073.70	107.30	22.13	49,000.00	61,185.29	24,452.34	3,019.00	2,308.00	0.00	0.00	0.00	148,167.76
Main & Bonneville Prop	0.00	0.00	0.00	12.00	1,150.00	500.00	166.20	0.00	0.00	0.00	0.00	0.00	1,828.20
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
TOTAL	992.36	10,366.85	107.30	9,901.82	97,951.57	78,851.31	33,827.17	20,213.69	11,516.63	9,208.63	4,906.47	992.36	278,836.16
Ending Balance	64,494.60	54,258.31	96,172.09	91,621.93	72,599.88	112,054.85	191,192.03	182,638.04	173,867.24	164,908.61	160,252.14	159,259.78	159,259.78

RESOLUTION

A RESOLUTION OF THE POCATELLO DEVELOPMENT AUTHORITY, RECOMMENDING ADOPTION OF AN URBAN RENEWAL PLAN AND PROPOSED PROJECTS FOR THE OLD TOWN POCATELLO URBAN RENEWAL AREA AND PROPOSING ESTABLISHMENT OF THE ENTIRE URBAN RENEWAL AREA AS A REVENUE ALLOCATION DISTRICT.

WHEREAS, the Pocatello Development Authority has received and discussed a proposed plan and projects for the Old Town Urban Renewal Area; and

WHEREAS, the Board of the Authority discussed and examined said document and determined that, subject to certain revisions, the plan should be forwarded to the Community Development Commission and to the Pocatello City Council with a recommendation both entities take necessary steps to adopt and implement the Plan and Project;

NOW, THEREFORE, BE IT RESOLVED BY THE POCATELLO DEVELOPMENT AUTHORITY AS FOLLOWS:

1. That the August, 1993, document entitled Old Town Urban Renewal Plan/Old Town Urban Renewal Project be hereby approved by the Pocatello Development Authority, subject to the following conditions and changes:

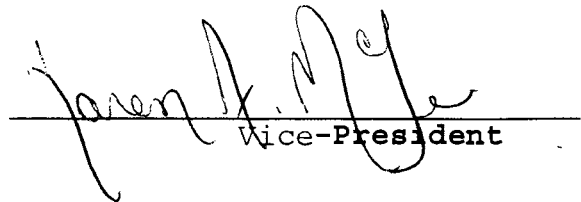
No specific property shall be named as being sought; it shall be specified that all projects (called "activities") shall be subject to a) specific approval of participating entities, and b) receipt of sufficient funding; that all listed activities are optional, not mandatory in nature; that funding from the District may be used to accomplish any part of any such activity; that the District shall have a finite time frame; and that any incorrect or unapproved attachments be removed from the document prior to presentation to the CDC and Council.

2. That the revised plan/project shall be presented

to the Community Development Commission, in accordance with Idaho Code, for determination as to compliance with the comprehensive plan of the City, and that, if found to be in conformance, the plan be forwarded directly to the City Council with a recommendation that the Council proceed with enactment of the necessary ordinance.

RESOLVED this 14th day of September, 1993.

Pocatello Development Authority



Vice-President

ATTEST:



G. Michael Ransom, Secretary

Pocatello Development Authority
Cash Budget - 1993

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