

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting

City Hall, Council Chamber
911 North 7th Avenue

September 19, 1995
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 July and August 1995

Consider Amendment to Lease Agreement Between Gateway
West Industrial Center and PDA

Consider Proposal to Create a New Tax Allocation District
to Include All, Or a Portion, of the ISU Research Park

Consider Proposal Relating to Old Town Pocatello

Update Items

Progress Report on Old Town District, Including Specific
Proposals, if any

Progress Report on New PDA Projects, if any

Discussion Items

Gateway West Industrial District (Dal-Tile Corp.)

Old Kraft Road District (Domsea/Aqua Sea)

New Proposals, if Any

Executive Session, if Requested

MEMO

TO: POCATELLO DEVELOPMENT AUTHORITY
FROM: Rayna Valentine
RE: Report on July and August Meetings
DATE: August 24, 1995

A quorum was not present for the July meeting. However, the following information was given to those members present.

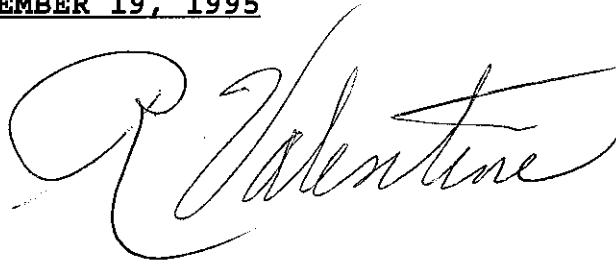
* A letter was sent by Tom on behalf of the Board to Mark Reid thanking him for his assistance and wishing him well in his new career.

* Tom will write a letter to Brad Frazier noting the Board's displeasure with the poor quality of the sidewalks on Center and Clark.

* Tim Whiteus noted that Old Town Pocatello, Inc. and developers are working on a combined proposal for the downtown area which would include work on the Pioneer Building and possible demolition of the neighboring bookstore as well as the previously-explained sidewalk and street-lighting improvements and a ten-year bond repayment provision. Some Yellowstone Hotel rehabilitation may also be included. OTP may also be requesting a contract for administrative services to handle bonding and so forth. The proposal should be ready for the September meeting of PDA.

* The August meeting was canceled.

NEXT MEETING WILL BE SEPTEMBER 19, 1995

A handwritten signature in cursive script, appearing to read "R Valentine", is written in black ink on the page.

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

REVENUE ALLOCATION DISTRICT (PROPOSED)

PROJECT: ISU RESEARCH & BUSINESS PARK
(maps attached indicates approximate district boundaries)

NEW CONSTRUCTION:

	<u>Project Costs</u>	<u>Taxable Amount</u>
AMI Semiconductors	\$90 mm	\$70 mm
Ballard Medical Products	<u>7 mm</u>	<u>5 mm</u>
	\$97 mm	\$75 mm

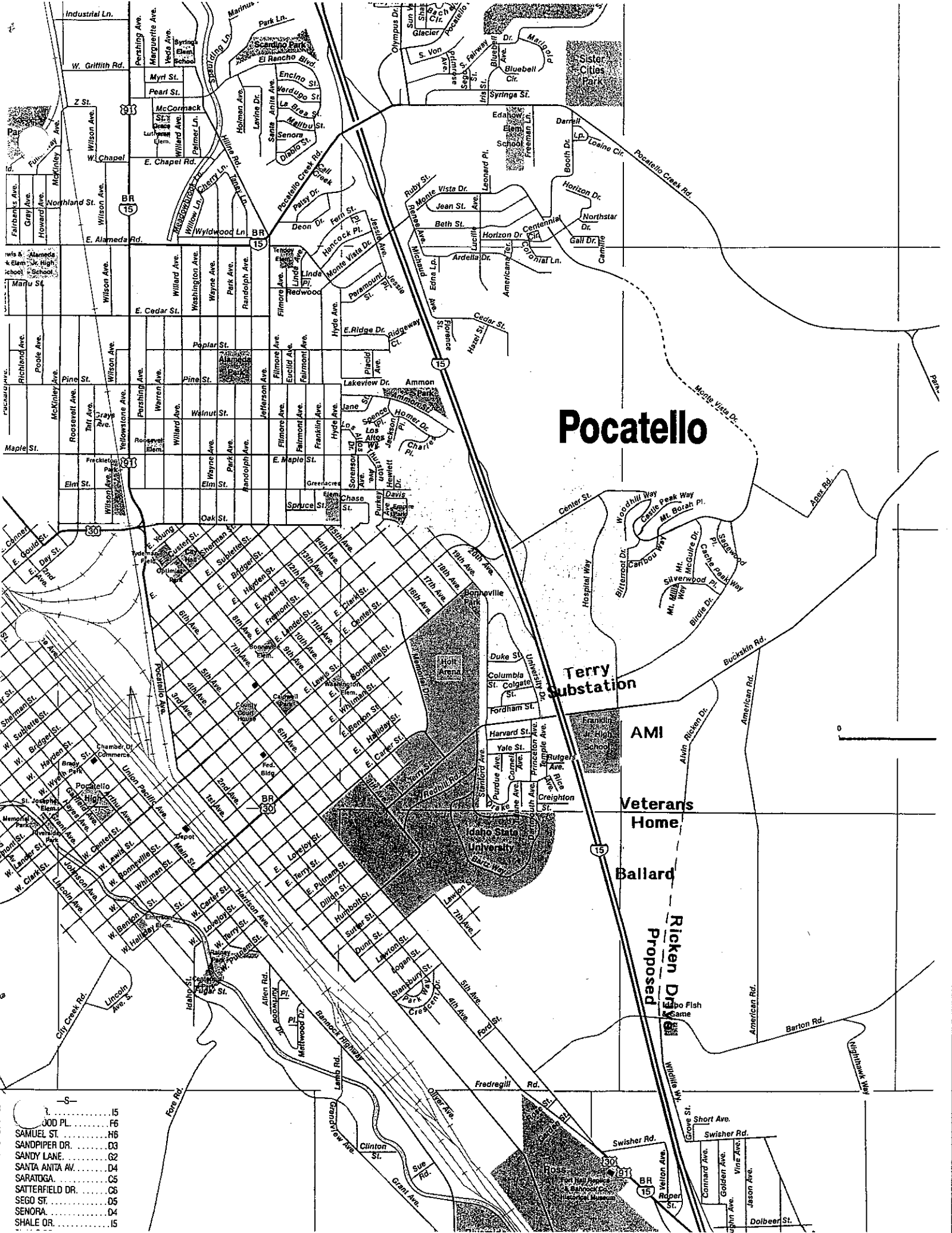
TAX INCREMENT AVAILABLE: \$1.5 mm/year (estimated)

BONDING CAPABILITY: (3 years at 6 %, six semiannual payments of \$750,000 each) = **\$4 mm**

IMPROVEMENTS REQUIRED:

Terry Substation	\$ 980,000
Electrical Service	500,000
Roadway Extension	2,000,000
Utilities	<u>520,000</u>
	\$4,000,000

TAA/Sept. 1995



Pocatello

Terry Substation

AMI

Veterans Home

Ballard

Ricken Drive Proposed

- 3 JOD PL15
- 4 SAMUEL STF6
- 5 SANDPIPER DR.D3
- 6 SANDY LANEG2
- 7 SANTA ANITA AV.D4
- 8 SARATOGAC5
- 9 SATTERFIELD DR.C6
- 0 SEGO STD5
- 1 SENORAD4
- 2 SHALE OR15