

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**November 14, 1995**  
**11:00 AM**

**City Hall, Council Chambers**  
**911 North 7th Avenue**

**11:00 AM**

Call to Order: Chairman Olson

Introduction of Don Byrne, newly appointed Commissioner  
and Ron Frasure, Councilman-elect as guest

Disclosure of conflicts of interest, if any

Review of policies and procedures

Agenda - Add or delete Action or Discussion Items

**11:15 AM Discussion Items**

Update Presentations on: Old Town, Ricken Drive and North Town Projects

**11:30 AM Action Items**

Minutes - Motion to Approve and/or Amend

Review Income and Expenses for October 1995

Consider a Resolution Ratifying an Affirmative Vote of the Board, Taken by Phone, to Increase  
the Term of the Proposed Bond for the Downtown URA from 10 years to 12 years

Consider a Resolution Authorizing the Board to Apply For and Execute Documents In Connection  
With A Bank Line of Credit To Pay For Upgrade of Terry Substation of Idaho Power  
Company

**11:50 PM - Additional Discussion Items**

Gateway West  
Old Kraft Road  
New Proposals, if any

**Executive Session, if required**

Pocatello Development Authority  
Cash Budget - 1995

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual August	Actual September	Actual October	Curr. Est. November	Curr. Est. December	Current Estimate 1995
Beginning Balance	141,543.44	167,546.31	162,863.45	157,158.01	157,193.42	114,428.74	114,934.94	239,372.87	168,393.78	163,244.98	151,379.10	143,552.83	141,543.44
<b>SOURCES OF FUNDS</b>													
Gateway West District	0.00	0.00	0.00	0.00	0.00	0.00	69,856.56	0.00	0.00	0.00	0.00	0.00	69,856.56
Old Kraft Road District	2,763.03	0.00	0.00	0.00	0.00	0.00	136.08	0.00	0.00	0.00	0.00	0.00	2,899.11
Downtown Dev. District	3,541.08	0.00	0.00	0.00	0.00	0.00	4,446.28	0.00	0.00	0.00	0.00	0.00	7,987.36
Old Town	0.00	0.00	0.00	0.00	0.00	0.00	26,660.52	2,490.61	703.29	3,288.09	0.00	0.00	33,142.51
Newtown Urban District	20,444.69	0.00	0.00	0.00	0.00	0.00	30,913.35	1,297.14	1,758.18	0.00	0.00	0.00	54,413.36
Unrestricted Funds	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
Interest Income	398.53	407.06	441.19	70.35	907.42	506.20	672.81	832.64	653.94	646.33	390.00	380.00	6,306.47
<b>TOTAL</b>	<b>27,147.33</b>	<b>407.06</b>	<b>441.19</b>	<b>70.35</b>	<b>907.42</b>	<b>506.20</b>	<b>132,685.60</b>	<b>4,620.39</b>	<b>3,115.41</b>	<b>3,934.42</b>	<b>390.00</b>	<b>380.00</b>	<b>174,605.37</b>
<b>CASH AVAILABLE</b>	<b>168,690.77</b>	<b>167,953.37</b>	<b>163,304.64</b>	<b>157,228.36</b>	<b>158,100.84</b>	<b>114,934.94</b>	<b>247,620.54</b>	<b>243,993.26</b>	<b>171,509.19</b>	<b>167,179.40</b>	<b>151,769.10</b>	<b>143,932.83</b>	<b>316,148.81</b>
<b>APPLICATION OF FUNDS</b>													
Gateway West District	0.00	0.00	0.00	0.00	0.00	0.00	8,216.27	8,216.27	8,216.27	8,216.27	8,216.27	20,346.65	61,428.00
Old Kraft Road District	992.36	4,873.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,865.90
Downtown Dev. District	0.00	0.00	3,541.08	0.00	0.00	0.00	0.00	0.00	0.00	4,446.28	0.00	0.00	7,987.36
Old Town	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	43,655.91	0.00	0.00	67,383.21	0.00	3,055.32	0.00	10,450.00	124,544.44
Unrestricted Funds	152.10	216.38	2,605.55	34.94	0.00	0.00	31.40	0.00	47.94	82.43	0.00	0.00	3,170.74
Bank Charges	0.00	0.00	0.00	0.00	16.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.19
<b>TOTAL</b>	<b>1,144.46</b>	<b>5,089.92</b>	<b>6,146.63</b>	<b>34.94</b>	<b>43,672.10</b>	<b>0.00</b>	<b>8,247.67</b>	<b>75,599.48</b>	<b>8,264.21</b>	<b>15,800.30</b>	<b>8,216.27</b>	<b>30,796.65</b>	<b>203,012.63</b>
Ending Balance	167,546.31	162,863.45	157,158.01	157,193.42	114,428.74	114,934.94	239,372.87	168,393.78	163,244.98	151,379.10	143,552.83	113,136.18	113,136.18

NOTE: As of January 1, 1995, line items for Main & Bonneville Property were deleted and those for Old Town Pocatello were added.

# 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*

October 20, 1995

Mr. Robert Chambers  
CITY OF POCATELLO  
P. O. Box 4169  
Pocatello, ID 83205-4169

Dear Robert,

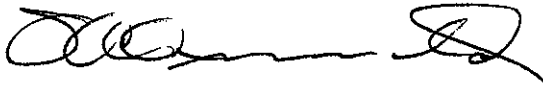
As a follow-up to today's PDA Board meeting regarding allocation of funds to projects within the Downtown District, this is to let you know that the agency has \$75,000 in cash which is available immediately.

Of that amount, \$50,000 is in unrestricted funds, and \$25,000 is restricted to use within the use the Downtown Urban Renewal Area. It was my understanding that the Board action indicated that the \$50,000 could be used in a number of ways, at the discretion of you, Chuck and Dean. However, the preferred use would be as a revolving loan. If that is your decision, I suggest that it be repaid in a term not exceeding five years and that the interest rate should be 9.5 percent. The \$25,000 is from TIF already received from the District earlier this year, and could be used for a facade easement or other public benefit, in which case it is not absolutely necessary that it be repaid to PDA.

*see minutes*

The above is given to you to express my understanding of the Board's intent earlier today.

Cordially,



Thomas A. Arnold

TAA:chd

# Pocatello Development Authority

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1651 Alvin Ricken Drive  
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*An urban renewal agency for the City of Pocatello, Idaho*

THOMAS A. ARNOLD  
*Executive Director*

November 17, 1995

Mr. Jerold D. Myler  
KEY BANK OF IDAHO  
P. O. Box 1788  
Pocatello, ID 83204

Dear Jerold,

This is to confirm to you the interest of Pocatello Development Authority (PDA) in obtaining a line of credit up to \$1 million to pay for certain upgrade to Idaho Power Company's Terry Substation, which is located near the ISU Research and Business Park in Pocatello.

PDA is an Urban Renewal Agency created by the City of Pocatello as provided by the Idaho Urban Renewal Law of 1965 and the Local Economic Development Act. PDA acts as an arm of state government, separate from the City of Pocatello, as provided in Idaho Code Section 50-2006.

At its regular monthly meeting on Tuesday, November 14, PDA's Board unanimously passed a resolution giving the agency authority to borrow up to \$1 million in connection with the proposed electrical upgrade adjoining the ISU Research and Business Park. PDA intends to repay the line of credit through proceeds of a bond or other debt instrument in the amount of about \$3 million, which in turn will be financed with tax increment money generated by new construction in the Research Park. The proposed transaction has been discussed with Paul Pimentel, VP-Finance, AMI Semiconductors, which will be guaranteeing payment, subject to the appropriate corporate approvals.

This letter is merely to confirm PDA's intentions at this time. I will be forwarding to you photocopies of the resolution to borrow, our bylaws and city ordinance creating PDA. In the meantime, I am asking Paul Pimentel to contact you to be sure that Key Bank has all necessary information and documentation from AMI to back their guarantee.

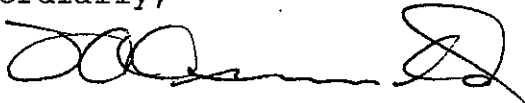
Mr. Jerold D. Myler  
November 17, 1995  
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The proposed line of credit will need to be expedited, as I understand that Idaho Power will be seeking a progress payment of about \$225,000 around December 1.

Further, as we have discussed, PDA will work with Key Bank as the proposed lender on \$3 million tax increment debt for the urban renewal area being created at the Research Park.

I look forward to a mutually beneficial relationship in the proposed transactions--the \$1 million line of credit and the \$3 million bond associated with this project.

Cordially,



Thomas A. Arnold  
Executive Director

TAA:chd

c: Paul Pimentel, AMI Semiconductors, Inc.  
✓ Peter Angstadt, City of Pocatello