

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
December 12, 1995
11:00 a.m.

City Hall, Council Chambers
911 North 7th Avenue

11:00 a.m. Preliminary Matters

Call to Order

Action Items

Minutes - Motion to Approve and/or Amend
Financial Report

Training Session

History and By-laws of PDA - Rayna Valentine

Idaho Urban Renewal Law - Dean Tranmer

PDA Finances and Use of Tax Increment Financing - Tom Arnold

Taxing Structure - Ron Timpson

Adjournment projected for 1:00 p.m.

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	Actual November	Actual December	Actual Budget 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	146,587.84	141,543.44
SOURCES OF FUNDS													
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	2,795.57	2,303.05	38,241.13
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	629.84	610.18	6,776.49
TOTAL	27,147.33	407.06	441.19	70.35	907.42	506.20	132,685.60	4,620.39	3,115.41	3,934.42	3,425.41	2,913.23	180,174.01
CASH AVAILABLE	168,690.77	167,953.37	163,304.64	157,228.36	158,100.84	114,934.94	247,620.54	243,993.26	171,509.19	167,179.40	154,804.51	149,501.07	321,717.45
APPLICATION OF FUNDS													
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	8,216.67	20,346.65	61,428.40
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	0.00	114,094.44
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	75,037.56	78,208.30
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
TOTAL	1,144.46	5,089.92	6,146.63	34.94	43,672.10	0.00	8,247.67	75,599.48	8,264.21	15,800.30	8,216.67	95,384.21	267,600.59
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	146,587.84	54,116.86	54,116.86

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
Cash Budget - 1995

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual August	Actual September	Actual October	Actual 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	146,587.84	141,543.44
SOURCES OF FUNDS													
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	2,795.57	0.00	35,938.08
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	629.84	590.00	6,756.31
TOTAL	27,147.33	407.06	441.19	70.35	907.42	506.20	132,685.60	4,620.39	3,115.41	3,934.42	3,425.41	590.00	177,850.78
CASH AVAILABLE	168,690.77	167,953.37	163,304.64	157,228.36	158,100.84	114,934.94	247,620.54	243,993.26	171,509.19	167,179.40	154,804.51	147,177.84	319,394.22
APPLICATION OF FUNDS													
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	8,216.67	20,346.65	61,428.40
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	0.00	114,094.44
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
TOTAL	1,144.46	5,089.92	6,146.63	34.94	43,672.10	0.00	8,247.67	75,595.48	8,264.21	15,800.30	8,216.67	20,346.65	192,563.03
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	146,587.84	126,831.19	126,831.19

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

I hereby certify that, as the representative of School District #25 serving on the Pocatello Development Authority, I received the required information regarding the urban renewal revenue allocation financing plans proposed for the Research Park District and the North Main District proposals at the Pocatello Development Authority meetings of October 10, 1995, and October 20, 1995, respectively. In addition, I hereby acknowledge receipt of additional copies of the plan and notice of impending passage on December 7, 1995, of the ordinances creating these two revenue allocation districts.

Robert W. Myers
Nov. 29, 1995
Date

I hereby certify that, as the representative of Bannock County serving on the Pocatello Development Authority, I received the required information regarding the urban renewal revenue allocation financing plans proposed for the Research Park District and the North Main District proposals at the Pocatello Development Authority meetings of October 10, 1995, and October 20, 1995, respectively. In addition, I hereby acknowledge receipt of additional copies of the plan and notice of impending passage on December 7, 1995, of the ordinances creating these two revenue allocation districts.

Mary Lee Shannon
11/29/95
Date

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
SOURCES OF FUNDS													
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
TOTAL	27,147.33	407.06	441.19	70.35	907.42	506.20	132,685.60	4,620.39	3,115.41	3,934.42	390.00	380.00	174,605.37
CASH AVAILABLE	168,690.77	167,953.37	163,304.64	157,228.36	158,100.84	114,934.94	247,620.54	243,993.26	171,509.19	167,179.40	151,769.10	143,932.83	316,148.81
APPLICATION OF FUNDS													
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
TOTAL	1,144.46	5,089.92	6,146.63	34.94	43,672.10	0.00	8,247.67	75,599.48	8,264.21	15,800.30	8,216.27	30,796.65	203,012.63
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.

RESOLUTION

The Pocatello Development Authority hereby resolves to authorize two separate projects for the Old Town Pocatello Revenue Allocation District. A twelve-year bond issue will be sought, yielding slightly over \$550,869.86, to be disbursed between the two projects. The downtown sidewalk and street lighting improvements will be allocated \$425,869.86; the Pioneer Block Building project will be allocated the remaining \$125,000.00. Additionally, the developers of the Pioneer Block Building project will be allocated \$25,000.00 from the current District funds and loaned \$50,000.00 from non-restricted funds, with repayment terms to be set out in a separate agreement.

RESOLVED this 14th day of November, 1995.

BY: *Paul Olson*
PAUL OLSON, Chairman

ATTEST:

G. Michael Ransom
G. MICHAEL RANSOM, Secretary/Treasurer


RECOMMENDATION OF THE
POCATELLO DEVELOPMENT AUTHORITY

This is to certify that at its special meeting held October 20, 1995, the Pocatello Development Authority reviewed the development plan for the "North Main" urban renewal project and, after discussion, voted unanimously to accept the proposal and present it to the City Council for approval.



PAUL OLSON, Chairman

ATTEST:



G. MICHAEL RANSOM, Secretary/Treasurer

RECOMMENDATION OF THE
POCATELLO DEVELOPMENT AUTHORITY

This is to certify that at its regular meeting held October 10, 1995, the Pocatello Development Authority reviewed the development plan for the "Alvin Ricken Drive" urban renewal project and, after discussion, voted unanimously to accept the proposal and present it to the City Council for approval. This plan will include bond financing for a period of no longer than 5 years, to be repaid from revenue allocation funds generated from the district.



PAUL OLSON, Chairman

ATTEST:



G. MICHAEL RANSOM, Secretary/Treasurer

NOTICE OF FINAL READING OF ORDINANCE ADOPTING REVENUE ALLOCATION PROVISIONS AND PROJECTS FOR ALVIN RICKEN DRIVE URBAN RENEWAL DISTRICT AND NORTH MAIN URBAN RENEWAL DISTRICT

NOTICE IS HEREBY GIVEN THAT DECEMBER 7, 1995, HAS BEEN SET FOR FINAL READING OF THE ORDINANCES ADOPTING REVENUE ALLOCATION PROVISIONS AND PLANS FOR THE FOLLOWING TWO REVENUE ALLOCATION DISTRICTS WITHIN THE CITY LIMITS OF POCATELLO:

1. THE ALVIN RICKEN DRIVE URBAN RENEWAL DISTRICT (an area encompassing land south of Buckskin Road which lies east of Interstate I-15, west of American Road, and ends just south of Barton Road, PLUS the Idaho Power Company substation property located adjacent to Buckskin Road.)

2. THE NORTH MAIN URBAN RENEWAL DISTRICT (Blocks 459 and 460, Pocatello Townsite)

NOTICE IS HEREBY GIVEN THAT the creation of such districts will cause property taxes resulting from any increases in equalized assessed valuation within the districts in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the agency for urban renewal purposes.

COMPLETE LEGAL DESCRIPTIONS AND PLANS ARE ON FILE at the office of the community development and research department located at City Hall, 911 North 7th, Pocatello, Idaho.

to be published 10/31/95

PDA