

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
March 12, 1996
11:00 AM

City Hall, Council Chambers
911 North 7th Avenue

11:00 AM

Call to Order: Chairman Olson

Introduction of Guests, if any

Disclosure of conflicts of interest, if any

Agenda - Add or delete Action or Discussion Items

Discussion and Action Items

Minutes - Motion to Approve and/or Amend

Financial Report: February Expenses

Hear Update on Proposal of Pocatello Neighborhood Housing Services Regarding the Possible
Creation of a New Revenue Allocation District

Review Preliminary Plan Relating to Proposed North Town Revenue Allocation District

Executive Session, if required

Update of OKAY FOODTOWN Proposal
North ~~East~~^{MAIN} Revenue Allocation Area
Pocatello, Idaho

March 11, 1996

Development Concept

The October 20, 1995 proposal presented to the P.D.A. called for the redevelopment of a two-block area bounded by West Custer, Main, Sublette, and Arthur. An existing 17,600 s.f. grocery store would be replaced by a new, larger 29,000 s.f. building that would increase employment at the store by about 24 persons. Three existing buildings, an old vacant Smith's store, a 15-unit apartment building, and a gas station/car wash would be torn down and replaced by the new grocery store and its parking lot. The existing Foodtown building would be improved and retented. Six lots, fronting on Arthur between the Sign Up property and Sherman Street would be sold for private development.

The property needed for this development is either owned or under option by the developer, Lenny Purrington. The development plan calls for the vacation of Sherman Street between Main and Arthur and vacation of the alley between Sherman and Custer. The vacation process has been initiated at the City and is well underway.

Public Financing

The October, 1995 proposal listed \$237,000 of estimated costs to be reimbursed by revenue allocation funds for up to 10 years. Most of the estimated costs cover public improvements, utilities, and demolition/site preparation work. The developer's preference would be for the P.D.A. to obtain a bank loan, pledging future revenue allocation funds for repayment. Pursuant to an ^{proposed} agreement with the developer, the P.D.A. would reimburse the developer for the cost of the improvements included in the agreement.

Current Status

The developer has received acceptable bank financing proposals and intends to select a lender within two weeks. A redevelopment consultant, Harlan Mann, and an attorney, Ryan Armbruster, have been hired to prepare the necessary documentation, including a plan amendment, to facilitate the required public financing. This material should be ready for P.D.A. consideration at the April 9th board meeting.

The current schedule calls for a construction start in late May and completion in early 1997.

PDA

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

February 29, 1996

*Rayna, I believe that
PDA won't be involved
on this project -*

*Tom
3.19.96*

Mr. Brent Nichols
AFFIRMATIVE HOUSING PARTNERS, INC.
P. O. Box 426
Pocatello, ID 83204-0426

Dear Brent,

In a meeting with Richard Stallings last week, it was mentioned that the appraiser placed a relatively low value on the 2.12 acre parcel at 452 East Cedar.

We had discussed that the method evaluation (i.e. value of the dirt, less the negative value of the building in need of demolition) might lead to this conclusion.

PDA's next Board Meeting is March 12 at 11:30. Do let me know whether or not PDA still figures in your plans for affordable housing at this location.

Cordially,

Tom

Thomas A. Arnold

TAA:kp

*Brent, As you know,
I'll be out of town for
about 10 days but will
be back for PDA's next
meeting April 9th. Do
let me know if you have
an item for our agenda.*

*Tom
3.19.96*