

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
May 13, 1997
11:00 a.m.

City Hall, Council Chambers
911 North 7th Avenue

11:00 a.m.

Call to Order - Chairman McGee

Acknowledge Guests of Board, if any

Disclosure of Conflicts of Interest, if any

Agenda - Add or Delete Action or Discussion Items

Discussion and Action Items

Minutes for April 15 - Motion to Approve and/or Amend

Financial Report: April Income and Expenses

Accept Nominations to Replace Seat Vacated by Tammy Frazier

Report on Old Town Pocatello Project

Update on Fred Meyer Project

Update by Richard Stallings, PNHS
Old Town Pocatello Project

Executive Session, if required



May 5, 1997

TO: POCATELLO DEVELOPMENT AUTHORITY
FR: MARY C. HOWELL, OPERATIONS MANAGER *M. Howell*
RE: OLD TOWN POCATELLO LIGHTING & STREETScape PROJECT UPDATE

Please accept this as an update on the first phase of the Old Town Lighting and Streetscape project and a request for Project Billing #1 (see attached Schedule of Values).

- ▶ The project construction started on Monday, April 21, 1997, at the corner of W. Whitman and S. Main Streets.
- ▶ To date, conduit for the new lighting system has been laid on both sides of the 200 and 300 blocks of S. Main St.
- ▶ Existing light poles on S. Main is scheduled for demolition to begin on Wednesday, May 7th.
- ▶ A-Core has been busy saw cutting along most of Main Street and should begin cutting new pole sites within the next two weeks.
- ▶ Terry Dance, owner of the Station Square building, has agreed to replace his entire sidewalk, and construction should begin on Thursday, May 8.
- ▶ A change order exists to order four (4) additional tree grates that engineering overlooked during the bidding process.

This project is running very smoothly and with little incidence. Property owners are somewhat uncomfortable when their Main Street parking has been affected, but remain very positive that the project is worth some discomfort in the long run.

Warbonnet will provide a monthly statement like the one attached, as well as a project update by the first of the month so we can distribute the information to you in a timely manner.

If you have any questions, please don't hesitate to contact me.

WARBONNET

Electric
INC.



(208) 237-5135 Fax (208) 237-5229 P.O. Box 546 FORT HALL, IDAHO 83203

INVOICE

BILL TO : OLD TOWN POCATELLO
P.O. BOX 222
POCATELLO, ID 83204
ATTN : MS. MARY C. HOWELL

INVOICE # 3449

PURCHASE ORDER OTP 01

DATE : 05/01/97

TERMS : PER CONTRACT

DESCRIPTION OF WORK PERFORMED	AMOUNT
PROGRESS BILLING # 01	25324.00

***** SEE ATTACHMENTS *****

TOTAL THIS INVOICE

25324.00

WARBONNET ELECTRIC INC.
SCHEDULE OF VALUES AS OF 05/01/97

ITEM #	DES	ITEM TOTAL	CURRENT BILLING	BILLINGS TO DATE	PERCENT COMPLETE	BALANCE REMAINING	PERCENT REMAINING
BASE BID							
706.03.03 - Curb & Gutter		345.00			0.00	345.00	1.00
710.02.02 - Sidewalk		599.40			0.00	599.40	1.00
901.02.01 - Mobilization		1000.00	1000.00		1.00	0.00	0.00
904.13.04 - Traffic Control		2000.00	2000.00		1.00	0.00	0.00
SP-1 - Remove Planter & Tree		575.00			0.00	575.00	1.00
SP-2a - Remove & Salvage Decorative Lights		1059.96			0.00	1059.96	1.00
SP-2b - Remove & Salvage Ida Power Lights		3639.90			0.00	3639.90	1.00
SP-2c - Remove & Demolish Ida Power Light Foundations		3119.90			0.00	3119.90	1.00
SP-3 - Decorative Bollards		21106.80			0.00	21106.80	1.00
SP-4a - Lighting System Whitman to Wyeth on Main St		163312.00	17400.00		0.11	145912.00	0.89
SP-4b - Supply Spare Poles		4545.16			0.00	4545.16	1.00
SP-5 - Tree Grates		8775.00	1375.00		0.16	7400.00	0.84
SP-6 - Trees		4485.00	3225.00		0.72	1260.00	0.28
BASE SUBTOTAL		214563.12	25000.00	0.00		189563.12	
ALTERNATE 1							
901.02.01 - Mobilization		500.00			0.00	500.00	1.00
904.13.04 - Traffic Control		1000.00			0.00	1000.00	1.00
SP-2b - Remove & Salvage Ida Power Lights		1020.00			0.00	1020.00	1.00
SP-2c - Remove & Demolish Ida Power Lights		450.00			0.00	450.00	1.00
SP-4c - Lighting System (Clark & Arthur)		35558.00			0.00	35558.00	1.00
ALT 1 SUBTOTAL		38528.00	0.00	0.00		38528.00	
ALTERNATE 2							
RRRW-SHEET 3	SW	370.50			0.00	370.50	1.00
SOUTH OF CREDIT BUREAU - SHEET 3	SW	370.50			0.00	370.50	1.00
324 S. MAIN STREET - SHEET 3	SW	1185.60			0.00	1185.60	1.00
240 S. MAIN STREET - SHHET 4	CG	477.00			0.00	477.00	1.00
222 S. MAIN STREET - SHEET 4	SW	341.25			0.00	341.25	1.00
200 S. MAIN STREET - SHEET 4	SW	136.50			0.00	136.50	1.00
132 S. MAIN STREET - SHEET 4	SW	370.50			0.00	370.50	1.00
111,115,117 N. MAIN STREET - SHEET 5	SW	1591.20			0.00	1591.20	1.00
127 N. MAIN STREET - SHEET 5	SW	386.10			0.00	386.10	1.00
225 N. MAIN STREET - SHEET 5	SW	156.00			0.00	156.00	1.00
200 BLOCK N. ARTHUR - SHEET 5	SW	2630.55			0.00	2630.55	1.00
200 BLOCK N. ARTHUR - SHEET 5	CG	1693.35			0.00	1693.35	1.00
310,314,318,326 N. MAIN STREET - SHEET 6	SW	2815.80			0.00	2815.80	1.00
323,335,359 N. MAIN STREET - SHEET 6	SW	6520.80			0.00	6520.80	1.00
359 N. MAIN STREET - SHEET 6	CG	954.00			0.00	954.00	1.00
362 N. MAIN STREET - SHEET 6	SW	926.25			0.00	926.25	1.00
403 N. MAIN STREET - SHEET 6	SW	2000.70			0.00	2000.70	1.00
420 N. MAIN STREET - SHEET 6	DW	926.25			0.00	926.25	1.00
420 N. MAIN STREET - SHEET 6	SW	1222.65			0.00	1222.65	1.00
SIDEWALK DRAINS (ITEM SP-7)		324.00	324.00		1.00	0.00	0.00
ALT 1 SUBTOTAL		25399.50	324.00	0.00		25075.50	
TOTALS		278490.62	25324.00	0.00		253166.62	

SR

WARBONNET*Electric*
INC.

(208) 237-5135 • Fax (208) 237-5229 • P.O. Box 546 • FORT HALL, IDAHO 83203

05/01/97

OLD TOWN POCATELLO
P.O. Box 222
Pocatello, Idaho 83204

Attn : Ms. Mary C. Howell

Re : Lighting & Street Scape

Dear Ms. Howell :

Here is a brief update of the progress we have made on the a-fore mentioned project.

Items Complete :

- A. Contracts Signed.
- B. Bond Placed.
- C. Subcontracts Signed.
- D. Pre-Construction Walk-thru Complete.
- E. Purchase Orders placed for :
 - 1. Lights & Bollards.
 - 2. Trees.
 - 3. Tree grades.
 - 4. Sidewalk drains.
 - 5. Electrical Panels & Misc. Materials.
- F. Dig-line survey of Main Street (Whitman to Wyeth).
- G. City Electrical Permit placed.
- H. Vendor Data Approved.
- I. Install Power Service in Whitman alley.
- J. Bore and install conduit from service to Main Street.
- K. Flat Saw or bore on Main Street for conduit installation complete from Whitman to Lewis Street.
- L. Receipt and storage of Trees.
- M. Receipt of Sidewalk drains.

Items Currently under way :

- A. Receipt of Tree grades (Partial).

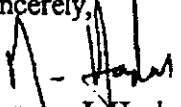
- B. Receipt of Electrical Materials (Partial).
- C. Dig-line survey of Main Street from Lewis Street to Wyeth Street.
- D. Flat Saw and Bore for conduit installation along Main Street, from Lewis Street to Wyeth Street.

Future Items :

- A. Idaho Power to remove power feeders for steel poles on Main Street between Benton Steel and Bonneville Street.
- B. Remove steel poles and deliver to City laydown area.
- C. Begin removal of sidewalks, curbs and gutter on Main Street from Whitman Street to Lewis Street.

After the walk thru with Mr. Turner (city engineering), Mr. Ankrum (civil subtier), Mr. Walling (WBE electrician) and Dig-line, installation of the decorative light pole located on Northwest corner of Main Street and Lewis Street will be difficult because of the US West fiberoptics under the sidewalk. We feel the best option is to delete this installation and surplus the pole to storage. We have some other concerns that we need to address. I would like to request an informal progress meeting to discuss the cosmetics of the sidewalk, asphalt that has been overlaid on the gutter and how the new sidewalk will match up to the existing sidewalk. We are proceeding with the original scope of the project as required by the contract documents. We hope you are successful with the city office to improve the damaged and deteriorating sidewalk, curb and gutter that in not included in this project. We feel we could do all concrete changes at 15 % over the square and linear foot prices on the contract documents if we can do this work concurrent with the original scope. Please review this information, if you have any questions please call the office at the number listed above.

Sincerely,


Norman J. Hayball
President WBE

ab
cc L. Turner
file



OFFICE OF THE MAYOR
911 North 7th Avenue
P.O. Box 4169
Pocatello, Idaho 83205
(208) 234-6163
FAX (208) 234-6297

PETER J. ANGSTADT
Mayor

Pocatello City Council:
GREGORY R. ANDERSON
I.J. "BABE" CACCIA
ROGER W. CHASE
RON FRASURE
KAREN McGEE
HARRY NEUHARDT

MEMORANDUM

TO: Pocatello Development Authority Board Members

FROM: ^{R.T.} Dr. Ron Timpson, Budget Director

DATE: May 8, 1997

SUBJECT: Fred Meyer TIF Request

At the April PDA meeting, a representative of the Fred Meyer Corporation requested the use of TIF funding for their new super store complex. A specific request was made for relocation costs for some of the existing businesses that occupy space on the current site.

After reviewing the PDA "Guidelines for Tax Increment Financing Projects," the following criteria may clarify the use of TIF revenue as it relates to relocation costs.

Item #1: Funds from TIF projects will be used primarily to pay for publicly-owned improvements and for infrastructure to serve private sector development projects. . .the overall goal is to create projects whereby the public benefit is primary and exceeds the private benefit. The public benefit must be specific and identifiable as opposed to the private benefit.

Guidelines which apply:

- Protect, to the greatest extent possible, the tax base in the Urban Renewal Area for the needs of the taxing entities.
- TIF should not become a panacea for every financial need -- be cautious and selective.
- Do not use TIF when private development will happen of its own volition and can happen of its own volition.
- Do not use TIF for any non-physical improvements or sources such as rent subsidies.

Memorandum to PDA Members

Page Two

May 8, 1997

Item #2:

Guidelines which apply:

- Use only the minimum amount of TIF funds to fill in any project financing gaps.
- Use only when and if all other financing mechanisms fail.
- Use the largest percentage of financing that is possible from private sources.

Item #3: As TIF uses public tax dollars, each candidate TIF project should be evaluated with full recognition of the strong demand on property tax revenues and the limited supply of those funds. Therefore, only that TIF money as determined to be absolutely necessary for the success of the project should be allocated. . .

Item #4:

Guideline which applies:

- Stick to the purposes of the Urban Renewal Acts. Connect each project to the stated objectives in the enabling legislation. TIF should be targeted to need that is expressed in the enabling legislation.

CITY OF POATELLO
COMMUNITY DEVELOPMENT & RESEARCH

TO: Robert Chambers, Director

FROM: Steve Ernst, Community Development Planner

DATE: May 12, 1997

SUBJECT: Fred Meyers Expansion

The following are results of phone contacts with other cities where Fred Meyers has super stores:

Meridian - (888-4433 Dean Elert)

- Fred Meyers was a new business to the city completed in 1995, on Fairview Road; site was vacant
- the city does not have a development authority; no request was for assistance was made

Twin Falls (736-2240 Dave MacAlindin)

- Fred Meyer was not in the city before the super store was constructed . The store is 173,000 square feet which is similar size to the proposed Pocatello store; involves approximately 200 jobs
- the Blue Lakes Mall was demolished which involved extra expense to cover a canal;
- Fred Meyer did not request any financial assistance (TIF policy is to assist primary jobs only, retail would not have been considered)
- the location is not eligible for urban renewal consideration
- Side note - they have used tax increment capture from one industrial area to use in the downtown area (\$4.5 million bond for downtown improvements)

Idaho Falls (529-1276 Renae McGee)

- Fred Meyers made no request for financial assistance
- construction was completed in 1996 at the north end of Yellowstone Highway and involved the demolish of the old Sears store that had stood empty since 1985
- store size is approx 150,000 sq ft; 5 or 6 other mid-size stores also made location there