

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
March 10, 1998
11:00 a.m.

City Hall, Council Chambers
911 North 7th Avenue

11:00 a.m.

Call to Order - Chair McGee

Acknowledge Guests of Board, if any

Disclosure of Conflicts of Interest, if any

Agenda - Add or Delete Action or Discussion Items

Action Items

Minutes for February 10 - Motion to Approve and/or Amend

Financial Report: February Income and Expenses

Consider Approving Gateway West Expenses

Update from CD&R - Centralized Urban Renewal Plan

Update on North Main District

Executive Session, if required

DISTRICT ENDING BALANCES
February 28, 1998

Bank Balance		\$184,978.05
General Fund	53,329.07	
Gateway West	73,624.64	
Kress Project	1,526.62	
Newtown	842.60	
Alvin Ricken	0.00	
Old Town	55,816.40	
North Main	0.00	
Roosevelt*	-80.64	
Varsity*	-80.64	
District Totals		\$184,978.05

* Negative balance in these districts will be recovered after next tax receipt.



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

GREGORY R. ANDERSON
Mayor

Pocatello City Council:
BOB FOSTER
RON FRASURE
BILL LYNN
KAREN MCGEE
PENNY NICHOLS PINK
DALE W. WILKINSON

March 2, 1998

MEMORANDUM

TO: Pocatello Development Authority Executive Director and Secretary
FROM: Anne Nichols, Budget & Administration Assistant *AN*
SUBJECT: PDA Vacancy

Mayor Anderson has reviewed the applications for the vacant PDA position as well as the City Council Members' recommendations. Based on this information, he has selected Dennis Hardman for appointment.

Please notify me by March 9, 1998 if you have any concerns about the Mayor's selections. If I do not hear from you, I will place Mr. Hardman's name on the March 19, 1998 City Council Meeting agenda for confirmation.

You can reach me at 234-6163 to express your concerns or if you have any questions.

Centralized Urban Renewal Area-Targeting Strategy

Identifying where resources of urban renewal should be targeted and how projects of urban renewal should be prioritized are important factors to success. The creation of an urban renewal area can target resources and the creation of an urban renewal plan can prioritize projects. Together, the Urban Renewal Area and Plan can be the catalyst for a renewed central area in Pocatello.

Geographic Priority

As recommended by the Pocatello Development Authority, the Central Urban Renewal Area will target resources by priority area. The proposed areas are:

Central Commercial Area: All properties in this area will be included in a revenue allocation district within the Urban Renewal Area. It is proposed that eighty five percent of Tax Increment Financing funds generated in the district be used in this area. In addition to Tax Increment Financing, Business Improvement Districts may be created to provide additional resources for implementation of plans.

Central Residential Rights-of-Way: All public rights-of-way in this area will be included in a revenue allocation district within the Urban Renewal Area. Fifteen percent of the Tax Increment Financing funds generated in the district is proposed to be used to fund public right-of-way improvements as identified in the plan. Additional funding sources may come from the creation of Local Improvement Districts.

Non-Central Areas: Outside of the Central Urban Renewal Area, additional urban projects will be at the discretion of the PDA based on the type of business activity, the number of jobs created, and the level of private investment as follows:

- Manufacturing Businesses are eligible (Retail Establishments are ineligible)
- Meet state guidelines for Urban Renewal Area
- Creation of 25 or more jobs
- Construction investment of \$5-10 Million or more
- 100% TIF eligible with a 5 year maximum project duration

GEOGRAPHIC PRIORITY SUMMARY

Targeted Area	Funding & Project Resource
Central Commercial Area	TIF (85%)/Business Improvement District
Central Residential Rights-of-way	TIF (15%)/Local Improvement District
Non-central areas	Private Investment/Job creation standard

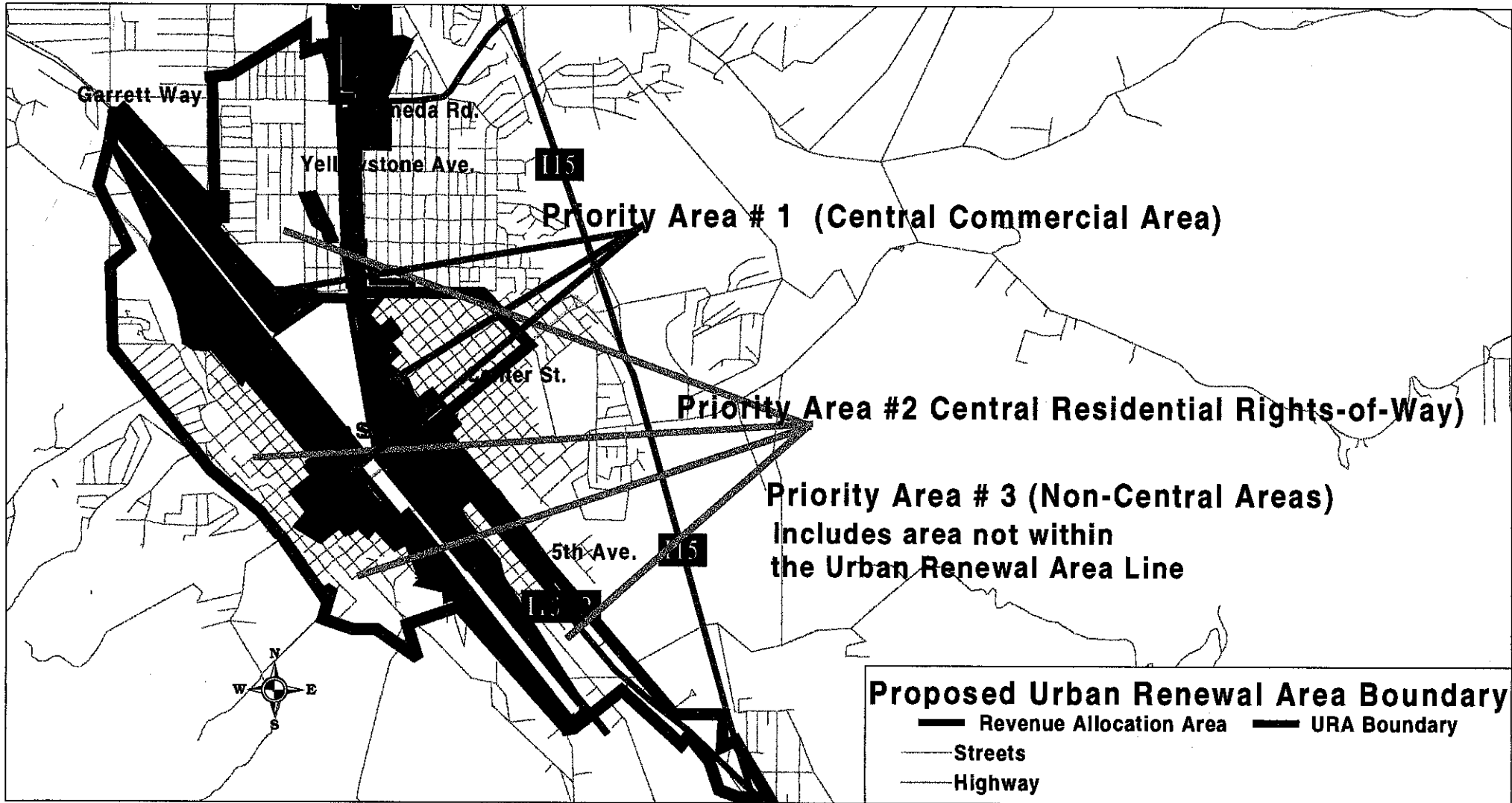
Centralized Urban Renewal-Plan Priorities

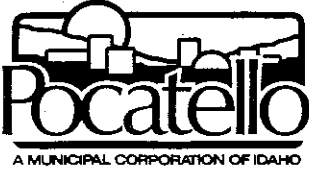
In the plan, project categories will be created using the following priority scale:

- 1)Health, Safety, and Public welfare issues
- 2)Infrastructure needs
- 3)Economic development opportunities
- 4)Social needs

Within project categories, specific projects will be evaluated based upon the following:

- Resource Match
- Number of people impacted/benefited
- Overall Community benefit
- Adherence to the goals of the Urban Renewal Areas plan





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

GREGORY R. ANDERSON
Mayor

Pocatello City Council:
BOB FOSTER
RON FRASURE
BILL LYNN
KAREN MCGEE
PENNY NICHOLS PINK
DALE W. WILKINSON

March 31, 1998


Dennis R. Hardman
78 Cottonwood Avenue
Pocatello, Idaho 83204

Dear Mr. Hardman:

It is with regret that I accept your resignation from the Pocatello Development Authority Board of Directors. Your input would have been asset to the Board.

Thank you for your willingness to serve your community, and best wishes for future success.

Sincerely,



Gregory R. Anderson
Mayor

/aln

cc: ✓ Rayna Valentine, Committee Secretary
Ray Burstedt, Executive Director
Anne Nichols, Budget & Administration Assistant

Dennis R. Hardman

78 Cottonwood Ave.
Pocatello, ID 83204
(208) 233-5935

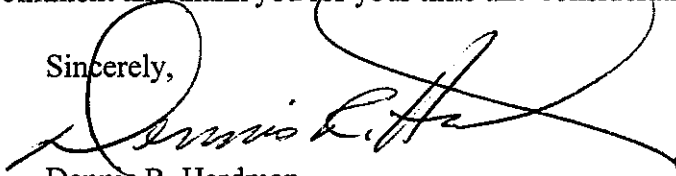
March 26, 1998

Mr. Gregory R. Anderson, Mayor
City of Pocatello
P. O. Box 4169
Pocatello, ID 83205

Dear Mayor Anderson:

Thank you for notifying me of my appointment to the Pocatello Development Authority (PDA) Board of Directors. Unfortunately, I have recently accepted a new position as Corporate Controller of a company in another city and will be leaving Pocatello shortly to begin my new job. As such, I will be unable to fulfill my responsibilities on the PDA and serve on the board. Therefore, I respectfully resign this new appointment and thank you for your time and consideration.

Sincerely,



Dennis R. Hardman

cc: Rayna Valentine, Committee Secretary ✓



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

GREGORY R. ANDERSON
Mayor

Pocatello City Council:
BOB FOSTER
RON FRASURE
BILL LYNN
KAREN MCGEE
PENNY NICHOLS PINK
DALE W. WILKINSON

March 25, 1998

MEMORANDUM

TO: Pocatello Development Authority Executive Director and Secretary

FROM: Anne Nichols, Budget & Administration Secretary *AN*

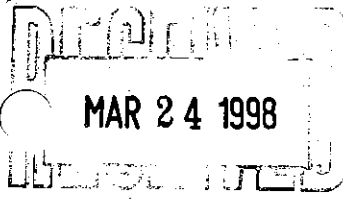
SUBJECT: Vacancy

The deadline for Pocatello Development Authority applications has passed. Attached is a copy of the application we received.

The City Council is currently in the process of reviewing the application and will make their recommendations to Mayor Anderson by April 3. Once Mayor Anderson reviews the Council's recommendations, I will contact you with his selection, so that PDA may give their input. Once a final selection is made, it will be placed on the next available Regular City Council meeting for confirmation by the Council.

If you have any questions, please do not hesitate to contact me (234-6163).

Attachments



APPLICATION FORM FOR PROSPECTIVE BOARD MEMBERS

Today's Date: 3-23-98

Board to which you are applying: Development Authority

Name Darsi Foster

Address (Home) 838 Edna Loop Pocatello 83201

(Business) 920 Deon Pocatello 83201

Phone Number (Home) 232-5765 (Business) 233-7503

Occupation Real Estate Broker

How long have you resided in Pocatello 10 yrs.

Educational Background

Skills or expertise which might be useful to the Board:

Please Check Where Applicable

- Financial Skills
Legal Skills
Community Relations Skills
Planning Skills
Evaluation Skills
Legislative/Political Skills
Others (describe)

Time available for board activities 6 hrs/month

Experience on other boards? X Yes No

Application for Prospective Board Members

Please list any community contacts or affiliations which might relate to your role as a board member.

- President of Greater Pocatello Assoc. of Realtors
- Aid for Friends Board of Directors
- Education Foundation Board of Directors
- Chamber of Commerce Member

Please state briefly why you would like to serve on the board and how your skills or affiliations might contribute to the board.

My profession's growth relies on the development and growth of our city. I am proud of what I do for a living and proud of our city as a whole. My experience with working with the public and my desire to work towards responsible growth for our community would be an asset to the Development Authority's Board.

NOTE: You may also attach a letter with additional information if you desire.



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

GREGORY R. ANDERSON
Mayor

Pocatello City Council:
BOB FOSTER
RON FRASURE
BILL LYNN
KAREN MCGEE
PENNY NICHOLS PINK
DALE W. WILKINSON

March 20, 1998

Dennis Hardman
78 Cottonwood
Pocatello, Idaho 83204

Dear Mr. Hardman:

At their March 19, 1998 meeting, the City Council confirmed your appointment to the Pocatello Development Authority (PDA) replacing G. Michael Ransom who resigned. Your term begins March 19, 1998, and will expire July 21, 1998 at which time you will be eligible for reappointment.

Meetings are held the second Tuesday of each month in the City Council Chambers, 911 North 7th Avenue, at 11:00 a.m. Rayna Valentine serves as the secretary for PDA. Please feel free to call her at 234-6149 if you have any questions or need additional information. Enclosed for your information is a current membership list of PDA Directors and a general information pamphlet about the City of Pocatello.

We appreciate your interest in serving our community as a member of the Pocatello Development Authority. Thank you for helping make Pocatello a great place to live.

Sincerely,

Gregory R. Anderson
Mayor

/aln

Enclosures

cc: Anne Nichols, Budget & Administration Assistant
Rayna Valentine, Committee Secretary
Ray Burstedt, Executive Director



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

GREGORY R. ANDERSON
Mayor

Pocatello City Council:
BOB FOSTER
RON FRASURE
BILL LYNN
KAREN McGEE
PENNY NICHOLS PINK
DALE W. WILKINSON

March 20, 1998

G. Michael Ransom
2090 Sandy Lane
Pocatello, Idaho 83201

Dear Mr. Ransom:

I would like to express my sincere appreciation for your efforts on behalf of the Pocatello Development Authority (PDA). I realize it takes a great deal of time and energy to conduct the necessary duties of PDA Director.

You have contributed significantly to PDA, and the performance of your duties has always been characterized by an obvious dedication to doing the job well. Your dedication and devotion to this duty has had a valuable effect not only on the Pocatello Development Authority but has benefitted all the citizens of Pocatello.

I commend you for your excellent service and thank you on behalf of the City Council and myself.

Sincerely,

Gregory R. Anderson
Mayor

/aln

Enclosure

cc: Rayna Valentine, Committee Secretary
Ray Burstedt, Executive Director
Anne Nichols, Budget & Administration Assistant