

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**December 15, 1998**  
**11:00 a.m.**

**City Hall, Council Chambers**  
**911 North 7<sup>th</sup> 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 November 10 - Motion to Approve and/or Amend

Minutes for December 1, Special Meeting - Motion to Approve and/or Amend

Financial Report: November Income and Expenses

**Discussion Item/Public Comments**

Central Corridor Urban Renewal Area Plan

**1:00 p.m. Adjournment**

**Executive Session, if required**

**DISTRICT ENDING BALANCES**  
**November 30, 1998**

Bank Balance		\$108,600.67
General Fund	61,057.11	
Gateway West	49,781.60	
Kress Project	1,526.62	
Newtown	14.64	
Alvin Ricken**	-9,115.24	
Old Town	15,117.98	
North Main*	-9,620.76	
Roosevelt*	-80.64	
Varsity*	-80.64	
District Totals		\$108,600.67

\* Negative balance in these districts will be recovered after taxes are received.

\*\* Negative balance will be recovered after receiving funds for Requisition #9 from Construction Fund.

**CENTRAL CORE URBAN RENEWAL PLAN**  
**UTILIZING**  
**TAX INCREMENT FINANCING**

**PROPOSED IMPLEMENTATION PLAN**

**This is a recommendation being presented to the Pocatello Development Authority.**

The plan approved at the November 19, 1998 City Council meeting did not authorize the immediate issuance of \$28 million bond debt to be paid in 20 years from tax increment financing. The plan that was passed included the maximum limits in terms of dollars and years. It also included a proposed list of projects. Once the City of Pocatello establishes, by Ordinance, the parameters of the plan, it will be up to the Pocatello Development Authority (PDA) to implement it, as long as it does not exceed the time or money authorized by the Council.

The "Cross Functional Committee" and the PDA worked hard in crafting a compromise plan. However, the PDA plan was not voted on at the Council meeting. I stated prior to my vote that I supported the PDA recommendation, even though it fell short of what I had hoped for in several areas. Specifically, it made no provision for the additional funding needed for the So. 5<sup>th</sup> Connector/Cheyenne Project. In order to utilize the \$5.5 million in federal money, we are required to come up with approximately \$1.3 million in local match. Even with potential State of Idaho and Union Pacific Railroad participation, we are still far away from the projected \$10-14 million preliminary estimates. Depending on the location, property acquisition costs; and final design, we may need more or less money for that project. The amount in the plan approved by the City Council gives us a good start. The federal dollars come in over a period of time and actual construction won't begin until 2001. The engineering for the project is expected to start this January. The money is needed, but not for two years.

I remain committed to the development of the ice rink and youth center. Before we are ready to build them, however, a management and operating plan must be developed for each facility. It costs money to operate these facilities, and we have not identified how much money will be needed and where it will come from. Additionally, we have not decided what we want included in a youth center or if a youth center should consist of smaller multiple centers. I have also publicly stated that I am in support of some form of citizen's input on the youth center project. An advisory vote or some other form of advisory could be utilized. An ice rink has already received a 94% support from a survey that was included in the "Mayor's Newsletter", and was included in the top five projects at the neighborhood meetings that were held. Using existing funds that would otherwise go toward existing debt service, I recommend that we move forward with the ice rink and private fund raising efforts. In other words, the ice rink can be built without including it in the bond debt once the fund raising and management/operating plan have been completed.

All of the project costs at this time are estimates. When the projects are actually designed, the cost vs. the benefit must be re-analyzed. The value of each project and its return to the community must be considered before work begins. From the discussion leading up to and including the Council meeting, I believe the urban infrastructure and the economic development projects received a wide base of support; therefore I propose the following implementation strategy:

**PHASE ONE:**

**Part I: Urban Infrastructure**

- Storm sewer – Halliday Street
- Storm sewer – Main Street
- Water line – Main Street
- Streetscape (curb, gutter, sidewalk, and landscaping) - 4<sup>th</sup>, 5<sup>th</sup> and Main
- Engineering and contingency related to above.

**Part II: Economic Development**

- Downtown parking
- Façade/Commercial property improvement
- Commercial property acquisition

**Part III: Recreation:**

The Idaho State statutes require the consideration of recreational needs in our urban renewal plan. I recommend that the property acquisition necessary for the preservation of Optimist Park be included as well as improvements to Bonneville Park in Phase One. Other recreational resource projects should be in Phases Two or Three.

**The total TIF funding for Phase One as listed on the proposal with matching and other funding sources amounts to \$9,414,569.**

I recommend that the PDA go ahead with the above projects and the related refinancing, bonding costs etc. as Phase One. The actual length of the bonding period should be done with the most advantageous interest rate, but an actual repayment schedule should look toward a 9-year or less payoff as originally proposed by the PDA. This payoff schedule includes the federal building as a tax increment revenue source. A delay in passage of the ordinance will exclude the federal building and increase financing costs to the City of Pocatello.

**PHASE TWO:**

- Ice Rink – As stated with existing revenue sources.
- Remaining Park projects as listed in the approved plan.
- Parking lot refurbishing for City Hall.

*only AR can be pd off early*

**Phase Two Funding:** Recommend “pay as we go” using current cash values for Ice Rink and remaining projects listed in Phase two as revenues allow.

If, as expected, TIF revenues exceed debt service to pay off the bond, excess (revenues not required for debt service) shall be allocated to: 60% additional debt service and 40% Phase Two projects.

*only if trustee will allow - says he's checked & while it might increase rates it could be done*

**PHASE THREE:**

Phase three includes the So. 5<sup>th</sup> Connector/Cheyenne Crossing project and the Youth Center(s). In two years, after engineering has been completed, we will have a better estimate of the total cost for the crossing project. As stated, regarding the Youth Center(s), a complete operating and maintenance plan must be developed along with a preliminary "scope of project". We must know what the proposed facilities will include, where they are located, and how we are going to pay for the projected operating costs before the development of architectural plans is authorized. Once the questions of what facilities are desired and how we are going to pay the ongoing operating costs have been satisfactorily answered, the projects could either be funded as a combination with the connector and the youth center or they could be funded separately.

Phase Three Funding: If sufficient revenue is being generated with the accelerated payoff of Phase One in place, Phase Three could be funded with the most cost effective means available at that time. That may be a new bond specifically for these projects. If a separate bond is issued for these projects, the larger original TIF could be paid off as scheduled and the increment returned to the tax rolls. This smaller bond would be subject to the funding available and would not negatively impact the levy rate as much.

**ALVIN RICKEN DRIVE**  
**Exhibit A-2 Breakdown**

DESCRIPTION	ESTIMATED COST	ACTUAL COST	VARIANCE
Substation Transformer	\$790,000.00	\$783,827.00	\$6,173.00
2" natural gas main	\$13,640.00	\$13,640.00	\$0.00
<b>Project Totals:</b>	<b>\$803,640.00</b>	<b>\$797,467.00</b>	<b>\$6,173.00</b>
<b>EXHIBIT A-2 ENDING BALANCE:</b>			<b>\$6,173.00</b>

**ALVIN RICKEN DRIVE  
Exhibit A-1 Breakdown**

DESCRIPTION	ESTIMATED COST	ACTUAL COST	VARIANCE
Fill dirt	\$150,000.00	\$150,000.00	\$0.00
Earthwork/grading	\$12,000.00	\$12,000.00	\$0.00
Misc. site prep. work	\$30,000.00	\$30,000.00	\$0.00
Subgrade geotextile fabric	\$19,000.00	\$19,000.00	\$0.00
Aggregate base course	\$87,000.00	\$120,000.00	<\$33,000.00
10" water main/fire hydrants	\$17,000.00	\$16,642.57	\$357.43
12" storm sewer lines	\$12,000.00	\$12,000.00	\$0.00
18" Detention dam	\$87,500.00	\$87,456.00	\$44.00
Storm sewer-catch basins	\$16,000.00	\$4,000.00	\$12,000.00
Power/telephone trench	\$11,250.00	\$11,250.00	\$0.00
Sewer line relocation	\$21,750.00	\$20,000.00	\$1,750.00
12" Sanitary Sewer	\$197,500.00	\$178,382.63	\$19,117.37
Curb/Gutter-Al Ricken	\$45,000.00	\$32,440.80	\$12,559.20
Curb/Gutter-Buckskin	\$60,000.00	\$60,000.00	\$0.00
Street Paving-Al Ricken	\$63,000.00	\$64,953.65	<\$1,953.65
Street Paving-Buckskin	\$30,000.00	\$30,000.00	\$0.00
Street Lighting-Al Ricken	\$77,500.00	\$77,500.00	\$0.00
Research Park signage	\$20,000.00	\$0.00	\$20,000.00
Sidewalk-Al Ricken	\$24,000.00	\$35,000.00	<\$11,000.00
Sidewalk-Buckskin	\$120,000.00	\$120,000.00	\$0.00
Planning/Engineering	\$37,500.00	\$0.00	\$37,500.00
Contingency	\$50,000.00	*\$35,000.00	\$15,000.00
<b>Project Totals:</b>	<b>\$1,188,000.00</b>	<b>\$1,115,625.65</b>	<b>\$72,374.35</b>
<b>EXHIBIT A-1 ENDING BALANCE:</b>			<b>\$72,374.35</b>

\* Contingency expended to cover costs incurred by Pocatello Street Dept. (req. #8)

**ALVIN RICKEN DRIVE**  
**Exhibit A-3 Breakdown**

DESCRIPTION	ESTIMATED COST	ACTUAL COST	VARIANCE
Nelson property	\$95,000.00	\$90,000.00	\$5,000.00
Idaho Power right-of-way purchase	\$30,000.00	\$30,300.00	<\$300.00
Idaho Power utility relocation	\$80,000.00	\$80,000.00	\$0.00
Contingency	\$10,000.00	\$0.00	\$10,000.00
<b>Project Totals:</b>	<b>\$215,000.00</b>	<b>\$200,300.00</b>	<b>\$14,700.00</b>
<b>EXHIBIT A-3 ENDING BALANCE:</b>			<b>\$14,700.00</b>



December 12, 1998

MEMO TO: Pocatello Mayor and City Council  
Pocatello Development Authority

FROM: Pocatello Community Development Commission

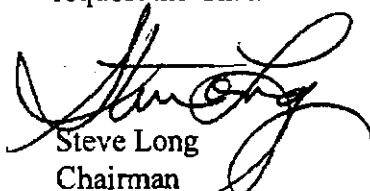
SUBJECT: Central Corridor Urban Renewal Area Improvement Plan

During the December 9, 1998 Community Development Commission (CDC) meeting, with all members present, there was a discussion of the significant recent changes that have taken place in the Central Corridor Urban Renewal Area Improvement Plan (CCURAIP). The Plan that was acted on and passed during the November 19, 1998 Pocatello City Council Meeting is not the proposal that was presented at the CDC public hearing by the City's Community Development and Research Department (CD&R) and the City Council's Liaison to the CDC.

The commissioners were concerned that CDC representation was excluded from the Pocatello Development Authority's cross functional task force assembled to develop alternatives. This oversight not only limited CDC input to the proposal but also restricted the ability of the full panel of commissioners to develop a complete and comprehensive knowledge of the associated complex issues as well as effectively asses the Plan's impact on the community as a whole.

Due to the significant and major changes of both contents and parameters of the CCURAIP and the lack of public hearings directly addressing the Plan as currently proposed, the CDC hereby states that there is currently no supportive evidence that the CCURAIP conforms with the goals and objectives of the City of Pocatello Comprehensive Plan. Primarily the CCURAIP does not create and maintain an atmosphere which promotes and encourages growth and diversity of the City's economy and does not enhance the quality of life for the greater number of people in Pocatello.

On a vote of four to three, the Community Develop Commission approved a motion to request the Chairman to submit these comments.



Steve Long  
Chairman

Community Development Commission

Pocatello Development Authority  
Cash Budget - 1998

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual August	Actual September	Actual October	Actual November	Estimated December	Current Estimate 1998	Approved 1998
Beginning Balance	\$188,054.27	\$211,742.52	\$184,978.05	\$191,097.59	\$161,436.64	\$147,946.53	\$73,701.45	\$816,792.86	\$820,974.34	\$123,509.90	\$105,451.26	\$108,600.67	\$230,000.00	\$230,000.00
<b>SOURCES OF FUNDS</b>														
Gateway West District	0.00	0.00	0.00	0.00	0.00	0.00	16,484.73	47.96	0.00	0.00	0.00	0.00	\$16,532.69	\$67,000.00
Kress District	2,928.21	0.00	0.00	0.00	0.00	0.00	3,658.98	0.00	0.00	0.00	0.00	0.00	\$6,585.19	\$6,700.00
Newtown District	20,081.47	0.00	0.00	1,534.03	0.00	0.00	31,483.46	0.00	0.00	14.84	0.00	0.00	\$53,113.60	\$50,500.00
Varsity Cleaners	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	\$0.00
Al Ricken Drive District	14.64	0.00	14.64	0.00	0.00	0.00	496,053.95	884.76	0.00	0.00	0.00	0.00	\$496,967.99	\$300,000.00
Old Town District	3,448.70	0.00	377.42	1,027.70	1,513.98	1,219.87	180,862.44	4,074.92	10,362.65	328.87	353.54	0.00	\$203,568.09	\$206,500.00
North Main District	0.00	0.00	5,899.30	0.00	0.00	0.00	19,813.52	0.00	0.00	0.00	0.00	0.00	\$25,712.82	\$25,000.00
Roosevelt District	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	\$0.00
Unrestricted Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,542.47	0.00	\$2,542.47	\$37,500.00
Interest Income	680.57	617.01	685.42	630.11	456.72	285.61	676.69	2,937.48	840.81	396.63	331.99	600.00	\$8,938.84	\$9,000.00
<b>TOTAL</b>	<b>\$27,151.59</b>	<b>\$617.01</b>	<b>\$6,976.78</b>	<b>\$3,191.84</b>	<b>\$1,970.70</b>	<b>\$1,505.48</b>	<b>\$749,033.77</b>	<b>\$7,945.12</b>	<b>\$11,003.26</b>	<b>\$738.14</b>	<b>\$3,228.00</b>	<b>\$600.00</b>	<b>\$813,961.69</b>	<b>\$701,200.00</b>
<b>CASH AVAILABLE</b>	<b>\$215,205.86</b>	<b>\$212,359.53</b>	<b>\$191,954.83</b>	<b>\$194,289.43</b>	<b>\$163,407.34</b>	<b>\$149,452.01</b>	<b>\$822,735.22</b>	<b>\$824,737.86</b>	<b>\$831,977.60</b>	<b>\$124,248.04</b>	<b>\$108,679.26</b>	<b>\$109,200.67</b>	<b>\$1,043,961.69</b>	<b>\$931,200.00</b>
<b>APPLICATION OF FUNDS</b>														
Gateway West District	0.00	5,279.10	0.00	0.00	9,030.08	31,345.65	0.00	0.00	0.00	0.00	0.00	0.00	\$45,654.83	\$46,000.00
Kress District	0.00	2,928.21	0.00	0.00	0.00	0.00	0.00	3,658.98	0.00	0.00	0.00	0.00	\$6,585.19	\$6,700.00
Newtown District	0.00	19,081.47	842.60	0.00	1,534.03	0.00	0.00	0.00	31,483.46	0.00	0.00	0.00	\$52,941.56	\$49,500.00
Varsity Cleaners	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	\$0.00
Al Ricken Drive District	14.64	0.00	14.64	0.00	0.00	0.00	0.00	0.00	496,053.95	10,000.00	0.00	0.00	\$506,083.23	\$300,000.00
Old Town District	3,448.70	0.00	0.00	6,002.42	4,840.70	44,342.68	4,769.59	0.00	180,862.44	0.00	0.00	0.00	\$244,268.51	\$206,500.00
North Main District	0.00	0.00	0.00	5,899.30	0.00	0.00	1,008.00	0.00	0.00	8,612.78	0.00	0.00	\$15,520.08	\$39,000.00
Roosevelt District	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	\$0.00
Unrestricted Funds	0.00	94.70	0.00	20,948.07	56.00	62.25	164.77	104.66	67.85	184.02	78.59	65.00	\$21,825.81	\$925.00
Bank Charges	0.00	0.00	0.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$3.00	\$20.00
<b>TOTAL</b>	<b>\$3,463.34</b>	<b>\$27,381.48</b>	<b>\$857.24</b>	<b>\$32,852.79</b>	<b>\$15,460.81</b>	<b>\$75,750.56</b>	<b>\$5,942.38</b>	<b>\$3,763.64</b>	<b>\$708,487.70</b>	<b>\$18,796.78</b>	<b>\$78.59</b>	<b>\$65.00</b>	<b>\$892,880.29</b>	<b>\$648,645.00</b>
<b>ENDING BALANCE</b>	<b>\$211,742.52</b>	<b>\$184,978.05</b>	<b>\$191,097.59</b>	<b>\$161,436.64</b>	<b>\$147,946.53</b>	<b>\$73,701.45</b>	<b>\$816,792.86</b>	<b>\$820,974.34</b>	<b>\$123,509.90</b>	<b>\$105,451.26</b>	<b>\$108,600.67</b>	<b>\$109,135.67</b>	<b>\$151,081.40</b>	<b>\$282,555.00</b>