

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
December 14, 1999
11:00 a.m.

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 October 12 - Motion to Approve and/or Amend

Financial Report: October Income and Expenses
November Income and Expenses

Consider Approving 2000 Cash Budget

Consider Nominations and Elect a Chairman For Term Beginning 1/1/2000

Consider Amending the Roosevelt TIF District

Consider Administrative Fees Percentages

Discussion Items

Update on South Cliff proposal

Update on Gateway West District

Consolidated Central Corridor: Financing Options
Update on Judicial Validation

Executive Session, if required

Pocatello Development Authority
Cash Budget - 1999

	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 1999	Approved 1999
Beginning Balance	\$127,453.75	\$676,698.92	\$129,120.63	\$129,261.02	\$96,423.80	\$104,062.55	\$95,218.64	\$2,200,498.97	\$1,464,740.89	\$1,071,533.16	\$1,057,318.35	\$1,028,783.24	\$127,453.75	\$127,453.75
SOURCES OF FUNDS														
Gateway West District	0.00	0.00	0.00	0.00	0.00	0.00	14,496.48	21.40	185.10	0.00	0.00	0.00	\$14,702.98	\$14,680.00
Old Kraft Road District	0.00	0.00	0.00	3,446.80	333.16	0.00	77.04	0.00	0.00	0.00	0.00	0.00	\$3,857.00	\$0.00
Kress District	808.78	0.00	0.00	0.00	0.00	0.00	3,583.04	0.00	0.00	0.00	0.00	0.00	\$4,391.82	\$4,308.00
Newtown District	20,911.96	0.00	0.00	1,103.41	0.00	0.00	31,281.07	0.00	0.00	0.00	0.00	0.00	\$53,296.44	\$43,200.00
Varsity Square	0.00	0.00	0.00	0.00	0.00	0.00	18,017.79	0.00	568.54	0.00	0.00	0.00	\$18,586.33	\$18,537.00
Al Ricken Drive District	527,193.60	0.00	0.00	140,418.84	0.00	246.25	1,832,202.72	1,979,014.64	0.00	25,014.65	14.65	0.00	\$4,504,105.35	\$2,479,000.00
Old Town District	11,772.93	3,163.29	0.00	5,272.61	7,033.99	2,370.53	176,259.83	46,863.90	13,435.11	101.24	10,611.42	0.00	\$276,884.85	\$208,773.00
North Main District	8,373.53	0.00	0.00	0.00	0.00	4,864.26	26,668.91	0.00	0.00	0.00	0.00	0.00	\$39,906.70	\$39,907.00
Roosevelt District	0.00	0.00	0.00	0.00	0.00	0.00	1,855.03	0.00	205.08	0.00	0.00	0.00	\$2,070.11	\$2,038.00
Central Corridor	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
Administrative Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	277,871.00	\$277,871.00	\$277,871.00
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	13,021.19	\$15,563.66	\$15,563.19
Interest Income	651.32	1,262.14	384.52	543.26	271.60	260.42	1,180.43	4,780.95	3,280.81	2,911.34	2,735.53	200.00	\$18,462.32	\$4,475.00
TOTAL	569,712.12	4,425.43	384.52	150,784.92	7,638.75	7,741.46	2,105,632.34	2,030,680.89	17,674.64	28,027.23	15,904.07	291,092.19	\$5,229,698.56	\$3,108,352.19
CASH AVAILABLE	\$697,165.87	\$681,124.35	\$129,505.15	\$280,045.94	\$104,062.55	\$111,804.01	\$2,200,850.98	\$4,231,179.86	\$1,482,415.53	\$1,099,580.39	\$1,073,222.42	\$1,320,875.43	\$5,357,152.31	\$3,235,805.94
APPLICATION OF FUNDS														
Gateway West 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	\$20,000.00
Old Kraft Road District	0.00	0.00	0.00	0.00	0.00	3,161.85	0.00	77.04	0.00	0.00	0.00	0.00	\$3,238.89	\$0.00
Kress District	0.00	2,783.28	0.00	0.00	0.00	0.00	0.00	3,583.04	0.00	0.00	0.00	0.00	\$6,366.32	\$6,283.00
Newtown District	14.64	20,911.96	0.00	0.00	0.00	1,103.41	0.00	31,281.07	0.00	0.00	0.00	0.00	\$53,311.08	\$53,200.00
Varsity Cleaners	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,008.90	0.00	0.00	0.00	0.00	\$9,008.90	\$18,000.00
Al Ricken Drive District	884.76	516,361.60	0.00	140,418.84	0.00	0.00	0.00	1,832,448.97	0.00	25,000.00	29.29	0.00	\$2,515,143.46	\$2,479,000.00
Old Town District	19,506.70	11,772.93	0.00	4,721.98	0.00	10,747.91	0.00	207,203.36	0.00	0.00	30,750.09	0.00	\$284,702.97	\$208,773.00
North Main District	0.00	0.00	0.00	38,377.92	0.00	1,000.00	0.00	682,725.59	410,533.37	6,741.04	0.00	0.00	\$1,139,377.92	\$30,233.00
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
Central Corridor	0.00	0.00	160.13	0.00	0.00	522.88	261.44	0.00	279.90	10,435.00	12,634.80	0.00	\$24,294.15	\$0.00
Unrestricted Funds	60.85	159.00	84.00	103.40	0.00	49.52	90.57	111.00	69.10	66.00	25.00	85.00	\$903.44	\$1,020.00
Bank Charges	0.00	14.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$14.95	\$25.00
TOTAL	20,466.95	552,003.72	244.13	183,622.14	0.00	16,585.37	352.01	2,766,438.97	410,862.37	42,242.04	43,439.18	85.00	\$4,036,361.88	\$2,816,534.00
ENDING BALANCE	\$676,698.92	\$129,120.63	\$129,261.02	\$96,423.80	\$104,062.55	\$95,218.64	\$2,200,498.97	\$1,464,740.89	\$1,071,533.16	\$1,057,318.35	\$1,028,783.24	\$1,320,790.43	\$1,320,790.43	\$419,271.94

DISTRICT ENDING BALANCES
December 31, 1999

Bank Balance \$1,047,545.99

General Fund	111,738.74
Gateway West	84,444.40
Kress Project	1,526.62
Domsea	0.00
Newtown	0.00
Alvin Ricken	800,029.30
Old Town	10,611.42
North Main	0.00
Roosevelt	1,989.47
Varsity	9,496.79
Central Corridor	<u>27,709.25</u>

District Totals \$1,047,545.99

**GENERAL FUND-PDA
1999**

DATE	REFERENCE	DESCRIPTION	AMT. DEBITED(-)	AMT. CREDITED(+)	BALANCE
1/1	Balance Forward				\$75,364.15
1/13	Just Desserts	PDA meeting	60.85		\$75,303.30
1/29	First Security Bank	Interest Income		651.32	\$75,954.62
2/9	Papa Kelseys	PDA meeting	69.00		\$75,885.62
2/22	First Security Bank	Bank Charges	14.95		\$75,870.67
2/23	Pizza Hut	PDA meeting	51.00		\$75,819.67
2/23	Food For Thought	PDA meeting	39.00		\$75,780.67
2/28	First Security Bank	Interest Income		1,262.14	\$77,042.81
3/16	Papa Kelseys	PDA meeting	84.00		\$76,958.81
3/31	First Security Bank	Interest Income		384.52	\$77,343.33
4/7	Food For Thought	PDA meeting	103.40		\$77,239.93
4/30	First Security Bank	Interest Income		543.26	\$77,783.19
5/31	First Security Bank	Interest Income		271.60	\$78,054.79
6/9	Domsea Project	Reimbursement		618.31	\$78,673.10
6/15	Pizza Hut	PDA meeting	49.52		\$78,623.58
6/30	First Security Bank	Interest Income		260.42	\$78,884.00
7/13	Food For Thought	PDA meeting	90.57		\$78,793.43
7/30	First Security Bank	Interest Income		1,180.43	\$79,973.86
8/10	Papa Kelseys	PDA meeting	95.32		\$79,878.54
8/18	Idaho State Journal	financial notice	15.68		\$79,862.86
8/31	First Security Bank	Interest Income		4,780.95	\$84,643.81
9/14	Food For Thought	PDA meeting	69.10		\$84,574.71
9/30	First Security Bank	Interest Income		3,280.81	\$87,855.52
10/2	Pizza Hut	PDA meeting	66.00		\$87,789.52
10/18	Transfer from ARD	excess bond funds		25,000.00	\$112,789.52
10/19	Bannock Develop. Corp.	Admin. reimb. '98-'99	25,000.00		\$87,789.52
10/31	First Security Bank	Interest Income		2,911.34	\$90,700.86
11/23	First Security Bank	Service Charge	25.00		\$90,675.86
11/24	Outlet, Inc.	loan pymt. #2		2,542.47	\$93,218.33
11/30	First Security Bank	Service Charge	4.00		\$93,214.33
11/30	First Security Bank	Interest Income		2,735.53	\$95,949.86
12/6	Affirmative Housing	loan pymt. #4		5,023.71	\$100,973.57
12/6	City of Pocatello	AHP pymt #4		8,000.00	\$108,973.57
12/14	ISU Culinary Arts	PDA meeting	66.15		\$108,907.42
12/31	First Security Bank	Interest Income		2,831.32	\$111,738.74
			\$25,903.54	\$62,278.13	

**GATEWAY WEST INDUSTRIAL PARK
1999**

DATE	REFERENCE	DESCRIPTION	AMT. DEBITED(-)	AMT. CREDITED(+)	BALANCE
1/1	Balance Forward				\$49,781.60
7/27	Bannock County	taxes		14,496.48	\$64,278.08
8/31	Bannock County	taxes		21.40	\$64,299.48
9/27	Bannock County	taxes		185.10	\$64,484.58
12/30	Bannock County	taxes		19,959.82	\$84,444.40
			\$0.00	\$34,662.80	

**KRESS DISTRICT
1999**

DATE	REFERENCE	DESCRIPTION	AMT. DEBITED(-)	AMT. CREDITED(+)	BALANCE
1/1	Balance Forward				\$3,501.12
1/26	Bannock County	taxes		808.78	\$4,309.90
2/10	First Security Bank	Kress project pymt.	2,783.28		\$1,526.62
7/27	Bannock County	taxes		3,583.04	\$5,109.66
8/11	First Security Bank	Kress project pymt.	3,583.04		\$1,526.62
			<u>\$6,366.32</u>	<u>\$4,391.82</u>	

**OLD KRAFT ROAD
1999**

DATE	REFERENCE	DESCRIPTION	AMT. DEBITED(-)	AMT. CREDITED(+)	BALANCE
1/1	Balance Forward				\$0.00
4/27	Bannock County	taxes		3,446.80	\$3,446.80
5/26	Bannock County	taxes		333.16	\$3,779.96
6/9	General Fund	project reimbur.	618.31		\$3,161.65
6/18	EIDC	project reimbur.	3,161.65		\$0.00
7/27	Bannock County	taxes		77.04	\$77.04
8/13	EIDC	project reimbur.	77.04		\$0.00
			\$3,857.00	\$3,857.00	

**NEWTOWN DISTRICT
1999**

DATE	REFERENCE	DESCRIPTION	AMT. DEBITED(-)	AMT. CREDITED(+)	BALANCE
1/1	Balance Forward				\$14.64
1/7	First Security Bank	transfer to RAF	14.64		\$0.00
1/26	Bannock County	taxes		20,911.96	\$20,911.96
2/17	First Security Bank	transfer to RAF	20,911.96		\$0.00
4/27	Bannock County	taxes		1,103.41	\$1,103.41
6/18	First Security Bank	transfer to RAF	1,103.41		\$0.00
7/27	Bannock County	taxes		31,281.07	\$31,281.07
8/11	First Security Bank	transfer to RAF	31,281.07		\$0.00
			<u>\$53,311.08</u>	<u>\$53,296.44</u>	

**ALVIN RICKEN DRIVE
1999**

DATE	REFERENCE	DESCRIPTION	AMT. DEBITED(-)	AMT. CREDITED(+)	BALANCE
1/1		Balance Forward			-\$9,947.24
1/7	First Security Bank	transferred to RAF	884.76		-\$10,832.00
1/14	Deposit	requisition #9		10,832.00	\$0.00
1/26	Bannock County	taxes		516,361.60	\$516,361.60
2/17	First Security Bank	transferred to RAF	516,361.60		\$0.00
4/2	Bannock County	taxes		140,418.84	\$140,418.84
4/19	First Security Bank	transferred to RAF	140,418.84		\$0.00
6/28	Bannock County	taxes		246.25	\$246.25
7/27	Bannock County	taxes		1,832,202.72	\$1,832,448.97
8/11	First Security Bank	transferred to RAF	1,832,448.97		\$0.00
8/13	North Main District	transferred funds	9,000.00		-\$9,000.00
8/16	First Security Bank	excess bond funds		1,979,000.00	\$1,970,000.00
8/16	Transfer to N. Main Dist.	Convergys Project	1,100,000.00		\$870,000.00
8/16	Transfer to Central Corridor	storm sewer study	70,000.00		\$800,000.00
8/31	Bannock County	taxes		14.64	\$800,014.64
10/18	First Security Bank	excess bond funds		25,000.00	\$825,014.64
10/18	Transfer to General Fund	Admin. reimb. '98-'99	25,000.00		\$800,014.64
10/27	Bannock County	taxes		14.65	\$800,029.29
11/3	First Security Bank	transfer to RAF	29.29		\$800,000.00
11/29	Bannock County	taxes		14.65	\$800,014.65
12/30	Bannock County	taxes		14.65	\$800,029.30
			\$3,694,143.46	\$4,504,120.00	

**OLD TOWN DISTRICT
1999**

DATE	REFERENCE	DESCRIPTION	AMT. DEBITED(-)	AMT. CREDITED(+)	BALANCE
1/1	Balance Forward				\$19,506.70
1/7	First Security Bank	transferred to RAF	19,506.70		\$0.00
1/26	Bannock County	taxes		11,772.93	\$11,772.93
2/17	First Security Bank	transferred to RAF	11,772.93		\$0.00
2/26	Bannock County	taxes		3,163.29	\$3,163.29
4/2	Bannock County	taxes		1,558.69	\$4,721.98
4/19	First Security Bank	transferred to RAF	1,558.69		\$3,163.29
4/20	First Security Bank	transferred to RAF	3,163.29		\$0.00
4/27	Bannock County	taxes		3,713.92	\$3,713.92
5/26	Bannock County	taxes		7,033.99	\$10,747.91
6/18	First Security Bank	transferred to RAF	10,747.91		\$0.00
6/28	Bannock County	taxes		2,370.53	\$2,370.53
7/27	Bannock County	taxes		176,259.83	\$178,630.36
8/11	First Security Bank	transferred to RAF	178,630.36		\$0.00
8/13	North Main District	transferred funds	1,077.16		-\$1,077.16
8/16	First Security Bank	excess bond funds		38,000.00	\$36,922.84
8/16	City CD&R	parking lot	28,573.00		\$8,349.84
8/31	Bannock County	taxes		8,863.90	\$17,213.74
9/27	Bannock County	taxes		13,435.11	\$30,648.85
10/27	Bannock County	taxes		101.24	\$30,750.09
11/3	First Security Bank	transferred to RAF	21,850.09		\$8,900.00
11/8	Platt Electric	light poles	8,900.00		\$0.00
11/29	Bannock County	taxes		10,611.42	\$10,611.42
			\$285,780.13	\$276,884.85	

**NORTH MAIN DISTRICT
1999**

DATE	REFERENCE	DESCRIPTION	AMT. DEBITED(-)	AMT. CREDITED(+)	BALANCE
1/1	Balance Forward				-\$10,605.94
1/26	Bannock County	taxes		8,373.53	-\$2,232.41
4/19	First Security Bank	debt service pymt.	38,377.92		-\$40,610.33
6/18	First Security Bank	admin. fees	1,000.00		-\$41,610.33
6/28	Bannock County	taxes		4,864.26	-\$36,746.07
7/27	Bannock County	taxes		26,668.91	-\$10,077.16
8/13	Trans. from ARD (96-B)	transferred funds		9,000.00	-\$1,077.16
8/13	Trans. from OTP (97-A)	transferred funds		1,077.16	\$0.00
8/16	Trans. from ARD (96-B)	Convergys project		1,100,000.00	\$1,100,000.00
8/16	Pioneer Block	Convergys pymt. #1	261,428.93		\$838,571.07
8/16	Pioneer Block	Convergys pymt. #2	421,296.66		\$417,274.41
9/14	Pioneer Block	Convergys pymt. #3	410,533.37		\$6,741.04
10/6	Pioneer Block	Convergys pymt. #4	6,741.04		\$0.00
			\$1,139,377.92	\$1,149,983.86	

Note:

All payments made during negative balances were made using general funds.

**ROOSEVELT DISTRICT
1999**

DATE	REFERENCE	DESCRIPTION	AMT. DEBITED(-)	AMT. CREDITED(+)	BALANCE
1/1	Balance Forward				-\$80.64
7/27	Bannock County	taxes		1,865.03	\$1,784.39
9/27	Bannock County	taxes		205.08	\$1,989.47
			<hr/>	<hr/>	
			\$0.00	\$2,070.11	

**VARSITY SQUARE DISTRICT
1999**

DATE	REFERENCE	DESCRIPTION	AMT. DEBITED(-)	AMT. CREDITED(+)	BALANCE
1/1	Balance Forward				-\$80.64
7/27	Bannock County	taxes		18,017.79	\$17,937.15
8/16	Varsity Square	payment #1	9,008.90		\$8,928.25
9/27	Bannock County	taxes		568.54	\$9,496.79
			<u>\$9,008.90</u>	<u>\$18,586.33</u>	

**CENTRAL CORRIDOR
1999**

DATE	REFERENCE	DESCRIPTION	AMT. DEBITED(-)	AMT. CREDITED(+)	BALANCE
3/2	Idaho State Journal	public notice	160.13		-\$160.13
6/18	Idaho State Journal	public notice	522.88		-\$683.01
7/6	Idaho State Journal	public notice	261.44		-\$944.45
8/16	Transfer from ARD	storm sewer study		70,000.00	\$69,055.55
9/30	Idaho State Journal	public notice	279.90		\$68,775.65
10/6	Schiess & Asso.	sewer study-#1	10,435.00		\$58,340.65
11/2	Idaho State Journal	public notice	294.30		\$58,046.35
11/4	Schiess & Asso.	sewer study-#2	12,340.50		\$45,705.85
12/2	Idaho State Journal	legal notice	588.60		\$45,117.25
12/7	Schiess & Asso.	sewer study-#3	17,408.00		\$27,709.25
			\$42,290.75	\$70,000.00	

*Distributed to Board
members 12/24/99*

EARL T. SWIFT
669 W. QUINN RD
BLDG 2
POCATELLO, ID 83202-1938

FAMILIAN NW POCATELLO
PO BOX 4047
POCATELLO, ID 83205-4047
Telephone: 208-233-4023

INVOICE #5384667

Quantity	Description	Unit Price	Extended Price
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QUICK VALVE INSERTION MACHINE

1	BASE MACHINE, STORAGE BOX & ACCS SLIDE GATE & 8 REAMERS, BLADES & SIZING RING SHELL CUTTERS: 5.5", 6", 6.325", 7.5", 8" & 8.425 SPACER ASSEMBLY HYDRAULIC POWER SYSTEM 15HP ASSORTED FASTENERS, CAP SCREWS NUTS & 8 BLIND FLANGES		
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1	TRAINER SUPPLIER W/SAMPLE & SLEEVE & INSERTION VALVE		
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Subtotal: QUICK VALVE
INSERTION MACHINE

\$31,558.57

1	QUICK VALVE ADD-ON (PROVIDES FOR 4) 4 REAMER, BLADES & SIZING RINGS SHELL CUTTERS 3.5, 4 & 4.225 ASSORTED FASTENERS 4 BLIND FLANGE	\$4,418.67	4,418.67
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5	4" VALVE SLEEVE RANGE 4.7-4.9	1,050.29/ea	5,251.45
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5	4" INSERTION VALVE	754.88/ea	3,774.40
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37	8" VALVE SLEEVE RANGE 8.95-9.15	1,247.17/ea	46,145.29
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37	8" INSERTION VALVE	881.11/ea	32,601.07
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SUB TOTAL

\$123,749.45

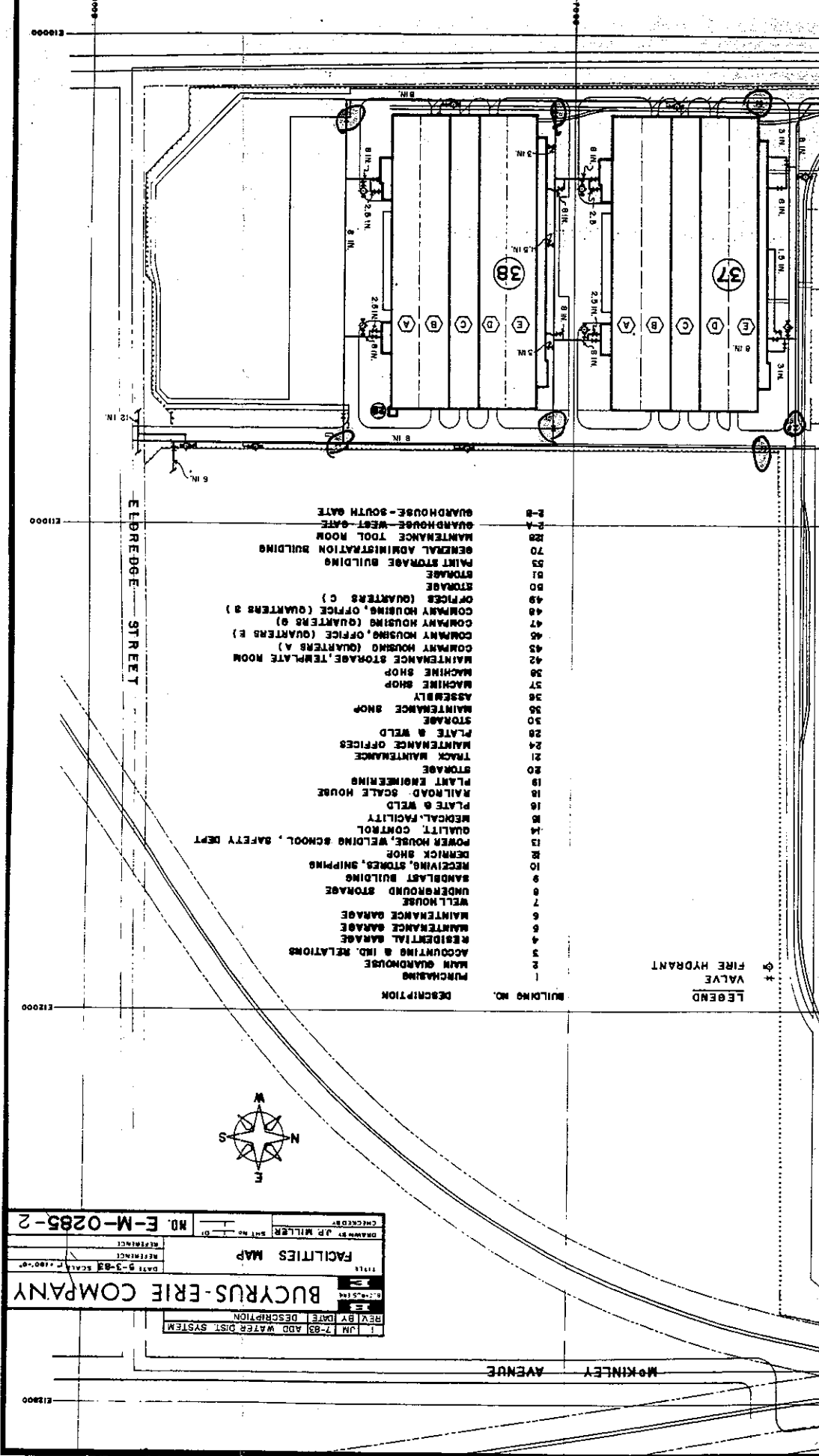
SALES TAX

6,187.47

TOTAL

\$129,936.92

FOB DELIVERED



1	JM	7-83	ADD WATER DIST. SYSTEM
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\$123,749.45

Add-Ins 4,418.67

Match 31,558.57

411 = 500 ± 9,025.85

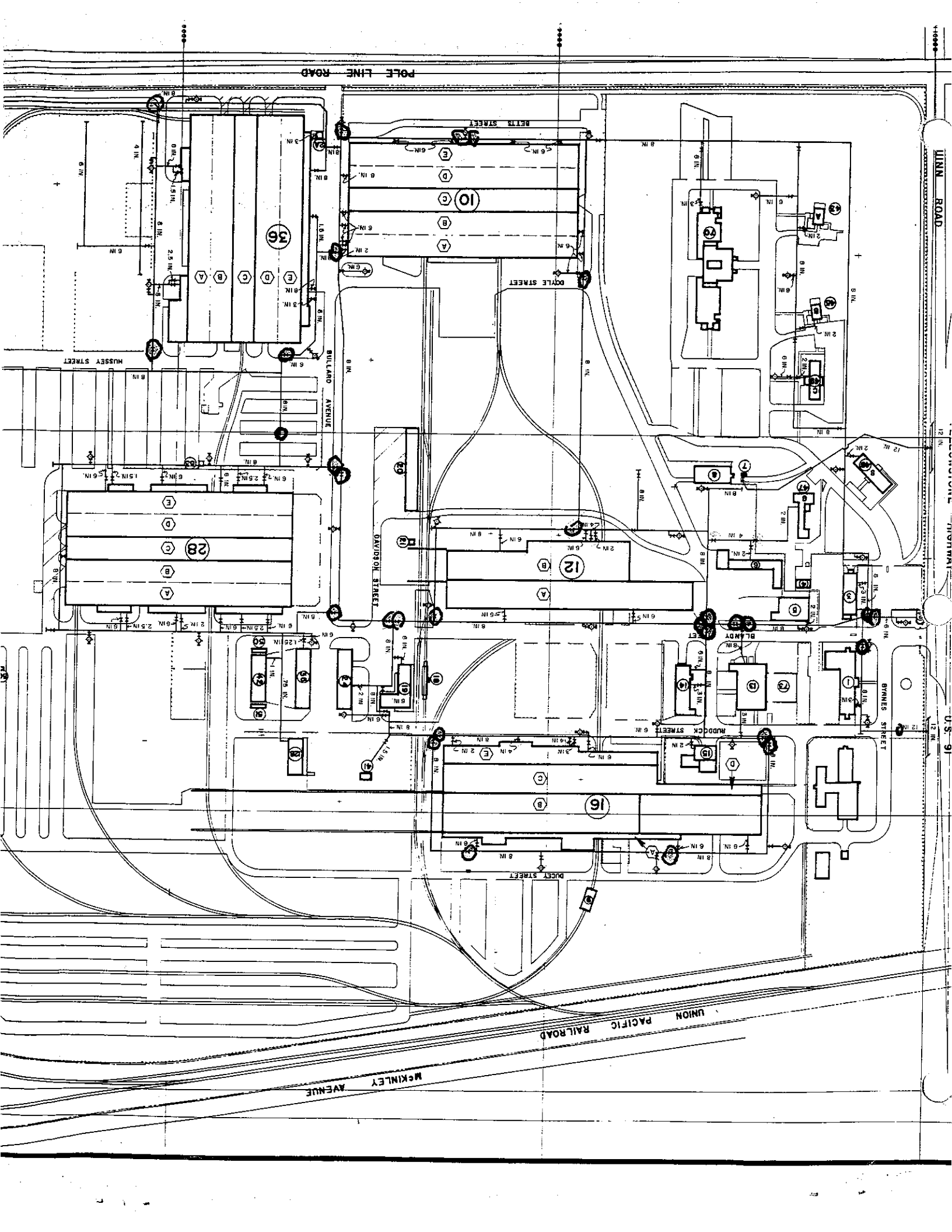
8" 0 = 37.00 # 78,746.36

ELBRIDGE STREET

McKINLEY AVENUE

LEGEND
 + VALVE
 * FIRE HYDRANT





POLE LINE ROAD

LINN ROAD

MUSSEY STREET

BILLARD AVENUE

DAVIDON STREET

DOYLE STREET

BETTS STREET

BLANDY STREET

RUDDECK STREET

BINNES STREET

UNION PACIFIC RAILROAD

McKIMLEY AVENUE

U.S. 91



LEGAL DEPARTMENT
911 North 7th Avenue
P.O. Box 4169
Pocatello, Idaho 83205
(208) 234-6148
Fax: (208) 234-6297

A. DEAN TRANMER • *City Attorney*
NANCY A. FERRIS • *Chief Deputy Attorney*
RICK CARNAROLI • *Chief Civil Deputy*
E. W. "SKIP" CARTER • *Deputy City Attorney*
RAYNA VALENTINE • *Assistant to City Attorney*
CARA LEWIS • *Prosecution Coordinator*

December 14, 1999

Jim Manning
Hawley Troxell Law Offices
P.O. Box 100
Pocatello, ID 83204

Re: Gateway Urban Renewal Project

Dear Jim:

Ray Burstedt asked that I contact you in regard to your questions about authority for charging administrative costs. Idaho Code Chapter 29 Title 50 provides for powers and duties of the urban renewal agencies within the state. Take a look at Section 59-2903(12)(e) for some specific language regarding administrative costs.

If you have any questions, please give me a call at the above number.

Sincerely,

A. Dean Tranmer
City Attorney

c: Ray Burstedt

December 14, 1999

Bill Isley
8112 Tiara Cove
Los Vegas, NV. 89128

RE: South Cliffs Business Park
Access Road – Rock Quantities

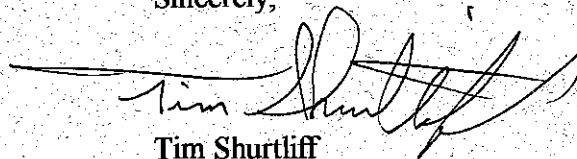
Dear Mr. Isley:

A drawing depicting a portion of the proposed access road from South 5th to the South Cliffs Business Park is enclosed. Based on the design road grades (ranging from 5 to 8 percent), approximately 370 feet of road will be required to access the top of the lava rock bluff. The top of the bluff is approximately 28 feet above the elevation of South 5th.

Based on our preliminary study, approximately 6,100 cubic yards of rock will have to be moved to construct the first 370 feet of the access road. Construction of 370 feet of utility lines, sanitary sewer, water, and a common utility trench (power, telephone and gas) will require the movement of an additional 1,150 cubic yards of rock. Backfill for the utility trenches will need to be imported.

If you would like us to pursue the feasibility of the proposed access road, please let me know.

Sincerely,



Tim Shurtliff