

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
July 10, 2001
11:00 a.m.

City Hall
911 North 7th Avenue

11:00 a.m. Council Chambers

Call to Order - Chairman Hotchkiss

Acknowledge Guests of Board, if any

Disclosure of Conflicts of Interest, if any

Agenda - Add or Delete Action or Discussion Items

Action and Discussion Items

Minutes for May 8 – Motion to Approve and/or Amend

Minutes for June 12 – Motion to Approve and/or Amend

Financial Report: June Income and Expenses

Consider Approving 2nd Quarter Administrative Fee

Consider Approving 2000 Audit

Caldwell Park Master Plan

Stormwater Sewer Project Update

Airport Project Update

Idaho Power Switch Project Update

Executive Session, if required

POCATELLO DEVELOPMENT AUTHORITY
Board Meeting Call Sheet
Meeting Date: July 10, 2001
11:00 a.m.

MEMBER	PHONE NUMBER	RSVP?	ATTENDED?
Steve Hotchkiss	232-5373	yes	yes
Steve Brown	235-1555/234-7465	yes	yes
Greg Anderson	234-6163	yes	yes
J.O. Cotant	236-7210	yes	yes
Ron Frasure	237-1941	yes	yes
Darsi Johnson	233-7503	yes	yes
Harry Neuhardt	234-1469/233-6231		yes
John Ricks	237-2277	yes	yes
Dan Schroeder	234-6644	yes	yes

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Rayna
 Dean
 Ray
 Chan

Pocatello Development Authority
Cash Budget - 2001

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December
Beginning Balance	\$371,519.01	\$384,094.41	\$430,047.15	\$558,482.76	\$554,514.48	\$531,621.55	\$561,919.58	\$2,431,434.58	\$604,000.58	\$605,353.58	\$723,581.58	\$727,976.58
SOURCES OF FUNDS												
Kress District	2,427.20	0.00	0.00	26.39	0.00	2,761.44	3,384.00	0.00	0.00	0.00	0.00	0.00
Newtown District	21,731.33	1,288.63	1,561.67	720.05	0.00	1,184.43	32,000.00	0.00	0.00	0.00	0.00	0.00
Al Ricken Drive District	293,239.85	0.00	73,644.36	0.00	421,500.00	0.00	1,317,607.00	0.00	0.00	0.00	0.00	0.00
Old Town District	3,161.45	6,534.21	5,074.83	10,469.93	6,406.16	14,019.05	162,000.00	0.00	0.00	0.00	0.00	0.00
North Main District	50,500.20	449.54	0.00	0.00	0.00	0.00	47,333.00	0.00	0.00	0.00	0.00	0.00
Roosevelt District	18,447.14	26,866.50	11,976.89	0.00	0.00	0.00	36,500.00	0.00	0.00	0.00	0.00	0.00
Varsity Square District	7,078.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Central Corridor District	20,428.51	6,182.19	34,747.02	2,094.88	2,019.74	12,252.06	269,463.00	0.00	0.00	120,000.00	0.00	0.00
General Funds	0.00	2,542.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,542.00	0.00
Interest Income	1,564.01	2,249.74	1,598.10	1,170.50	427.66	1,183.27	4,500.00	4,500.00	1,500.00	1,500.00	2,000.00	2,000.00
TOTAL	418,577.94	46,113.28	128,602.87	14,481.75	430,353.56	31,400.25	1,872,787.00	4,500.00	1,500.00	121,500.00	4,542.00	2,000.00
CASH AVAILABLE	\$790,096.95	\$430,207.69	\$558,650.02	\$572,964.51	\$984,868.04	\$563,021.80	\$2,434,706.58	\$2,435,934.58	\$605,500.58	\$726,853.58	\$728,123.58	\$729,976.58
APPLICATION OF FUNDS												
Kress District	2,427.20	0.00	0.00	0.00	0.00	0.00	0.00	3,384.00	0.00	0.00	0.00	0.00
Newtown District	23,373.31	0.00	0.00	0.00	3,570.35	0.00	0.00	32,000.00	0.00	0.00	0.00	0.00
Al Ricken Drive District	293,259.45	0.00	0.00	0.00	323,659.44	0.00	0.00	1,317,607.00	0.00	0.00	0.00	0.00
Old Town District	11,095.39	0.00	0.00	0.00	22,078.97	0.00	0.00	162,000.00	0.00	0.00	0.00	0.00
North Main District	50,500.20	0.00	0.00	0.00	0.00	1,000.00	0.00	47,333.00	0.00	0.00	0.00	0.00
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
Varsity Square 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
Central Corridor	22,098.99	0.00	0.00	15,200.00	103,770.88	0.00	0.00	269,463.00	0.00	0.00	0.00	0.00
General Funds	3,191.00	102.54	110.26	3,225.03	96.60	102.22	3,215.00	90.00	90.00	3,215.00	90.00	90.00
Bank Charges	57.00	58.00	57.00	25.00	70.25	0.00	57.00	57.00	57.00	57.00	57.00	57.00
TOTAL	406,002.54	160.54	167.26	18,450.03	453,246.49	1,102.22	3,272.00	1,831,934.00	147.00	3,272.00	147.00	147.00
ENDING BALANCE	\$384,094.41	\$430,047.15	\$558,482.76	\$554,514.48	\$531,621.55	\$561,919.58	\$2,431,434.58	\$604,000.58	\$605,353.58	\$723,581.58	\$727,976.58	\$729,976.58

Lystrup/Jensen Architects

PHONE: (208) 233-4633

FAX: (208) 233-4656

1133 CALL CREEK PLACE

POCATELLO, IDAHO 83201

**Cost Estimate
Parking Master Plan
Pocatello, Idaho
June 26, 2001**

Item Description	Anticipated Cost
A. East Lewis Between 7 th & 8 th Streets	
1. Demolition	8,750.00
2. Base Material	750.00
3. New Curb & Gutter	6,500.00
4. New Concrete Sidewalk	4,500.00
5. Landscape & Sprinkler	22,500.00
6. Miscellaneous Site Elements	12,500.00
7. Asphalt Paving	11,000.00
8. Lighting	12,000.00
SUBTOTAL:	78,500.00
Contractors OH&P (15%)	11,775.00
Subtotal	90,275.00
Contractors Bond and Insurance (5%)	4,500.00
TOTAL:	94,775.00

Item Description	Anticipated Cost
B. 7 th Street Between Lewis & Center	
TOTAL:	189,550.00

Item Description	Anticipated Cost
C. East Lewis Between 6 th & 7th Streets	
TOTAL:	56,865.00

Item Description	Anticipated Cost
D. 6 th Street Between Center & Clark	
TOTAL:	84,000.00

Item Description	Anticipated Cost
E. 6 th Street (vacated) and Super Save Parking Lot	
Subtotal	153,865.00
Contractors OH&P (15%)	23,080.00
Subtotal	176,945.00
Contractors Bond and Insurance (5%)	8,850.00
TOTAL:	185,795.00

*102,000 for acquisition
SS wants to avoid
paying this + put
the \$ into bldg
+ bldg*

Project Total: **610,985.00**

Project Cost Range - (+/-) 10% 549,885.00 to 672,085.00



Civil ■ Surveying ■ Environmental ■ Transportation ■ Planning ■ Land Development ■ Municipal

July 8, 2001

Mr. Robert Chambers
City of Pocatello
P.O. Box 4169
Pocatello, ID 83205

RE: Preliminary Scope of Work- Engineering Services
Roosevelt Neighborhood Curb, Gutter and Sidewalk Improvements

Dear Robert:

I have assembled a preliminary scope of work for the Roosevelt Neighborhood scope of work. As discussed on the telephone, we could establish a preliminary project concept and presenting the concept in a public information meeting by completing items 1.A-1.B.3 and item 1.B.5. We could begin work on the project as soon as the contract is developed and we can match schedules with whoever will represent the City in the project.

This phase of the project could be completed with 372 man-hours, or \$ 18,600.00.

If you have questions, please feel free to call, 208-234-0110.

Sincerely,

A handwritten signature in cursive script that reads "J. Mitchell Greer".

J. Mitchell Greer, PE

POCATELLO
15E South Second Avenue
Pocatello, Idaho 83201
phone: (208) 234-0110
fax: (208) 234-0111

AMERICAN FALLS
460 Lincoln Street, Suite C
American Falls, Idaho 83211
phone: (208) 226-5761
fax: (208) 226-5767

**CONSOLIDATED CENTRAL COORIDOR URBAN RENEWAL AREA
(CCCURA)
PROJECTS AND FINANCING LIST
July 2001**

<u>Project</u>	<u>Original</u>	<u>Adopted</u>	<u>Actual</u>
Halliday Storm Sewer	\$4.2	\$4.2	\$6.5
E.D. North Main (Convergy's)	0	1.1	1.1
North Main Street Amenities	1.3	1.0	.6
So. 5 th Connector	3.0	1.3	1.0
Aquatic Center at Ross Park	1.5	1.0	.8
Additional Projects From Plan	<u>0</u>	<u>1.4</u>	<u>0</u>
Totals	\$10.0	\$10.0	\$10.0

Notes:

1. Dollar amounts are expressed in millions.
2. The \$800,000 actual dollars to the Aquatic Center, is a note with the City to be paid back to PDA.
3. Currently, it is estimated that the CCCURA is generating approximately \$1.0 million in excess revenue each year. Some \$450,000 of that excess this year has been committed to AMI's power needs.

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Chamber of Commerce, City staff, and the general public. Projects will be carried out over the 20 year period of the plan with implementation phases as noted below.

TABLE 1. Project Costs

Project	Cost	TIF Funds	Other Funds	
Urban Infrastructure	Storm Sewer (Halliday Street)	\$3,393,780	\$3,393,780	0
	Storm Sewer (Main Street)	\$300,000	\$300,000	0
	Water line (Main St.)	\$475,000	\$475,000	0
	Engineering & Contingency (Water & Storm Sewer projects)	\$554,067	\$554,067	0
	Curb, Gutter, Sidewalk, Lighting & Streetscape Amenities (4 th & 5 th Avenue from Sherman to Humboldt)	\$2,051,400	\$1,856,100	\$195,300 (35% property owner cost for curb, gutter & sidewalks)
	Curb, Gutter, Sidewalk, Lighting & Streetscape Amenities (Main St.)	\$1,307,412	\$1,117,912	\$189,500(35% property owner cost for curb, gutter & sidewalks)
	Engineering & Contingency (4 th & 5 th Streets)	\$307,710	\$307,710	0
Recreational Resources	Public Park Enhancement	\$600,000	\$600,000	0
	Multipurpose Youth Center/Recreational Center	\$2,500,000	\$2,500,000	\$2,000,000 (Matching Funds)
	Community Ice Rink	\$1,500,000	\$1,500,000	\$1,000,000
City Hall	Parking, Landscaping, Curb Entrances	\$150,000	\$150,000	\$50,000
Transportation	South 5 th Connector	\$3,000,000	\$3,000,000	\$5,500,000 (Highway Funds)
Economic Development	Façade/Commercial Property Improvement	\$500,000	\$500,000	0
	Commercial Property Acquisition	\$500,000	\$500,000	
	Downtown Parking	\$250,000	\$250,000	0
Total		\$17,389,369	\$17,004,569	\$10,984,800

An Objective and Project Evaluation Survey was distributed to the members of the PDA and City Council asking them to evaluate and prioritize a number of specific projects. The projects included: urban infrastructure (water, sewer, street, sidewalks, storm-water), baseball field, south 5th connector, commercial problem property acquisition for redevelopment, railroad property purchase/lease, downtown parking improvement, youth center, ice skating rink, park improvements, housing rehabilitation, business incubator. An additional project identified on a completed survey included entrance beautification in west Pocatello along Highway 30.

The list above identifies projects that will be funded in the Plan. A description of the funded projects are as follows:

Citizens Community Bank

ARTHUR BRANCH
280 South Arthur
P. O. Box 1689
Pocatello, ID 83204-1689

(208) 232-5373 Phone
(208) 233-4370 Fax

FLANDRO BRANCH
2000 Flandro Drive
P. O. Box 2028
Pocatello, ID 83206-2028

(208) 238-8378 Phone
(208) 238-7240 Fax

IDAHO FALLS
LOAN PRODUCTION OFFICE
100 South Woodruff
Idaho Falls, ID 83401

(208) 528-2329 Phone
(208) 528-2494 Fax

www.ccb-idaho.com

July 12, 2001

Anne LoPiccalo
Senior Warden
Trinity Episcopal Church
P. O. Box 1214
Pocatello, ID 83204

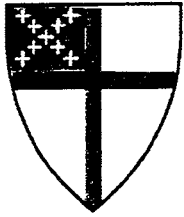
Dear Ms. LoPiccalo:

Thank you for your letter dated July 2, 2001 regarding the civic center and ice rink. Your letter will be referred to the Pocatello Development Authority for review at their next meeting.

Sincerely,



Stephen M. Hotchkiss
President & Chief Executive Officer



Trinity Episcopal Church

Arthur and Lander Streets
P.O. Box 1214
Pocatello, Idaho 83204
(208) 233-2640

July 2, 2001

Mr. Steve Hotchkiss
Pocatello Development Authority
Chairman
c/o Citizen's Community Bank
280 S. Arthur Avenue
Pocatello, ID 83204

Dear Mr. Hotchkiss and members of the PDA,

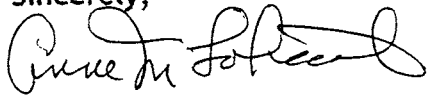
The members of the Vestry of Trinity Episcopal Church (TEC) applaud the PDA's plans to develop a civic center and ice rink, announced in the June 15th edition of the *Idaho State Journal*. There are several issues that directly impact TEC that we feel the members of the PDA need to be aware of as they continue to refine the project.

The plan, as outlined in the Journal, vacates W. Lander Street on the northwest side of the church and in front of the parish hall. This eliminates 8-10 parking spaces on the street, including a handicapped space. It also eliminates the three parking spaces located on TEC property in front of the parish hall and access to the alley from the north end, where Trinity has an additional seven parking spaces. TEC has plans to build an addition on the south end of the parish hall to extend the kitchen and church offices which will eliminate four of those spaces.

The plan also eliminates the Pocatello High School teacher parking lot, which, in effect, eliminates parking for parishioners on Sundays and during other church activities. One fifth of our parishioners are seniors who would find it difficult to walk from the Union Pacific parking lot to the church.

Historic downtown Pocatello would benefit from this type of development but we ask you to rethink the parking issues. The parking area that you have indicated on the plans seems woefully inadequate for the area. Thank you for your consideration.

Sincerely,



Anne LoPiccalo
Senior Warden
Trinity Episcopal Church

RECEIVED

JUL 12 2007

TRINITY EPISCOPAL CHURCH