

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
August 14, 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 July 10 – Motion to Approve and/or Amend

Financial Report: July Income and Expenses

Caldwell Park Master Plan

Downtown Civic Center/Ice Rink

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: August 14, 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	m	yes (11:10)
Darsi Johnson	233-7503	yes	yes
Harry Neuhardt	234-1469/233-6231	yes	yes
John Ricks	237-2277	no	no
Dan Schroeder	234-6644	yes	yes

⑤

Rayna
 Ray
 Char

Jim Singy
 Jerry Myers
 John Stye

Pocatello Development Authority
Cash Budget - 2001

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2001	Approved 2001
Beginning Balance	\$371,519.01	\$384,094.41	\$430,047.15	\$558,482.76	\$554,514.48	\$531,621.55	\$563,698.03	\$2,476,804.48	\$649,370.48	\$650,723.48	\$768,951.48	\$773,346.48	\$371,519.01	\$371,519.01
SOURCES OF FUNDS														
Kress District	2,427.20	0.00	0.00	26.39	0.00	2,761.44	16.25	0.00	0.00	0.00	0.00	0.00	\$5,231.28	\$5,684.00
Newtown District	21,731.33	1,288.63	1,561.67	720.05	0.00	1,184.43	31,970.74	0.00	0.00	0.00	0.00	0.00	\$58,456.85	\$53,000.00
Al Ricken Drive District	293,239.85	0.00	73,644.36	0.00	421,500.00	0.00	1,610,719.69	0.00	0.00	0.00	0.00	0.00	\$2,399,103.90	\$1,976,416.00
Old Town District	3,161.45	6,534.21	5,074.83	10,469.93	6,406.16	14,019.05	140,303.95	0.00	0.00	0.00	0.00	0.00	\$185,969.58	\$205,000.00
North Main District	50,500.20	449.54	0.00	0.00	0.00	0.00	24,418.87	0.00	0.00	0.00	0.00	0.00	\$75,368.61	\$71,000.00
Roosevelt District	18,447.14	26,866.50	11,976.89	0.00	0.00	0.00	62,800.81	0.00	0.00	0.00	0.00	0.00	\$120,091.34	\$48,500.00
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	\$7,078.25	\$7,078.25
Central Corridor District	20,428.51	6,182.19	34,747.02	2,094.88	2,019.74	12,252.06	241,075.52	0.00	0.00	120,000.00	0.00	0.00	\$438,799.92	\$524,194.00
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	\$5,084.47	\$2,542.00
Interest Income	1,564.01	2,249.74	1,598.10	1,170.50	427.66	3,037.25	1,589.05	4,500.00	1,500.00	1,500.00	2,000.00	2,000.00	\$23,136.31	\$28,000.00
TOTAL	418,577.94	46,113.28	128,602.87	14,481.75	430,353.56	33,254.23	2,112,894.88	4,500.00	1,500.00	121,500.00	4,542.00	2,000.00	\$3,318,320.51	\$2,921,414.25
CASH AVAILABLE	\$790,096.95	\$430,207.69	\$558,650.02	\$572,964.51	\$984,868.04	\$564,875.78	\$2,676,592.91	\$2,481,304.48	\$650,870.48	\$772,223.48	\$773,493.48	\$775,346.48	\$3,689,839.52	\$3,292,933.26
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	\$5,811.20	\$5,684.00
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	\$58,943.66	\$53,000.00
Al Ricken Drive District	293,259.45	0.00	0.00	0.00	323,659.44	0.00	171,500.00	1,317,607.00	0.00	0.00	0.00	0.00	\$2,106,025.89	\$1,976,416.00
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	\$195,174.36	\$205,000.00
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	\$98,833.20	\$71,000.00
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
Varsity Square District	0.00	0.00	0.00	0.00	0.00	0.00	21,596.83	0.00	0.00	0.00	0.00	0.00	\$21,596.83	\$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	\$410,532.87	\$404,194.00
General Funds	3,191.00	102.54	110.26	3,225.03	96.60	102.22	6,615.84	90.00	90.00	3,215.00	90.00	90.00	\$17,018.49	\$13,580.00
Bank Charges	57.00	58.00	57.00	25.00	70.25	75.53	75.76	57.00	57.00	57.00	57.00	57.00	\$703.54	\$684.00
TOTAL	406,002.54	160.54	167.26	18,450.03	453,246.49	1,177.75	199,788.43	1,831,934.00	147.00	3,272.00	147.00	147.00	\$2,914,640.04	\$2,729,558.00
ENDING BALANCE	\$384,094.41	\$430,047.15	\$558,482.76	\$554,514.48	\$531,621.55	\$563,698.03	\$2,476,804.48	\$649,370.48	\$650,723.48	\$768,951.48	\$773,346.48	\$775,199.48	\$775,199.48	\$563,375.26

PDA
8/14/01
Project HOPE

1) Background:

- a. Grass roots organization developed after advisory ballot for Ice Rink
- b. Commissioned after the Mayor/School District joint meeting
- c. Formalized the group and developed official name Project HOPE
- d. Held weekly meetings since April
- e. Developed DRAFT Vision Statement - To promote Economic Development & beautification in the Heart of Pocatello making Pocatello an even better place to live!
- f. Developed DRAFT Mission Statement – To organize overwhelming public support through a self managed grass roots campaign that partners with the city, school district, PDA, Bannock Economic development, to build a sports and exhibition center, theatre & gymnasium in downtown Pocatello.

2) Accomplishments:

- a. Studied other communities who have successfully revitalized their downtowns
- b. Brought in a guest speaker to share how their downtown revitalization project got started
- c. Met with PDA and gained a general endorsement.
- d. Met with School District – Gained general endorsement, created awareness and increased communication
- e. Met with Director of the Chief Foundation – gained endorsement
- f. Held a joint meeting with the Mayor, Mayoral candidates, City Planner, School District, Director of Economic Development, Director of Old Town, Director of Chief Foundation. Created awareness of the project, increased communication identified next steps.
- g. Identified and met one on one with approximately 50 key leaders in Pocatello. This process continues.
- h. Showing "Back from the Brink" video on Channel 12
- i. Presented our Project HOPE concept in panel form on the Community Hero's program on Channel 12
- j. Gained unanimous endorsement from the city council study session Aug 9
- k. Letters of endorsement & petition stating support of Project HOPE over the north main project:
 - i. Old Town Pocatello – Mary Howell
 - ii. Old Town Neighborhood Association – Mike Theiring
 - iii. Pocatello Neighborhood Housing Services – Richard Stallings
 - iv. Business owners on north main outside of BID area

3) Next Steps:

- a. Present detailed plan at the August PDA meeting
- b. Vision Fair – Sept 24th – (See next page)
- c. Continue with one on one's
- d. Meetings with:
 - i. Rotary clubs, Kiwanis, Civitan, Zonta
 - ii. ISJ, Channel 3,5,8 to create awareness of Vision Fair, education and input into our project

List of Possible Uses for The Proposed New Hope Center

Recreational Center

- Hockey (Roller Hockey)
- Ice Skating
- Expositions
- Concerts & Shows
- Auctions
- Rec. Rooms
- Break-out Rooms
- Gymnasium Activities
 - Basketball
 - Volleyball
 - Wrestling
 - Boxing

Pocatello High School New Gymnasium Building

- Basketball
- Volleyball
- Wrestling
- Gymnastics
- Boxing
- Expositions

Chief Auditorium (PHS Auditorium)

- Dramatic Arts & Shows (Local & Traveling)
- Musical Arts (Symphony, Concerts, Recitals, etc.)
- Dance Productions
- Lectures & Presentations
- Community Auditorium / Theatre

Civic Center Campus

- High School State Finals (Sporting Events)
- Corporate Retreats
- Expositions (Fairs)
- Gymnastic Competitions
- Community Celebrations
 - 4th of July
 - Parades
 - Christmas Events (Downtown Lights)
 - Farmers Market

**Proposed Project Cost & Funding Resources for
The Proposed New Hope Center**

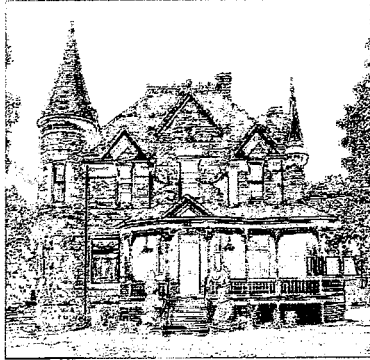
Project Cost = Hope Center Master Plan = \$15,000,000

Revenue Sources = ICDBG	\$40,000
Chief Foundation	\$1,000,000
SD25 Gymnasium Revenue	\$2,000,000
PDA (Main Street & Aquatic Center)	\$1,000,000
PDA (5 year \$1 mil. /yr. excess)	<u>\$5,000,000</u>

Total \$9,040,000

Funding gap to be raised from private sources (Approximately). \$6,000,000

Grand Total \$15,000,000



Old Town Neighborhood Association

August 12, 2001

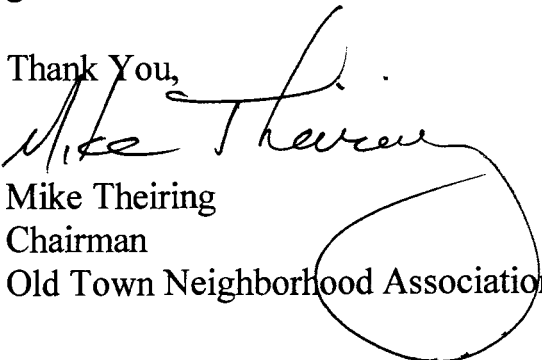
To: Pocatello Development Authority

This is a letter of endorsement from the Old Town Neighborhood Association for the use of TIF funds to be granted to the HOPE Project.

At the two public meetings regarding the Central Corridor Urban Renewal Area held in 1998, public sentiment was strongly in favor of needed visual and infrastructure improvements to Pocatello's west side.

After polling and discussing the topic of these monies with our members, we have agreed that the positive effects of an ice rink/youth/exhibition center would be dramatic to the central corridor and to Pocatello. We have agreed that PDA monies set aside for North Main improvements and any other monies available should be used to get the HOPE Project off the ground.

Thank You,


Mike Theiring
Chairman

Old Town Neighborhood Association



August 13, 2001

Mr. John Nye, Chairman
Project HOPE
101 N. Main St.
Pocatello, Idaho 83204

Dear John:

During the August 9, 2001, Old Town Pocatello, Inc. Board of Directors meeting, the board unanimously voted to support Project HOPE. In addition, they agreed to offer administrative assistance to your committee in order to help make this a reality.

The Civic Center/Ice Rink is a key element for the continuance of economic development in the Old Town District. This project will offer the citizens of Pocatello a great outlet of activities which may include, sporting events, cultural art events, and special meeting space. By locating this facility in Old Town, the citizens of Pocatello will have the opportunity to take advantage of many new restaurants, shops and service oriented businesses.

We understand the urgency of this project and that you will be requesting funding from the Pocatello Development Authority to be shifted from the North Main lighting and sidewalk project. Old Town believes lighting and sidewalk are key elements to furthering economic development, but also realize that this project will fill a major gap for the citizens of Pocatello and potential business relocations to our City.

If we can be of assistance, please don't hesitate to contact me at 232-7545.

Sincerely,

Mary C. Howell
Executive Director

Downtown Ice Rink/Youth Activities/Sports Exhibition Center

We, the undersigned business owners, hereby petition the Pocatello Development Authority to divert the funds already allocated for sidewalks and lighting improvements on North Main Street and instead use them to help build a multi-use Youth Center/Ice Rink and Sports Exhibition Center near Pocatello High School. We believe that such a facility would do more to attract business to the Downtown/West Side area and to the entire City of Pocatello than the proposed cosmetic improvements to the streetscape.



OWNER/MANAGER NAME	BUSINESS NAME	ADDRESS
<i>[Signature]</i>	Don Mad Mikes	1238 N Main
Dale Willie	Don Mad Mikes	1238 N Main
<i>[Signature]</i>	Fixator	1235 N Main
<i>[Signature]</i>	Karts Machine Shop	1315 N Main
Kristina Scholz	Duffys	1304 N Main
Susan Jackson	Rapid Repair	1334 N Main
<i>[Signature]</i>	Rapid Repair	1334 N. Main
Calvin Edwards	North Main Radiator	1450 N Main
Ken Clark	Mountain West Radiator	1645 N. Main
James J. Whelan	J.S.A. Ent. % Info Tms	1801 N. Main
<i>[Signature]</i>	JSA Ent	1801 N. Main
Barbara N. Hiller	Intermountain Machine	1850 N. MAIN
Natalie De Jesus	Intermountain Machine	1850 n. main

Downtown Ice Rink/Youth Activities/Sports Exhibition Center

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OWNER/MANAGER NAME	BUSINESS NAME	ADDRESS
Robert D. Wilkes	Intermountain Marine	1850 N. MAIN
Michael Wilkes	Intermountain Marine	1850 N. MAIN
Robert T. Wilkes	Intermountain Marine	1850 N. MAIN
Melinda V. Wilkes	Intermountain Marine	1850 N. MAIN
Daniela Olson	Piney Leph Supply	1801 N Arthur #F
Loyce Clark	CHALKS RADIO INC	1801 N Arthur #B
Jerry B Robinson	Jerry + Kays Auto Glass	1659 N ARTHUR
Randy Roberts	"	"
Misti Hartley	Belot House	1625 N. Arthur
Nicole Hobbs	Liljenquist Chiropractic	1605 N. Arthur
Stephan Liljenquist	Liljenquist Chiro.	1605 N. Arthur
Celena D. Liljenquist	Liljenquist Chiropractic	1605 N. Arthur
John Stockdale	Madison Sport Sales	1510 N Arthur



POCATELLO NEIGHBORHOOD
HOUSING SERVICES

NeighborWorks®
HomeOwnership Center

206 N. Arthur
PO Box 1146
Pocatello, ID 83204
Tel: 208-232-9468
Fax: 208-232-3155
www.pnhs.org

Board of Directors

Dick Emerson, President
US Bank

Brenda Pollard, 1st Vice President
Lewis & Clark Neighborhood

Idaho Purce, 2nd Vice President
Bonnevillie Neighborhood

Dale Reavis, Secretary
JR Simplot Company

Curt Christiansen, Treasurer
Whittier Neighborhood

Mayor Greg Anderson
City of Pocatello

Charlie Burrup
First Security Bank

Wendy Loveland
Roosevelt Neighborhood

Honorable Bob Foster
City of Pocatello

Rich Garvin
Resident At-large

Jim Johnston
Keller Williams

Darrin Simpson
Resident At-large

Bob Stanton
Intermountain Gas

Linda Burke
Jefferson Neighborhood

Bret Allison
Resident At-large



August 13, 2001

To Whom It May Concern:

Pocatello Neighborhood Housing Services endorses the efforts of Project Hope to establish a multiple use facility in the downtown area.

The need for such a facility can not be overstated. In spite of the best efforts of our organization, as well as those of Old Town Pocatello and other civic-minded groups, the center of our city continues to lag behind in property valuations. Despite the efforts of police and citizens, the crime rates continue to be unnecessarily high. The longevity of businesses seeking to establish themselves in this part of our city remains too brief.

In an world where cities compete with one another to attract new business, and where business leaders locate where the quality of life is high, such civic amenities can make a great difference in whether or not new business will locate in our community, let alone in the heart of our community.

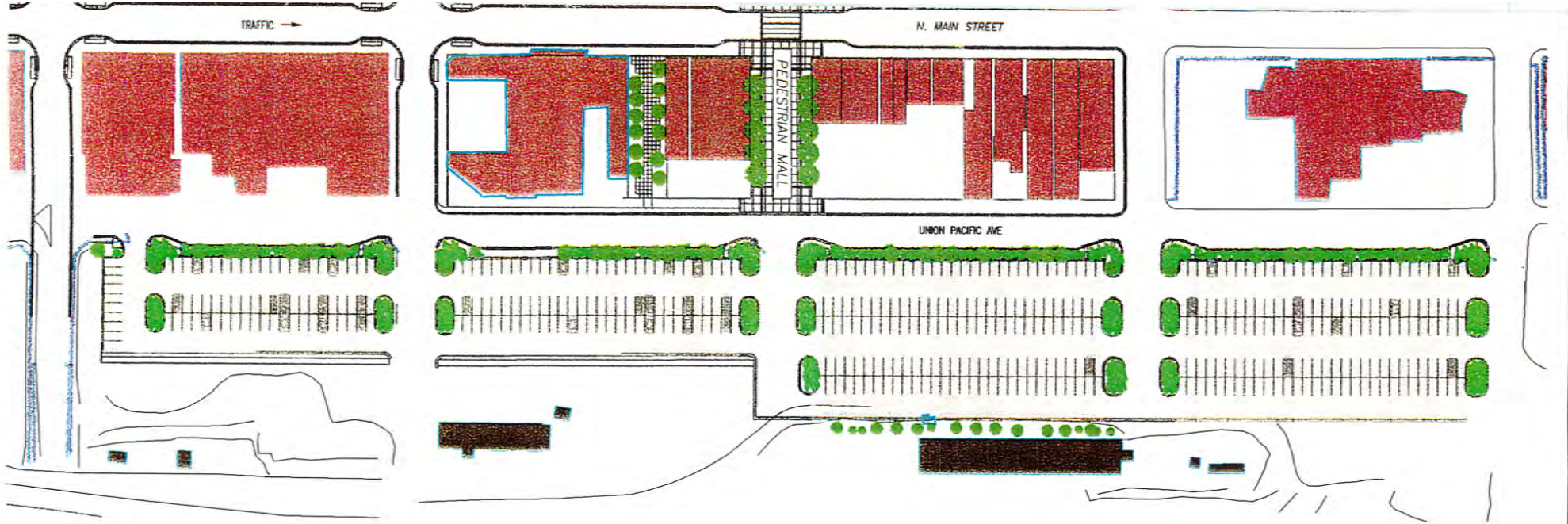
In order to insure the long-term revitalization of our community, we must have the courage to invest in the heart of Pocatello. Establishing a facility which combines an ice rink and center for after school hours activities for the youth of the community and which can attract sports competitions and exhibitions is just the kind of economic development stimulus needed. This down payment on the future of our city will prime the pump for continued private investment, and improve the quality of life for all the citizens of Pocatello. PNHS strongly encourages the P.D.A. to make the investment in Project Hope.

Sincerely,

Richard H. Stallings

Executive Director

Pocatello Neighborhood Housing Services



- SCHOOL DISTRICT BUILDINGS
- OPEN SPACE/ATHLETIC FIELDS
- PARKING AREAS
- NEW/EXPANDED BUILDINGS
- OTHER BUILDINGS
- RESIDENTIAL
- RAILROAD

CONCEPT PLAN
SCALE = 1" = 150'



MYERS / ANDERSON ARCHITECTS
H. THOMAS MYERS
PETER G. ANDERSON JR.
JERRY T. MYERS
101 NORTH MAIN
POCATELLO, IDAHO
83204

(208) 232-3741
FAX (208) 232-9702

A.I.A.
American Institute of Architects
REGISTERED ARCHITECTS
CERTIFIED BY:
NCARB

PROJECT: **CONCEPT PLAN FOR PROPOSED CIVIC COMPLEX LOCATION IN OLD TOWN POCATELLO**
POCATELLO **IDAHO**

SHEET TITLE
CONCEPT PLAN

DATE: 11-20-04	CHECKED BY:	DESIGN BY:	JOB NO.:
OF	SHEET NO. 1		



Pocatello Storm Water Improvements

Halliday Street Phase I

Mayor: Gregory R. Anderson

Owner: Pocatello Development Authority
Steve Hotchkiss, Chairman
Charlene DeWall, Administrative Assistant

Engineer: Schiess & Associates

Contractor: HK Contractors Inc.

Report No. 2

This monthly Construction Progress Report includes all work performed from June 26th, 2001 up to July 25th, 2001 under this project. The report includes the following information:

- General Project Data
- General Project Scope
- Work Progress and Schedule
- Contract Performance
- Financial Data

GENERAL PROJECT DATA

Project:	Halliday Street Phase I
Owner:	Pocatello Development Authority
Engineer:	Schiess & Associates
General Contractor:	HK Contractors Inc.
Bids Opened:	May 3, 2001
Notice to Proceed:	June 11, 2001
Original Contract Time:	210 days
Original Contract Completion Date:	January 7, 2002
Approved Time Extensions (days):	7
Current Contract Completion Date:	January 14, 2002
Original Contract Amount:	\$4,460,913.28
Approved Change Order Amount:	\$1133.80
Current Contract Amount:	\$4,462,047.08
Approved Change Orders, % of Original Contract:	0.03%

GENERAL PROJECT SCOPE

The Halliday Street Storm Water Improvement project was planned and designed to reduce the potential for flooding in the heart of the city. It consists of construction of approximately 10,000 feet of concrete pipe from Halliday Street at the Portneuf River to the intersection of 19th and Center Streets. It also involves constructing an outfall for discharge into the Portneuf River, new catch basins and laterals, Union Pacific Railroad crossing in the abandoned Halliday Street underpass, and street reconstruction, including new ADA pedestrian ramps at many intersections. A discussion of major work segments completed for this report period follows.

WORK PROGRESS AND SCHEDULE

Headgate Structure and Portneuf River Outfall

The bottom half of the headgate structure is in place. The storm drain pipe from the headgate structure to the Portneuf River has been set and the Portneuf Channel wall has been reconstructed. The headgate structure and all work near the Portneuf River is scheduled to be completed in August 2001.

Storm Drain Pipe

Approximately 700 linear feet of storm drain pipe was installed and backfilled during this period. A total of 900 feet of storm drain pipe have been installed since the beginning of the project. Due to complications with the railroad, completion may extend into 2002. The Contractor plans on using two crews. The second crew is not yet on site. The mainline pipe installation for this period is shown on the attached Project Map. Pipe installations from the previous period as well as expected mainline pipe installation for the next period are also shown.

Water Pipe Reconstruction

The 14 inch waterline at Arthur Avenue was reconstructed through the intersection at Halliday Street. This was an arduous task since the existing line was shallow and laid on boulders.

Sewer Pipe Reconstruction

Reconstruction was performed on West Halliday at the alley between South Arthur and South Main. This involved the replacement of approximately 40 linear feet of clay pipe with new PVC pipe. The new sewer line on Whitman Street, originally planned for July construction was delayed and now scheduled for August as shown on the attached Progress Map.

Catch Basins and Laterals

One catch basin with lateral pipe was constructed. This work is typically accomplished prior to backfilling the mainline pipe.

Asphalt paving

No asphalt paving has been performed during this period. Paving is scheduled to be completed from Main Street west to Garfield approximately August 10.

Railroad Right of Way Work

During this period approximately $\frac{1}{4}$ of the material in the abandoned underpass was removed. The metal deck plate on the west side of the Railroad Right of Way was installed. Work has been delayed because 60 feet of the old underpass deck were found to be missing approximately 100 feet from the east side of the underpass. This 60 foot zone supports three sets of railroad tracks used for storage. Greg Lanning, the City Director of Public Works, is leading an effort to gain permission to remove these tracks (temporarily), install the pipe through the 60 foot zone, backfill, then reconstruct the tracks. The alternative would be either bore or jack pipe which would cost the project an additional \$300,000 to \$500,000. The railroad appears to be cooperative. The decision from the railroad is expected mid-August.

Concrete Flatwork

Approximately 250 linear feet of curb and gutter was placed during this period. One vehicle approach was also replaced. Concrete flatwork is typically placed after the piping is completed and before the street is paved.

PROGRESS MAP





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
PENNY NICHOLS PINK
BRIAN T. UNDERWOOD
DALE W. WILKINSON

August 17, 2001

Stephen Hotchkiss
Citizens Community Bank
280 South Arthur Avenue
Pocatello, Idaho 83204

Dear Mr. Hotchkiss:

I would like to express my sincere appreciation for your efforts on behalf of the Pocatello Development Authority (PDA). This Board is unique, and I realize it takes a great deal of time and energy to conduct the necessary duties of a PDA Director. I also appreciate your willingness to act as Chairman for the last two years.

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 devotion to this duty has had a valuable effect not only on the Pocatello Development Authority but also has benefited 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, Administrative Assistant