

Call to order by Scott Smith, Chairman  
Acknowledge guests of the Board  
Disclosure of conflicts of interest  
Agenda; delete action or discussion items

**Action and Discussion Items:**

**Agenda Item No. 1: Public Hearing 2016 PDA Annual Report**

**Agenda Item No. 2: Minutes**

Motion to approve and/or amend the Regular Meeting Minutes of February 15, 2017

**Agenda Item No. 3: Financial Report**

Motion to approve and/or amend February 2017 Income and Expenses

**Agenda Item No. 4: Payment Requests/Reimbursements**

- a. Craig Christensen's legal fees in the amount of \$1,120.00 for the remainder of the Positron Facility judicial foreclosure proceedings (final bill)

**Agenda Item No. 5: Presentation by United Senior Partners**

**Agenda Item No. 6: CEED (Center for Entrepreneurship and Economic Development)**

**Executive Session:**

**Matters exist for discussion in an executive session as per I.C. §74-206(1)(e)**

*Motion: "I move that we enter into an executive session as per Idaho Code §74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the PDA may be in competition with other jurisdictions."*

**Upcoming Events/Information:**

**Adjourn.**

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Dave Hunt at [dhunt@pocatello.us](mailto:dhunt@pocatello.us); 208.234.6248 or 5815 South 5<sup>th</sup> Avenue, Pocatello, ID

AGENDA ITEM

NO. 1

**AMENDED POCA TELLO DEVELOPMENT AUTHORITY MEETING MINUTES**  
**March 15, 2017**

**Members present:** Councilman Steve Brown, Chad Carr (Vice-Chairman), Larry Fisher, Devin Hillam, Thomas Ottaway, and Scott Turner.

**Members absent:** Mayor Brian Blad, Russell Meyers and Scott Smith

**Staff present:** Tiffany Olsen, City Legal Dept.; Merrill Quayle, Development Engineer, Melanie Gygli, Interim Planning and Development Services Director, Joyce Stroschein, Treasurer; and Mike Ennis with Bannock Development Corporation (ex-officio).

**Vice-Chairman Carr** called the meeting to order at 11:05 a.m.

**Introductions, Conflicts, and Agenda:** There were no conflicts disclosed and no modifications to the agenda. Guests in attendance included Matt Hunter with the Chamber of Commerce (left at 12:10 p.m.), Councilwoman Heidi Adamson (left at 12:10 p.m.), and Commissioner Evan Frasure (arrived at 11:25 a.m.). Sharon Manning and Anita Valladolid arrived at 11:29 a.m. and left at 11:53 a.m.

**1. Action and Discussion Items:**

**Agenda Item No. 1: Public Hearing on the PDA 2016 Annual Report.** T. Olsen presented the Pocatello Development Authority's 2016 Annual Report pursuant to Idaho Code §50-2006(c) via Public Hearing at 11:06 a.m. There were no comments given either in person or in writing from any members of the public. The Public Hearing was closed at 11:13 a.m.

**Agenda Item No. 2: Minutes.** The Minutes of the regularly scheduled meeting of February 15, 2017 were reviewed. It was **MSC (D. Hillam, T. Ottaway)** to approve the February 15, 2017 Minutes as prepared.

**Agenda Item No. 3: Financial Reports.** J. Stroschein presented the Financial Reports for the month of February 2017. At month end, the Authority had cash on hand of \$7,604,908.35. The checking account balance was \$3,598,239.82, the savings account was \$746,474.56, and cash being held by Zions Trust amounted to \$2,720,193.97. The Authority recognized normal financial activity during the month of February. The Authority received revenues totaling \$86,451.73 of which \$2,356.28 was interest earnings on cash invested and property tax interest. Rental income from the Positron facility was received in the amount of \$750.00. Property tax remittance totaled \$83,345.45; \$74,256.68 from the Naval Ordnance District, \$8,313.07 from the North Yellowstone District and \$775.70 from the Airport District. Expenses paid for the month totaled \$73,188.31. The administrative expense for lunch was \$126.31. Professional fees for the annual audit were \$4,185.00 and the trustee fees at Zions Bank were \$2,000.00. The bond interest only payment was paid in the amount of \$66,177.00 for the North Yellowstone District. Year to date revenues of \$1,092,763.42 are greater than expenses of \$302,302.51. Overall Net income of \$790,460.91. It was then **MSC (D. Hillam, S. Turner)** to approve the February 2017 Financial Report as presented.

**Agenda Item No. 4: Payment Requests/Reimbursements.**

- (a) It was **MSC (S. Turner, T. Ottaway)** to pay Craig Christensen's legal fees in the amount of \$1,187.50 for the judicial foreclosure proceedings with Positron, Inc. It is anticipated this is the last billing from Mr. Christensen and brings to total paid to date to \$42,986.15 from the PDA General Fund.

**Agenda Item No. 5: Presentation by United Senior Partners.** Sharon Manning with the United Senior Partners and Anita Valladolid, the Director of the Pocatello Senior Activities Center, presented their request for support and funding to assist in the design and building of a senior complex which will enhance physical, social, mental, nutritional health, lifelong learning and recreational opportunities for the members of the senior community. Beginning in September 2016, the AARP of Pocatello, New Knowledge Adventures (NKA), Senior Activities Center, Snake River New Horizon Band and the Southeast Idaho Senior Games began working on an operations and business plan as well as architectural design for a facility. Board Members discussed potential options for the renovation of a number of existing facilities but found that the United Seniors had already explored those options and to no avail. **T. Ottaway** volunteered his students' services within the College of Business to assist the group with the development of a business plan and other items. **L. Fisher** questioned if ownership of the new facility would be in the name of the City of Pocatello similar to the arrangements with the current Senior Activities Center. S. Manning confirmed that the group would like to continue status quo with the City owning the facility, paying the utilities and continuing to maintain the same. **Vice-Chairman Carr** encouraged them to return once their project was more developed which would include the selection of a site, a business plan, an operations and maintenance plan, and a specific request for funding.

**Agenda Item No. 6: CEED (Center for Entrepreneurship and Economic Development).** **S. Turner** provided an overview of the Center for Entrepreneurship and Economic Development for those Board Members who were not present at last month's meeting as well as an update regarding the CEED's Economic Development Administration grant application. **T. Olsen** provided a letter in support of the project of which she prepared for the Chairman's signature once the Board has approved the same. The letter is in support of the CEED project, donation of the CenturyLink facility in Old Town Pocatello, and the anticipated success of the Center. It was **MSC (E. Frasure, S. Brown, T. Ottaway abstained)** for Chairman Smith to execute the letter of support. At the April 19, 2017 PDA meeting, the Mayor requested the vote on this item be recalled due to Commissioner Frasure's inability to make a motion due to the letter on file with the PDA Secretary assigning the Commission Seat to Devin Hillam as the County's Designee. It was **MSC (B. Blad, S. Brown, T. Ottaway abstained)** for Chairman Smith to execute the letter of support.

**2. Executive Session:**

**Vice-Chairman Carr** then called for a motion for the Board to go into an executive session to discuss a matter regarding negotiations involving matters of trade or commerce in which the PDA is in competition with other jurisdictions. **It was moved and seconded (S. Brown, S. Turner)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(e). **The motion passed** by roll call vote (**Ayes: Brown, Fisher, Frasure, Hillam, Carr, Ottaway and Turner; Nays: None**). The Board adjourned to executive session at approximately 12:21 p.m. The Board reconvened to regular session at 1:17 p.m.

**3. Adjournment:**

There being no additional business, the meeting adjourned at 1:18 p.m.

By: Tiffany G. Olsen  
Tiffany G. Olsen, Secretary

**AMENDED POCA TELLO DEVELOPMENT AUTHORITY MEETING MINUTES**  
**MEETING EXECUTIVE SESSION**  
**March 15, 2017**

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**Members absent:** Mayor Brian Blad, Russell Meyers and Scott Smith

**Staff present:** Tiffany Olsen, City Legal Dept.; Merrill Quayle, Development Engineer, Melanie Gygli, Interim Planning and Development Services Director, Joyce Stroschein, Treasurer; and Mike Ennis with Bannock Development Corporation (ex-officio).

Guests in attendance were Commissioner Evan Frasure (arrived at 11:25 a.m.), Buck Swaney and Tom Ballard with Millennial Development Partners.

The Board of Commissioners adjourned from regular session into executive session at 12:58 p.m. pursuant to I.C. §74-206(1)(e) to discuss negotiations involving matters of trade or commerce in which the PDA is in competition with other jurisdictions. **It was moved and seconded (S. Brown, S. Turner). The motion passed by roll call vote (Ayes: Brown, Fisher, Hillam, Carr, Ottaway and Turner; Nays: None.)**. The Board adjourned to executive session at approximately 12:21 p.m. Potential businesses who are in competition with other jurisdictions were discussed. The Board reconvened to regular session at 1:17 p.m.

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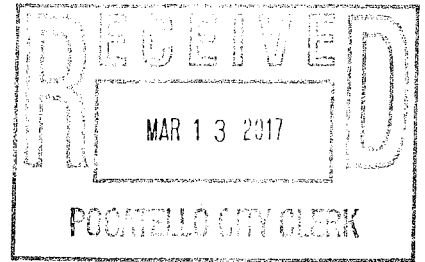
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By: Tiffany G. Olsen  
Tiffany G. Olsen, Secretary

# PROOF OF PUBLICATION



STATE OF IDAHO  
County of Bannock

LN24110

KAREN MASON

**POCA TELLO DEVELOPMENT  
AUTHORITY  
NOTICE OF FILING 2016 ANNUAL  
REPORT AND PUBLIC MEETING TO  
REPORT FINDINGS AND TAKE  
PUBLIC COMMENT**

Notice is hereby given that the Pocatello Development Authority, an urban renewal agency, (the "Agency") will hold a meeting on Wednesday, March 15, 2017, at the hour of 11:00 a.m., in the Paradise Conference Room at Pocatello City Hall, 911 North 7th, Pocatello, Idaho, to present its 2016 Annual Report of activities and to take comments from the public regarding those activities pursuant to Idaho Code §50-2006(c). A copy of the 2016 Annual Report was filed with the City of Pocatello and is available at the office of the City Clerk for examination during regular business hours. Persons wishing to examine a copy of the Agency's 2016 Annual Report or requesting other information may also contact Ms. Tiffany Olsen, Secretary for the Pocatello Development Authority, at the City of Pocatello Legal Department at 208-234-6149.

The Paradise Conference Room at City Hall, as well as ingress and egress, are accessible to the disabled. Interpreters for persons with hearing impairments and/or taped information for persons with visual impairments can be provided upon five days' notice. For accessibility arrangements please contact the City ADA Coordinator at 234-6248.

March 7, 2017

LN24110

being first duly sworn on oath deposes and says: that SHE was at all times herein mention a citizen of the United States of America more than 21 years of age, and the Principal Clerk of the Idaho State Journal, a daily newspaper, printed and published at Pocatello, Bannock County Idaho and having a general circulation therein.

That the document or notice, a true copy of which is attached, was published in the said IDAHO STATE JOURNAL, on the following dates, to-wit:

Mar. 07 2017 Mar. \_\_\_\_\_ 2017  
Mar. \_\_\_\_\_ 2017 Mar. \_\_\_\_\_ 2017  
Mar. \_\_\_\_\_ 2017 Mar. \_\_\_\_\_ 2017  
Mar. \_\_\_\_\_ 2017 Mar. \_\_\_\_\_ 2017

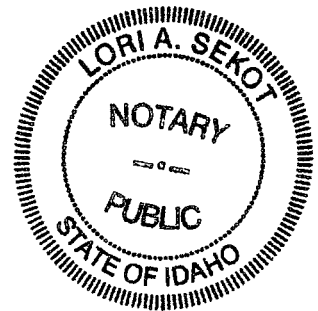
That said paper has been continuously and uninterruptedly published in said County for a period of seventy-eight weeks prior to the publication of said notice of advertisement and is a newspaper within the meaning of the laws of Idaho.

STATE OF IDAHO  
COUNTY OF BANNOCK

*K. Mason*

On this 07th. of Mar. in the year of 2017, before me, a Notary Public, personally appeared KAREN MASON Known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn declared that the statements therein are true, and acknowledge to me that he executed the same.

Notary of Public  
*Lori A. Sekot*  
Residing at Arimo exp. 3/3/2021



Reply all | Delete Junk |

## PDA Public Hearing

OT Olsen, Tiffany <tolsen@pocatello.us>  
Today, 9:28 AM  
ISJ Legals

Reply all |

Notice of PDA hrg 2016...  
25 KB

Download

Action Items

*copy*

Good Morning!

Attached is the public hearing notice for the Pocatello Development Authority. Will you please publish this on March 7<sup>th</sup>? I will take the invoice. Any questions, please don't hesitate to ask.

Thank you!

*Tiffany G. Olsen  
Paralegal/Assistant to the City Attorney  
City of Pocatello  
911 North 7th, P.O. Box 4169  
Pocatello, ID 83205  
Telephone: (208) 234-6149  
Facsimile: (208) 239-6986*

**POCATELLO DEVELOPMENT AUTHORITY  
NOTICE OF FILING 2016 ANNUAL REPORT AND  
PUBLIC MEETING TO REPORT FINDINGS AND TAKE PUBLIC COMMENT**

Notice is hereby given that the Pocatello Development Authority, an urban renewal agency, (the "Agency") will hold a meeting on Wednesday, March 15, 2017, at the hour of 11:00 a.m., in the Paradise Conference Room at Pocatello City Hall, 911 North 7th, Pocatello, Idaho, to present its 2016 Annual Report of activities and to take comments from the public regarding those activities pursuant to Idaho Code §50-2006(c). A copy of the 2016 Annual Report was filed with the City of Pocatello and is available at the office of the City Clerk for examination during regular business hours. Persons wishing to examine a copy of the Agency's 2016 Annual Report or requesting other information may also contact Ms. Tiffany Olsen, Secretary for the Pocatello Development Authority, at the City of Pocatello Legal Department at 208-234-6149.

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Publication: Tuesday, March 7, 2017

AGENDA ITEM  
NO. 2

AGENDA ITEM

NO. 3

FINANCIAL

REPORTS

Pocatello Development Authority  
Balance Sheet by Class  
As of February 28, 2017

	1-General Fund	3-North Yellowstone	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
<b>ASSETS</b>						
<b>Current Assets</b>						
<b>Checking/Savings</b>						
Checking Wells Fargo	2,378,208.67	207,711.24	500,363.68	125,736.59	386,219.64	3,598,239.82
Savings Wells Fargo	746,438.36	36.20	0.00	0.00	0.00	746,474.56
Zions 2012 Bnd Fnd 7110526D	0.00	0.93	0.00	0.00	0.00	0.93
Zions Bnd Reserve Fnd 7110526B	0.00	677,500.00	0.00	0.00	0.00	677,500.00
Zions Rev Alloc Fnd 7110526	0.00	2,042,693.04	0.00	0.00	0.00	2,042,693.04
<b>Total Checking/Savings</b>	<b>3,124,647.03</b>	<b>2,927,941.41</b>	<b>500,363.68</b>	<b>125,736.59</b>	<b>386,219.64</b>	<b>7,084,908.35</b>
<b>Other Current Assets</b>						
Accrued Interest Income	16,786.74	168.24	0.00	0.00	0.00	16,954.98
Property Tax Receivable	0.00	31,587.23	0.00	73,911.63	0.00	105,498.86
<b>Total Other Current Assets</b>	<b>16,786.74</b>	<b>31,755.47</b>	<b>0.00</b>	<b>73,911.63</b>	<b>0.00</b>	<b>122,453.84</b>
<b>Total Current Assets</b>	<b>3,141,433.77</b>	<b>2,959,696.88</b>	<b>500,363.68</b>	<b>199,648.22</b>	<b>386,219.64</b>	<b>7,187,362.19</b>
<b>Other Assets</b>						
Inventory - Leasehold	424,779.00	0.00	0.00	0.00	0.00	424,779.00
Note Receivable	50,000.00	0.00	0.00	0.00	0.00	50,000.00
<b>Total Other Assets</b>	<b>474,779.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>474,779.00</b>
<b>TOTAL ASSETS</b>	<b>3,616,212.77</b>	<b>2,959,696.88</b>	<b>500,363.68</b>	<b>199,648.22</b>	<b>386,219.64</b>	<b>7,662,141.19</b>
<b>LIABILITIES &amp; FUND BALANCE</b>						
<b>Liabilities</b>						
<b>Long Term Liabilities</b>						
Deferred Interest Receivable	16,786.74	0.00	0.00	0.00	0.00	16,786.74
Deferred Notes Receivable Rev	50,000.00	0.00	0.00	0.00	0.00	50,000.00
Deferred Tax Revenues	0.00	0.00	0.00	73,911.63	0.00	73,911.63
<b>Total Long Term Liabilities</b>	<b>66,786.74</b>	<b>0.00</b>	<b>0.00</b>	<b>73,911.63</b>	<b>0.00</b>	<b>140,698.37</b>
<b>Total Liabilities</b>	<b>66,786.74</b>	<b>0.00</b>	<b>0.00</b>	<b>73,911.63</b>	<b>0.00</b>	<b>140,698.37</b>
<b>Fund Balance</b>						
Fund Balance	3,438,647.62	2,427,770.09	420,396.34	114,751.73	329,416.13	6,730,981.91
Net Income	110,778.41	531,926.79	79,967.34	10,984.86	56,803.51	790,460.91
<b>Total Fund Balance</b>	<b>3,549,426.03</b>	<b>2,959,696.88</b>	<b>500,363.68</b>	<b>125,736.59</b>	<b>386,219.64</b>	<b>7,521,442.82</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>3,616,212.77</b>	<b>2,959,696.88</b>	<b>500,363.68</b>	<b>199,648.22</b>	<b>386,219.64</b>	<b>7,662,141.19</b>

Pocatello Development Authority  
**Profit & Loss by Class**  
 February 2017

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
Interest Income	17.18	193.88	2,128.93	0.00	16.29	2,356.28
Property Taxes	0.00	8,313.07	74,256.68	0.00	775.70	83,345.45
Rental Income	750.00	0.00	0.00	0.00	0.00	750.00
<b>Total Income</b>	<u>767.18</u>	<u>8,506.95</u>	<u>76,385.61</u>	<u>0.00</u>	<u>791.99</u>	<u>86,451.73</u>
<b>Gross Profit</b>	767.18	8,506.95	76,385.61	0.00	791.99	86,451.73
<b>Expense</b>						
Administrative	126.31	0.00	0.00	0.00	0.00	126.31
Debt Service						
Interest	0.00	66,177.00	0.00	0.00	0.00	66,177.00
<b>Total Debt Service</b>	<u>0.00</u>	<u>66,177.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>66,177.00</u>
Professional Services						
Other Professional Services	4,185.00	2,000.00	0.00	700.00	0.00	6,885.00
<b>Total Professional Services</b>	<u>4,185.00</u>	<u>2,000.00</u>	<u>0.00</u>	<u>700.00</u>	<u>0.00</u>	<u>6,885.00</u>
<b>Total Expense</b>	<u>4,311.31</u>	<u>68,177.00</u>	<u>0.00</u>	<u>700.00</u>	<u>0.00</u>	<u>73,188.31</u>
<b>Net Ordinary Income</b>	<u>-3,544.13</u>	<u>-59,670.05</u>	<u>76,385.61</u>	<u>-700.00</u>	<u>791.99</u>	<u>13,263.42</u>
<b>Net Income</b>	<u><u>-3,544.13</u></u>	<u><u>-59,670.05</u></u>	<u><u>76,385.61</u></u>	<u><u>-700.00</u></u>	<u><u>791.99</u></u>	<u><u>13,263.42</u></u>

At month end the Authority had cash on hand of \$7,064,908.35. The checking account balance was \$3,598,239.82, the savings account was \$746,474.56, and cash being held by Zions Trust amounted to \$2,720,193.97.

Pocatello Development Authority recognized normal financial activity during the month of February. The Authority received revenues totaling \$86,451.73 of which \$2,356.28 was interest earnings on cash invested and property tax interest. Rental income from the Positron Facility was received in the amount of \$750.00. Property tax remittances totaled \$83,345.45.

Expenses paid for the month totaled \$73,188.31. The administrative expenses were \$126.31 for the lunch meeting. Professional fees for the annual audit was \$4,185 and for the trustee fees at Zions Bank was \$2,000. The bond interest only payment was paid in the amount of \$66,177.00 on the North Yellowstone district.

Year to date revenues of \$1,092,763.42 (see page 3) are more than expenses of \$302,302.51 so overall net income is \$790,460.91.

Pocatello Development Authority  
**Profit & Loss by Class**  
 October 2016 through February 2017

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
Interest Income	92.64	6,217.34	2,128.93	0.00	16.29	8,455.20
Miscellaneous Income	6,450.00	0.00	0.00	0.00	0.00	6,450.00
Personal Property tax replace	0.00	23,003.35	6,043.21	404.91	1,262.85	30,714.32
Property Taxes	0.00	701,678.73	95,418.24	4,816.92	55,524.37	857,438.26
Rental Income	3,750.00	0.00	0.00	20,000.00	0.00	23,750.00
Transfers in	165,955.64	0.00	0.00	0.00	0.00	165,955.64
<b>Total Income</b>	<b>176,248.28</b>	<b>730,899.42</b>	<b>103,590.38</b>	<b>25,221.83</b>	<b>56,803.51</b>	<b>1,092,763.42</b>
<b>Gross Profit</b>	<b>176,248.28</b>	<b>730,899.42</b>	<b>103,590.38</b>	<b>25,221.83</b>	<b>56,803.51</b>	<b>1,092,763.42</b>
<b>Expense</b>						
Administrative	721.87	0.00	0.00	0.00	0.00	721.87
<b>Debt Service</b>						
Interest	0.00	66,177.00	0.00	0.00	0.00	66,177.00
<b>Total Debt Service</b>	<b>0.00</b>	<b>66,177.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>66,177.00</b>
Dues and Memberships	850.00	0.00	0.00	0.00	0.00	850.00
Economic Grants Issued	25,000.00	0.00	0.00	0.00	0.00	25,000.00
Economic Loans	26,000.00	0.00	0.00	0.00	0.00	26,000.00
<b>Professional Services</b>						
Other Professional Services	12,898.00	2,000.00	0.00	2,700.00	0.00	17,598.00
<b>Total Professional Services</b>	<b>12,898.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>2,700.00</b>	<b>0.00</b>	<b>17,598.00</b>
Transfers out	0.00	130,795.63	23,623.04	11,536.97	0.00	165,955.64
<b>Total Expense</b>	<b>65,469.87</b>	<b>198,972.63</b>	<b>23,623.04</b>	<b>14,236.97</b>	<b>0.00</b>	<b>302,302.51</b>
<b>Net Ordinary Income</b>	<b>110,778.41</b>	<b>531,926.79</b>	<b>79,967.34</b>	<b>10,984.86</b>	<b>56,803.51</b>	<b>790,460.91</b>
<b>Net Income</b>	<b>110,778.41</b>	<b>531,926.79</b>	<b>79,967.34</b>	<b>10,984.86</b>	<b>56,803.51</b>	<b>790,460.91</b>

# AGENDA ITEM NO. 4

Rec'd 3-15-2017

LAW OFFICES OF  
**RACINE OLSON NYE & BUDGE**  
CHARTERED

POCATELLO · BOISE · IDAHO FALLS

Post Office Box 1391  
Pocatello, Idaho 83204-1391  
Toll Free: (877) 232-6101

**TAX ID NUMBER 82-0316387**

POCATELLO DEVELOPMENT AUTHORITY  
ATTENTION: TIFFANY OLSEN  
PO BOX 4169  
POCATELLO, ID 83205

Statement Date: February 28, 2017  
Account No.: 0.0048690  
Page: 1

PLEASE RETURN TOP PORTION WITH PAYMENT

POCATELLO DEVELOPMENT AUTHORITY V. POSITRON SYS

	PI			\$1,120.00
		24,779	Craig Christensen	
02/06/2017	RI	11,645.50	Positron	RS
	DI	5,374.15	Legal Fees	
	AI			.30
	CI	1,187.50		.30
	FI			67.50
	TI	<u>\$ 42,986.15</u>		67.50
	BI			<u>\$1,187.50</u>

LAW OFFICES OF  
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**CHARTERED**

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Post Office Box 1391  
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Toll Free: (877) 232-6101

**TAX ID NUMBER 82-0316387**

POCATELLO DEVELOPMENT AUTHORITY  
ATTENTION: TIFFANY OLSEN  
PO BOX 4169  
POCATELLO, ID 83205

Statement Date: January 31, 2017  
Account No.: 0.0048690  
Page: 1

*PLEASE RETURN TOP PORTION WITH PAYMENT*

POCATELLO DEVELOPMENT AUTHORITY V. POSITRON SYS

		HOURS
12/28/2016	DRAFT OF SHERIFF'S DEED; ANALYSIS OF SHERIFF'S CERTIFICATE; EMAIL TO CITY OF POCATELLO, ALLIANCE, CURTICE SMITH AS TO SHERIFF'S DEED EXECUTION, APPROVAL, AND RECORDING	1.50
	REVIEW OF LEGAL DESCRIPTIONS AND COMPARISON TO SHERIFF'S CERTIFICATE	0.30
	REVIEW OF LEGAL DESCRIPTIONS AND COMPARISON TO SHERIFF'S CERTIFICATE; DRAFT OF SHERIFF DEED USING JUDGMENT AND DECREE OF FORECLOSURE LEGAL DESCRIPTION; EMAIL TO CITY, ALLIANCE, CURTICE SMITH, SHERIFF TO REVIEW SHERIFF'S DEED	1.00
12/29/2016	REVIEW OF CURTICE SMITH EMAIL OF REVIEWING AND APPROVING PROPOSED SHERIFF'S DEED; EMAIL TO SMITH AS TO SHERIFF'S DEED	0.50
01/09/2017	REVIEW OF TERRA EMAIL AS TO RECORDING OF SHERIFF DEED AND CHECK FOR \$15.00 TO COVER RECORDING COSTS; EMAIL TO TERRA TO COORDINATE RECORDING	0.30
01/11/2017	REVIEW OF REBECCA EMAIL AS TO SHERIFF'S DEED; EMAIL TO REBECCA WITH WORDPERFECT AND PDF VERSION OF THE SHERIFF'S DEED FOR DELIVERY TO SHERIFF FOR EXECUTION AND RECORDING	0.30
01/13/2017	REVIEW OF REBECCA EMAIL ON CHECKS AND DEED AND COORDINATION OF EXECUTION AND RECORDING; EMAIL TO REBECCA	0.30

		HOURS	
01/20/2017	REVIEW OF EMAIL AND RECORDED SHERIFF'S DEED	0.30	
01/25/2017	REVIEW OF RECORDED SHERIFF'S DEED; MAILING OF SHERIFF'S DEED TO CLIENT FOR CURRENT SERVICES RENDERED	0.30 4.80	<u>1,080.00</u>
01/12/2017	RECORDING FEE CHECK NO. 82138		25.00
01/12/2017	FILING FEE- DEED CHECK NO. 82137		<u>15.00</u>
	TOTAL COSTS		40.00
	TOTAL CURRENT WORK & COSTS		1,120.00
	BALANCE DUE		<u>\$1,120.00</u>

# AGENDA ITEM

NO. 5

IDAHO STATE PUBLISHING  
PO BOX 431  
POCATELLO ID 83204  
(208)232-4161

ORDER CONFIRMATION

Salesperson: LORI DAVIE

Printed at 02/24/17 16:41 by lda20

Acct #: 104660

Ad #: 1587041

Status: N

CITY OF POCATELLO  
P.O. BOX 4169  
POCATELLO ID 83201

Start: 03/07/2017 Stop: 03/07/2017  
Times Ord: 1 Times Run: \*\*\*  
STDP 2.00 X 48.00 Words: 207  
Total STDP 96.00  
Class: 0001 LEGAL NOTICES  
Rate: L2 Cost: 70.67  
# Affidavits: 1

Contact: TIFFANY OLSEN  
Phone: (208)234-6149  
Fax#:  
Email: tolsen@pocatello.us  
Agency:

Ad Descrpt: LN24110 POCATELLO DE  
Given by: \*  
Created: lda20 02/24/17 16:36  
Last Changed: lda20 02/24/17 16:40

COMMENTS:

02/24/17 Tiffany emailed ad, sent proof, ld

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTF
ISJ	A	96	S	03/07			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Tiffany G. Olsen  
Name (print or type)

Tiffany Olsen  
Name (signature)

(CONTINUED ON NEXT PAGE)

*emailed JSO  
2/27/17*

IDAHO STATE PUBLISHING  
PO BOX 431  
POCATELLO ID 83204  
(208)232-4161

ORDER CONFIRMATION (CONTINUED)

Salesperson: LORI DAVIE

Printed at 02/24/17 16:41 by lda20

Acct #: 104660

Ad #: 1587041

Status: N

**POCATELLO DEVELOPMENT  
AUTHORITY  
NOTICE OF FILING 2016 ANNUAL  
REPORT AND PUBLIC MEETING TO  
REPORT FINDINGS AND TAKE  
PUBLIC COMMENT**

Notice is hereby given that the Pocatello Development Authority, an urban renewal agency, (the "Agency") will hold a meeting on Wednesday, March 15, 2017, at the hour of 11:00 a.m., in the Paradise Conference Room at Pocatello City Hall, 911 North 7th, Pocatello, Idaho, to present its 2016 Annual Report of activities and to take comments from the public regarding those activities pursuant to Idaho Code §50-2006(c). A copy of the 2016 Annual Report was filed with the City of Pocatello and is available at the office of the City Clerk for examination during regular business hours. Persons wishing to examine a copy of the Agency's 2016 Annual Report or requesting other information may also contact Ms. Tiffany Olsen, Secretary for the Pocatello Development Authority, at the City of Pocatello Legal Department at 208-234-6149.

The Paradise Conference Room at City Hall, as well as ingress and egress, are accessible to the disabled. Interpreters for persons with hearing impairments and/or taped information for persons with visual impairments can be provided upon five days' notice. For accessibility arrangements please contact the City ADA Coordinator at 234-6248.

March 7, 2017

LN24110

# Pocatello Development Authority

City of Pocatello  
911 North 7th Avenue  
Pocatello, Idaho 83205

*An urban renewal agency for the City of Pocatello, Idaho*

March 15, 2017

To Whom It May Concern:

The Pocatello Development Authority has been approached by the Director of the Center for Entrepreneurship and Economic Development (hereinafter the "CEED") with an interest in establishing a partnership. The goal is to promote, support and develop new business in Southeast Idaho by being a donation recipient of an unoccupied portion of the CenturyLink facility located at 455 West Lewis, Pocatello, ID. In addition, a financial commitment to assist with the Center's general operations and maintenance costs for a period of time has been requested. The PDA retains the statutory authority to receive the donation of the real property together with the improvements thereon for the renovation and rehabilitation for development pursuant to Idaho Code §50-2007(c)).

Currently, there are several programs provided on the Idaho State University campus and by other organizations spread throughout Pocatello available to an entrepreneur to assist with the development and/or design of their prospective small business. A centralized location where an entrepreneur can take their idea/invention to consult with graduate students and other professionals, apply for funding, and dedicated incubation space, allows for synergy and convenience. With successful implementation of the CEED, it would essentially be the headquarters of small business development resources and training.

The unoccupied portion of the CenturyLink facility has been vacant for nearly two decades. Bringing new life to the facility and increasing traffic to the Old Town Pocatello area will enrich the Pocatello community as a whole. Ideally, a CEED graduate would remain in the Pocatello/Bannock County region to operate their business thereby increasing employment and other associated spending in this area.

Given that the Pocatello Development Authority's mission is focused on job creation, fostering growth within the community and encouraging redevelopment of existing buildings within its jurisdiction to discourage blight, the CEED project is a perfect fit. The PDA is happy to support the CEED's operation of a business accelerator/incubation facility and will continue to support the CEED to maximize its success and the success of its graduates.

Sincerely,

Scott Smith  
PDA Chairman

SS/to

# Pocatello Development Authority

City of Pocatello  
911 North 7th Avenue  
Pocatello, Idaho 83205

*An urban renewal agency for the City of Pocatello, Idaho*

March 15, 2017

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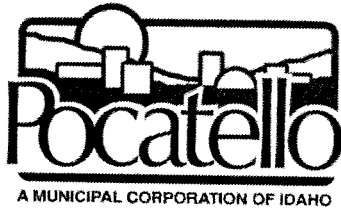
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Sincerely,



Scott Smith  
PDA Chairman

SS/to



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

**BRIAN C. BLAD**  
Mayor

**Pocatello City Council:**

HEIDI ADAMSON  
ROGER BRAY  
STEVE BROWN  
W. JAMES JOHNSTON  
GARY MOORE  
MICHAEL L. ORR

---

April 17, 2017

**MEMORANDUM**

**TO:** Pocatello Development Authority Chair & Secretary

**FROM:** Anne Nichols, CAP-OM  
Assistant to the Mayor

**SUBJECT:** Committee Appointment

The Pocatello Development Authority has a position dedicated for a representative from Bannock County. This position has been held by Devin Hillam per the previous County Commissioners' wishes. However, we were recently notified that the current County Commissioners wish to have Evan Frasure take over their position on the PDA Board.

Mayor Blad has reviewed their request and recommends Chairman Frasure be appointed. I will place Chairman Frasure's name on the May 4, 2017 City Council agenda for confirmation.

cc: City Council Members

AN EQUAL OPPORTUNITY EMPLOYER  
VETERAN'S PREFERENCE