

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
SEPTEMBER 19, 1989

Members present: Dick Finlayson, Mike Ransom, Bob Weppner, Dick Clay.

Also present: Stuart Bullington, George Ramjoue, Mark Reid

1. Meeting called to order by Dick Finlayson acting for Chairman Funk at 12:10 p.m. Minutes of August 21 meeting approved.

2. Report on DOMSEA project. Stuart distributed report on 1989 valuation, tax increment, and revenue for DOMSEA. All going as planned. However, Stuart reported that Tax Commission has established a policy of setting the year prior to enactment of a project as the base year for tax increment financing. This policy makes the base year higher and thus lowers the increment, and could require that we wait to enact ordinances on projects such as Ceratile. DOMSEA project is OK, however.

3A. Gateway West Industrial Development Plan. Stuart reported that negotiations are still on-going with Ceratile and World Tile regarding performance guarantees, etc.

3B. The valuation needed for Ceratile project to work is the 1989 figure of \$3 million, not the 1988 figure of \$5 million. Kirk has sent letter to Attorney General's Office (Deputy assigned to Tax Commission) for clarification. If the policy explained in item 2 above is not changed, we will have to postpone the ordinance for Gateway West until after January 1. (Note from recording Secretary: Stuart and Ivan met with Commission and new ruling on policy was made. See attached memo. Ordinance passed at October 5 City Council meeting.)

3C. Financial flow chart for Ceratile project is still in state of flux. Relative positions keep changing as new funding options are explored.

3D. The "air pollution" permit process is proceeding, but very slowly.

3E. Stuart has requested Kirk to draft lease documents for the kilns in order to secure an interest in them.

4. Main Street Center Proposal. Stuart presented idea for handling the block which includes Hudson's, Mountain Folk, and Brokerage buildings. The structures would be connected on the ground floors for a covered mall effect. A feasibility study would have to be undertaken first; Historical Preservation Commission would have to be involved and Mountain Folk building could present a problem. CD & R Department (Mark and George) will explore possibilities for grants for demolition of

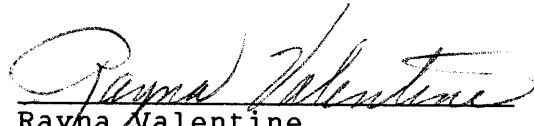
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building, since owners have filed bankruptcy petition and the bankruptcy estate doesn't have enough assets to pay for repair or demolition. Motion by Mike Ransom, second by Bob Wepner to explore the feasibility of such a Center. Motion carried. (A copy of the proposal outline is attached to these minutes.)

5. Expansion of Old Kraft Road Area and Airport. Moved by Dick Clay, seconded by Bob Wepner to expand Urban Renewal area on Old Kraft Rd by creating a new adjacent district. Motion carried. Moved by Mike Ransom, seconded by Bob Wepner to establish new urban renewal area at the Airport. Motion carried.

6. Goals and Objectives for 1990. Members encouraged to think of new projects; some suggestions include area between 4th & 5th by Ross Park, the H & H Dive building and surrounds. Might want to draft list at next meeting.

9. Meeting adjourned at 1:15 p.m. NEXT REGULAR MEETING ON OCTOBER 17, 1989.


Rayna Valentine
Recording Secretary