

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
OCTOBER 17, 1989

Members present: Val Arvas, John Carlson, Dick Clay, Mike Ransom, Bob Weppner.

Also present: Stuart Bullington, Mark Reid

1. Meeting called to order by John Carlson acting for Chairman Funk at 12:10 p.m.

2. Minutes of September 19 meeting approved.

3. ISU Research Park Urban Renewal Area. Stuart presented information regarding a possible URA near AMI and ISU Research Park. AMI has current expansion/upgrading project for several million dollars worth of new equipment. The proposal for PDA consideration would be for a public works improvement project because the sewer lines are damaged, apparently from high concentrations of acid having been discharged in the past, and need to be replaced. The PDA could take out a 4½% loan from the State sewer loan program to finance this, using tax increment financing on AMI's increased equipment value for repayment. Bob Weppner pointed out the need for some sort of guarantee that sufficient monitoring equipment and pre-treatment standards would be imposed to keep AMI's effluent from doing the same damage to the new system as was done to the current one. Moved by Weppner, seconded by Ransom if project embarked upon to direct City Engineer to investigate the environmental impact of the proposed changes and to determine what equipment needs to be installed to ensure compliance by AMI.

A question was then raised regarding the exact boundaries of the proposed urban renewal area which would have to be created in order to enter into this project. Members indicated reluctance to designate this area by ISU Research Park as a blighted or substandard area suitable for urban renewal because the area, with the exception of the sewer lines under public right-of-way, is basically new and attractive and does not fit the guidelines for such URA's. Also, no exact figures are available as to what equipment will actually be purchased and installed, or how much extra valuation will be placed on the new equipment compared with the old, etc. Because of these two questions, concensus reached not to take any action on this at least until after 1990.

4. Yellowstone Hotel Project. Stuart reported that some months ago, the area office on aging proposed a joint effort for elderly housing. This is in preliminary stages as yet. The PDA and Yellowstone Hotel would need to request that U.S. West donate parking lot areas between Whitman and Bonneville on

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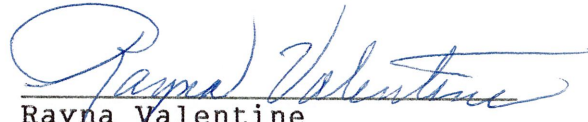
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Main through Arthur to the PDA. The north corner could then be used as public parking, while a remaining section could be sold. Then the hotel facade could be improved and the interior remodeled for low-income /elderly housing, particularly since there is a possibility of receiving new Section 8 rental certificates for such units.

5. Ceratile update. Final signatures and paperwork should be completed this Friday. Kirk has prepared lease documents.

6. Meeting adjourned at 1:30 p.m. NEXT REGULAR MEETING ON NOVEMBER 21, 1989.


Rayna Valentine
Recording Secretary