

Pocatello Development Authority
September 8, 1992

Members Present: Peter Angstadt, Paul Olson, Mike Ransom, MaryLee Shannon, Robert Weppner

Guests Present: David Hunter, representative of owners of Sterling Center

Also present on behalf of PDA: Tom Arnold, Executive Director; Dean Tranmer, Attorney for PDA; Mark Reid, Community Development

Newtown Engineering Services Update

While waiting for all PDA members to arrive, Mark Reid provided an update on Newtown Engineering Services to those present. Mark indicated that letters were received by CH2M Hill and AVI, P.C. Due to their heavy workload, CH2M Hill declined to propose.

AVI responded affirmatively and provided an acceptable proposal stating that they could complete the project for no more than \$24,672. Also, if they were selected, they could begin work immediately and would expect to complete the design work by the week of October 18th. AVI's proposal was considered acceptable to those present based on AVI's experience, the project schedule and estimated costs. It was noted that PDA would need to negotiate a payment to schedule acceptable to AVI as adequate funds would not be received by issuance of the proposed bonds, which would occur later in the year.

Opening Remarks

Following the Newtown discussion, it was determined that a quorum was present and Peter Angstadt, in the absence of Chairman Carlson and Vice Chair McGee, called the meeting to order at 11:15 a.m. Amy Whorton was welcomed as secretary in Rayna's absence, and David Hunter was also welcomed as a guest to the meeting.

No conflicts of interest were declared.

Review of June & August Minutes

Following a review of the June 30th Minutes, it was determined that the PDA has approximately \$6,500 in unrestricted funds (billboard and interest income) not \$800 as reported in the June 30th Minutes. The August 11th Notes were also reviewed. A motion was made and seconded to accept the June and August Minutes with the above changes in the June Minutes.

Agenda

No items were added or deleted from the agenda.

Review of Income and Expenses for August and September to Date

Actual income and expenses were presented through August 31st. It was noted that \$24.94 has been received from Bannock County, representing taxes paid by Long Heating & Air Conditioning at Gateway West. Expenses included a semiannual payment to EIDC for \$3,987.95, the regular monthly check for \$992.36 paid to the City, and \$8,216.27 paid to Gateway West Industrial Park. Property taxes for 1991 on real and personal property located on Old Kraft Road, and occupied by Domsea until June 12, 1991, and AquaSea, Inc. thereafter, are still delinquent. Mr. Arnold was directed by the Board to write AquaSea, Inc. on behalf of PDA stating the need for 1991 property taxes to be paid.

Newtown Engineering Services

As some Board members were not present during the update given prior to the meeting, the AVI proposal was again reviewed by the Board. A motion was made to accept AVI's proposal which included billing based on hourly rates, but not to exceed \$24,672; and to give the Executive Director the authority to sign a contract with AVI following review of the proposal by Chairman Carlson and the City's Legal Department.

Update on Main & Bonneville Property

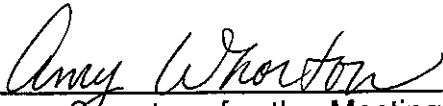
Mr. Arnold had advised Tim Whiteus of today's meeting, but was requested by Jerry Myers, one of his partners in the Main and Bonneville project, to provide an update on bids received by Health and Welfare for properties in Pocatello and Chubbuck. The top three bids were submitted to the State Dept. of Public Works on the following properties: 1) Pocatello Mall, 2) Key Services Building on Burley Drive, 3) Main & Bonneville. The low bidder was the Pocatello Mall which also has ample parking and available space.

David Hunter Remarks on Newtown Urban Renewal District

Mr. Hunter was invited to offer comments to the Board. He suggested that a message be sent to business owners within the Newtown Urban Renewal District advising what improvements to property would enable them to receive some benefit from tax increment financing in the District. He also asked to see a specific plan

which delineates improvements scheduled for Newtown, when available. He also noted that there may be a commingling of interests in the four block area where the Newtown and Old Town Pocatello districts overlap.

The meeting adjourned at 11:50 a.m.


Secretary for the Meeting

Next Board Meeting

The next PDA Board meeting will be held Tuesday, October 13th at 11:00 a.m. at Council Chambers.