

NOTE: NEXT MEETING WILL BE NOVEMBER 10, 1992 at 11:00 a.m. in the City Council Chambers

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting October 13, 1992

Members present: Peter Angstadt, John Carlson, Karen McGee, Mike Ransom, Bob Weppner, and Cricket ~~Hopkins~~ ^{HAWKINS} for MaryLee Shannon.

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

1. Meeting called to order at 11:05 a.m.
2. Minutes: It was MSC to approve the September 8 minutes.
3. Financial report: Tom discussed the September financial report. Receipts for September were from account interest only. Expenditures were the \$8,216.27 Gateway project payment and the \$992.36 payment to the City for the Old Kraft road project. Ending balance September 30 was \$66,434.05. Tom also noted that the projected bond revenue of \$350,000.00 from the NewTown project has been moved forward into December as has the first \$100,000.00 in expenditures from the project. It was then MSC to approve the financial report.

Additional financial information: Tom noted that from telephone conversations with AquaSea personnel he has been led to believe that the taxes will be paid either by Domsea or by Domsea and AquaSea together in December.

4. NewTown project:

John asked for an answer to the County's request for compensation of the overtime costs which the County incurred in having its employees refigure the NewTown project area. Copies of the letter and supporting information were distributed to PDA members. The County is requesting that PDA make the request to the City Council for the Council to reimburse the approximately \$2,000.00 expenditure. After discussion, PDA members reached consensus that it would not be appropriate for PDA to make the request on the County's behalf, but rather that the County should pursue the matter directly with the City. It was noted that the County had recently declined to collect and pay to the City the \$2000.00+ owing to it under the contract for the "Flandro" parking lot, and that perhaps the two entities could agree not to bill one another or attempt further collections since the amounts were so close.

B. Design engineers from AVI have recommended a two-phase project, the first being improvements on 4th and 5th including curb, gutter, sidewalks, storm sewer and catch basins this fall. Center/Clark improvements need to be postponed because of the difficulties encountered with the old basement vaults in that area of town, many of which are under the sidewalks. Filling them in or rehabilitating them would be an extensive, expensive proposition requiring removal of sidewalks, shoring up/rebuilding of walls, and so forth. Some of the property owners are objecting to having such work done. This phase will cost approximately \$250,000.00, of which half is needed for the sidewalk/vault projects. For these reasons, AVI recommends the first-phase expenditure of \$100,000.00 be approved, and postponement of the second phase until spring. After discussion it was MSC to authorize a Resolution to bid out the Schedule A work. Publication of bid requests will be October 18 and 25 and bid opening will be set for November 2. Unused bond revenue will be invested to earn interest which can in turn be used towards project expenses.

C. Sterling group request for reimbursement of improvement costs: Their proposal is that if a developer expends significant funds in improvement of an area which is then, because of these improvements, designated a tax increment financing district, up to 50% of certain costs could be reimbursed to the developer from the financing district revenues. They note that districts are usually formed prior to development in order to provide loan financing for developers. This district is the first situation in which the PDA is relying on revenues derived from the increased value of an area which was improved without PDA financing. If PDA adopts their proposal or a similar "rule of thumb" it might provide incentive to developers who don't need help with financing to exceed expectations for public improvements, landscaping, and so on.

Members are asked to review proposed work and expenditures in schedule B and also the proposal from Sterling and be prepared to vote on the scope of phase B as well as to determine if any costs should be reimbursed to Sterling, and if so, how much. This will be an agenda item for the November meeting.

At this point, Dean presented the financing documents necessary for the bonds, including a Resolution prepared for signature of the President and Secretary. It was MSC to authorize execution of the Resolution and approve the package.

Meeting adjourned at 12:20 p.m.

