

POCATELLO DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING

City Hall
Council Chambers

November 10, 1992
11:00 - Noon

Members Present: Peter Angstadt, John Carlson, Karen McGee, Mike Ransom, Bob Weppner, MaryLee Shannon, and Paul Olson

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

Guests and other attendees: Kathleen Lacey, David Hunter, Bruce Wiggins, Terry Brower, Doug Balfour, David Teeples

Chairman John Carlson called the meeting to order, determined that a quorum was present, and asked guests and other attendees of the Board to introduce themselves. Amy Whorton was welcomed to the meeting as secretary in Rayna's absence.

Regarding Possible
Conflict of Interest

Mike Ransom indicated that, since he was providing financial advice to a developer that would be making a proposal regarding the Main & Bonneville property, he would abstain from voting on matters dealing with a development being proposed by a group represented by Terry Brower.

Approval of October 13th Minutes

The minutes of the October 13th Board meeting were reviewed by the Board. It was noted that Cricket's last name is Hawkins, not Hopkins. Also, the Board indicated that Section C on page 2 of the minutes, although accurately reflecting the comments of Dave Hunter representing Sterling Partnership, does not necessarily indicate the position of the PDA board. Mike Ransom moved to accept the minutes with the above qualification and notation, Peter Angstadt seconded the motion, which then carried unanimously.

Agenda

No additions or deletions were made to the agenda.

October Income and Expenses

Tom Arnold reviewed the October income and expenses, which included income of \$375 from Metropolitan Outdoor Advertising for their billboard on PDA's Main & Bonneville property, and \$158.67 for interest earned on the Money Market account. Expenses included \$8,216.27 to Gateway West Industrial Center and \$992.36 to the City of Pocatello. Reflecting current progress on the Newtown Project, bond proceeds of \$350,000 was forecast as December income in the cash budget. Robert Weppner moved to accept the income and expense report; Mike Ransom seconded the motion, which then carried unanimously.

Newtown Project

Bids were received on Schedule A improvements planned for 4th and 5th streets. Frasure Construction presented the low bid at \$87,608 for the project, and Frasure has until November 11 to send a signed contract to the City. Mayor Angstadt moved to authorize and direct the Executive Director to execute the contract, Karen McGee seconded the motion, which then carried unanimously.

Due to additional costs (design, engineering and administrative), A.V.I. requested an additional \$7200 to their bid. It was determined by the Board that the \$7200 was not an unreasonable request.

Policy Regarding Possible Reimbursement of Certain Improvement Costs

David Hunter distributed to the Board a letter dated November 9, 1992, which accompanies these minutes. Sterling Partnership suggested that a formula be established to determine allocation of funding improvements which are made to public property within Tax Increment Financing Districts. As sufficient time was not available to adequately review the November 9th letter, discussion of determination of policy will be tabled until the December PDA board meeting. Also tabled was discussion of specific proposals to reimburse certain costs of private improvements within Newtown Urban Renewal Area.

Neighborhood Reinvestment Corporation (NRC)

Kathleen Lacey, at the invitation of the Board, was asked to explain the role of the Neighborhood Reinvestment Corporation in facilitating improvements to deteriorating neighborhoods in the community. A map delineating six target areas in Pocatello was shown to the Board. Four areas were indicated as requiring community rehabilitation according to 1980 census data: South Ross Park, Bonneville, Roosevelt and Emerson/South Grant. Low to moderate income housing needs to be created or improved in these areas according to NRC findings. The Corporation is partially funded by local banks and businesses, as well as the City which is providing \$100,000 in revolving loan funds, according to Ms. Lacey.

NRC, which will be holding a workshop from November 20-22 in Sun Valley, requested that a PDA Board member attend. Mr. Arnold volunteered to represent PDA. A board member will also be asked to participate in one of six committees which are expected to be formed at the workshop.

Reissue of Refund Checks Relating to Main & Bonneville Property

Refund checks were mailed to Tim Whiteus/Judy Huse and Richard Carroll in February 1991. As these checks were held and not cashed, Tom Arnold requested the board's approval to reissue the refund checks as Whiteus/Huse and Carroll were now prepared to cash the refund checks and relinquish any interest or claim on the PDA land, if any, they may have previously asserted. Peter Angstadt moved to reissue the checks, Paul Olson seconded the motion, which then carried unanimously.

New Proposal for Development of Land at Main & Bonneville

Terry Brower, representing a development group, delivered to the Board a letter of intent from Benchmark Development, Inc. proposing construction of an office building on PDA-owned Main &

Bonneville property. The letter indicates that Benchmark Development would like to purchase the Main & Bonneville property at fair market value with an option period of approximately 18 months. Several board members indicated a lack of interest in granting an option of that length and noted that no option money had been tendered amount specified. Tom Arnold recommended to Terry Brower that his group present a more definitive proposal to the Board at the December meeting. Dean Tranmer indicated that, to eliminate speculation, PDA should indicate publicly that bids are still being received on the Main & Bonneville property.

Gateway West Industrial District

Dal-Tile Corporation has indicated plans to expand their operations, and to start certain distribution of product from their Pocatello site.

Mr. Arnold indicated that PDA would end the calendar year with more than \$35,000 in the TIF account for Gateway West Industrial Development Area, and noted that the specified use of these funds is limited to the Gateway Area. Mr. Arnold then recommended that money in the TIF account be used to pay the \$35,000 expense of paving a road in the District which runs from Quinn Road to the south end of Gateway West Industrial Center. Discussion followed, with the recommendation that this issue be tabled until the December meeting as it covers policy regarding reimbursement of improvement costs.

Executive Session

At 11:45 a.m. an Executive Session was called by Robert Weppner, seconded by Karen McGee which then carried unanimously. Following a brief Executive Session, the meeting was adjourned at 11:50 a.m.

The next PDA Board meeting will be held Tuesday, December 8th at 11:00 a.m. in the City Hall Council Chambers.

Secretary for the Meeting