

NOTE: NEXT MEETING WILL BE APRIL 13, 1993 at 11:00 a.m. in
the Mayor's Conference Room

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting March 9, 1993

Members present: Peter Angstadt, Karen McGee, Paul Olson, Mike Ransom, and Mary Lee Shannon.

Staff present: Dean Tranmer, Attorney for PDA; Tom Arnold, Executive Director; Mark Reid & Steve Ernst, Community Development

1. Meeting called to order at 11:08 a.m. by Karen. No conflicts of interest were declared (other than Mike Ransom's continuing note that he has provided financial advise to Benchmark); no guests introduced.
2. Minutes: It was MSC to approve the February minutes, with the addition of Mike's name to the roster of members present.
3. Financial report: Tom noted that there was no February income and no expenses paid. and reminded members that no payments will be made to either the City or EIDC for the Road area (DOMSEA) unless taxes are paid and PDA receives revenues. Note that the budget report shows tax revenue spread out into equal monthly receipts, but the funds are actually disbursed twice yearly, so no further money will be received until after the June the County receives June tax monies. With that noted, it was MSC to approve the budget for the remainder of the calendar year.
4. Main & Bonneville: Tom distributed copies of his confirmation letter to Benchmark regarding the "successive option" purchase of the property. Benchmark has two objections to the current state of the property. The first is the overly broad wording of an easement to the power company which allows placement of utilities anywhere and the second is the existence of a garage on the property which also encroaches onto Bob Perry's property (Fargo apartments). Tom will contact the Power Company and ask for release of this easement in favor of a more specific one. He has also contacted Bob Perry and the previous property owner, Glen Marshall, to see if there are any records regarding sale/construction of the garage. The structure is on PDA land and would normally belong to PDA, but Bob Perry may have some rights to its use and Tom will be contacting him again and report back to the Board. After discussion, it was MSC to agree to extend the initial option deadline date (April 5) by the number of days it takes to resolve these 2 issues. In addition, there should be a sales agreement/contract signed by both PDA and Benchmark representatives to ensure that the property is not sold to a third party, but that all development takes place by Benchmark as has been represented to PDA.

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5. NewTown: Mark reminded the Board that the second phase still needs decisions made on revisions. Also, the contractor is eager to begin work as soon as the snow is gone. However, since bond proceeds will not be received until April, Tom will contact the contractor and engineers and request that construction be delayed.

6. Jay Schlinsog/Old Town Pocatello proposal: Jay discussed the desire of Old Town Pocatello to work on establishing a TIF in the Old Town urban renewal area as an additional source of funding for various projects. OTP has sent out nearly 20 packets to people responding to the RFP notice. Jay would like to see long-range plans formulated for street lighting, sewer, curb, gutter, sidewalk replacements, and so forth. Dean explained that PDA has not "approved" any project, just given its support for OTP to obtain proposals and review them. Establishment of a TIF project and district can only be done after proposals have been reviewed and PDA has the final decision on whether or not to establish a TIF, to determine what types of projects should be included in the proposal and so forth. PDA must review the proposals, determine whether any or all of them are feasible, and whether or not the district will generate enough funds to be useful for any of the projects. Mary Lee discussed the County's serious reservations about TIF districts in general and the loss of revenue to all the taxing districts which their creation causes. Tom pointed out that the tax increment is quite small in terms of actual dollars (\$20,000 or so on over 1 million dollars worth of construction); funding of any capital improvements requires bonding because the increment is so small that it suffices only for making payments against a larger obligation. If property owners don't pay full tax amounts, the district doesn't receive enough revenue to make the payments, so there is some risk. Also, funding is not available until a couple of years after the district is created. Other comments included a concern that lights and trees and sewers won't bring in new business by themselves, so perhaps TIF money shouldn't be used for such improvements.

Peter then summarized and clarified: OTP wants to work on the possibility of establishing a TIF for the downtown area. To that end, they have requested funding from the City Council to pay for proposals (which they have solicited already) for downtown improvement plans. PDA is not yet being asked to establish a TIF district, to approve specific projects, or even to approve the establishment of a TIF district, but to consent to being involved in reviewing the proposals and considering the feasibility of establishing a district based on the review of those proposals.

Based on the discussion and Peter's summary, Board members agreed to be involved in preliminary feasibility studies and review.

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7. Gateway: Tom has received a request from Earl Swift for reimbursement from uncommitted funds in the Gateway TIF district for some improvements made within the district. A representative was to have been at the meeting, but could not attend. Consideration will be deferred until next meeting when the Board should be given the details.

Meeting adjourned at 12:10 p.m.

A handwritten signature in cursive script, appearing to read "R. Valentine".