

NOTE: NEXT MEETING WILL BE OCTOBER 12, 1993 at 11:00 a.m. in  
the City Council Chambers--911 NORTH 7TH

ABBREVIATED MINUTES  
POCATELLO DEVELOPMENT AUTHORITY  
Meeting September 14, 1993

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

Staff present: Tom Arnold, Executive Director; Dean Tranmer,  
City Attorney; and Mark Reid, Community Development & Research

1. Meeting called to order at 11:10 a.m. by Karen. Audience  
members introduced themselves.

2. Minutes: It was MSC to approve the August minutes.

3. Financial report: Tom reviewed income and expenses with  
Board members. See attached. After discussion, it was MSC to  
approve the report.

4. Old Town. Jay Schlinsog spoke briefly, noting that the Old  
Town revitalization plan had been completed and that many  
people were quite enthusiastic about the possibilities  
mentioned in it. Bruce Wiggins of WKM then noted that the  
document entitled Old Town Urban Renewal Plan/Old Town Urban  
Renewal Project, August, 1993, contains numerous potential  
projects involving several entities and requested Harlan Mann  
to discuss this further. Mann stated that the OT area's plan  
and project differed from previous ones established by PDA in  
that all other "projects" have been driven by single, specific  
developments. The proposed approach involves establishing the  
entire area as a revenue allocation district and using proceeds  
from it for several projects, including property acquisition,  
repair/replacement of water and sewer service lines, sidewalk  
and street repair, parking lot improvements, and many others.

If PDA approves the plan, a specific project or projects will  
need to be delineated and a specific time frame placed on the  
district for capture of revenues.

The question of possible property acquisitions was discussed  
and it was MSC to adjourn into executive session after  
conclusion of the remainder of the agenda to discuss this  
further.

5. New Town. Wayne Shepard reported on progress to date. Two  
more vaults have been discovered. Conduit for irrigation of  
the landscaping would be extremely expensive (\$8,000+), and  
with Board approval, will be deleted from the project.  
Continuing lighting by Idaho Power as on the west side of the

underpass could pose difficulties because of the company's awning. Question as to whether the power company even wanted the lighting and consensus that it should not be installed along that area. Wayne then needs approval from Board for issuing Notice to Proceed. It was M(Peter)S(Mike)C to authorize the Notice to Proceed and signing of the contract with Frasure construction, to delete the irrigation piping from the project and concentrate on sidewalk/curb/gutter first.

6. Main and Bonneville. So far negotiations are proceeding as planned. B. Knickrehm acknowledged receipt of letter extending construction deadline.

7. Gateway. Earl Swift's attorney has informed Tom that additional repaving is being planned and that a request will be forthcoming for specific reimbursement for costs. Dal-Tile has expanded its leased area, and because PDA is a party to the original lease, Tom needs authorization from the Board to sign the agreement involving additional area. PDA will have no additional responsibilities or costs for this expansion. MSC to authorize Tom to sign necessary documents.

There being no further business, it was moved by Peter, seconded by Karen to adjourn into executive session to discuss acquisition of real estate by PDA.

\* \* \* \* \*

Meeting reconvened at 12:10.

It was moved by Karen, seconded by Bob, and carried unanimously, to accept and approve the Urban Renewal Plan for the Old Town area and forward it to the Community Development Commission for determination of compliance with the Comprehensive Plan, subject to the provision that certain revisions be made to the document: No specific property shall be named as being sought; it shall be specified that all projects (called "activities") shall be subject to a) specific approval of participating entities, and b) receipt of sufficient funding; that all listed activities are optional, not mandatory in nature; that funding from the District may be used to accomplish any part of any such activity; that the District shall have a finite time frame; and that any incorrect or unapproved attachments (#3 and #6) be removed from the document prior to presentation to the CDC and Council.

Meeting adjourned at 12:20 p.m.



MINUTES OF THE EXECUTIVE MEETING  
POCATELLO DEVELOPMENT AUTHORITY  
September 14, 1993

This executive session was convened during the regular September 14, 1993, meeting to discuss a list of properties submitted for possible acquisition by PDA in connection with the Old Town Urban Renewal Area proposals. Members reviewed the list and concluded that many of them would be suitable for acquisition provided that funding was available, but through discussion reached a consensus not to pursue negotiations at this time for purchase of any specific property, and not to include any specific properties in the Urban Renewal Plan and Project to be forwarded to Community Development Commission and City Council.

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