

**NOTE: NEXT MEETING WILL BE JANUARY 11, 1993 at 11:00 a.m. in
the Iwamizawa Conference Room--911 NORTH 7TH**

**ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting December 14, 1993**

Members present: Peter Angstadt, Karen McGee, Paul Olson, Mike Ransom, 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 11:12 a.m. by Karen. No conflicts except to continue notice of Paul's connection with First Security.

2. Minutes: It was MSC (Paul, Peter) to approve the November minutes.

3. Financial report: Tom reviewed income and expenses with Board members. See attached. Note on Gateway: final installment on Gateway has been made (cap specified in agreement has been reached); therefore no payment budgeted for December. It was MSC (Paul, Mike) to approve the financial report.

4. Newtown update. Merchants have requested outside receptacles to be added to the street lights installed on Center Street so that Christmas-time decorative wreaths or lights could be placed on the poles. The original estimate was apparently for \$800, but Mark indicated that he had been given an estimate of \$2300. Discussion centered on whether the additional expense could be justified; whether the City would approve, since the power costs would be included on the street lighting bill which is the City's responsibility; whether the benefit to be received was worth the additional money; whether there were sufficient funds to cover the costs; whether similar receptacles would have to be added to the other lighting fixtures, and so forth. Preliminary motion was made to approve, provided no more than \$800 was needed. Wayne was then contacted and confirmed that the cost would be \$2300. The Board then determined that the cost could not be justified at this time and the motion died for lack of a second. It was MSC (Peter, Mike) to postpone further consideration of this or similar requests for work not specifically in the scope of the project until the Clark Street portion is near completion and the Board knows whether there will be sufficient funds and can discuss other options.

5. DalTile. The company is leasing additional space and needs the Board's approval to amend the original lease document. No

additional obligation will be incurred by PDA. It was MSC (Mike, Peter) to agree to the amendment. Tom authorized to sign document(s).

6. Main and Bonneville: Update from Bill showing a diagram of the proposed facility: an 11,000 sq. ft. "footprint" with a basement, elevator, and one additional story is one possibility. If the structure is built this way, the tenant will no longer need its current building and will seek another tenant prior to moving. Other design options are being considered, but definite decisions will have to await results of the site evaluation which is now being conducted. Realistically, construction will not begin until late spring. Therefore, after brief discussion, it was MSC (Peter, Mike, with Paul abstaining) to extend the construction deadline until June 1, 1994, provided that Benchmark furnishes Tom with sufficient documentation to confirm adequate, timely progress. Tom authorized to send memorandum confirming that this extension is dependent upon documentation of continuing progress by Benchmark.

7. Old Town Pocatello. Another draft of the proposed contract for OTP to manage and administer the Old Town Urban Renewal Area was then discussed. Dean informed the Board that the PDA has authority to contract for such services, that the contract would begin in January, which is prior to receipt of any tax monies; that he recommended deletion of provisions to pay dues and has suggested other changes which have been communicated to OTP. After discussion, it was MSC (Peter, Mike) that PDA authorize execution of the contract, provided that monies expended be fully reimbursed from the tax allocation funds for the District as soon as they are received.

There being no other business, the meeting was adjourned at noon.

A handwritten signature in cursive script, appearing to read "Raymond Adventure". The signature is written in dark ink and is positioned in the lower right quadrant of the page.