

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
June 10, 1996

Members present: Peter Angstadt, Don Byrne, Karen McGee, Mary Lee Shannon, and Mike Ransom

Staff present: Tom Arnold, Executive Director; Dean Tranmer, City Attorney; Robert Chambers and Steve Ernst, CD&R

1. The meeting was called to order at 11:03 a.m. by Vice-Chairman Karen McGee. No guests were present. No conflicts related to agenda items were disclosed.

2. **Minutes and Financial Reports.** It was MSC (Byrne, Angstadt) to approve the March meeting minutes. Tom A. then reviewed the financial report for May. It was MSC (Ransom, Byrne) to approve the report.

3. **North Main District.** Counsel for Associated Foods has requested that PDA formally approve the document submitted as an amendment to the Plan as well as a boundary district change to include portions of the adjacent streets. Discussion followed during which Shannon noted that the ordinance creating the District has already been approved and encompassing parts of public streets would not substantially alter the District, for which a 1995 base year has been established; Tranmer noted that one hearing before the City Council will be sufficient to approve the additional information/cost details of the Plan and to include the portions of public streets requested into the District. It was then MSC (Angstadt, to approve the additional information and clarification of inclusion of adjacent streets into the District as an Addendum . Information will be forwarded to the Community Development Commission and a hearing will be scheduled before the City Council. Additionally, Tranmer noted that the revised Memorandum of Understanding for the project currently provides that District funds will reimburse \$15,000 start-up costs and that PDA will also pay 9% annual interest on the unpaid balance of that amount to the Developer. After discussion regarding advisability of PDA paying the developer to make a proposal to use District funds, it was decided that the Memorandum would be approved for signature on condition that the provision regarding interest be deleted.

5. **Reimbursement of landscaping.** Nick Tsakrios presented a request from First Security Bank for reimbursement from Old Town District revenues for landscaping. Jay Schlinsog (former Exec. Dir. of Old Town, Inc.) had corresponded with the bank and indicated that the costs of "extra" landscaping were reimbursable to the bank, but no request was presented by Old Town officials to the PDA to include this in the Plan and pay for it from District revenues. The current bond issue request includes only sidewalk and streetscape improvements. Bank officials acknowledge that funds are not currently available, but would appreciate consideration of funding if other revenues are available. Request taken under advisement.

6. **Pocatello Neighborhood Housing Services.** Richard Stallings was present to report on the Frazier Market building site project. Grants are being written for the purchase and development of housing for the site--project is to provide 1,000-1,300 square-foot 1 1/2 level condo-type homes with a landscaped common area and a homeowner's association. PNHS is requesting assistance with costs of infrastructure improvements from PDA. No details are available as yet; Board will be given specifics and additional information as plans develop.

7. **Expiration of term.** Paul Olson's term is expiring. Suggestions from Board and applications for his replacement will be discussed at the next meeting.

8. **Adjournment.** Meeting adjourned at 11:45 a.m.

R. Valentine