

**ABBREVIATED MINUTES**  
**POCATELLO DEVELOPMENT AUTHORITY**  
**September 17, 1996**

Members present: Tom Bernasek, Don Byrne, Karen McGee, Tammie Frazier, Russell Powers, Mary Lee Shannon and Joe Willes

Members/Staff Absent: Peter Angstadt, G. Michael Ransom, Dean Trammer, Rayna Valentine

Staff present: Tom Arnold, Executive Director; Robert Chambers, Director, CD&R  
Also present: Bruce Wiggins, planner and consultant

1. The meeting was called to order at 11 a.m. by Chairman Karen McGee. Bruce Wiggins, planner and consultant, was noted as being present. Ms. McGee welcomed Russell Powers, recently-appointed Board Member. No conflicts related to agenda items were disclosed. Prior to the meeting, Tom Arnold offered to act as Secretary for the Meeting.
2. **Minutes and Financial Reports.** It was MSC (Byrne, Bernasek) to approve the minutes of the Monthly Meeting, July 9 and minutes of the Special Meeting, July 29. Tom Arnold presented the financial statements for July and August and commented on each item of income and expense for the two months. It was noted that during July \$160,837.72 in TIF funds was received from the County and \$400.80 was earned as Interest Income. In addition, from proceeds of PDA's \$180,200 note, \$150,000 was used to pay Eckman & Midgley, with the balance (\$30,000) being paid to BDC as partial repayment of a \$110,000 loan to PDA. Funds from a Revenue Anticipation Note relating to Old Town District amounted to \$325,000. Of that amount \$125,000 was paid to Pioneer Block Building Partnership per terms of agreement with PDA.

August income and expenses reported were minimal, and it was noted that PDA's cash statement did not reflect distribution of funds directly from First Security Bank in Boise, paying agent on the \$3.175 million bond which was sold on August 28. Amounts distributed from bond proceeds were itemized separately, and are attached and made a part of these minutes. Tom also noted that two notes with Key Bank (\$755,180 and \$180,200) had been paid in full with bond proceeds and the extinguished notes were entered into the record. It was MSC (Bernasek, Byrne) to approve the report.

3. **Consider Payment of \$75,000 to City's CD&R.** Tom Arnold noted that a request for \$75,000 had been made to PDA, and then referred the subject to CD&R Director, Robert Chambers, for presentation to the Board. Robert explained that in PDA's original budget, which was approved by PDA's Board, as well as City Council, there was a line item for \$182,000 for Planning and Engineering. Prior to the preparation of the Official Statement and marketing of 1996 Series B Bonds in the amount of \$3.175 million, that figure was reduced to \$75,000.

Robert is requesting, on behalf of CD&R, payment of \$75,000 to fund two City-directed projects: (1) an Abatement Fund and (2) a Build-out Analysis. According to Robert, it is reasonable for City Departments to recoup a percentage of overall project costs in order to pursue projects of public benefit. Commissioner Bernasek questioned whether this request was an appropriate use of TIF funds. His opinion was that if the City expected certain work to be done, then City Council should appropriate sufficient money to enable the work to proceed. While Commissioner Willes stated that it would be helpful to the School District to have a build-out analysis made of the city for planning future school projects, he failed to recommend that PDA should be the funding agency for the work. Don Byrne offered his support for work undertaken by CD&R.

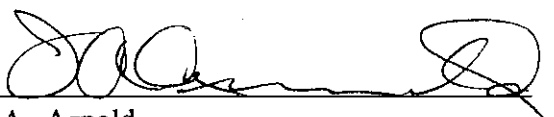
During further discussion, the urgency of the request was questioned and it was asked whether the Board must act on this proposal at today's meeting. Robert stated that, while the funds were needed, it could be acted upon at a later meeting. Arnold noted that certain work (primarily improvements to Buckskin Road) would not be bid until October 1.

Since the proposal to consider payment of \$75,000 to the City failed to be placed as a motion before the Commissioners, the topic was tabled and deferred until the October meeting.

4. **Consider Payment of \$37,000 for Paving.** Tom Arnold presented to the Board a proposal of Gateway West Industrial Center to PDA to fund paving of about 50,000 sq. ft. of streets within Gateway West Industrial District at a cost of approximately \$37,000. Tom further stated that, with the payment of \$73,410.23 in TIF money from the County to PDA during July, the District now held over \$99,000 in this restricted account. Based on the condition of existing pavement, the need to keep the industrial park presentable for current and prospective employers and recognition of the streets as infrastructure, Tom recommended approval.

Following full discussion, it was MSC (Bernasek, Byrne) to approve payment by PDA of up to \$37,000 from the Gateway West restricted account to a qualified paving firm for improvements to designated streets within the District.

5. **October Meeting.** It was noted that PDA's next monthly board meeting would be held at 11 a.m., October 8, at City Hall.
6. **Adjournment.** Meeting adjourned at 11:45 a.m.

  
T. A. Arnold  
Secretary for the Meeting