

**ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
November 12, 1996**

Members present: Peter Angstadt, Tom Bernasek, Don Byrne, Karen McGee, Russell Powers, Joe Willes

Staff present: Dean Tranmer, City Attorney; Robert Chambers, and Steve Ernst, Community Development & Research Department

1. The meeting was called to order at 11:05 a.m. by Don Byrne. Doug Moseley from Fred Meyer was introduced by Steve Ernst. No conflicts related to agenda items were disclosed. Additional agenda items consisting of 1) acquisition of additional land for right-of-way for Alvin Ricken Drive project and 2) report on Old Town project.

2. **Public hearing for the North Main bond issue/petition for judicial validation.** Don Byrne opened the public hearing for comments on the petition for judicial validation and proposed bond issue. No one came forward to present comment. The hearing was closed and thereafter it was MSC(Byrne, Willes) to approve the drafting of a Resolution for the bond issue & petition.

3. **Minutes and Financial Reports.** It was MSC (Angstadt, Bernasek) to approve the November meeting minutes. The financial report was presented for review. Thereafter, it was MSC to approve the report (Bernasek, Angstadt).

3. **Alvin Ricken Drive; Report and Land Acquisition Proposal.** Robert Chambers reported that the Alvin Ricken Drive project is nearing completion with one portion of curb, gutter, and sidewalk not yet installed. Lights have been installed and will be connected shortly.

Additional land is needed to provide sufficient maneuvering room for large vehicles turning from Barton onto Fifth. A portion of the property between Del's and the Village apartments, appraised at \$30,000, is available for this purchase. The Board has been asked to officially approve the inclusion of this cost to the list of items approved for payment from this project account. Because the land is to be used as public right-of-way, the deed will be in the name of the City of Pocatello. It was MSC (Byrne, Willes) to approve the expenditure.

First Security Bank has prepared an agreement to allow bond income to be placed in a money market fund until invoices are presented for payment. It was MSC (Bernasek, Byrne) to ratify the agreement.

5. **Fred Meyer Project.** Steve Ernst introduced Charles Moseley, a representative of Fred Meyer's from Portland. Mr. Moseley showed the Board a preliminary drawing depicting their concept for the new building at the Pocatello Mall. The company has plans to demolish the old structure and replace it with a new Fred Meyer's with a new facility for Lamont's to be located on the south side of the Fred Meyer's building. No plans have been finalized; the execution of the project will depend on various City requirements as to infrastructure, landscaping, parking areas, and the like. In response to a question from Angstadt, Moseley stated that the company would be interested in learning what, if any, financing or other assistance, including establishing a revenue allocation district for the area is available from the PDA. After discussion in which it was noted that the December meeting will include establishing policy guidelines for decisions on the creation of new urban renewal areas and

revenue allocation areas within them **It was MSC** (Angstadt, Byrne) to authorize the Community Development and Research Department to proceed cautiously to investigate the possibility of establishing an Urban Renewal Area and revenue allocation district for the area on the basis of information and plans to be provided by Fred Meyer.

4. Report of Sub-committee re: Payment of Administrative Services Money. Tom Bernasek reported on preliminary discussion with Robert Chambers regarding the issue of the CD&R request for administrative services money. He also noted that Tom Arnold provided comments to him in writing on the issue. The sub-committee will meet to present recommendations to the Board at its January meeting to resolve this issue, as well as recommendations for guidelines for reviewing and approving other requests for use of bond proceeds.

4. Executive Director vacancy. Angstadt suggested that the vacancy be left unfilled until after the City's January strategy meeting at which time the Council will discuss this and other issues. Byrne asked that Angstadt make the City Council aware of his recommendation that PDA have professional staff to handle the duties rather than have them assumed by someone with other full-time responsibilities.

5. Strategy Session. Angstadt suggested that the PDA Board conduct its own strategy session at the December meeting to discuss recommendations of the sub-committee, review and establish PDA's goals, establish guidelines for implementing URA's and tax increment financing provisions, etc. The consensus of the Board was that such a strategy session would prove useful and that a 2-hour time slot would be needed. The meeting will be held the second Tuesday of December (December 10) in the City Council Chambers from 11:00 a.m. until 1:00 p.m. Lunch will be provided.

6. Adjournment. Meeting adjourned at 11:45 p.m.

Rayna Valentine