

**ABBREVIATED MINUTES**  
**POCATELLO DEVELOPMENT AUTHORITY**  
**September 9, 1997**

Members present: Tom Bernasek, Don Byrne, Bill Knick, Karen McGee, Mike Ransom, Mary Lee Shannon

Staff present: Dean Tranmer, City Attorney; Robert Chambers, Stever Ernst, C D & R

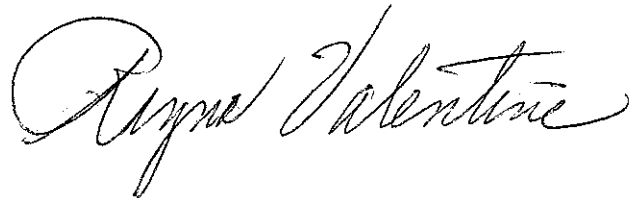
Also present: Ray Burstedt, Bannock Development; Mary Howell, OTP; Dave & Paul Gebo, Sports Outlet; Dave Hermanson, Varsity Cleaners

1. **Preliminary matters.** The meeting was called to order at 11:05 a.m. by Chairman McGee. No conflicts were declared other than Byrne's continuing one with OTP matters. Additions to the agenda were noted for Fred Meyer and Sports Outlet.
2. **Minutes and financial reports.** It was MSC (Byrne, Bernasek) to approve the minutes of the previous meeting; consideration of the financial report was deferred until Char's arrival.
3. **Old Town update.** Mary Howell presented the final change order request including repair and replacement items for damaged materials. Bernasek asked for clarification regarding financial responsibility in the future for replacement/repair of damaged items. Tranmer noted that the City would take over after the end of the project. Clarification regarding any "leftover" funds. They will remain in the District for use as PDA sees fit.
4. **Financial reports.** Char D. reviewed expenditures since last meeting, noting that the Newtown Administrative fee of \$1,000 has caused the District balance sheet to be "in the red" until new tax revenues are in. However, it is possible that the money can be requisitioned from bond monies held by First Security. Char will check and report back. Balance sheets for the districts were distributed and the Board again expressed its appreciation of the type of reports being prepared. **IT was MSC (Bernasek, Byrne) to approve the financial reports.**
5. **Gateway.** Ray Burstedt explained the need for upgrading of the electrical facility in Building 28 for a new tenant which is a steel fabricating company moving from Utah to Pocatello. The company will have 91 positions at first and is planning to expand to 150 at its top performance. Approximately \$60,000 is needed for the electrical crane and equipment which will be used by the company. The District has sufficient revenue to cover the request. After discussion, **it was MSC (Byrne, Bernasek) to approve expenditure of District funds up to \$60,000 for the power upgrades, subject to legal approval of Tranmer, and a lease being signed by the fabricating company for tenancy in the District.**
6. **Varsity request.** Dave Hermanson indicated that the block is within an existing Urban Renewal Area and that their request is for curb, gutter, sidewalk and landscaping improvements. During discussion, after he noted that construction and occupancy would be completed this year, the Board noted that if 1997 were the base year, there would be no tax increment to capture, which would mean that there would be no funds with which to reimburse these expenditures. Shannon will check and contact Mr. Hermanson directly. If that is the case, there will be no need to create a District and project.
7. **Sports Outlet.** Dave Gebo is requesting money for curb, gutter, and sidewalk improvements at Sports Outlet in connection with the remodeling improvements which will be taking place at the store. Again, the Board noted the problem of lack of funding if 1997 were to be the base year, and Shannon also noted that interior remodeling often did not raise the valuation nearly as much as the cost of the remodeling. She will check and contact Mr. Gebo and CD & R with the information.

8. **Fred Meyer request.** Robert Chambers noted that the District had to be created by the first Council meeting in October, so PDA had to decide on whether or not to recommend District formation and the project at this meeting. After much discussion regarding the advisability of the size of the District, whether to include residential property, etc., it was MSC (Ransom, Knick) to approve recommending the area for Urban Renewal Area designation, and to create a tax increment financing district in order to fund sidewalk, curb, and gutter improvements for the residential areas within the District, as well as for the area adjoining Fred Meyers. The exact boundaries of the District were then discussed at length. PDA requested that Chambers include all rights-of-way in the area on the map depicted, but to remove the residential property and include the contiguous commercial area on Yellowstone instead. The district will be for a maximum of 3 years and, in light of the 35% match being asked of residential property owners abutting improvements, Fred Meyers will be required to provide 35% of the funding for the curb, gutter, sidewalk improvements abutting its property, also. Chambers to convey this to Fred Meyer.

9. **Vacancy.** Board was asked to have application forms sent to interested persons or to convey to them the need to request and fill out such a form which is available from the Mayor's office.

11. **Adjournment.** There being no further business, the meeting was adjourned at 12:30 p.m.

A handwritten signature in cursive script, reading "Rymon Valentine". The signature is written in dark ink and is positioned to the right of the main text block.