

**NEXT MEETING WILL BE NEXT WEEK ON NOVEMBER 4, 1997**

**ABBREVIATED MINUTES  
POCATELLO DEVELOPMENT AUTHORITY  
October 14, 1997**

Members present: Peter Angstadt, Don Byrne, Bill Knick, Mike Ransom, Mary Lee Shannon, Joe Willes

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

Also present: Ray Burstedt and Char DeWall, Bannock Development; Mary Howell, OTP; and representatives of entities making requests of PDA: Varsity Contractors, Fred Meyers, Sports Outlet

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 vacancies and for personnel matters.
2. **Minutes and financial reports.** It was MSC (Byrne, Angstadt) to approve the minutes of the previous meeting. Char distributed copies of District finance reports and monthly report. The bond financing books are not available so the North Main construction account has not been closed out even though the final payment on the construction reimbursement was made months ago and bond counsel's billing has been paid. When the official documents (bond book) are received, the transfer of construction account "leftovers" will be made to the allocation fund and the construction account officially closed. **It was MSC (Angstadt, Byrne)** to approve the financial reports.
3. **Sports Outlet.** Dave Gebo presented a proposal for PDA funding of a portion of curb, gutter, and sidewalk improvements at Sports Outlet in connection with the remodeling improvements which will be taking place at the store. The remodeling project will involve relocation of doors to the 6th street entrance and a "facelift" for the whole building. About 400 feet of sidewalk improvements will be necessary, for which Outlet, Inc. is requesting PDA funding at the 65/35 split used in other sidewalk improvement programs. Specific funding request is for \$9,7862.35. The property is within the Newtown Urban Renewal Area but a Tax Increment Financing District would have to be created to capture the revenue stream from the property improvements. PDA discussed the fact that it is unlikely that the remodeling and interior renovations will result in sufficient revenues to justify creation of a district and reimburse the nearly \$10,000.00. However, the Board consensus was that some sort of support to the project would be appropriate. After further discussion as to funds available, **IT WAS MSC** to offer Outlet, Inc. a loan of \$9,762.35, from the Board's discretionary fund, pending a search for additional means to provide the money, with the terms of the loan to be similar to those offered by the CD & R Department grant/loan projects for other such sidewalk improvements.
4. **Old Town Update.** Mary noted that Pioneer Park lights are being installed and that nearly all bills have been received and paid. In response to Board question regarding total bills compared with the project estimates and the actual bid, Mary indicated that there shouldn't be more than about \$2,000 left to be done/billed, which would leave nearly \$60,000.00 for the PNHS Eagle building project which was approved by the Board.

At this point Mike Ransom arrived and Karen McGee departed for another meeting.

5. **Roosevelt Neighborhood URA(Fred Meyer project)** Robert Chambers and Tim Tingey presented the proposed project map which extends from Yellowstone to Jefferson and Alameda to Oak, with residential property exempted insofar as possible. A three-year district, in keeping with PDA guidelines is being proposed, with 50% of the revenue received being made available to Fred Meyers and 50% made available for sidewalk improvements for the residences in the district. The residential half of the revenues will be used to provide a 65% match to homeowners for the sidewalk improvements. Fred Meyers' representatives next discussed their request for the Board to change its September decision in order to provide for a ten-year or six-year district in order to recover the larger amount of money they are requesting-- approximately \$800,000 to include reimbursement for landscaping costs which were not originally approved by the Board.

Previous action taken by the Board (Item 8 on minutes from Sept. 9):

“. . . 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 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.”

Board noted that guidelines for financing previously adopted by the Board do not allow reimbursement for landscaping costs, so that acceptance of this proposal would require specific wording to waive the prohibition. After further discussion, it was MSC (Ransom, Byrne) to approve and recommend establishment of a 6-year district, with one-half of the revenues to be used for curb, gutter, and sidewalk improvements and administrative costs in residential areas abutting the district and one-half available for Fred Meyers' costs for traffic signals, curb, gutter, and sidewalk improvements, and landscaping, for which a specific waiver from the guidelines is hereby given. Fred Meyers and homeowners will each be required to pay outright for 35% of the costs of curb, gutter, and sidewalk improvements. Reimbursement to Fred Meyers will be capped at the estimates (NOTE: specific costs not provided, but will be distributed to Board when available) but not to exceed \$765,000 (\$800,000 less 35% of curb, gutter, & sidewalk costs) or one-half of the District revenues regardless of the amount of the detailed specs and cost estimates provided. [Note: Projected revenues show approximately \$740,000 available for each half of the Roosevelt Area project] Any money above that which is necessary to provide for the neighborhood improvements as set forth in the proposal and the approved Fred Meyers improvements as limited herein will be considered to be administrative funds for the Board's discretionary use. [Note on voting: 2 yes, one abstention, one no; abstentions are deemed to be votes for the prevailing side--hence the motion carried]

6. **Varsity request.** The proposal distributed shows a ten-year district's revenue stream, with costs for curb, gutter, sidewalk, paving, and landscaping estimated at \$48,910. (More detail will be provided at next meeting.) After discussion of the problems with one-block districts, lengthy time-frames, landscaping, possible base-year problems, and the like, it was MSC (Angstadt, Willes) to create a three-year district, with one-half of the district revenues available to Varsity for reimbursement of curb, gutter, and sidewalk improvements; provided that, regardless of the total revenue stream, PDA will reimburse Varsity the lesser of 50% of the revenues or a maximum of 35% of the costs of the curb, gutter, and sidewalk improvements, said 35% to be capped at 35% of the estimated \$48,910. [Note: 35% of \$48,910 = \$17,118.50; but, one-half of projected revenues to District = \$13,987]

7. **Gateway.** Ray Burstedt presented the invoices for \$27,607.13 for wire and transformer for replacing the power feed to Building #28's new tenant, SME Steel Contractors. The Board had approved expenditure of up to \$60,000 from District funds providing the tenant signed a lease for occupancy of the building. It was MSC (Angstadt, Willes) to approve payment.

8. **Vacancies:** Ryan Groves will be named to replace Russell Powers. Bill Knick has been transferred and Steve Hotchkiss of Citizen's Community Bank has been suggested as his replacement.

9. **Staffing for PDA.** Robert Chambers, Ray Burstedt, Mike Ransom, Karen McGee, and Tom Bernasek (if he accedes to request) will form a committee to discuss duties and available funding for permanent half-time or full-time staff, and/or other alternatives.

10. **CHANGE OF MEETING DATE. NEXT MEETING WILL BE NOVEMBER 4, 1997, IN THE IWAMIZAWA ROOM AT CITY HALL.** (Nov. 11 is a holiday)

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

*Rayna Valentine*