

**ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
March 10, 1998**

Members present: Greg Anderson, Tom Bernasek, Don Byrne, Steve Hotchkiss, Rion Groves, Karen McGee, Mary Lee Shannon, Joe Willes

Staff present: Dean Tranmer, City Attorney; Robert Chambers & Tim Tingey, C D & R Ray Burstedt and Char DeWall, Bannock Development

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.

2. **Minutes and financial matters.** It was MSC (Byrne, Hotchkiss) to approve the minutes of the previous meeting with a correction of the date to read February 10. Char distributed financial sheets and reviewed them briefly, noting that the \$800 + excess in the Kress account was an amount which should have been credited to the NewTown account. The change has been made. **It was MSC** (Hotchkiss, Byrne) to approve the financial reports.

3. **Gateway:** The previous request for \$27,185.76 to repair electrical cable for two buildings has been renewed. However, the Board noted that this amount was previously submitted as the total cost for repair, but the new request lists it as the cost for purchase of the wire. Bernasek reiterated the Board's previous request for a second opinion or confirmation of the necessity for the purchase. **(See February minutes)** Other Board members concurred.

4. **Presentation for Consolidated Plan.** Tim Tingey distributed copies of the map showing a proposed single urban renewal area encompassing most of the current urban renewal areas, the central commercial area and all the non-bench residential areas west of Main Avenue, excluding the Railroad property. On the east side of Main, the area extends to the Interstate exchanges on the south, follows South 5th to Center, then up Center to 15th, to Oak, west on Oak to Yellowstone, north on Yellowstone to Alameda Rd., then west to include the Northgate residential area, to Pole Line, to the intersection with Garrett Way. Within this large area, there are suggested priority designations for Board consideration, also. The first priority for approved projects would be for the "central commercial areas," the second the rights-of-way within the residential areas (those west of 5th) and the lowest priority would be any project which is not within this consolidated area.

Discussion followed, with members reviewing the pros and cons. Tranmer reiterated the fact that the existing URA's with projects for which bonds have been issued must remain intact until the bonds are retired. Consolidation would have to be postponed to a later date for the Old Town, North Main, and NewTown areas. Shannon again noted for the record the County's continuing objection to inclusion of such a large portion of the town into URA's because of the potential for immense tax revenue losses for the County and the City if large tax increment financing districts are established. Board members Hotchkiss, Groves, and Bernasek indicated a desire to prioritize specific areas and intended improvements to help reduce the concern over large revenue allocation areas and unlimited projects. In general, the Board consensus was that the areas depicted on the map were suitable for urban renewal and **it was MSC to approve the proposed urban renewal area boundary**, with modifications and refinements as necessary.

5. **North Main.** Revenue shortfall reported by Dean. The construction delays and attendant delayed occupation of the building have caused the revenues to be much less than anticipated. There will be a shortfall which will have to be paid from the unrestricted funds and reimbursed at a later date from the district revenues if there are sufficient funds left after the bonds are retired. There is one additional difficulty in meeting payments on the bonds--Mr.

Purrington has successfully appealed to the Board of Equalization so that the valuation of the building will be less and the district will receive less than the expected revenue. **It was MSC** (Hotchkiss, Anderson) to make up the shortfall with unrestricted funds, then have PDA counsel and the County Assessor do an analysis to determine whether the future payments can be made from TIF funds or whether further subsidies will be needed.

6. **Eagle Building.** Richard Stallings presented a request for additional funding for the project. He is willing to provide a facade easement if the Board will authorize additional funds over those expended so far. After discussion and questions regarding the amount of non-bond-dedicated funds remaining in the OTP district and the amount of funds already provided for the building, **it was MSC** (Byrne, Bernasek) to allow up to \$44,000.00 of the fund to be used for invoices for work on the Eagle Building project, in consideration of a facade easement and development agreement. Tranmer will prepare the agreement and easement.

7. **Vacancy.** Don Byrne announced his resignation from the Board. He is retiring and will be leaving the area. Members were asked to provide names of prospective replacements to the Mayor for appointment. Board will need to elect a new Vice-Chairman, also.

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

