

**ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Special Meeting December 1, 1998**

Members present: Greg Anderson, Carolyn Meline (for J.O. Cotant), Darsi Foster, Steve Hotchkiss, Karen McGee, Joe Willes (Tom Bernasek and Tami Smith, excused)

Staff present: R. Carnaroli, Deputy City Attorney; Ray Burststedt & Char DeWall, Bannock Development

Also present: various members of the City Council and the public

The meeting, called for the purpose of presentation of a proposed plan for phased-in implementation of the projects being proposed for the Central Corridor Urban Renewal Area/Revenue Allocation District was called to order by Karen McGee at 11:09 a.m.

K. McGee began with brief explanation of the history of the Plan which was sent to CD & R and the City Council, noting that a "Cross Functional" task force was organized to work through all the original proposed projects listed on the citizen surveys which were returned to the Community Development and Research Department. The Task Force then presented a report and recommendation to the PDA as a whole, which in turn recommended a Plan and projects which was forwarded to the Community Development Commission and then on to the City Council. Council discussed the proposal and voted to pass the ordinance establishing a revenue allocation district for the maximum projected time to pay off all debt for the entire set of projects [NOTE: except the baseball field] which originally had been given to PDA from the citizen surveys.

K. McGee continued by relaying T. Bernasek's concerns regarding the role of the PDA, chief among which was the dislike of being considered as a "rubber stamp" for the Council. Rick Carnaroli, Chief Civil Deputy, then read portions of the State Code regarding urban renewal and revenue allocation law, delineating the step-by-step process for establishing any URA and RAA: To summarize: PDA comes up with a plan/projects, either on its own or by having another entity do so, presents a recommendation, which Council reviews and sets final parameters for both scope and time length, and Council passes an ordinance establishing both boundaries. PDA then is free to accomplish as little or as much as it deems appropriate given time and money constraints, etc., as was done for Old Town.

K. McGee also explained that no further public comment can be taken by the Council, the public hearing on the matter having been closed, but that PDA could entertain citizen input as to the projects to be funded. S. Hotchkiss commented that he would like to see PDA provide that service to the public; PDA members concurred.

Implementation plan. G. Anderson then presented a proposal for implementing the various projects authorized by the Council in phases. See attached.

C. Meline again noted the County's objections to lengthy time frames.

G. Anderson noted that historically, these TIF's (RAA's) have produced more tax dollars than they "withhold."

Question regarding the time frame for passage of the ordinance: Does it make any difference if it is passed this year or next year? Answer: Yes, if ordinance passes this

year, 1998 becomes the base year for establishment of values, and additional taxes from any development (buildings) added or occupied after January 1 of 1999, will be allocated to the PDA. If the ordinance does not pass until after January 1, 1999, the base assessment year for new areas not under a previous revenue area would be 1999 which would exclude the federal building and its increment. Thus, that increment (approximately \$60,000) from the federal building would be lost. This increment was not used in projections for calculations of debt service, and if it were available, could significantly reduce the amount of time of bond repayment.

After further general discussion, **it was MSC** (Hotchkiss, Willes) McGee and Meline (for Cotant) voting "no" the PDA express its support of passage of the ordinance and plan, with the understanding that the PDA will carefully review options and determine the scope and time limits it deems suitable.

Next regular meeting: The next meeting will be held until December 15th, the third Tuesday of the month. After regular business, comments from the public, commissioners, etc. will be accepted. Meeting is projected to last until 1:00 p.m.

There being no further business, the meeting was adjourned at 11:59 a.m.

A handwritten signature in cursive script, appearing to read "R. Valentine". The signature is written in dark ink and is positioned in the lower right quadrant of the page.