

**ABBREVIATED MINUTES  
POCATELLO DEVELOPMENT AUTHORITY  
December 15, 1998**

Members present: Greg Anderson, Karen McGee, Darsi Foster, Joe Willes, Tami Smith, Steve Hotchkiss, J. O. Cotant

Staff present: Dean Tranmer, City Attorney; Ray Burstedt and Char DeWall, Bannock Development

City staff present: Robert Chambers, Tim Tingey, Community Development and Research Department

1. **Preliminary matters.** The meeting was called to order at 11:05 a.m. by K. McGee. No conflicts were declared.

2. **Minutes and financial reports.** It was MSC ( Hotchkiss, Foster) to approve the minutes of the November 10 and December 1, 1998, meetings and the financial reports as presented by C. DeWall.

There being no further business, the regular meeting was adjourned in order to take comments from the public regarding projects for the Consolidated Central Corridor Urban Renewal Area.

\* \* \* \* \*

K. McGee noted slight change in the order of presentation to allow Roy Miller, Jr. to make a statement earlier than originally planned.

**SUMMARY OF PUBLIC COMMENTS**

\* Roy Miller, Jr.: Concerned that taxes are too high, that operating costs will be in addition to capital costs and will add to the tax burden, believes that voters should choose projects, that Pocatello's high taxes will drive business to other cities.

\* Council member Bob Foster: original task force members met and devised a phased-in proposal. (Storm sewers, water line, So 5th connector, streetscape on Main as Phase I \$7 million plus refinancing with district ending in 2007; parking lots, property acquisition as Phase II; put recreational items in Phase II in order to develop better business plan.) Also proposed a property tax issue committee be formed to make recommendations to Council. S. Hotchkiss noted for record the reminder that no action can be taken by PDA until an ordinance is passed, and reiterated the PDA's willingness to take public comment. Task Force proposal was distributed

\* Ray Burstedt, Bannock Development: companies in contact with Bannock Development regarding relocating emphasize their need for good infrastructure and while interested in knowing tax rate, none have declined to locate here because of tax rate. Retail businesses might choose IF or TF over Pocatello, but have indicated that customer base (100,000+ and 70,000+ respectively) is the major factor rather than taxes.

\* Council member Ron Frasure: Distributed alternate proposal. Noted that he believes PDA would spend all 28 million if it were available, and offers the "debt free" plan as alternative, eliminating district consolidation and removing money from various city departments and project budgets and using it for the improvements. Cautions that debt load could fall onto the City and strain taxpayers even more. Let voters vote on recreational projects. Some objections raised: Mayor Anderson noted that pulling money already allocated to projects would require substantial budget alterations and "trade-offs" which could have serious repercussions. Tami Smith, PDA member, noted that CDBG funds are not to be used for infrastructure, but are to be geared towards improvement for residential property.

\*City Attorney Dean Tranmer refuted belief that PDA's debt would be shifted to

City citizens to pick up bonded debt if revenues fell short. PDA bonded indebtedness cannot be transferred to City, and liability is strictly limited to amounts of funds collected for PDA; part of the risk undertaken by bond-holders. Also noted that current Alvin Ricken proceeds cannot be used as proposed for improvements outside that district. Putting projects on bond election ballots, if approved, directly increases tax payer taxes to pay for the project; PDA projects are funded from current tax collections.

\* Roy Miller Sr.: City may not have to pick up PDA's debt, but if PDA revenues are insufficient, he believes that would reflect on the City and its bond rating.

\* Mike Seibert: Cautions against sense of urgency in passing ordinance just to obtain federal building TIF revenue. Suggests postponement for one year.

\* Syd Wood on behalf of building contractors association: They approve the \$18 million proposal, not 28 million. Concerned about economic growth and Pocatello's high taxes; the limited flat land available and other natural shortcomings are leading to its decline. Lower tax rate would help bring businesses. Desires more careful consideration of allocation of funds to projects. Believes recreation projects should be handled through bond elections not through PDA funds. "Let growth determine spending," have "City Hall" tighten belt.

\* Victor Herbert: Deplores management by crisis, high taxes, and lack of planning and on-going maintenance and replacement for infrastructure. Wants bond elections for recreational projects.

\* Tom Mansfield, representing several neighbors in older area of town. Most of them approve of TIF's and the \$18 million plan and even support recreational projects, but want more maintenance on an on-going basis so that once in place, infrastructure remains in good shape. Better management would help. Neighbors don't like to see the split in the Council, approve of all the projects, even the ice rink, but want other improvements taken care of first.

\* Connie Sistrunk: Encourages prioritizing so that the "inner" city problems are handled first. Core areas are being neglected and ruined while emphasis is placed on showier outside areas. Fix the old water, sewer and storm sewer systems for the citizens before spending money on the outer areas or building new infrastructure which will also end up being neglected if priorities aren't changed. Delete So. 5th connector, as one example.

\* Logan Robinson. Reiterated tax rate concerns about Pocatello having highest rate in the state. Is against TIF's and has constitutional concerns about the PDA and TIF financing. Has presented a petition against the district, funding, etc.

\* David McKamey: PDA should not receive abuse for the process it has followed. He conducted a citizen poll wherein citizen input regarding projects was solicited. Results show infrastructure improvements are highest priority, with a tax cut receiving a very high rating.

\* Steve Long, CDC chairman: Original plan was approved as being in compliance with Comprehensive Plan; is not sure about the revision and wants CDC to review the new proposal before the Council.

\* Bob Wallace: In response to concerns that the public had insufficient notice, that these projects were being rushed, etc., noted that this consolidation has been in the works for over a year, that neighborhood meetings were held, surveys conducted, etc. The public has had ample opportunity over several months to comment on the provided list of projects which are being considered. Possible tax cuts should not be the issue before the PDA whose role is to implement a plan/projects with revenues received. Poll was structured so that issue was framed as tax cut v. projects and thus the poll obtained results that it was pre-designed to get.

\* Jim Sontag: Moved here because Pocatello provided what he wanted for his family. Asked for clarification regarding "debt." Hotchkiss responded. Projects can be done as revenue is received, but bonded indebtedness from several current districts will still be in place. Bonds contemplated for projects for the consolidated district will include sufficient money to retire current bonds, but only one of those bond issues can be retired early. Money for the others will be held and paid out as the payments become due.

\* Mickey Adler, advisor for Youth Forum. Urges PDA to consider quality of life issues since urban renewal is not just about infrastructure or economic development. Reminder that the youth of the community are its future and that there are over 18,000 youth in town--nearly a third of the population--who are an important constituency whose needs should also be addressed. Investment in the needs of our youth can be even more valuable than investment in infrastructure. Projects which provide them with direction, worthwhile places to go, etc., such as

these park and recreation projects, will give the community a solid citizen base to go along with a good infrastructure base.

\* Council member Bill Lynn provided copies of letter voicing strong support for youth recreational facilities as another necessity, not a frill.

There being no further comment, K. McGee closed the session, thanking all who came. An additional time for public comment will be set for Wednesday evening, January 13, 1999, at 6:00 p.m.

A handwritten signature in cursive script, reading "R. Valentine". The signature is written in black ink and is positioned in the upper right quadrant of the page.