

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting October 12, 1999

Members present: G. Anderson, T. Bernasek, J.O. Cotant, S. Hotchkiss, Karen McGee, Darsi Foster-Johnson, John Ricks, and Tami Smith (S. Brown excused)

Staff present: D. Tranmer, City Attorney; R. Burstedt and C. DeWall, Bannock Development

City staff present: Steve Ernst, , Community Development and Research Department

1. Preliminary matters. Meeting called to order at 11:04 by Chairman McGee. Audience members and presenters acknowledged. No conflicts were declared..

2. Minutes and financial matters. It was MSC (Anderson, Cotant) to approve the minutes from the September meeting. C. DeWall noted additional income from taxes and that the amount for the North Main expense item represents the third payment. Final payment is pending receipt of last invoices. It was MSC (Cotant, Anderson) to approve the financial report for September.

3. South Cliffs Business Park Proposal. Bill Isley and Marshal Rossiter were in attendance to describe the possibility of a business park on 62 acres of land next to the Highway Department. The land is zoned Commercial General and is within the CCC revenue allocation and urban renewal areas. They envision an outlet mall as an anchor to the business park. Development of an entrance road and laying of water and sewer lines will be more costly than usual because of the lava rock formations which have to be blasted out. They are interested in obtaining revenue allocation financing for the sole part of the development which they plan for the near future--the "overage" costs for a 250 or 300 foot entrance road with stubbed-out water and sewer lines, in the neighborhood of \$100,000.00. The entrance has been planned so that it would connect with Nora, as well as be suitable for a future east-west connector. Board members noted that the project might meet criteria for funding assistance, but that a more definite plan would need to be provided. Also noted was the lack of money at the present time since we don't yet have judicial confirmation and bonds have not been sold. Anderson suggested that if developers were in a hurry to get started, they might want to construct the roadway entrance themselves, then request assistance for sewer and water lines at a later date when there were actual plans which could be reviewed. Board members expressed general interest, but noted that no commitment could be made without additional information and sufficient receipts in the CCC district beyond the amounts already committed. Developers will re-contact the Board at such time as they have more definitive plans.

4. Administrative fees. D. Tranmer had copies distributed of the sections in the NewTown, Alvin Ricken, North Main, and Old Town Urban Renewal Area projects/plans detailing the administrative fees which were approved. To date, no administrative money has been requisitioned from any district, and the Board's unrestricted funds are rapidly diminishing. These administrative funds are the only money available to the Board to be used as it sees fit in the general pursuit of its duties—for example, as revolving loan monies for projects within a URA but for which the Board does not want to create another revenue allocation area, as well as to pay for supplies, lunches, advertising, and the like, or any other purposes which would further the Board's mission under the state law. After discussion, it was MSC (Hotchkiss, Foster-Johnson) to requisition a portion of the Alvin Ricken District administrative fees to

reimburse past-due amounts for C. DeWall's uncompensated time and postage and other supplies to Bannock Development Corporation. Further consideration of when and how much administrative money should be requisitioned and placed in the Board's operating fund will be taken up at the next meeting.

4. Roosevelt. A request has been received for extension of the time limit on the Roosevelt project in order that Fred Meyer can recover infrastructure improvement money. **It was MSC** (Hotchkiss, Bernasek) to have Dean review the District documents and provide the Board with a report on whether the District could be extended, and if so, how to accomplish the extension.

5. Bonneville Neighborhood Association. Jackie Maughn spoke briefly on behalf of the association to request that the Board not forget their request for a small portion (\$80,000-90,000) for purchase of the rest of the Tydeman/Optimist park area which is currently in private hands. The Association believes it is important that the land be in City hands to make sure that it is retained as park land.

6. Adjournment. There being no further business, the meeting was adjourned at noon.

Rayna Valentine