

POCATELLO DEVELOPMENT AUTHORITY
MEETING MINUTES
July 20, 2020

Members present: Mayor Brian Blad, Chad Carr, Scott Turner, Terrel Tovey , David Villareal

Members absent/excused: Heidi Adamson, Rob Lion, Thomas Ottaway, Scott Smith

Others present: Carl Anderson, Pocatello Senior Planner (Conference Call); Ashley Linton-Welsh, Treasurer (Conference Call); Jared Johnson, Pocatello City Attorney; John Regetz, Bannock Development Corporation; Tanner Hernandez, Prime Time Auctions; Mitch Greer, Rocky Mountain Engineering & Surveying; Meghan Sullivan Conrad, Elam & Burke (Conference Call); Phil Kushlan, Kushlan & Associates (Conference Call); Brent Tolman, Out west Policy Advisors (Conference Call), Chris Stevens, Pocatello City Council Member, and other members of the public

Agenda Item No. 1: Call to Order and Disclosure of Conflicts of Interest. Vice Chair Chad Carr called the meeting to order at approximately 11:06 a.m. No conflicts were disclosed. It was **MSC (B. Blad, T. Tovey)** to amend the date on the Agenda from July 17, 2020, to July 20, 2020.

Agenda Item No. 2: Minutes. The minutes from the Board of Commissioners Regular Meeting held May 20, 2020, were considered. It was then **MSC (T. Tovey, B. Blad)** to approve the minutes as presented.

Agenda Item No. 3: Financial Report Linton-Welsh indicated that the June financial report will be provided at the next available PDA meeting. She stated that the Board is waiting on the County for the land tax remittance. The Board discussed the status of the tax remittance and no further action was taken.

Agenda Item No. 4: Expense Payments & Reimbursements. The following invoices were considered for payment:

- a. \$4,686.56 from General Fund to Elam & Burke for legal fees for the month of June re: Special General Counsel.

Anderson reviewed the payment requests from Elam & Burke, stating the invoices accurately reflect work performed for services provided, and are appropriate for payment. It was then **MSC (B. Blad, T. Tovey)** to approve the payment requests.

Agenda Item No. 5: Petersen Inc. – Semi Annual Report. **Anderson** presented the semi-annual report from Petersen Inc. Inc. is in good standing with the grant and loan guarantee terms, exceeding the minimum of 50 full time employees and the minimum amount paid to full time employees exceeds the \$14.00 as required. Following the report, no further discussion was had.

Agenda Item No. 6: TetriDyn Solutions, Inc.: **Anderson** introduced the agenda item to consider the past economic development loan agreement with TetriDyn Solutions, Inc., from 2009 and consider writing off the loan amount of \$50,000. During the May 20th regular meeting, the Board received the 2019 audit report from Deaton and Company. During the report it was discussed that there is an outstanding Loan in the amount of \$50,000. Upon further discussion it was determined that the Loan in question is with TetriDyn which has since dissolved. It was discussed at the aforementioned meeting that the Board may wish to review the loan amount. The original loan agreement is from 2009. **Linton-Welsh** provided additional information regarding the current status of TetriDyn Inc., and stated that it is her recommendation that the Board write off the loan and get it off the books. The Board ensued in discussion regarding the TetriDyn loan. With no further discussion, it was then **MSC (B. Blad, S. Turner)** to write off the loan amount of \$50,000 understanding that there are no assets.

Agenda Item No. 7: Potential TIF District: **Anderson** introduced the agenda item to consider the proposals submitted for professional services to conduct the eligibility and feasibility study for a potential TIF district in the South 5th area of Pocatello. At the Board's previous regular meeting on June 17th, the Board voted to initiate the eligibility and feasibility study for a potential TIF in the South 5th Area of Pocatello. Since that time staff has solicited for Professional Services to complete the necessary studies. The proposals are in your agenda packet for review and representatives from Phil Kushlan of Kushlan & Associates and Brent Tolman of Outwest Policy Advisors are present to discuss their proposals and answer

any questions that the Board may have. **Phil Kushlan** presented his proposal and indicated that the proposal addressed the eligibility study and that he is available to conduct the feasibility study, if selected. **Brent Tolman** then presented his proposal and detailed his experience working in the area. Following the presentations, the Board discussed the proposals and inquired as to the request for services that was sent. **Anderson** provided the Board the original email sent to both individuals requesting professional services. The Board indicated that they would like additional time to review each proposal. With no further discussion, it was **MSC (T. Tovey, B. Blad)** to continue the agenda item to the next available meeting.

Agenda Item No. 8: Calendar Review: No calendar updates were provide. The Board discussed that they would like to discuss the mission of the Pocatello Development Authority and the types of projects that the Board will consider for funding from the general fund moving forward. The Board indicated that they would like to have a work session early in September 2020 to discuss these items.

Agenda Item No. 9: Adjourn: There being no further business, the meeting adjourned at approximately 11:48 p.m.

By: _____
Carl Anderson
Interim Executive Director

DRAFT