

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
October 15, 1990

Members present: John Carlson, Peter Angstadt, Val Arvas, Dick Clay, Karen McGee, Bob Weppner, Mike Ransom

Others present: Nancy Taylor, Executive Director

1. Meeting called to order by John Carlson at 12:07 p.m.
2. Administrative details
 - A. It was MSC to approve the minutes of the September meeting with a date correction from the 16th to the 17th.
 - B. Nancy has a certificate of liability insurance for the Main and Bonneville project. A proposal for officers and directors insurance has been sent to three companies; responses should be back within a couple of week.
 - C. NOBAMPO has requested monetary support and/or a letter of support for their bikeway plan. PDA doesn't have funds to expend for such projects, but it was MSC to have a letter of support sent to NOBAMPO from the PDA.
3. Main & Bonneville: The environmental report shows no noticeable environmental problems, but does mention the possible existence of gas tanks under the north end. Liability insurance won't cover Superfund liability, and U.S. West isn't willing to undertake core sampling because it is too expensive. Members questioned whether PDA could get an indemnity agreement from U.S. West to relieve PDA of any cost-bearing responsibility for leaking tanks. Members also questioned whether there was some way to determine whether or not the tanks were still present. Nancy will also contact Fred Ringe to request that he review the environmental report. U.S. West definitely wants to close this project before the end of the year. Billboard companies have asked whether PDA would require removal of the signs now on the property when it takes ownership of the property or whether they could continue to rent space. Nancy had preliminarily expressed doubt that PDA would allow continued rental. Members concurred in wanting billboards removed.
4. Amendment to Ceratile Plan. Members discussed Fred Ringe's comprehensive review of the laws governing establishment of projects. After review and discussion of the letter, members decided that a formal amendment process was not necessary and will not request public hearings and Council consideration.
5. Proposed contract with SICOG for professional services. Members had questions about some of the terms and wanted clarification of some of the wording. Fred's opinion letter explains that both parties can enter into contract of this

type, but does not discuss pros and cons of the terms. After further discussion, considering that Scott was not present to answer questions, members agreed that the board itself needs to have more input into the contract in order to resolve the gray areas. Members will present ideas on or before the next meeting for possible inclusion in the contract.

6. City Hall update. Mayor Angstadt reported that an additional year's lease has been entered into with West One. Other than that, no decisions have been made.

7. New/Old business. Nancy reported that plans are being developed for revenue allocation financing for renovation of the Kress Building. More information will be available as the project develops.

There being no further business, the meeting was adjourned.