

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
January 13, 1999

Members present: Greg Anderson, Tom Bernasek, Karen McGee, Darsi Foster-Johnson, Tami Smith, Joe Willes

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 5:35 p.m. by K. McGee. No conflicts were declared.

2. **Alvin Ricken Dr.** Construction account closure question: the money remaining in this account cannot be used for on-going administration and operation costs. However, the Board has already authorized and bond counsel has approved, costs associated with the start-up of the District, project management, and the like. The trustee will pay the PDA upon presentation of an "invoice" requesting the funds. PDA has established an Administrative Fees Fund, which is an unrestricted fund, into which such monies are to be placed for use by PDA as it sees fit. **(SECRETARY'S NOTE:** Board has approved personnel costs to be taken from this fund starting with the 1999 fiscal year, but the fund has no money since Board has not yet requested it from the Trustee.) **It was MSC (Anderson, Bernasek) for Robert and Dean to prepare an invoice/request for payment to the Trustee for the associated costs and bring it to the board for review and forwarding so that the construction account can be closed out.**

3. **Financial matters.** C. DeWall reviewed the December income and expenses and District ending balances. **It was MSC (Willes, Bernasek) to approve the reports.**

4. **Other business.** Bernasek indicated an interest in reviewing the PDA process for establishing urban renewal plans, etc. Board members noted that the annual "study session" should be held at the February meeting. Staff will provide information and materials at that meeting and answer questions related to PDA's duties, role, etc. Other business will be reviewed first, then the remainder of the meeting devoted to the study session. Members should plan on a two-hour meeting.

5. There being no further business, the meeting was adjourned at 5:50 p.m.



SUMMARY OF COMMENTS REGARDING
CONSOLIDATED CENTRAL CORRIDOR PROJECTS
January 13, 1999

PDA Chairman Karen McGee opened the comment period at 6:02 p.m., noting that an ordinance had been passed limiting the Consolidated District project amounts to a total of \$18 million and a ten-year time period. Therefore, PDA's role was to choose among all the possible projects listed and begin implementation of those chosen. To assist in making those choices, the PDA had requested additional public comments as to desirability, priority, or in approval or in disapproval of those projects and this is the second meeting for that purpose. Speakers were asked to confine comments to the projects, to be as concise as possible, and to avoid repeating the comments of others at length.

* Larry Ghan, Bannock County Clerk made no comments on the projects, but gave prepared remarks setting out the County's concerns about revenue allocation financing in general and the district in particular:

1. Reiterated concern over impact on County revenue and finances
2. Stated concern that legislation allowing revenue allocation districts is too open-ended and allows for "forever" districts.
3. Requested early pay-off of debt and firm commitment from PDA to do so
4. Expressed belief that too little dialogue was held with County and believes that some form of task force should be initiated in the future between the City and County.

* Ashley Strauss: City needs place for winter activities for students after school. Believes that "restoring" youth is just as important as restoring streets and might be more so in the long run. A multi-purpose building if carefully thought out and well-run could pay for itself.

* Ruth McDevitt, Youth Forum President: conducted survey of students and in a short time, with little publicity or assistance in distribution, received over 350 signatures of students supporting a multi-purpose facility. Stressed the importance of such facilities in helping control drug activity, providing safe places for large numbers of students to gather after school. Urges consideration of as many activities as possible, ice skating, indoor soccer, general, etc. See attached petitions.

* Larry Olivera: newcomer to Pocatello who moved because the town was a good place to raise a family. Encourages PDA to make recreational facility a priority and to include roller hockey area as well. Noted that there are few facilities here and that people are driving to Idaho Falls for some of these activities.

* Katy Fairchild: encouraged approval of two rinks--one for ice hockey, one for indoor soccer so that the dozens of kids and their families who participate in winter soccer won't have to drive to Idaho Falls, which has the facilities, to participate.

* Rufus VanDyke, parent and soccer coach: Urges inclusion of indoor soccer area in a multi-purpose facility and believes that such a facility should be high in priority. Notes large amount of money is leaving the community when so many travel to Idaho Falls to participate in the sport which is growing annually.

* Penny Pink, City Council member, noted that ice rink committee was thinking in terms of a facility which would house a winter-only ice rink which would be open in the fall and spring for soccer, roller hockey, etc. Urges PDA to provide recreational facilities, decent and safe places where youth can go when their home situations become intolerable.

* Kayle, Indian Hills elementary school: "Please fund the ice rink facility."

* Jackie Maughn, president of Bonneville Neighborhood Association, on behalf of the many members present, urged the PDA to include \$80,000 for acquisition of the north end of the Optimist/Tydemar park area so that the whole park area would be public property.

Also requested playground equipment be placed in the park area, similar to that in Caldwell Park to encourage use of the area by children and parents and discourage "nibbling away" of public park facilities for parking lots, etc. She noted that the location of the federal building was in this neighborhood and that it would be fitting for some of the funds collected to be used directly in the neighborhood.

* Cassie Cole, new member of Youth Forum: there's nothing much for most youth to do unless they are part of an organized sport, which can only involve limited numbers. A multi-purpose recreational facility which could serve as a gathering place could do a lot to prevent the "nothing-else-to-do heavy drinking that's on the increase.

* Tom Mansfield, Old Town resident, participant in Neighborhood Watch, sees first-hand the results of too much inactivity. However, infrastructure in the west area of town has been neglected for too many years. Water and sewer lines and storm sewers should be first priority. Curbs, gutters, and sidewalks are also in bad shape and need repair and he would prefer that these items be given top priority in the older portion of town.

* Jim Morphey, realtor: Noted support of projects as recommended by the task force and believes infrastructure should be done with district funds. Remainder of comments were related to Pocatello's tax rate, its possible effect on business and growth, unfavorable comparisons with other communities, and the like.

* Jim Dekker, businessman. Reminded PDA that increased growth without adequate storm sewers has resulted in 3 floods in the past couple of years. Infrastructure improvements will help the business climate and that the amount of money allotted isn't all that much considering the tremendous need.

* Linda Burk, Old Town Neighborhood Association: On behalf of several members, discouraged the syphoning off of money which could be used to improve neighborhoods for a South 5th connector. Members encourage putting money into revitalizing older neighborhoods--the "renewal" part of Urban Renewal should be emphasized.

* Steve Bolton, youth soccer coach. Urges multi-use facility to be a high priority, a facility which includes hockey areas and the room and planning for other activities. Notes that he works at the Site and know many co-workers who choose to live in Idaho Falls, not because of any tax concerns, but specifically because Idaho Falls has so many more public facilities and amenities than does Pocatello. Urges PDA to consider providing seed money for the project which could then be further funded from other sources such as the NHL, etc.

* Marty Clark, student. Urges support of multi-purpose facility and echoes all comments in support. Asked PDA to think about this quote from the students: "If not now, when? If not here, where? If not us, who?" and make the multi-purpose facility a reality.

* Bob Foster, Council member: Urges completion of the assessment and final choice of projects as soon as possible, but still consistent with good business practices. Notes that there are too many projects chasing too few dollars and that the earlier begun, the lower the total cost will likely be.

* Harold Wyndham, ISU. Supports multi-use facility both for personal reasons, but also because he reiterates the fact previously stated that many businesses are not just checking a community to see if it has infrastructure, but also are seriously considering the amenities which a community can provide for its employees and executives. States that any multi-use facility contemplated should be a large, decent one which will serve the community for many years, not just a "make-do" partial effort.

* Ron Frasure, Council member. States that he is in favor of all projects but is concerned about the rest of the community, that voters are under-represented at these presentations. Proposes items all be handled on a pay-as-you-go basis and other projects should be taken to the voters for over-ride elections.

* David McKamey. As a native of Glasgow, Montana, he cautions against too many amenities, noting that his home town had numerous ice skating rinks, a multi-purpose

center, and the like, but not enough items to attract businesses, so the town is not growing and thriving. Believes that infrastructure improvements should be of top priority, not other facilities.

*Steve Brown: Disputes purpose of tax increment financing for other than economic development. Wants caution, not speed in choices.

There being no further comments, K. McGee thanked all who attended and reminded the Board that its next meeting would be a regular meeting at the usual time, February 9, 1999.

R. Valentine