

**ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
April 6, 1999**

Members present: G. Anderson, K. McGee, J.O. Cotant, S. Hotchkiss, T. Bernasek, D. Foster-Johnson, T. Smith, J. 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 11:05 a.m. by K. McGee. No conflicts were declared at the outset (see below). Additions to the agenda: Requests for funding for projects in Old Town from R. Stallings for Eagle Building and Mary Howell from Old Town Pocatello, Inc.

2. Minutes and financial matters. It was MSC (Cotant, Anderson) to approve the minutes from the February 9th meeting. It was MSC (Willes, Cotant) to approve the minutes of the February 23rd meeting. C. DeWall then reviewed the financial statement, noting interest income and the transfer of Old Town revenue to the trustee, as well as check and food charges. It was MSC (Hotchkiss, Anderson) to approve the February financial report. The March report was then reviewed; interest income was noted and it was pointed out that the Central Corridor District would show negative balance for its first expenses for the publication of notice of last month's hearing. When revenues are received, an adjustment will be made. It was MSC (Willes, Cotant) to approve the March financial report.

3. Bond proposal review. S. Hotchkiss briefly reviewed the two proposals and discussed the sub-committee's concerns with the Board. Comparisons were made between the proposals as to costs for defeasance of the old bonds, costs for new bonding, and interest costs. There is a large discrepancy in interest-cost projections. Board members requested the sub-committee obtain additional information from the two before bringing the matter to a vote. Concern was raised about delaying a decision until May meeting. At this point, T. Smith noted that because of her position with First Security Bank, she has a conflict of interest to declare and will not be voting on the choice of institutions.

THEREFORE, THE BOARD DETERMINED THAT A SPECIAL MEETING WOULD BE CALLED FOR 10:00 A.M. ON APRIL 16, 1999, TO ESTABLISH THE BONDING AGENT AND ANY MATTERS INCIDENTAL TO BONDING AND THE ATTENDANT JUDICIAL CONFIRMATION PROCESS.

4. PDA appointments. There is a list of applicants in the Mayor's office. Members are welcome to review the names and comment.

5. Old Town requests for funds. The reserve account contains more money than the one-year payment amount required under the terms of the bond documents.

PNHS and the Eagles Building project: Richard Stallings noted that the Board had previously authorized up to \$60,000.00 for this project, but that at the time, there was only about \$56,000 available (NOTE: total expended was \$55,816.40). He is requesting an additional \$3,500 for the transom window rehabilitation project—a \$24,000 item—which will help leverage additional funding.

Old Town Pocatello, Inc: Mary Howell presented two requests for additional funds; the first is for the parking lot paving shortfall . The base bid was for asphalt, curb, gutter, striping, and the center island lights, and the bid is about \$40,000 (request is for \$37,473.00) more than the money available from the CDBG funds allocated to the project. The shortfall is being covered by a letter of credit from Citizen's Community Bank, but OTP would prefer not to incur any debt to complete the project. The second request is for \$120,000.00 to install 43 more decorative lights along Arthur Street. The two requests total nearly \$160,000.00. C. DeWall noted that the excess in the account held by the Trustee is actually slightly under \$150,000.00 (the entire account is not available, since one year's debt service must always be retained). S. Hotchkiss then noted that all the money in the reserve accounts of current districts has been considered as being available for defeasance of the old bonds. Any change will alter repayment schedules and the proposals presented by the two banks. At this point, S. Hotchkiss noted a possible conflict of interest on the first request due to the fact that his bank was the entity issuing the letter of credit. Board consensus was that such a large expenditure could not be approved at this point; the decision should be postponed until after all the decisions related to the bonds have been made and the expenditure weighed against the other funding requests. M. Howell noted that the CDBG funds must be expended within a short period of time and can be used on the first part of the parking lot project; the additional work is not part of the base bid.

It was MSC (Hotchkiss, Anderson) to approve the final \$3,500.00 of the previously-approved allocation to PNHS for the transom window rehabilitation project and to direct C. DeWall to prepare an invoice/request for payment to the Trustee based on documents to be supplied by R. Stallings..

6. Central Corridor petition. The public hearing held last month was opened and closed without any testimony, oral or written, being presented. The Board cannot take official action on the question of whether to file the petition until two weeks from the date of the hearing. Three weeks having elapsed, a motion regarding this question could be entertained. **It was MSC (Hotchkiss, Cotant)** to authorize filing of the petition for judicial validation of the bonds/projects in accordance with whatever decision is made at the special meeting next week.

7. Roosevelt area. Clarification regarding landscaping costs being eligible for PDA funding: Ordinance #2576 of the City Council specifically modifies the proposed Plan to remove landscaping from the list of eligible items.

Fred Meyers: to be done in phases: Phase I will be relocation of Lamont's which is projected to be completed by October of 1999. Phase II will be the actual Fred Meyers facility.

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

