

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting January 11, 2000

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

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

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

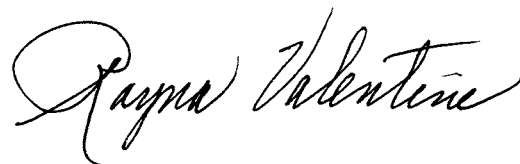
1. **Preliminary matters.** Meeting called to order at 11:13 by Chairman Hotchkiss. Audience members and presenters acknowledged. No conflicts were declared. Earl Swift and his attorney Jim Manning were acknowledged, as were members of the Bonneville Neighborhood Association.
2. **Minutes and financial matters.** It was MS (Ricks, Cotant) to approve the minutes from the December meeting. Chairman Hotchkiss noted one correction: The motion in regard to the Gateway item #6 was not carried; therefore the initials should show only the "MS" without the "C" which denotes "carried." The minutes were then approved with that correction. C. DeWall reviewed the financial statement and expenditures for the last month, noting that interest earned had been deposited in the Unrestricted Fund. It was MSC (Cotant, Anderson) to approve the financial report for December. The proposed cash budget for 2000 was presented with the caveat that until judicial confirmation decision is received, many of the items are tentative. The City will repay \$120,000 annually for the \$800,000 advance on the swimming pool construction; first payment is expected during the first quarter of the year. The shortfall in North Main account will again be funded from the Unrestricted Fund. After brief discussion, It was MSC (Bernasek, Cotant) to approve the cash budget with the understanding that further refinements may be required.
3. **Gateway.** J. Manning again presented his client's request for funding to rework the water system to provide shut-off valves and reiterated their position that PDA should not take any administrative funds because they had not done so in the past and that doing so would alter the plan/project impermissibly. D. Tranmer clarified for the PDA that the current plan/projects for which Swift has receiving funding are completely different from the original, which has never caused any difficulty and that administrative fees and a wide variety of projects could all be funded. S. Brown then asked whether the PDA could "charge" only one year's fees. D. Tranmer specified that in his opinion, as managers of the funds received, the Board has several options but is under no obligation to provide further funding: it could choose not to fund any further projects and to return the remaining funds to the County for distribution to the taxing districts, to fund all or any portion of the project, or to forego all or a portion of any administrative fees. Board members also discussed the ownership of the valve insertion machine which would be purchased by these funds, expressing reluctance to use funding for equipment which would become the property of a private individual. Various scenarios were reviewed as to joint ownership, separate contract for the future use of the machine, and the like. The projected revenues for the remainder of the term of the District are \$139,000.00, but the actual revenue could be substantially less. It was MS (Anderson, Cotant) that the funding for the machine be contingent upon the "return" of the machine to the City or County. During

discussion, it was noted that, because PDA was the entity providing the funds, any "returning" of the machine would be to PDA rather than the City or County. The motion failed. **It was MSC** (Bernasek, Brown) to approve funding of the water improvement projects up to a maximum of \$130,000.00, provided that the District actually received at least that amount, and to allocate any amount over that to administrative fees, and thereafter officially close out the District.

4. **Bonneville Neighborhood Association.** Erica Cody introduced herself as speaking on behalf of the Bonneville Neighborhood Association and the residents they represent. She noted that the residents in the area regularly use the park and that it enhances the neighborhood, citing several examples including the use by civic groups (annual pancake breakfast, etc.) and softball teams. The residents are concerned about retaining this Tydeman/Optimist area as a park and to that end, are urging the PDA to pursue acquisition of the few lots on one end of the park. These lots are currently leased by the City for park purposes, but the possibility remains, unless ownership is acquired, that the owner could decide not to renew the lease and to develop the property. Board members responded by reminding the Association that until judicial confirmation of the projects/plan is received, no bond funds will be available. However, acquisition of the park land is on the list of approved projects and if bond proceeds are received, the PDA could begin negotiations. John Purce then noted that at the Association's last meeting, the members wanted it pointed out to the Board that this area is impacted by one of the projects (Federal building) in the new district and that purchasing of the land to preserve it for the neighborhood park would be one way of lessening any negative effects.

5. **Operating funds.** General discussion regarding use of administrative fees to fund a more pro-active approach to projects. Board has in the past postponed collection of any monies, but now need to address the question as to whether this postponement is still a good idea or whether the time has come to collect the funds and put them to use for the purposes set out in the legislation which created the PDA. D. Foster-Johnson suggested that the Board should not continue to table this question, but confront its duties head-on by devoting a large portion of the next meeting to a full discussion of this issue and commit to making a decision at that time. Counsel can provide information on possibilities and powers. Chairman Hotchkiss suggested that a "sub-committee" meet prior to the next PDA meeting in order to distill and organize the information needed to decide.

6. **Adjournment.** There being no further business, the meeting was adjourned at 12:12 p.m.

A handwritten signature in cursive script, reading "Rayna Valentine". The signature is written in dark ink and is positioned in the lower right quadrant of the page.