

**POCATELLO DEVELOPMENT AUTHORITY  
BOARD OF COMMISSIONERS MEETING**

**City Hall  
Council Chambers**

**March 14, 2000  
11:00 a.m.**

- PRESENT** Steve Hotchkiss, Tom Bernasek, Greg Anderson, Steve Brown, Ron Frasure and John Ricks
- ABSENT** J.O. Cotant, Darsi Johnson, Tami Lewis
- STAFF** Dean Tranmer, Ray Burstedt and Char DeWall
- GUESTS** Jim Wrigley, First Security Bank; Robert Chambers and Tim Tingey, City CD&R; Jerry Higgins, City Treasurer; and Jay Cornelison, City Engineer

**11:00 a.m.**

Due to lack of a quorum, Chairman Hotchkiss decided to have a working session for the board to review the proposed bonding/pay-as-you-go options for the Central Corridor with Jim Wrigley of First Security Bank.

**12:05 p.m.**

With a quorum now present, the meeting was called to order at 12:05 p.m. Chairman Hotchkiss conducted the meeting. Charlene DeWall acted as recording secretary.

Guests at today's meeting were acknowledged.

The Board was asked for disclosure of any conflicts of interest. Hearing none, the meeting continued.

The Commissioners were asked for any additions to, or deletions from, today's meeting agenda. Hearing none, the meeting continued as outlined.

**ACTION AND DISCUSSION ITEMS**

**Minutes for February 8:** The Board was asked for approval of the February 8 minutes. Greg Anderson made a correction to the minutes stating that the City Council meeting date is shown as March 29 in item #3 (judicial confirmation update). The correct date should read February 29. A motion was received from Steve Brown to approve the minutes with this correction made. Tom Bernasek seconded, with unanimous approval.

*Handwritten notes:*  
not in 55  
12/14/00  
12/14/00

**Minutes for February 23:** It was noted by Chairman Hotchkiss that the February 23 meeting was a study session for the PDA board, therefore these were actually notes from that meeting and there wasn't a need for a motion to approve. The Commissioners were asked for any corrections. Steve Brown stated that in the third paragraph, Greg Anderson was quoted as making a statement to the board, however Greg Anderson was shown as being excused from the meeting. Ms. Valentine's minutes from the meeting will be reviewed to determine who actually made the comment and this correction will be made. With this the notes were accepted by the board.

**Financial Report—February Income and Expenses:** Time was turned to Char for the financial report for the month of February. It was noted that tax monies were received from Bannock County in the Alvin Ricken Drive, Varsity Square and Old Town districts.

Expenses for February included a semi-annual loan payment in the Kress district for \$2,603.66. Payment #5 in the amount of \$6,801.75 was made to Schiess & Associates for the stormwater assessment project. Two checks were issued from the General Fund. PDA lunch for February (\$96.00) and purchase of a PDA seal (\$34.50).

A table showing the balances in each district was reviewed with the Commissioners. The ending balance as of February 29 was \$790,939.34.

A motion was made by John Ricks to accept the financial report as presented, with Steve Brown seconding. The motion carried by unanimous vote.

**Financial Report--Report on 1999 Financials:**

Jerry Higgins, City Treasurer, reviewed the 1999 unaudited financials (made a part of the 1999 budget file) with the Board. Chairman Hotchkiss requested that the Commissioners review the report and return to the April board meeting with any questions for Mr. Higgins prior to its acceptance.

**Report on Roosevelt District Projected Cost:**

Robert Chambers, CD&R, was asked at the December 14, 1999, board meeting to review the projected costs for the Roosevelt District neighborhood portion, the actual valuation of Lamont's versus the projected valuation, as well as other factors to be considered in this district. He stated that Fred Meyer had been contacted to get current projections in order to update the neighborhood portion figures.

Tim Tingey, City Associate Planner, distributed copies of a report analyzing the future costs and revenue projections for the Roosevelt district (made a part of the Roosevelt District file). He reported that the projections were derived from the original plan which was adopted in 1997. Two scenarios were presented: no time extension and a two-year time extension to the district. The estimations were based on curb/gutter/sidewalk costs incurred in a recent LID project in the Moreland area. It was noted for the board that 60% of those residents who will be assessed for the curb/gutter/sidewalk improvements have to agree to the project.

After further discussion, Tim was asked to rework the estimated cost page of the report considering 100% of the total cost of the project with clarification made concerning the 65-35 breakdown. This page will be reformatted and presented at the April 11 board meeting.

**Consider Dissolution of Gateway West District:**

Dean Tranmer related to the board that a formal motion from the PDA board was needed by Bannock County in order for them to officially remove the Gateway West TIF district.

A motion was received from Tom Bernasek to dissolve the Gateway West TIF district effective 12/31/99. A second to this motion was received from Greg Anderson, which carried by unanimous vote.

**Consider Allowing Chairman to Sign Resolution for Karen McGee:**

The board was asked for a motion to allow Chairman Hotchkiss to sign a resolution for Karen McGee expressing the PDA board's appreciation for her many years of selfless service to the community.

A motion allowing Chairman Hotchkiss to sign the resolution was made by John Ricks. Greg Anderson seconded the motion, which carried by unanimous vote.

**Consider Board Operating Funds Percentages:**

It was mentioned by Chairman Hotchkiss that this agenda item had been discussed at several meetings with no decision made. Discussion was held regarding the usefulness of these funds for projects at the discretion of the PDA board. Some concern continues as to what these funds should be called as well as an acceptable percentage if approval is made.

Chairman Hotchkiss recommended that this agenda item be deferred to the April 11 meeting to give the Commissioners the opportunity to study previous board discussion in order to make a decision on this issue.

**Consolidated Central Corridor--Stormwater Project:**

Dean Tranmer updated the board concerning the Stormwater Project. Schiess & Associates are about 90% complete with their assessment. It is estimated that their report will be completed by April 7.

The report will include an extensive list of potential projects within the City of Pocatello. Schiess & Associates will rank the priority of the projects taking into consideration their affect on the community. It is anticipated that the report will include \$20-30 million in projects. The City Council will take these into consideration while budgeting for a 20-year capital improvement plan.

Mr. Tranmer stated that a representative from Schiess & Associates will present the plan to the PDA board at the April 11 meeting if it is complete and will be available for questions regarding their findings.

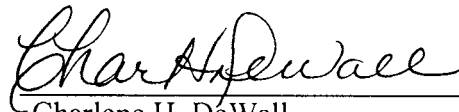
**Consolidated Central Corridor--Cashflow Analysis:**

It was noted that several questions had surfaced during the working session with Jim Wrigley. Additional data will be received from First Security Bank. When this data is available, Steve Hotchkiss, Ray Burstedt, Jim Wrigley, and Jerry Higgins will meet to compile a summary for the PDA board and the City Council's consideration.

Jay Cornelison, City Engineer, stated that he had the agreement between the City of Pocatello and HDR Engineering, Inc. regarding the **Cheyenne Overpass project** ready for Chairman Hotchkiss' signature. Mayor Anderson had already signed the agreement. The board was asked for a motion approving the PDA Chairman signing the contract.

Ron Frasure made the motion to approve Chairman Hotchkiss signing the contract. Steve Brown seconded the motion, which passed by unanimous vote. Tom Bernasek opposed.

A motion to adjourn was made by Greg Anderson, with John Ricks seconding. The motion passed unanimously. The meeting concluded at 12:55 p.m. The next scheduled meeting for the PDA Board of Commissioners is scheduled for **April 11, 2000**, at 11:00 a.m. in the City Hall Council Chambers.



---

Charlene H. DeWall  
Secretary for the Meeting