

**ABBREVIATED MINUTES**  
**POCATELLO DEVELOPMENT AUTHORITY**  
Meeting September 12, 2000

Members present: G. Anderson, S. Brown,, S. Hotchkiss, R. Frasure, H. Neuhardt, D. Foster-Johnson, J. Ricks (see below)

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

**1. Preliminary matters.** Meeting called to order at 11:07 by Chairman Hotchkiss. No conflicts were declared. The minutes of the July 11<sup>th</sup> and July 27<sup>th</sup> meetings were presented for approval. **It was MSC (Neuhardt, Frasure)** to approve the minutes of July 11<sup>th</sup>. **It was MSC (Frasure, Brown)** to approve the minutes of July 27<sup>th</sup>. (Neuhardt abstained as he was not present for the meeting.)

Financial reports for July and August were reviewed by C. DeWall. Income included tax receipts and interest; except for lunch expenses the expenditures reflect money sent to the Trustee for the bonds. Note: The August payment on the Varsity district was the last; there will be no expenditure in September as previously projected. PDA will need to take formal action to close the district as of December 31, and send that information to the County. July and August income were from taxes.

*At this point, D. Foster-Johnson and J. Ricks arrived.*

District ending balance sheets were distributed and discussed. The Gateway District is now closed and the money allocated for administrative costs has been transferred from that account to the "general" fund. If there are any late tax receipts from the District, C. DeWall will simply place them directly into this fund. (Note: This fund is variously referred to as the "general" "unrestricted" "administrative costs" and "Board non-district" fund. **It was MSC (Neuhardt, Brown)** to approve the reports.

**2. Vacancy.** Some citizens have expressed interest in filling the vacancy. Frasure noted that he would like a wider search made and suggested that the Mayor's office advertise. Board members who had suggestions of various business and civic leaders were asked to contact these people and request that they submit an application. **It was MSC (Neuhardt, Anderson)** to postpone nominations until a future meeting after members have had a chance to contact those persons mentioned. Rayna will contact Anne in Mayor's office to advertise the vacancy.

**3. Consolidated Central Corridor bonds.** R. Burstedt distributed materials showing current debt service projections which verify that there will be sufficient funds for other projects as time goes by. R. Frasure noted at this point that he was officially transmitting a request from the City Council that the Board limit projects to \$ 17 million dollars instead of the \$18 million authorized. Discussion ensued regarding Board's scope of authority once the ordinance has been passed and bonds issued. Thereafter, Chairman Hotchkiss noted that the record should reflect that PDA had received the request. No action taken at this time.

**4. General Matters.**

R. Burstedt reported that his attention has been brought to an area on South 4<sup>th</sup> with deteriorated houses which could be purchased for demolition and the property then resold to a businessman. Discussion was held involving two major issues: 1) landlord's responsibility for code compliance, and 2) whether PDA's involvement would be a matter of taking on someone's non-compliance with City codes, solving it for her and then "enriching" the person interested in buying the property by paying costs of the clean-up/demolition. Additional concerns: if the owner isn't willing to sell, PDA would need to begin condemnation

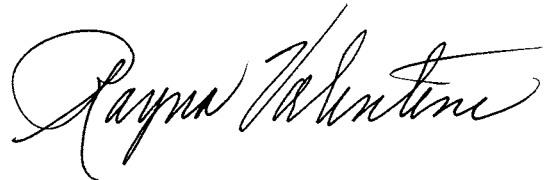
proceedings; would rehabilitation be better than removing housing stock because of PDA's duty to provide alternate housing, etc. The consensus was that some investigation should be done by the City regarding code compliance and that the owner and prospective buyer should be encouraged to handle any transaction themselves. At this point, **it was MSC** (Neuhardt, Frasure) that PDA and R. Burstedt continue to explore this without either promises or presumptions regarding its final involvement.

Next issue was a request from a business owner for assistance with sidewalk repair. Members expressed reluctance to do so for a variety of reasons. This involves no new development, no large-scale neighborhood improvement with owner participation, etc. Board declined to approve.

D. Tranmer informed members that an advisory vote regarding construction of the ice rink will be on the November ballot. Concerns expressed by members over the wording that no tax money would be used because PDA has specified that the City must guarantee repayment of the loan--and those funds would likely come from tax receipts.

**5. Stormwater project.** Halliday Street portion. We will need to obtain right-of-way use permit from UPRR for the pipeline. The Railroad wants \$3600 up front just for the preliminary work. Schiess & Associates is requesting payment authorization. **It was MSC (Anderson, Neuhardt)** to authorize issuance of checks to cover the costs. It was noted that since the project has been approved, the Chairman has automatic authority to sign checks, but that PDA should officially note that each payment has been approved so that Char can prepare the checks. R. Chambers then notified the Board that the first of the anticipated "snags" has been discovered: Schiess and Associates have found that some of the City utility pipelines conflict with the proposed layout of the storm sewers, particularly at intersections, and major work might be required to fix the problem. They are requesting that the Board acknowledge and specifically approve such additional work. Members noted that they have always been aware that such a project would encounter numerous "unknowns" along the way and assumed that the project had sufficient money built in to accommodate them. Therefore, **it was MSC (Neuhardt, Frasure)** to approve the additional work to handle this instance.

**6. Adjournment.** There being no further business, the meeting was adjourned at 12:10 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.