

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting December 12, 2000

Members present: G. Anderson, S. Brown, S. Hotchkiss, Harry Neuhardt, Dan Schroeder, Darsi Foster-Johnson, and John Ricks

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

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

1. Preliminary matters. Meeting called to order at 11:09 by Chairman Hotchkiss. No conflicts were declared. New member Dan Schroeder was introduced. Agenda changes: R. Burstedt requested the addition of an item to the agenda which he would present after other business items.

2. Minutes and financial matters. It was MSC (Ricks, Brown) to approve the minutes from the October meeting. [Note: No meeting in November] C. DeWall reviewed income and expenditures for financial reports for October and November, noting tax receipts in both months for income; expenditures included payments to bond trustee, lunch, Bannock Development's quarterly payment, legal advertisement costs, and bank charges. The proposed budget for 2001 was also reviewed. Highlights: January income is from the December tax monies collected by the County; the October income reflects the City repayment for the aquatic center loan; the July receipts are tax monies collected by the County in June; bond payments are made twice annually, in February and August..

Bank charges: Our two accounts at First Security have monthly charges averaging \$32.50 and 25.00. Members questioned the high cost, whether PDA needs to have collateralized accounts, whether two separate accounts are necessary, and whether changes could or should be made. S. Hotchkiss and C. DeWall will meet to try to resolve this and report back to Board.

District Funds: District ending balance sheet as of November 30, 2000 was in each packet in addition to the regular financial sheet; Board has \$114,612.99 in the "general fund" and \$7,940.98 in the old "discretionary" fund. S. Hotchkiss noted that the cash budget financial sheet only reflects the amounts forwarded to the trustees to ensure bond payments, but there is no regular statement showing the actual funds available for projects in the Districts—what amount has already been allocated, either for projects or bond payments, and what amount, if any, remains for other projects. C. DeWall was asked to provide a report showing on-going amounts—how much is required for the reserve fund, how much for payments, how much is available for other items.

Annual Audit: C. DeWall reported that an annual audit is required as a condition of the bonding for the CCC District. Deaton & Company is available for the work but R. Burstedt and she need Board approval to authorize the audit. **It was MSC (Anderson, Neuhardt)** (Hotchkiss abstained because of potential conflict—Jim Lee of Deaton is a member of his bank's board) to authorize hiring Deaton & Company to handle the auditing task.

It was MSC (Neuhardt, Ricks) to approve the financial reports for October and November and the proposed 2001 budget.

3. Varsity District. C. DeWall reported that the payments have been completed for the improvements made in the district and it can be dissolved after the deferred payment for administrative costs is transferred to the "general fund." **It was MSC (Brown, Neuhardt)** to authorize the transfer of the administrative cost monies per Board policy and to dissolve the District immediately thereafter. Notification through copies of the minutes should be provided to the County Assessor and to the State Tax Commission.

4. Fred Meyer. This agenda item will be postponed until January.

5. PDA guidelines. H. Neuhardt revised the previous guidelines by paring unnecessary items and condensing other. Copies distributed to Board members were the earlier version, so discussion will be postponed until the January meeting.

6. Items from R. Burstedt. The owner of the former Cole Chevrolet property has contacted him in regard to the possible use of the property for the proposed ice rink. If PDA is interested in pursuing the possibility, he will hold off on marketing the property. Questions raised as to sufficiency of clear space inside, whether the building would meet requirements, whether PDA should even be involved, since it is a City-sponsored project and PDA has merely agreed to provide funding mechanism. D. Johnson noted that even though PDA is only providing funding, the Board should probably involve itself to the extent of exploring this offer, at least by reporting on it to the City Council to let them know that an alternative has been proposed.

Airport development. R. Burstedt noted that a portion of the airport area has long been planned for, but under-utilized as, a business park, business incubator area, etc., because it is in need of costly infrastructure improvements in order to attract increased use by businesses—insufficient utilities, etc. are a major problem. Further discussion of this second item of business involves a matter of trade/commerce which requires adjournment to an executive session if the Board chooses. After consultation with D. Tranmer, who noted that the State Code allowed an executive session for such a purpose, **IT WAS MSC (Anderson, Schroeder)** to adjourn to an executive session for purposes specified in Idaho Code Section 67-2345(e), in order to discuss this further.

Regular meeting reconvened at 12:20 p.m.

7. Airport Area redevelopment. The Board discussed the master plan for development at the Pocatello Regional Airport and consulted with D. Tranmer as to whether the area meets criteria for Urban Renewal Area designation, whether PDA could so designate it [yes, it's within the City limits of Pocatello, but in Power County], whether a revenue allocation area would negatively or positively impact the taxpayers, and whether to recommend both designation of the specified portion as a URA and a revenue allocation area at the same time. The area is currently undeveloped and owned by a tax exempt entity and tax revenues to Power County, City of Pocatello, etc. are non-existent, so creation of an RAA will not alter the amount of money received or have an adverse impact if no development occurs. If the RAA district is strictly limited in time, both Power County and the City could derive some additional revenue—subject of course to the 3% limit on additional dollars each year. **IT WAS MSC (Neuhardt, Ricks)** to recommend to the City Council that an Urban Renewal Area as depicted on the sketch provided be created at the Pocatello Regional Airport with an attendant Revenue Allocation Area having the same boundaries. If the Council does establish the URA and RAA, PDA will be asked to approve funding for improvements. After further discussion, **IT WAS MSC (Neuhardt, Schroeder)** that, contingent upon the successful initiation of the \$25 million

Project Hollywood development, and establishment of the URA and RAA by the City Council, the PDA will commit to obtaining approximately \$2.5 million for improvements at the district.

8. Adjournment. There being no further business, the meeting was adjourned at 12:45 p.m.. Next meeting will be January 9 at 11:00 a.m.

P. Valentine, Sec.