

**ABBREVIATED MINUTES**  
**POCATELLO DEVELOPMENT AUTHORITY**  
Meeting January 9, 2001

Members present: Greg Anderson, J. O. Cotant, Steve Hotchkiss, Ron Frasure, Darsi Johnson, Harry Neuhardt, John Ricks, and Dan Schroeder

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

**City staff present: Dennis Ray and Mike Neville, Traffic Department**

**1. Preliminary matters.** Meeting called to order at 11:07 by Chairman Hotchkiss. Audience members and presenters acknowledged. No conflicts were declared. Additions to agenda: 1) report on the meeting with AMI; 2) the fourth-quarter invoice from Bannock Development for approval. Removal of Fred Meyer item for lack of any new information.

**2. Minutes and financial matters.** It was MSC (Schroeder, Johnson) to approve the minutes from the December meeting. C. DeWall presented report on income and expenditures. All income was from tax receipts from the County, except for the \$8,000 (approximate figure) repayment on the Pioneer Building Loan. Expenditures were limited to lunch and bank charges. The Varsity account will be closed out and the remaining dollars returned to the County for distribution as soon as the State Tax commission decides on the procedure. It was MSC (Schroeder, Neuhardt) to approve the financial report

**3. Old Town District:** Request for lighting Project. Mary Howell distributed maps showing currently-lighted areas of the District and the areas for which the District is requesting financing—on Arthur south to Benton (beyond the OT area) and on Main down to Gould, and on First and Third streets. Dennis Ray then demonstrated the new type of lighting which would be used, noting that the City approves the newer type because it is more efficient (the new ones would replace the current 150-watt sodium lights, yet produce more light than a 75-watt sodium light). The replacement lights also contain a power receptacle and will provide a safe receptacle for the Christmas lighting. The newer ones cast light downward, have non-discoloring globes, and cost less to operate. Additionally, Clear Talk has expressed interest in using a few of the old ones (if replaced) for its parking lot.

At this point, John Ricks arrived.

The newer lights have more durable parts, and staff hopes that some of the parts and pieces would be salvageable after crashes—current ones are not. Questions were raised by Board members as to whether or not the owners should be assisting with the financing of these improvements. (It was noted that they might be resistant since they are already paying a Business Improvement District assessment for the Old Town area; however, none of the BID funds are used for lighting or other improvements.) Additionally, Board members wanted information as to how much funding was available, if any, for this District beyond current commitments. S. Hotchkiss noted that this type of question was the reason for requesting financial reports which show not only the income, but the amounts already committed, and the purposes for which each amount must be used. These will be available at the next meeting and could be useful for the Board's decision on this request. Discussion continued. Additional questions: Will the cost savings to replace existing lights cover costs of labor? [probably] Are the lights the responsibility of Old Town, or the City? [the City] Why was the lighting project

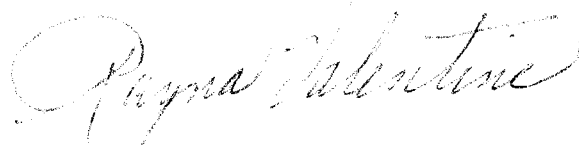
undertaken by PDA in the first place? [downtown revitalization and rehabilitation program was the purpose of Old Town RAA and funds were available for the streetscape project, some parking lot improvements, and rehab of Pioneer Block Building] At this point, **it was MSC** (Neuhardt) Anderson) to table the vote on this proposal until the next meeting when information will be available detailing the amount of money we have available and the extent of the City's responsibility (and ability to pay) for this project, as opposed to PDA's.

**4. AMI project.** G. Anderson reported that an upgrade to the Terry Street power substation is being proposed. Costs will be in the neighborhood of \$850,000, plus a 31% charge to cover the additional tax burden which will result. The upgrade will benefit not only AMI, but other power customers as well during peak demand hours. AMI would like to explore the possibility of TIF financing for a portion of this. Members noted that the financial reports due at the next meeting would provide needed information should the Board wish to take official action.

**5. Guidelines.** Chairman Hotchkiss acknowledged H. Neuhardt's willingness to undertake the revision of the Board's old guidelines for approval of projects. The document has been reorganized, outdated information has been removed, and the length has been reduced to two pages. **It was MSC** (Ricks, Anderson) to approve the revision and adopt the guidelines as presented.

**6. Invoice from BDC.** The regular fourth quarter invoice from Bannock Development in the amount of \$3,125.00 was presented for approval. **It was MSC** (Cotant, Neuhardt) to approve the invoice for payment.

**6. Adjournment.** There being no further business, the meeting was adjourned at 12:21 p.m.

A handwritten signature in cursive script, appearing to read "Regina Delortine". The signature is written in dark ink on a white background.