

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting June 12, 2001

Members present: S. Brown, J.O. Cotant, S. Hotchkiss, H. Neuhardt, D. Johnson, J. Ricks, D. Schroeder

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. There were no conflicts noted, except D. Schroeder's previously-stated one for the AMI/Idaho Power project. There were no additions or deletions to the agenda.

2. Minutes and financial matters. There were no minutes. The Secretary has been absent because of her spouse's unexpected open-heart surgery and will provide the May minutes along with June minutes for Board review. Financial report will be postponed until after guest presentations.

3. Civic Center/Ice Skating Rink Project. A group of citizens has been meeting to discuss the project, attempting to define its scope, develop a plan, find financing, choose a site, etc. John Nye presented background information, then Jerry Myers distributed a drawing showing the possibility of using the former Penny's site for the building, noting that the preliminary concept required closing sections of Lander from Garfield through Main and Arthur in order to provide a pedestrian area and the City's street-vacation process would need to be undertaken in order to do that.

In response to a question from the Chair regarding the state of financial support, David Sanna stated that everything was still in such a preliminary state that the group preferred to start by obtaining a large base of support for the idea within the community prior to making any specific funding requests. He did speak with a CEO of the Simplot trust group (S-16) regarding methods of financing used for the Boise arena project. D. Sanna reported that he was cautioned that the arena area in Boise, even with its larger population base and status as the capital, is not self-supporting and stressed the importance of obtaining a massive base of public support for funding as well as the commitment of tax money for its upkeep.

H. Neuhardt noted that the closing of streets would eliminate quite a bit of parking and asked if there were any figures on how many spaces would be lost. No one had that information. There were additional questions regarding whether or not the committee had commitments for the sale of some of the properties which would need to be acquired to make the conceptual drawing a reality. The group responded that all of this was still in the early planning stages, but that they were seeking some form of expression of support or commitment of Board resources in the future as the project unfolded.

S. Hotchkiss explained that the Board's commitment for funding the project has expired and that there has been no formal request from the Council for "re-activating" the commitment. Board consensus after further discussion was that the members were still in favor of an ice rink/civic center project, but the stormwater project was more costly than expected, and additional money had been expended recently through a tax anticipation note so any specific commitment to funding would be premature.

It was MSC (Ricks, Schroeder, with amendment from H. Neuhardt) to put on record the PDA's preliminary endorsement of the concept of a downtown ice rink/civic center, pending more concrete information and proposals. Members then noted that this "endorsement" was not to be construed as a commitment to the layout, location, design, or specific funding, but only a reiteration of the PDA's previously-noted support of such a project.

4. Caldwell Park area proposal. Tim Tingey of the City's Planning and Development Services introduced Tory Shaver (Super Save) and Nick Bernard (Lystrup/Jensen architects) who presented the Board with a proposal for street vacation, right-of-way improvements and alteration of parking area around Caldwell Park. Background: The LDS Church had requested vacation of So. 7th in order to provide additional parking. The request was later withdrawn and subsequently a committee was formed to consider a wider area and explore alternatives. The three area churches, Super Save, Gate City Realty, the Wallace architectural firm, and the County were involved in the discussions. The result was a proposal to close South 6th between Center and Lewis and alter the Courthouse parking lot so that ingress/egress is prohibited from/onto Clark Street and to move the ingress/egress point to South 6th between Clark and Center. Additionally, the roadways around Caldwell Park along 7th and Lewis would be expanded so that sufficient space remained for 2 lanes of traffic with perpendicular parking on both sides of So. 7th Avenue. Conceptual drawings were provided to the Board depicting the proposal which would provide 163 more parking spaces. The right-of-way improvements needed for this proposal (tear up the streets, remove curb, gutter, and sidewalk, repave the wider area and strip it for parking and travel lanes, install new curb, gutter, sidewalk, etc.) would be extremely costly. Estimated costs for sidewalks, curb, gutter, sprinkler systems, parking stalls, new lighting, utility relocation, architecture and engineering fees, and "testing" are \$1,616,639.00. PDA funding is being requested.

Board discussion: The area is outside any of the Urban Renewal Areas in the city and is therefore not under the purview of PDA without City Council action to declare the area blighted or deteriorated, etc., and to include it in a current URA or establish a new one. There would be no increase in tax revenues to assist in paying, since the improved area would all be public right-of-way. Questions were raised as to whether the project even qualifies—is the right-of-way area blighted or deteriorated? Are the improvements needed for new economic developments? Perhaps the improvements would contribute to the viability of current businesses, but the project seems not to fit PDA's guidelines in addition to not being in a revenue allocation area. Board's "comfort zone" would be met by assisting with costs for the Courthouse area, since it's a public entity. D. Tranmer was questioned as to whether the project was even within the powers granted to PDA. Response: State Code does allow expenditures for parking lots if done as part of a project; this project is not for a parking lot, but street improvements also meet the Code's criteria so there should be no difficulty in providing street improvements which also provide parking; there is one Boise case in which the Court declared a parking garage to be outside the scope of an urban renewal agency's authority, but there are questions as to whether the decision would be controlling for this fact pattern. PDA would have to use its non-restricted funds, however, since the area is not part of a URA.

Board consensus: There is no money available for this project except for the non-restricted funds which wouldn't even cover half the cost. The Board would consider expending some of those funds for the public parking area of the Courthouse, but other assistance "would be a stretch." Additionally, the City Council has not yet determined the feasibility of perpendicular parking, nor vacated the street. Therefore, no assistance will be provided at this time.

5. Financial report. Charlie Clark of Deaton and Company presented the audited financial statements for the PDA's 2000 fiscal year which ended on December 31, 2000. Copies were distributed and an explanation of the various sections was given. Mr. Clark noted that he was very pleased with all the assistance provided by C. DeWall and R. Burstedt and thanked them for their cooperation. Chairman Hotchkiss expressed the Board's appreciation for the report and the overview provided and thanked Mr. Clark for his patience in waiting to make the presentation.

The May financial report was reviewed by C. DeWalt, noting that tax anticipation note proceeds were received into the A.R.D. District and that the expenditures listed in that fund were for \$250,000.00 for the first invoice from Idaho Power and other tax receipts sent to the Trustee. It was MSC (Ricks, Schroeder) to approve the May financial report.

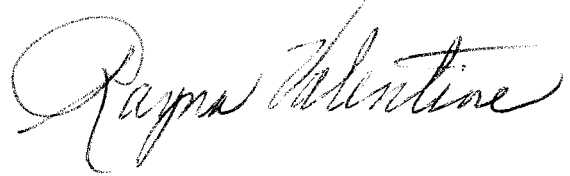
6. Executive Director Report.

Stormwater: Ray reported that contract has been awarded for the stormwater control project, with thanks to Steve B. for taking time to sign the documents on such short notice. Everything is now on track for construction to begin.

Airport: The company may be willing to announce its project after August 1st. Until then, Board action would be premature. School District #25 may no longer have any objections since it appears that there will be no large increase in the number of children introduced into the system.

AMI/Idaho Power. The first check to Idaho Power for the upgrade has been issued in the amount of \$250,000. The second one for the balance of the amount authorized will be paid later in June. AMI will be responsible for the remainder of the costs.

7. Adjournment. There being no further business, the meeting was adjourned at 1:15 p.m.

A handwritten signature in cursive script, reading "Rayna Valentine". The signature is written in dark ink and is positioned to the right of the main text block.