

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting July 10, 2001

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

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

City staff present: Robert Chambers, Tim Tingey, Planning and Development Services

1. Preliminary matters. Meeting called to order at 11:07 by Chairman Hotchkiss. No conflicts were declared. Agenda addition: Roosevelt District update. Minutes were then reviewed. **It was MSC (Ricks, Johnson)** to approve the minutes of the May 8th meeting. **It was MSC (Schroeder, Cotant, with amendment for corrections by Neuhardt)** to approve the minutes of June 12th with an alteration of the wording on page 2 to clarify the statement regarding proposed ingress and egress arrangements for the Courthouse parking lot. (NOTE CORRECTED WORDING: " 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.")

The financial report for June was then reviewed by C. DeWall. **It was MSC (Schroeder/Cotant)** to approve the June report. An additional invoice has been presented from Schiess for the contractor for the storm sewer project as well as one for Bannock Development's administrative services. **It was MSC (Anderson, Cotant)** to authorize a requisition to the Trustee for payment to be issued to H.K. **It was MSC (Neuhardt/Schroeder)** to authorize payment of the invoice from BDC for administrative services.

2.. 2000 Audit report. Chairman Hotchkiss asked for Board comments. D. Schroeder noted one or two typographical/math errors (sets of figures whose totals are incorrect). R. Burstedt indicated that the auditors had also noted the problems and had made corrections. There being no further comments or questions, **it was MSC (Schroeder/Neuhardt)** to approve the 2000 Audit Report.

3. Caldwell Park Proposal Revisited. Robert Chambers and Hal Jensen of Lystrup Jensen Architects distributed revised cost estimates for the proposal, noting that his absence during the cost estimate procedure led to the inclusion of costs which would not be part of the project. The estimate is now down from \$1.6 million to approximately \$672,000.00. The project will provide 859 spaces in the area. Super Save is proposing that the \$102,000 fee for vacation of the right-of-way be waived by the City. If the City agrees to that and proceeds to vacate the street, Super Save would pay that amount towards the cost of the project and the LDS Church would pay costs for alterations to 7th between Lewis & Center and Lewis between 6th & 7th (\$246,410.00). PDA is being requested to provide the remaining \$364,468.00. Lengthy discussion on various issues and questions related to the revised proposal including apportioning of costs, availability of funding, safety concerns, and the like, ensued. D. Johnson then noted that the Board had already decided not to consider this project. The approved minutes from June 12th state as follows:

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.

Chairman Hotchkiss then summed up the situation with assistance from PDA counsel D. Tranmer by explaining that since the area is not within an Urban Renewal Area, there is no Revenue Allocation Area to generate revenue to pay the costs. PDA has little justification to amend the current Consolidated Area to include these blocks without greater increase in tax revenues from the improvements. The administrative fees and costs which are being charged to the various Districts have, for the most part, been deferred for collection until after the bonds have been retired, leaving insufficient revenue in discretionary funds for the project, even with the lower costs presented in the revised presentation. The storm sewer project is our highest priority and there are additional costs associated with it which PDA must be prepared to pay. Therefore, PDA is declining the request.

6. Airport Area. Project Hollywood is going forward but there is no official announcement from the company yet.

7. AMI/Idaho Power. The second and final payment of \$171,500.00 was made last week. AMI has also completed its payment obligations to date.

8. Roosevelt. Tim Tingey noted that a request for proposals was prepared for a site evaluation to ascertain the scope of work for sidewalk, curb, and gutter improvements and establish priority areas. Rocky Mountain Engineering was chosen to do the work and estimates no more than \$18,600.00 (372 man-hours) to do so. Board approval of the contract and resulting expenditures is being sought. **It was MSC (Neuhardt/Frasure)** to authorize the contract and payment of invoice(s) not to exceed \$18,600.00 for the work.

7. Adjournment. There being no further business, **it was MSC** (Cotant, Hotchkiss) to adjourn at 12:15 p.m.

