

**ABBREVIATED MINUTES  
POCATELLO DEVELOPMENT AUTHORITY  
August 14, 2001**

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

Staff present: Dean Tranmer, City Attorney; Tim Tingey, P & D Services; Ray Burstedt and Char DeWall, Bannock Development

**1. Preliminary matters.** The meeting was called to order at 11:03 a.m. by S. Hotchkiss. No conflicts were declared.

**2. Minutes and financial matters.** It was MSC (Neuhardt, Schroeder) to approve the minutes from the July meeting, with **a change to reflect in item #7 that AMI had met its payment obligations "to date" instead of "for the project."** C. DeWall then reviewed the financial statement, noting that the Varsity District has been officially closed out. Tax revenues have been received from the County and will be forwarded to the Trustee as required; other expenditures include audit costs, bank charges, July lunch, preliminary engineering for the Roosevelt District and the close-out of the Varsity District. **It was MSC (Anderson, Schroeder)** to approve the financial report as presented. Chairman Hotchkiss noted that we should contact the Journal to make the public aware of the closing of a district and of the PDA contribution to the power station upgrade.

**3. Caldwell Park Plan.** T. Tingey reported that the master plan for the area went to the City Council last week at its Study Session and is scheduled to be discussed at the next regular Council meeting, also.

**4. Ice Rink/Civic Center.** Members of the committee (John Ney, Jerry Myers, Bob Wallace) presented additional materials to the Board regarding Project HOPE (Heart of Pocatello Enterprise) for the Hope Complex which they envision to include the theater (Poky auditorium), ice rink, convention center, sports area, etc., incorporating both municipal buildings and school district facilities. Projected costs are \$15 million. Some financing has already been secured; the School District will be expending up to \$2 million for renovations and the new gym. Other expectations include \$6 million from PDA (diversion of the North Main project money, Aquatic Center repayment money, and money from the Central Corridor--\$550,000 from this year plus the projected \$1 million "excess" funds from the District), \$6 million from private donations, and additional funds from ICDBG and the Chief Foundation.

Board comments: Members reiterated that the project is appealing in concept, but there are a number of concerns and objections which need to be addressed satisfactorily. Parking is already a perceived problem downtown and the closing of streets (which has not been approved by City Council) will remove parking; there are no "excess" funds in the CC District because amounts collected beyond the bond payment requirements have already been earmarked by the Board to defease those bonds as early as possible; there are no solid revenue and/or cost projections as yet; there has been no commitment from the City to operate the center and subsidize it with tax money if it is not self-sufficient; and an additional publicly-owned convention center would be competing with business owners.

Myers noted that the facility is not envisioned to be a major convention center and that the committee intends that the non-sports uses be mainly for civic center purposes instead of a competing convention center. Since the committee meets on a regular basis, additional Board questions and concerns should be relayed to Ray to pass along. There will be a Vision Fair set for September 24<sup>th</sup> at which the public will be asked to review and

comment on the project. The committee believes that a more "solid" idea of the type of facility to be built, as well as resulting revenues from the activities, should be forthcoming thereafter.

After further discussion, **it was MSC (Neuhardt/Frasure)** to appoint a liaison from PDA to the HOPE Committee, to declare the Board's inclination to look favorably on the project even though it is still in a nebulous stage, and to request additional "hard" information from the Project Hope Committee as it become available. Thereafter, the Chair appointed Steve Brown as the liaison.

**5. Storm Sewer .** A change order has been requested for a seven-day extension; it has been recommended as being reasonable. The underpass was discovered to have nearly 60 feet without the concrete ceiling. A request has been made to UPRR to allow 3 days without train traffic using the tracks there. No word on the outcome. **It was MSC (Schroeder, Neuhardt)** to approve the additional time.

**6. Resignation, closing remarks, and adjournment.** The outgoing Chair, S. Hotchkiss spoke briefly regarding his impending departure for Ohio, noting that his official letter of resignation had been sent to the Mayor and expressing his appreciation to the Board for its assistance during his tenure as Chairman. G. Anderson responded on behalf of the Board in wishing him well and expressing appreciation to him for a job well done.

There being no further business, the meeting was adjourned at 12:30 p.m.

A handwritten signature in cursive script, reading "Gayna Valentine".