

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting September 11, 2001

Members present: Steve Brown, J.O. Cotant, Ron Frasure, Darsi Johnson, H. Neuhardt

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

1. Preliminary matters. The meeting was called to order at 11:36 by Vice-Chairman Neuhardt. No conflicts were declared. One addition to the agenda: reminder of meeting with City Council at 9:00 a.m. on September 13, 2001, to provide update on projects.

2. Minutes and financial matters. It was MSC (Cotant, Brown) to approve the minutes from the August meeting with a correction of the date. C. DeWall reported on the additional tax receipts and income from interest. PDA met its obligation on the Kress Building District, payment was made for PDA's 20% portion of the Cheyenne Crossing project, and for the lunch expenses for the August meeting. Question from R. Frasure: Have we received a progress report on the Cheyenne project? R. Burstedt responded: project is at a standstill due to the discovery of the petroglyphs. The expenses towards which PDA made payment are for the preliminary engineering costs.

Roosevelt: Revenue is now being received from the Roosevelt District. Expenses include the first bill from the engineers for the engineering field survey approved by PDA and one from Fred Meyers for reimbursement for the traffic light costs, an item previously approved by PDA as eligible for reimbursement. Side note: Information sheets are being prepared for distribution to the neighborhoods regarding the LID and its requirement for residents to pay 35% of the costs. The meeting will be held September 28th at Alameda Park.

Central Corridor: The cash flow was reviewed for the Board, noting that in addition to the debt service payments we have \$2.8 million in estimated expenses for Phase II of the storm sewer and approximately \$1 million for Cheyenne Crossing expenses. Members requested information regarding whether the commitment for early pay-off of the bonds was in the form of a motion and vote or merely a consensus arrived at through discussion.

Board approval of expenditure for Central Corridor, NewTown, and Roosevelt expenses was requested. **It was MSC (Cotant, Brown)** to approve the payments.

3. Ice Rink/Civic Center. S. Brown, PDA liaison reported that a Vision Fair will be held September 24, 2001 at the First congregational Church to obtain citizen input and present the concept of the center to the public. R. Burstedt noted that the Board of Industrial Lands has approved an expenditure of \$20,000.00 to be used towards the purchase of the building at 323 North Main (La Paloma restaurant), which would be a first step in the project; the City Council will be asked to provide \$20,000 from the Chief Theatre funds; and PDA is being asked to contribute \$10,000.00 towards the cost. Vice-Chair Neuhardt noted that PDA had not received any business plan to date as requested at the last meeting and other members discussed various pros and cons about approval of expenditures before there was something more substantial to the plans. Thereafter, **it was MSC (Frasure, Brown)** to hold \$10,000 in reserve for this request, not to be expended until after PDA received a business plan, demolition plan, and asbestos report no later than the November PDA meeting, and provided that after review of these reports, and proof that the City Council has authorized City funds towards the expense, a vote of the PDA Board shows the majority to be in favor of the actual expenditure.

4. Stormwater Project. An invoice has been presented in the amount of \$37,226 from Schiess and Associates for engineering services and a change order is needed to get the pipeline under the tracks (part of the "ceiling" of the underpass has mysteriously disappeared since the street was vacated) and costs are expected to be in the neighborhood of \$300,000 to \$400,000. Board members discussed whether or not anyone was aware of the missing parts, and speculated that if the railroad filed plans showing simply a filling-in of the underpass, but altered the work without providing that information, there might be room for negotiation on these costs. The engineers will be asked to check into this.

5. Election of officers: Election will take place at the October meeting. The following were nominated (**MSC Johnson, Frasure**) Harry Neuhardt, Chair, Steve Brown Vice-Chair; J.O. Cotant, Treasurer. Additionally Rayna Valentine was appointed as Secretary (non-voting officer) and Char DeWall was appointed as Fiscal Manager.

6. There being no further business, the meeting was adjourned at 12:20 p.m.

6. Adjournment. There being no further business, the meeting was adjourned at noon.

A handwritten signature in blue ink that reads "Rayna Valentine". The signature is written in a cursive, flowing style.