

**ABBREVIATED MINUTES**  
**POCATELLO DEVELOPMENT AUTHORITY**  
Meeting February 12, 2002

Members present: Terry Brower, Steve Brown, Roger Chase, J. O. Cotant, Darsi Johnson, Harry Neuhardt, John Ricks, and Dave Sanna

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

**1. Preliminary matters.** Meeting called to order at 11:02 by Vice-Chairman Brown in the absence of the Chairman, who was briefly delayed. Audience members and presenters were acknowledged. No conflicts were declared.

**2. Minutes and financial matters.** It was MSC (Ricks, Sanna) to approve the minutes from the January meeting. C. DeWall presented the report on income and expenditures, noting that income from the Central Corridor was only \$4,000 instead of \$163,000 which had been projected. J. Cotant will ask County staff to verify that the amount is correct. Expenditures included the BDC fourth-quarter payment, lunch expenses, a payment to RMES for Roosevelt district services, and bank charges. There is a discrepancy between the bank's records and PDA's which Char reports is being researched. She'll report at next meeting.

**3. Project Hope Update.** John Ney distributed plans to the Board members and displayed a model of the project area, noting that the facility design was based on the IKON Center in Cheyenne. The most basic of the 3 options is for 45,000 square feet, with an ice rink and basketball flooring for the facility. The group has been working in conjunction with the School District to find a "neutral" site. Construction of the facility would also necessitate purchasing additional property. Cost projections have been done showing that all three facility options, even the largest, would run in the black. An ISU class assisted with a survey of recreational users; results indicate that the facility would be welcomed and used.

The group requests a commitment from PDA for the \$6 million projected for the cost of the basic facility, plus an endowment to help with operation costs. At this point, Chairman Neuhardt noted that the Board, while basically in favor of the project, was not yet in a position to approve the expenditure, partly because no one had seen the requested business plan until this meeting, but primarily because the Board has no authority to commit \$6 million dollars for the project because of the Council's cap of \$10 million total for new projects-- nearly all of which has been expended or committed. D. Tranmer confirmed that the Board could not proceed without the approval of the Council; PDA needs to request an amendment to the ordinance which set the project limit. Since the amendment does not involve any amendment to the Plan or the District itself, no separate public hearings are required. The matter can be set before the Council for determination and a single reading of the amending ordinance.

In order to allow the Board some time to review the plans Chairman Neuhardt suggested a special meeting be set. After discussion, it was MSC (Chase, Ricks) to set a special meeting for February 26, 2002, at 11:00 p.m.

**4. Stormwater update report.** First Phase is progressing fairly well, but there may be additional expenses up to \$40,000 for soil removal. Phase II Cadet Field project has been sent to bid; the bid opening will be the 28<sup>th</sup> of February. Paul Scoresby presented a request on behalf of Schiess and Associates for additional payments/work for Phase I construction

management (\$21,710) and for minimal construction oversight on Phase II (\$37,700), explaining that the firm may ask for additional engineering costs, as shown on the bottom of the estimate sheet provided. Members expressed general consternation that another request for Phase I costs had been presented; through the discussions and vote at the November meeting it should have been clear that the extra amount then approved was to have been the maximum additional money the firm could receive under the contract. Board members reiterated their position that the "scope of work" attachments were estimates to indicate the amount of work and estimated time to accomplish it, to indicate the type of work to be performed, but that the contract clearly specified that the sum to be paid for all engineering work related to the project was to be no greater than the amount set out in the contract. David Schiess was not present to answer questions, nor was there a cover letter provided by Paul Scoresby to explain the reasoning behind the additional request. After further discussion, **it was MSC (Ricks, Chase)** to consider the Phase II requests at the February 26<sup>th</sup> meeting, and the Phase I request until March 12<sup>th</sup> or if time permits at the February 26<sup>th</sup> meeting.

**5. Miscellaneous Information.** R. Burstedt has contacted Jim Wrigley about possible release of funds in the cash reserve (Central Corridor). Approximately one million dollars must be retained, but there is slightly over three million in the fund. If the money is needed for Phase I or II construction expenses, the Board could direct Char to process a requisition to cover cost over-runs.

**6. Executive session.** At this point, **it was MSC (Ricks, Chase)** to adjourn into executive session, pursuant to provisions of Chapter 23, Title 67, to discuss potential property acquisition regarding property not owned by a public agency.

**7. Return to regular session (2:40 p.m.)** After brief discussion, **it was MSC (Sanna, Chase)** to authorize the executive committee of Project Hope, or its designee, to enter into option agreements with owners of the property PDA is interested in acquiring, up to a maximum of \$30,000, and to have PDA member Terry Brower and Mayor Chase included in the negotiations.

**7. Adjournment.** There being no further business, the meeting was adjourned at 2:43 p.m.

A handwritten signature in cursive script that reads "Rayna Valentine". The signature is written in black ink and is positioned in the lower right quadrant of the page.

ABBREVIATED MINUTES  
POCATELLO DEVELOPMENT AUTHORITY  
Executive Session - Meeting February 12, 2002

Members present: Terry Brower, Steve Brown, Roger Chase, J. O. Cotant, Darsi Johnson, Harry Neuhardt, John Ricks, Dave Sanna, and ~~Dan Schroeder~~

The executive session was convened at 1:45 p.m. during the regular meeting of the Pocatello Development Authority held February 12, 2002. Board members discussed purchasing real property not owned by a public agency and requested advice from their legal counsel pursuant to Idaho Code Section 76-2345(1)(c).

The session was adjourned back to the regular meeting at 2:40 p.m.

