

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting January 15, 2003

Members present: Roger Chase, Steve Brown, Terry Brower, Jim Guthrie (unconfirmed appointee), Darsi Johnson, Harry Neuhardt, and Dan Schroeder

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

City staff present: Greg Lanning, Public Works Director

1. Preliminary matters. Meeting called to order at 11:05 by Chairman Neuhardt. No conflicts were declared, except the possibility of one for D. Schroeder for AMIS business. Additions to agenda: election of a Treasurer to replace J. O. Cotant, the outgoing County Commissioner. Jim Guthrie was introduced at this point as the Representative of the County Commissioners for this term.

2. Election of Treasurer. It was MS by unanimous consent (Brown, Ricks) to elect Dan Schroeder as Treasurer.

3. Minutes and financial matters. It was MSC (Schroeder, Brower) to approve the minutes from the December meeting. C. DeWall presented report on income and expenditures, noting that the 2002 year-end balance/statement had been completed. It was MSC (Ricks, Chase) to approve the financial statements. The invoice for payment for 4th quarter administrative costs was presented. It was MSC (Schroeder, Brower) to approve payment of the \$3,125.00 item. (BDC provides approximately 60 hours per month of staff time to PDA.)

4. South Cliffs. The Board reviewed the \$25,306.23 payment request. It was MSC (Schroeder, Ricks) to approve the payment.

5. AMIS project. Harry reported to the members the results of the meeting with Ratzlaff and Nichols to review billing questions and procedures for submitting invoices to expedite payments. Following brief discussion, it was MSC (Ricks, Chase) to approve #E-19 for payment.

6. School District Request. Linda Powell and Sandra Guyon were present to discuss the new gymnasium project for Pocatello High School and to ask for assistance with costs for the tennis courts which will be located on South Hayes. Board members and Chairman Neuhardt noted that PDA purchased the Garfield property and demolished the building specifically for the School District to use the property for tennis courts. Ms. Powell responded that the District was unable to have the alley vacated, a prerequisite to being able to build the courts at that location. The School Board approved 2.8 million for construction of the gymnasium; the tennis court project was an alternate bid which has not been approved. The lowest bid was for \$162,000 for 4 courts, the amount requested of PDA. In addition, the School District requests \$100,000 for landscaping between the two buildings, but Ms. Powell noted that Old Town would be making a separate request for landscaping and other downtown improvements.

T. Brower expressed concern about the use of the courts; if not available to the public, PDA funding might not be appropriate. If PDA is to supply the funds, it would be appropriate for PDA to review the bids and have some input into the construction, adequate drainage, etc. S. Brown reiterated his objection to expenditures for this type of project, particularly since the PDA had already expended about \$110,000.00 for what was to be the tennis court project and that economic development should be the main use for TIF funds.

J. Guthrie inquired as to whether Chubbuck's TIF funds could be used and whether PDA had the authority to expend funds on behalf of the School District. D. Tranmer responded: "no" to the first; "yes" to the second question, provided the funds were used for public-related infrastructure or used for urban renewal purposes such as the elimination of deteriorated property.

Further discussion ensued regarding PDA's mission, other uses for the Garfield property, whether additional courts should be built at the same time, how the bid was structured, and the like. Thereafter, it was **MS (Roger, Ricks)** to approve the \$162,000.00 funding. Other members noted that it would be more appropriate to consider the funding if members had some documentation—copies of the bid, for instance. Additional discussion ensued regarding postponing discussion about landscaping funding until the complete Old Town proposal had been received. It was **MSC (Schroeder, Johnson; Chase dissenting)** to table the items until the February 19th meeting pending receipt of more information which the School District agreed to provide.

7. St. Vincent de Paul. Tom Liddil was present to inquire whether PDA would consider purchasing the building currently housing the thrift shop operation and lease it back to the board of St. Vincent's. The building rent and utilities costs are eating away at the funds they try to allocate for assistance to people in need. If this project fits within PDA's authority, he would have his board prepare a more specific proposal and present it to PDA. It was **MSC (Ricks, Chase)** to add this request to the agenda for the February meeting, provided that a written proposal showing costs, proposed lease terms, and the like were presented.

8. There being no further business, the meeting was adjourned at 11:55 a.m.

A handwritten signature in cursive script, reading "Gayna Valentine". The signature is written in dark ink and is positioned in the lower right quadrant of the page.