

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting February 19, 2003

Members present: Terry Brower, Steve Brown, Roger Chase, Jim Guthrie, Darsi Johnson, Harry Neuhardt, John Ricks, Dave Sanna, and Dan Schroeder

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

1. Preliminary matters. The meeting was called to order at 11:03 by Chairman Neuhardt. Audience members and presenters were acknowledged. No conflicts were declared. The Chair noted that the South Cliffs project item would be moved forward in the agenda.

2. Minutes and financial matters. It was MSC (Chase, Ricks) to approve the minutes from the January meeting with minor changes for clarification. At this point, the Chair called for the South Cliffs agenda item.

3. South Cliffs. Greg Lanning discussed the most recent payment requests. Request #5 has been reviewed, quantities verified, etc. The requested amount of \$46,791.77 appears to be in order. **It was MSC (Chase, Brower)** to approve the payment. There were a number of questions regarding the second request; a vote on this will be postponed until the spreadsheet submitted earlier can be located and copied for members.

4. Roosevelt District. Invoice #98339 from RMES for \$5,200.00 was presented. **It was MSC (Chase, Ricks)** to approve payment.

5. AMI project. Request #E-21 has been received in the amount of \$341,533.72. Dan Schroeder inquired as to whether there had been accompanying documentation, spreadsheets, etc. C. Dewall noted that she had received only the documentation included and was under the impression that after the explanation from Ratzlaff and Nichols that this was a design/bid project, there were no line-item, spreadsheet-type invoices presented to R & N, so they could not, in turn, present them to PDA. **It was MSC (Chase, Schroeder)** to approve #E-21, but not to approve the final payment without a better accounting of the costs.

6. Cheyenne Crossing. It was MSC (Chase, Schroeder) to approve the invoice for \$3,856.83 for engineering services. R. Chase provided an update regarding possibilities being pursued for other routes, moving of 2nd Avenue to the west,

7. School District tennis court project. T. Brower provided an update to the Board regarding location, number, and pricing of tennis courts, recommending that PDA pursue using both properties together to provide a total of 6 courts. Lengthy discussion ensued. Discussion points in brief: School District property is not large enough for all 6 courts; Garfield property can't be used for courts without using the alley and 16 feet of the street and the City can't vacate the alley due to statutory restriction requiring all abutting owners to approve; postponing acceptance of bid by School District will require going out for new bids (current bid is expiring) which will mean that courts won't be completed for current season; PDA is free to explore using Garfield property for additional courts at a later date. Thereafter **it was MS (Schroeder, Johnson)** to approve funding in the amount of \$162,500.00 for the current tennis court project and for PDA to pursue its own property development options. After discussion, a

motion for amendment (Sanna, no second) was made to specify PDA's option as being for two courts. Original motion was then voted upon and carried (Brown, Brower, Sanna, Guthrie voting in opposition).

8. South Cliffs. Requisition #E-22 was revisited. Spread sheets were distributed and it was noted that the \$10,812 request is under the second authorization of \$200,000.00 for which PDA had a set of criteria to be met prior to release of any funds. **It was MSC (Chase, Ricks)** to approve payment of \$46,791.77. The other request will be reviewed at the March meeting.

9. St. Vincent dePaul. The offer to sell (per letter distributed to PDA) for \$110,000 was reviewed. Concerns were expressed about deferred maintenance of the building, length of suggested lease, and the like. **It was MSC (Brown, Johnson)** to reject the offer presented and to pursue an alternate for purchase price not to exceed \$115,000.00 or appraised amount, whichever is less, lease back for one year with two one-year renewal options and the right to terminate with 90-day notice and to renegotiate .

10. Old Town proposal. Jerry Myers provided an historical review of the downtown area and community and past PDA funding for projects. Tim Whiteus presented the long-range plan and distributed revitalization project descriptions and cost projects, including the possibility of using UPRR's old signal shop for a marketplace area. The plan is two-fold. The first is for completion of the original revitalization project, including 220 more street lights and related sidewalk, curb, gutter improvements; the second would be for special projects such as the marketplace, a pedestrian mall, property purchases, etc. Questions were raised about whether increased lighting /decorative lighting actually help downtown areas and whether Old Town had any data to support the assertion. D. Sanna requested information from other cities about the attraction of new businesses other than retail to their downtown areas, whether their "revitalization" programs were instrumental in bringing more and different businesses or not. Myers and Whiteus indicated that such information is available through various internet sites and they'll provide it.

11. Roosevelt District. Mitch Greer, RMES, presented a project update for the District. He expressed concern over exceeding the original 2001 cost estimate, but explained again the reason for those overages. He will put the first phase of the project out to bid with the opening scheduled for March 18, and report back to the Board at its March 19th meeting if the Board had no objections. It was the consensus of the members to have him proceed. A question was raised regarding the contract. Mitch noted that the draft had been reviewed by Dean Tranmer and will be brought to PDA's March meeting for signature.

12. January financial report: Char reviewed the income and expenses for January. It was noted that the income for each district received during the month was from County tax revenues. There was a question about the increase in banking charges from the previous month. Wells Fargo seems to have changed the type of account into which PDA funds are held. Char will make further inquiries and report back to the board at the March meeting. **It was MSC (Schroeder, Ricks)** to approve the January financial report.

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