

NOTE: NEXT MEETING WILL BE AT THE NEW AMI BUILDING

**ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting March 19, 2003**

Members present: Steve Brown, Roger Chase, Jim Guthrie, Darsi Johnson, Harry Neuhardt, Dave Sanna

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

- 1. Preliminary matters.** The meeting was called to order at 11:05 by Chairman Neuhardt. Audience members and presenters were acknowledged. No conflicts were declared. The Chair noted a change to the agenda to move the Old Town presentation to the first item.
- 2. Old Town.** Robert Chambers, Jerry Myers, Dave Sandquist, Kim Smith, and Greg Maag were introduced. Back ground information regarding the revitalization plan was presented. The 1st and 2nd place winning entries of the model contest for ISU architecture students for renovation of the UPRR signal shop were also displayed. The 4-phase proposal material was distributed to Board members and was reviewed in detail, including property acquisitions, street closings, pedestrian areas, the possibility of using Pocatello High School's auditorium as the replacement for the Chief Theatre, and the like. Discussion and questions centered on funding, maintenance, on-going cost responsibility, timing and likelihood of various items, particularly street vacations and other issues controlled by State law. S. Brown noted a major concern of members that a firm financial picture needed to be in front of the Board at the time decisions were being made about funding of specific items and that the Board might need to consider a specific amount to be set aside for specified types of future projects rather than handling requests piece-meal. A suggestion was made that a special session—a sort of financial and planning session for members should be set. Members concurred that this would be useful. At this point, **it was MSC (Chase, Sanna; opposed Brown & Guthrie)** that the Board endorse the concept of the proposed revitalization, set a maximum of \$3.4 million for any projects which might be specifically approved by PDA, and to consider projects in individual phases. R. Burstedt and the Chair will confer and set a meeting date for the financial and planning workshop.
- 3. Minutes and financial matters.** **It was MSC (Chase, Ricks)** to approve the minutes from the February meeting. The Chair noted that a procedure for establishing agenda items should be set and followed. Harry, Roger, and Ray will confer and report their conclusions to the Board. **It was MSC (Chase, Ricks)** to approve the monthly financial report.
- 4. Roosevelt District.** Bids presented for a total of \$527,000, an amount slightly higher than the previous bids—as was expected. **It was MSC (Chase, Ricks)** to award bids to the lowest bidder. The revised, all-in-one contract with RMES has been prepared, reviewed, and submitted for approval and signature. **It was MSC (Chase, Brown)** to approve execution of the contract.
- 5. AMI.** Finals requisition #E-23 has been received and reviewed. **It was MSC (Chase, Ricks)** to approve payment.

6. **Stormwater project.** The soil testing has been completed on the underpass material; it's too contaminated to be used for the highway berm so other arrangements will be made. A bill for the testing was presented for consideration. **It was MSC (Brown, Chase)** to approve payment of the invoice (#13697).

7. **South Cliffs.** General discussion was held regarding the work being done, whether City standards were being met, when the roadways will actually become public right-of-way instead of private property as they are now, etc. There were additional questions about the invoice #E-24 being presented; **it was MSC (Brown, Chase)** to table approval of payment pending clarification and additional review.

8. **Modification of the district.** R. Chambers presented a proposal to modify the boundaries of the revenue allocation area to encompass the Leo/Harper Road areas which would allow use of TIF funding for extending Cheyenne. Board members had no objection to the idea. City staff will begin the process.

9. **Repayment of pool loan.** R. Chase discussed City's difficulties with added costs for airport security personnel in the middle of a fiscal year and requested a two-year postponement of the original repayment schedule for the PDA's loan to the City. Additional discussion was begun regarding personnel matters, at which point, the Chair called for adjournment into an executive session pursuant to Idaho Code Section 67-2345 to continue the portion of the discussion related to personnel issues.

The meeting was reconvened at 1:45 p.m. R. Chase requested that the Board approve a two-year interest-free postponement of the City's repayments to the board on the swimming pool loan, which will extend the repayment schedule. In partial compensation to the Board, the City agrees to provide and pay for financial, clerical, and secretarial personnel at no cost to the Board. Additionally, the Mayor is requesting Board approval of his appointment of Ray Burstedt to take Dave Sanna's place when his term expires in May. After brief discussion, **it was MSC (Chase, Ricks)** to authorize acceptance of the proposal.

Note: Next meeting will be held at the new AMI building where a tour will be provided prior to the business meeting.

There being no further business, the meeting was adjourned at 1:55 p.m.