

**ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
April 16, 2003**

Members present: Steve Brown, Terry Brower, Roger Chase, Jim Guthrie, Darsi Johnson, Harry Neuhardt, John Ricks

Staff present: Dean Tranmer, City Attorney; Char DeWall, Bannock Development

1. Preliminary matters. The meeting was called to order at 11:02 a.m. by H. Neuhardt. No conflicts were declared. There is an addition to the agenda for the Board to review projected expansion areas for the current Consolidated district.

2. Minutes and financial matters. It was MSC (Ricks, Brown) to approve the minutes from the March meeting. C. DeWall then reviewed the income and expenses for March and noted in response to a query that bank charges were waived for a time after some account changes and review. General expenses are for lunch costs and bank charges. It was MSC (Schroeder/Ricks) to approve the March financial report. An invoice and accompanying documentation from BDC in the amount of \$3,125.00 for the first quarter of 2003 was presented for payment. It was MSC (Schroeder/Brown) to approve the payment..

3. Old Town Presentation. Dave Sandquist and Jerry Myers discussed a pared-down request for \$622,381.00. Myers noted that inasmuch as some of the costs were estimates rather than exact amounts, they would like the Board to consent to setting the cap at \$650,000.00. Additionally, they are requesting an immediate "draw" of \$40,000.00 in order to send in the first order for street lights and to pay some preliminary engineering costs. J. Ricks asked for clarification of status of the UPRR and funeral home property acquisitions. Brower reported that UPRR discussions have been favorable; funeral home property purchase is possible, but will be a more complicated series of transactions. After further discussion, it was MSC (Brown, Brower/Guthrie dissenting) to approve up to \$650,000.00 for the "Option C 2003 spending schedule" expenses and projects without line-item limits and providing for the requested early draw of \$40,000.00.

Additional discussion: Old Town will not be the entity letting bids or contracts; depending upon the project, either PDA or the City will do so. In response to a question and comment from J. Guthrie, J. Myers indicated that the Old Town group does understand that this approval of the Option C items for 2003 does not guarantee approval for all portions of the master plan, nor for any future funding, and that some of the proposals will require City Council action, additional consent of property owners and the like, and may prove impractical or too costly. J. Myers presented Board with information regarding property tax revenue from Old Town properties and reiterated the economic development benefits which derive from this project. S. Brown noted his preference for projects which provide a direct, measurable economic benefit, such as the infrastructure improvements which brought new large-scale employers such as Ballad Medical and Convergys and noted that there is a substantial difference between the base value tax receipts from Old Town and the increment amount which PDA receives. In response to a query regarding requirements for Board action, D. Tranmer responded that no additional motion would be required for issuance of the check for down-payment on the lights.

4. Avcenter. Melvin Wagoner discussed with the Board the difficulties encountered with declining condition of the roof on the City's hangar buildings at the airport. The City has not made repairs and there is danger of damage to the planes from leaks. He is requesting PDA funding for the necessary repairs. Board noted that the URA at the Airport had not yet been

established, so PDA had no "jurisdiction" to use TIF or URA money. Should the area be so established and a District formed, the building repair can be placed on the list of projects for funding assistance.

5. South Cliffs. Greg reported on his review of invoices and the progress on the project. **It was MSC (Chase, Ricks)** to approve Requisition E#-24.

At this point, T. Brower was excused.

The questions regarding invoices for Frasure construction equipment were resolved and it was then **MSC (Schroeder/Ricks)** to approve payment of Requisition E-25.

6. Roosevelt. Invoice #98388 was presented. **It was MSC (Chase/Brown)** to approve it for payment. Notice of Award, contracts, and Notice to Proceed are being prepared and work will begin within a few days.

7. CCC District expansion. Presentation by Robert Chambers showing the areas to be included if the Board wishes to begin the procedures necessary for expansion of the area. J. Guthrie inquired as to reasons for expansion—whether there were proposals being made for new businesses or improvements or whether this is more in the nature of an attempt to have the TIF financing available for these areas "just in case." Response was the to Chambers' knowledge no projects are being planned or have been presented. Further discussion ensued as to the uses for TIF financing, time limits, limits on expansion, procedures, and other considerations. **It was MSC (Chase, Schroeder/Guthrie dissenting)** to recommend that the Council approve and effect expansion of the district to include the areas depicted on the map.

6. Adjournment. There being no further business, the meeting was adjourned at 12:30 p.m.

A handwritten signature in cursive script, appearing to read "R. Valentine". The signature is written in dark ink and is positioned in the lower right quadrant of the page.