

**ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Special Meeting September 3, 2003**

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

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

The meeting was called to order at 11:00 a.m. by Chairman Neuhardt in order to consider proposals for infrastructure work in the downtown area.

Greg Lanning, Public Works Director for the City, and Jerry Myers of Myers/Anderson were present to discuss the possibility of coordinating revitalization work with badly-needed infrastructure improvements in the downtown area. In order to complete the currently-approved improvements, the City needs to replace a portion of the 100-year old water lines in the area to avoid tearing up streets and sidewalks more than once. If further similar revitalization efforts are undertaken, the same will hold true for the rest of the downtown area. This prompted the City to review its "to do" list in the downtown area and estimate costs for replacing all the old water lines, removing the roof drains from the sanitary sewer connections, and replacing the pavement and sidewalk disturbed during the work, resulting in a list of nearly \$6 million worth of desirable improvements. The City has some funds available in the water and sewer funds for these types of capital improvements, but without voter approval of bond issues, cannot fund a million-dollar project, let alone a multi-million dollar one in any given year.

Resulting proposed project: Three-year construction phasing is proposed, with "wall to wall" work requiring about 3 weeks per block to complete. The City is requesting PDA assistance for funding since the improvements are estimated to cost in excess of \$5 million over the course of the 3 years. Jerry Myers further explained that coordinating the revitalization projects with the infrastructure improvement replacement and repair will lower the cost estimates previously presented to the PDA for the revitalization projects because some infrastructure improvements were included in these projects as well. Color-coded maps were presented showing infrastructure improvement areas and proposed revitalization areas and the phases during which each area would be improved.

Extensive discussion ensued: Figures were provided for combined work for each phase as well as breakdowns for revitalization costs v. infrastructure costs. Ray Burstedt provided information as to cash flow for the remainder of the life of the District, showing that there were sufficient revenues to allow for this project and still provide funding for some other yet-to-be proposed project. A total of \$11.2 million should be available through the life of the TIF.

Comments: D. Schroeder -- in favor of the infrastructure projects, but we need to review the downtown revitalization projects annually (as previously voted upon). R. Burstedt -- funding is available, but he would like to see a 10-15% cost overrun amount instead of the 5% which is included. T. Brower -- in favor of doing the infrastructure improvements; questioned if Bannock Development had any past experience of having updated infrastructure assist in promoting the town as a site for businesses. Per Burstedt—absolutely does help, and in fact, if not existing or in poor condition, will drive prospective companies away. He cited Ballard as an example of a company which located here because PDA provided sewer, road, sidewalk, lighting improvements. R. Chase -- unique opportunity to fix a long-standing problem in a short timeframe. S. Brown -- questioned if the Halliday project seems to be working and if any of the

work contemplated would tie in to that. City engineering, street staff replied affirmatively and noted that the Halliday project was designed to be tied in eventually with future infrastructure in this area if and when funds were available. C. Turner of Engineering noted that in his 30 years with the City, money has been so tight that projects are done "on the cheap" and in bits and pieces resulting in higher costs in the long run and often re-doing portions of what was previously done. D. Foster – without PDA funding, what was the City's intent with respect to infrastructure in this area. G. Lanning responded that small portions at a time would be redone, emergency repairs/replacement for actual breaks would be accomplished, but the time span would be anywhere from ten to twenty years, depending upon future events in other areas. Dave Swindell, City Finance Officer, noted that in his experience the "bite the bullet" approach is the best in the long-term.

At this point, J. Guthrie was excused to attend another meeting. H. Neuhardt spoke briefly with him outside the room and returned to report that in general, as a representative of the County Commissioners, he believes that infrastructure improvements are an appropriate use of TIF funding. H. Neuhardt added his own comment for Board consideration: having the City reimburse PDA for the improvements, thus returning money to the PDA treasury for future projects. Board members declined to make repayment a condition.

At this point D. Schroeder noted that he would propose a motion if no further general comments were forthcoming. **It was MSC (Schroeder, Chase)** to continue to refine the numbers and the revitalization proposals (Secretary's note: absent the \$650,000 already fully approved for this year) and to provide \$5.6 million from PDA funds for the infrastructure improvements presented for consideration in the downtown areas shown on the map.

There being no further business or discussion, the meeting was adjourned at 12:15 p.m.

Rayna Valentine