

**AMENDED MINUTES**  
**POCATELLO DEVELOPMENT AUTHORITY**  
Meeting July 20, 2005

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

**Staff present: Dean Tranmer, City Attorney; Ray Burstedt & Sari David, Bannock Development**

**1. Preliminary matters.** The meeting was called to order at 11:03 by Chairman Neuhardt. No conflicts were declared. No changes to the agenda were needed. S. David reviewed the expenditures and revenue for June, and referred the members to the district fund balance sheet in the packets. Income in the form of tax revenue was received for Old Town and the Central Corridor; interest income totals \$899.12. Expenses were for lunch, a total of \$86.16. **It was MSC (Brown, Chase)** to approve the financial report for June.

**2. Recap of meeting of June 15, 2005.** R. Valentine reported that the legal pad on which notes for the PDA minutes are written has disappeared in the move from one set of offices to the other, leaving no record of the persons who made and seconded various motions or the members present at the June 15th meeting. Therefore, in order to preserve a record of the proceedings, the Board will need to do a "recap" of the business from the agenda of the meeting and approve again the actions that were taken.

Members Present at June 15, 2005 meeting: Steve Brown, Terry Brower, Roger Chase, Jim Guthrie, Darsi Johnson, Ken Monroe, Harry Neuhardt, John Ricks, Dan Schroeder

**Business conducted:**

1. Approval of minutes from May 18, 2005
2. Approval of May Financial Report (ending balance of \$736,442.82)
3. Central Corridor - approval of Pay Request E-69 to City of Pocatello for \$547,219.27 for Downtown Reinvestment Project
4. Roosevelt District - consideration and award of bid - \$189,342.00
5. North Yellowstone - approve Rail Crossings Economic Development Grant Agreement
6. North Yellowstone - approve Pay Request #15 to Hawkins Companies for \$237,289.67 for Pocatello Square off-site road work.

In addition to the above actions, the Board discussed closing of the Roosevelt District as soon as the current project is completed, including completions of any change orders, additional work recommended by RMES, and final payment to the contractor. **It was MSC (Chase, Guthrie, Schroeder dissenting)** to close (terminate) the District at the end of the year (December 31, 2005); to return \$120,000.00 this year to the County from current funds for distribution to taxing entities in the manner required by State statute; and, after all invoices and administrative costs have been paid, to return the remainder of tax monies remitted in calendar year 2006 (for tax year 2005) to the County for disbursement to the various taxing entities. The City Legal Department will contact the State Tax Commission regarding the appropriate timing and any restrictions which might be placed on the "refunding" of monies to the County for distribution. Consensus was to return excess money as soon as it was feasible and legal to do so. *{Secretary's Note: Please see appendix attached for results of inquiry}*

**It was MSC (Ricks, Johnson)** to re-approve all above items of business from the regular meeting held June 15, 2005, and to direct the secretary to place a copy of this agenda item as a replacement for the minutes of the proceedings for that meeting.

**3. Second Quarter Administrative Fees.** It was MSC (Chase, Brower) to approve payment of the invoice for the quarter in the amount of \$3,125.00.

**4. Central Corridor.**

Pay Request #-70. It was MSC (Chase, Brown) to approve presentation of the requisition for payment in the amount of \$1,680.30 to the City of Pocatello

Update on Cheyenne Crossing: Three options are under consideration (Shoshone connection, Leo/Harper connection, or do nothing) but the City is still waiting for a final public hearing to be set on consideration of those options. There are one or two administrative matters and some environmental items which need to be completed before the hearing can be set.

Update on Blackrock Forge: the owners are still trying to find a suitable site. Currently under consideration is a site outside the boundaries of any revenue allocation area, and not within any Urban Renewal Area. The land abuts a public right-of-way, but sewer installation costs are quite high and the owners were interested in having PDA assist them with sewer line installation costs. Questions were raised as to whether PDA could provide assistance. Response per Dean: administrative and/or unrestricted funds can be used provided the Board determines that the purposes meet the purposes and objectives of the Urban Renewal and Economic Development state law sections pertaining to Urban Renewal Agencies.

**5. Roosevelt District.**

Invoice #2005245: It was MSC (Chase, Ricks) to authorize payment of Invoice #2005245 from RMES in the amount of \$3,150.00 for services related to rebidding of the project.

**6. North Yellowstone District.**

Pay Request # 16: It was MSC (Chase, Johnson) to authorize presentation of the requisition for payment to Hawkins companies, LLC in the amount of \$387,926.60.

Update: Plans for the Poleline signal have finally been approved by ITD. The final changes to the Hurley Drive signal have been approved by the City and the materials list has been sent out to bid. There's been one change order for a change to a sewer line/gate valve. Other than that and the delay in signal approval, things are progressing well. Hawkins expects to begin development of the east side of Hurley Drive soon, and has commitments from 4 businesses so far and hope to have more information available by the next meeting.

**7. Westwood Mall.** Hal Fronk, representing the new owners of the Westwood Village area was present to discuss in general the group's plans for the area. They are definitely interested in improving the "streetscape" of the frontage along McKinley and would like to explore the possibility of assistance from the PDA to widen the curb cut, repair and widen the sidewalk, and install grass landscaping strips with trees in the non-street portion of the right-of-way. The plans have not yet been drawn up, so there are no engineering estimates available, but the new owners are requesting that PDA members consider whether this type of development would be suitable for funding. Response from the Chair and D. Tranmer: yes, the project is likely of the type PDA funds. Developer was asked to prepare estimates and more specific information as to their plans for the parking lot area and adjoining sidewalk/planter area and to return to PDA when those were available.

**8. Adjournment.** There being no further business, the meeting was adjourned at noon.