

MINUTES
POCATELLO DEVELOPMENT AUTHORITY
August 17, 2005

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

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

1. Preliminary matters. The meeting was called to order at 11:03 a.m. by Chairman Neuhardt. No conflicts were declared. No alterations to the agenda were required.

2. Minutes and general financial matters.

Minutes: D. Schroeder noted that there was a statement in the minutes from July 20, 2005, indicating a discussion item "below." The minutes did not themselves contain the item, nor was there an attachment. R. Valentine explained that "below" was to have indicated after the minutes, but that the report from the conversation with Mr. Nagle of the Tax Commission was not completed in time to attach to the minutes. {It was sent via email the Monday after the August meeting and an additional copy will be provided with September packets}

J. Guthrie noted that the recap did not mention the motion and vote that he recalled had been made in regard to closing of the Roosevelt District. R. Chase recalled having made the motion and thought it might have been seconded by J. Guthrie. Lengthy discussion ensued regarding the terms of the motion and the prior discussion about whether there would be sufficient revenues. R. Burstedt provided updated figures showing approximately \$12,000-\$13,000 would be left in the fund after the current project's conclusion if \$120,000 were to be returned to the County for distribution to taxing entities. Mitch Greer of RMES noted that there was a contingency fund in the final project phase, but the unforeseen problems could (as they did from the first phase) cost considerably more. If the district is terminated after the end of 2005, PDA will receive revenue in January and July from tax year 2005, but nothing further, i.e. there will be no increment for this District from 2006 taxes. Revenues from the current tax year (calendar 2005) received in January of 2006 should provide sufficient funding for the administrative fees as well as cover any expenses from unforeseen conditions encountered during final construction phase in the district. Once those expenses are paid PDA can return unused monies to the County for redistribution.

It was MSC (Chase, Guthrie) to amend the minutes of the July 20, 2005 meeting to show the following motion and vote as part of item #2, the business from the June 15, 2005 meeting, and for clarity, to keep the text of the motion as part of the record of the August meeting:

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.

Financial Report: S. David summarized July information. Interest income was \$1,071.49; the remainder of the income was from tax revenues. Old Town and Central Corridor funds were all sent to the Trustee for deposit into the Revenue Allocation funds. Expenses include lunch, the second quarter administrative fees, and a banking fee. Ray

Burstedt noted that the bank charges will be reversed and the refund will appear on next month's financial report. **It was MSC (Ricks, Monroe)** to accept the financial report as presented.

3. Blackrock Forge update: R. Burstedt reported that they are still looking for land and are reviewing another parcel to determine feasibility of development. If they buy this land, they will return next month with more information and "renewal" of the PDA's commitment of funds.

4. North Yellowstone update. Greg Lanning, Public Works Director, reported that the Lowe's area has water and sewer lines installed, landscaping is nearly complete and the traffic signal improvements have finally cleared ITD. September 15th is the target for the Hurley/Quinn signal to be installed. Lowe's has a target opening date of the first week of October, 2005. Cost of the project to date is \$4.3 million. Still unexpended is \$100,000 allocated for contingencies, and the \$331,000 budgeted for widening Yellowstone east of the Green Triangle and north of the Poleline (Lou) intersection. The project will include new blacktop and striping and will enhance the aesthetics of the area greatly. ITD is contributing to the project, also, because Yellowstone is a State road. The widening project will be processed as a change order, since there was insufficient information available previously to provide adequate specs. At this point, all indications are that this project may well be \$800,000 - \$900,000 under the original estimate.

Pay Request #17 - **It was MSC (Schroeder, Ricks)** to authorize execution of the requisition for Hawkins Companies in the amount of \$433,396.81.

5. Executive Session. At 11:45 p.m. it was **MSC (Ricks, Schroeder)** to adjourn into executive session, pursuant to Idaho Code Section 67-2345 in order to discuss pending litigation issues with legal counsel.

Regular Meeting Reconvened at 12:15 p.m.

6. Downtown Reinvestment update.

R. Burstedt and S. David explained that the remaining balance due under the not-to-exceed amount specified in the contract, namely, \$23.97, had not yet been paid. There is no specific invoice for that amount and they are requesting Board approval for issuance of a check in that amount to close out that portion of the project costs. Brief discussion ensued in regard to the invoices from J-U-B Engineers. Thereafter, **it was MSC (Schroeder, Chase)** to authorize issuance of a check in the amount of the remaining balance on the contract, \$23.97, to be accompanied by a letter noting that the check represents the final payment on the contract.

7. Adjournment. There being no further business, the meeting was adjourned at 12:18 p.m.