

POCATELLO DEVELOPMENT AUTHORITY MINUTES

Meeting April 18, 2007

Members present: Steve Brown, Roger Chase, Darsi Johnson, Dan Schroeder, and Richard Stallings

Staff present: Gynii Gilliam and Sari David of Bannock Development; A. Dean Tranmer, Esq. and Darcy Taylor of the City Legal Dept., Robert Chambers of the City Planning and Developmental Services, and Dave Swindell, City Chief Financial Officer

The meeting was called to order at 11:25 a.m., without a quorum present, by Chairman Steve Brown.

1. Preliminary matters: No conflicts of interest were declared and no additions to the Agenda were made, however the Chairman noted the agenda would be addressed out of order in an effort to begin the meeting without a quorum. Prior to the first motion being made, a quorum was attained with the arrival of a fifth Commissioner.

2. North Yellowstone: City Engineer Jesse Schuerman provided an update of the Rail Crossings project to the Board, which included a brief synopsis of an issue which had developed between Peg Development and the Idaho Transportation Department regarding a right in/right out turn lane, and that Parsons would be starting by the first week of May. Mike Jablonski of Keller Associates, a subcontractor of Peg Development, advised the Board that eighty percent of the work was finished on the signal. Thereafter, Pay Request #s 30 and 31 were presented for approval. J. Schuerman recommended payment of both requests. **It was MSC (D. Schroeder, D. Johnson)** to pay Request #30 to Rail Crossings and J.B. Parson Companies, jointly, in the amount of \$5,586.00. With regard to Pay Request #31, **it was MSC (R. Chase, D. Schroeder)** to make payment to Rail Crossings in the amount of \$119,055.65. **R. Chase** noted that it would be helpful if the board had an accounting on overall spending and funds still available on this project. J. Schuerman advised that he could include a spread sheet showing spending on the project with each pay request.

3. Minutes and financial matters:

S. David presented the financial report for March. The ending balance of all districts as of March 31, 2007, was \$995,365.65. Income for March consisted of tax dollars received on the Old Town, North Main, Central Corridor, and North Yellowstone districts in the amount \$87,076.81, together with interest earned in the amount of \$634.33, for a total March income of \$87,711.14. Expenses for February totaled \$93.86 for PDA lunch. The Board then reviewed the Central Corridor cash flow projections. Thereafter **it was MSC (D. Schroeder, D. Johnson)** to approve the financial report for March.

Minutes for the regular March meeting and executive session were reviewed. There being no amendments, **it was MSC (D. Schroeder, D. Johnson)** to approve the minutes of March 21, 2007.

An invoice for first quarter administrative fees in the amount of \$3,125.00 was presented for payment. **It was MSC (D. Schroeder, D. Johnson)** to approve payment of said fees.

4. Miscellaneous:

A. Hoku Update: G. Gilliam provided information regarding Hoku's progress toward establishing their polysilicon plant in the City. Many details are currently being addressed by City staff, in particular the road easement issue for access to the Hoku site. A letter dated April 11, 2007, from Great Western Malting Company to Mayor Chase was distributed to the

Commissioners for review and **R. Chase** noted that negotiations for access to the property with both Great Western and the Union Pacific Railroad continue.

B. IsoRay: G. Gilliam reported that efforts to secure the location of IsoRay at Pocatello are moving according to plan.


C. Recognition of Service: A resolution in recognition and appreciation of exiting Board Commissioner John Rick's service to the Board was presented for approval. **It was MSC (D. Schroeder, D. Johnson)** to approve the Resolution, and the Chair was authorized to sign the resolution, which will be forwarded to Commissioner Ricks.

D. Roosevelt Disbursement: Taxes collected on the Roosevelt Tax Increment Financing District in the amount of \$196,208.64 will be returned pro rata to the taxing entities. G. Gilliam is planning a press conference to acknowledge and memorialize this return and the success of the TIF district in general around the second week of May. Board members will be notified of the time and place of the press conference.

E. North Garfield Property: The PDA's offer to transfer the property located on North Garfield near Pocatello High School was accepted by School District No. 25 at their recent meeting. The City Legal Department will prepare the appropriate documents to facilitate the transfer.

5. Executive Session: At approximately 11:47 a.m. **it was MSC (R. Stallings, R. Chase)** to adjourn to executive session (pursuant to I.C. §67-2345(1)(e) to discuss a matter of trade or commerce in which the governing body is in competition with governing bodies in other states or nations. Thereafter, the regular meeting was reconvened at 12:45 p.m.

6. Adjournment: There being no further business, **it was MSC (D. Schroeder, D. Johnson)** to adjourn the meeting at approximately 12:46p.m.

A handwritten signature in black ink, appearing to read "Darcy H. Taylor". The signature is written in a cursive, flowing style.