

POCATELLO DEVELOPMENT AUTHORITY MINUTES

Meeting May 16, 2007

Members present: Steve Brown, Terry Brower, Roger Chase, Larry Ghan, Darsi Johnson, Ken Monroe, 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.; and Robert Chambers and Tim Tingey of the City Planning and Developmental Services

Guests: Charles Clark, CPA, of Deaton & Company, Chtd.

The meeting was called to order at 11:01 a.m., by Chairman Steve Brown.

1. Preliminary matters: No conflicts of interest were declared and no additions to the Agenda were made.

2. Minutes and financial matters:

Minutes for the regular April meeting and executive session were reviewed. There being no amendments, **it was MSC (L. Ghan, D. Schroeder)** to approve the minutes of April 18, 2007.

S. David presented the financial report for April. The ending balance of all districts as of April 30, 2007, was \$395,904.67. Income for April consisted of interest earned in the amount of \$581.63. Expenses for March totaled \$600,042.61, consisting largely of transfers to the respective revenue allocation funds and disbursement of the Roosevelt District funds. **R. Chase** asked if actual incomes were in accord with the estimated incomes. Sari advised that revenues were right on target at this point, however the Central Corridor revenues may come in under the estimated amount. Sari is currently working with Bannock County on that estimate. It was **MSC (R. Chase, D. Schroeder)** to approve the financial report for April.

Charles Clark, CPA, of Deaton & Company, Chtd. Appeared before the Board to present the annual audit report. Notes of interest in the audit were that the PDA closed the Roosevelt Urban Renewal District one year early, resulting in a refund of collected taxes to the taxing districts in the amount of \$196,209; the North Yellowstone project appears to be completing considerably under budget; and the PDA made the decision to adjust its fiscal year from the calendar year to the fiscal year provided for in the Idaho Code. Upon completion of Clark's report, and some discussion with Board Commissioners, Mr. Clark concluded that overall, the PDA had a good year. Thereafter **it was MSC (D. Schroeder, R. Stallings)** to approve and accept the annual audit.

3. Announcements: **R. Chase** announced to the Commissioners that the City has received official permission from the Federal government to build the south valley connector along Leo/Harper Road.

4. Central Corridor:

Triangle Project Update: Brent Nichols appeared before the Board to provide an update on the project. There are two major items currently occurring on the project. First, the development agreement is largely completed and is currently under review by DDC's legal counsel. Nichols anticipated the agreement would be final within the next week. Second, construction drawings for the project are completed and will be sent out to bid, with a due date of May 18th. Once the development agreement is in place, and the bids are in, construction can begin. **T. Brower** asked what interest had been expressed by potential tenants of the

development. Mr. Nichols advised that inquiries had been received from an engineering firm, a credit union, and a physical therapist looking for live/work accommodations. The level of interest is about what was expected at this time. Tim Tingey added that City staff is working diligently to make sure that all provisions are included in the development agreement and other preliminary document to facilitate a problem-free project once construction begins.

5. North Yellowstone:

City Engineer Jesse Schuerman presented Pay Request #s 32 and 33 for approval. He recommended payment of both requests. Pay Request #32 is for work performed by J.B. Parson Companies to move the lights from the turn lanes. **It was MSC (L. Ghan, D. Schroeder)** to pay Request #32 to Rail Crossings and J.B. Parson Companies, jointly, in the amount of \$3,961.50. Pay Request #33 is for work performed by Wheeler Electric, which is ninety-nine percent completed. Schuerman advised the Board that he is happy with Wheeler Electric's performance on the project. **It was MSC (D. Schroeder, R. Stallings)** to make payment to Rail Crossings in the amount of \$42,579.00 for Pay Request #33. **R. Chase** asked if the project was within budget. Schuerman reminded the Board that the development agreement with Rail Crossings is for a limited amount, and any budget overages are the responsibility of the developer.

6. Miscellaneous:

A. Skywest Funding Request: As a result of Big Sky Airline pulling its service from the Pocatello Airport, R. Chambers advised the Board of recent efforts to obtain FAA grants to improve customer service options. Negotiations resulted in Skywest being able to offer somewhat more competitive fares from the Pocatello terminal. Additionally, efforts are being made to re-establish a connection to Boise from the Pocatello terminal, and to pursue land development of the lands leased by the City to PDP, LLC. Many of the federal grants Chambers is considering applying for to improve air service require matching funds, and future requests may be made to assist with the matching funds. Finally, Chambers advised the Board that the search for a new airport manager is in progress and a new director is anticipated to be in place in June.

B. North Garfield Property: Bart Reed from School District #25 advised the School Board approved the acceptance of the property located on the southwest corner of North Garfield Ave. and West Clark Street at their Board meeting. Final documents transferring the property and memorializing the exchange are being completed.

C. TIF Legislation: Matt Hunter of the Pocatello Chamber of Commerce advised the Board that the Chamber is working on a policy designed to support tax increment financing districts in anticipation of legislative action next year. Board members noted appreciation of the effort and offered to provide information on the topic as needed.

7. **Executive Session**: At approximately 11:55 a.m. **it was MSC (R. Chase, L. Ghan)** 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 12:12 p.m.

6. **Adjournment**: There being no further business, **it was MSC (D. Schroeder, K. Monroe)** to adjourn the meeting at approximately 12:14 p.m.

