

POCATELLO DEVELOPMENT AUTHORITY MINUTES
Meeting June 20, 2007

Members present: Steve Brown, Roger Chase, Larry Ghan, Darsi Johnson, Ken Monroe, Dan Schroeder, and Richard Stallings.

Staff present: Gynii Gilliam and Sari David of Bannock Development; Richard A. Diehl, Esq. and Darcy Taylor of the City Legal Dept.; and Robert Chambers and Tim Tingey of the City Planning and Developmental Services.

Guests: Lin Whitworth and Steve Hadley, Bannock County Commissioners.

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

1. Preliminary matters: No conflicts of interest were declared. The South First Ave. Property Acquisition item under the Central Corridor agenda section was removed, and a discussion regarding land acquisitions in general was scheduled for executive session. The order of the agenda was altered slightly to accommodate the arrival of the Bannock County Commissioners.

2. Minutes and financial matters:

Minutes for the regular May meeting and executive session were reviewed. There being no amendments, **it was MSC (D. Schroeder, K. Monroe)** to approve the minutes of May 16, 2007.

S. David presented the financial report for May. The ending balance of all districts as of May 31, 2007, was \$427,395.97. Income for May consisted of taxes paid on the Old Town, Central Corridor and North Yellowstone districts, as well as interest earned in the amount of \$438.04, for a total income of \$31,491.30. There were no expenses for May. After a brief discussion, it was **MSC (R. Stallings, D. Schroeder)** to approve the financial report for May.

3. Central Corridor:

Triangle Project Update: Brent Nichols and Garry Ratzlaff, together with their attorney, Jim Manning, and the City Neighborhood and Community Services Manager Tim Tingey presented a draft development agreement to the Board for review. Tingey advised the Board that he was fairly comfortable with the agreement with the exception of a few items noted on an accompanying memorandum. He noted that the square footage of the proposed buildings is less than originally proposed, but that the project remains a quality development. Tingey requested that additional work be performed by the City Legal Department and Planning and Development Services staff to provide clarification of the six items noted in his memorandum, but that otherwise he recommended approval of the development agreement documents. Several Board members noted that, once again, a project was presented to the Board one way, in this instance, as 47,000 square feet, and at the time of development, the project has changed, in this instance, fifteen per cent smaller. It was noted that the reduction in development size was driven by parking requirements. T. Tingey added that his goal in the development agreement is to prevent additional changes to the project. After further discussion **it was MSC (R. Chase, R. Stallings)** to approve the development agreement, subject to final legal review and incorporation of clarifications and additions contained in the memorandum prepared by T. Tingey.

Whitman Project Update: Jerry Myers appeared to present an update on the Whitman Hotel project. Myers provided a report on the development and advised the Board that the asbestos abatement was completed and other selective demolition would be completed in about three weeks. Crews are currently working on removing the rear wall of the bar area to provide space for the main living area entrance. The front of the building is also being opened up.

Twenty-nine bids have been sent out, with six bid packages scheduled to go out in the next week. The mechanical bid, however was \$200,000 over bid, and will be rebid. Future work will include a structural upgrade of the building, exterior cleaning, a new roof, establishment of a store front, and the interior work. Occupancy is expected to begin no later than December, 2008, which is the deadline required for housing credits. Discussion followed regarding the photos contained in the handout, and other matters of historical interest. J. Myers advised that the National Park Service is still determining the nature of the outside of the building, and that the Whitman sign may be relocated to the back of the building. Myers added that a workshop will be held for downtown property owners to see how well the exterior of the brick buildings can be cleaned. The Board was informed that the original plan for the Whitman provided for twenty-six (26) units, but that requirements by the National Park Service to maintain certain walls and hallways in the building did reduce the number of units. On a final note, Myers presented the Board with a proposal for additional parking for the downtown area. He advised that UPRR has agreed to extend the railroad parking lot at the depot to the north from the end of the current lot to the Railroad Dispensary. Myers is looking for a funding source to build the parking lot. **R. Chase** expressed concern about taking out one of the few green spaces out of the downtown area. He added that the Whitman project was approved based upon the representation that the project would not require additional parking. Myers assured the Board that The Housing Company was not expecting or making the request for parking, but that this request was a response to questions from other parties regarding the parking issue. No other support was expressed for the parking lot proposal.

4. Check Presentation:

Upon the arrival of County Commissioners Steve Hadley and Lin Whitworth, Chairman Steve Brown presented a ceremonial check payable to the Bannock County Treasurer to Commissioners Ghan, Hadley and Whitworth in the amount of \$196,208.64 representing the Roosevelt Tax Increment Financing District's tax refund. Local TV and newspaper reporters were invited for the presentation.

5. North Yellowstone:

Robert Schmidt of PEG Development was present with City Engineer Jesse Schuerman to discuss pay requests for the Rail Crossing development. J. Schuerman noted that there had been a few hiccups regarding design issues on the project, but otherwise the project was proceeding on course. R. Schmidt advised the Board that the City staff were very good to work with. Pay Request #34 to Rail Crossings in the amount of \$5,175.00 for engineering services provided by Keller Associates, Inc., was presented and recommended for payment by J. Schuerman. **It was MSC (R. Chase, R. Stallings)** to pay Request #34 to Rail Crossings in the amount of \$5,175.00. Pay Request #35 to Rail Crossings and Jack B. Parson Companies, jointly, in the amount of \$67,185.90 for work performed by Jack B. Parson Companies, was presented and recommended for payment by J. Schuerman. **It was MSC (R. Chase, R. Stallings)** to make payment to Rail Crossings and Jack B. Parson Companies, jointly in the amount of \$67,185.90.

6. Executive Session:

At approximately 11:40 a.m. **it was MSC (D. Schroeder, 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.

7. Miscellaneous:

Based upon a proposal made by R. Chambers and T. Tingey of the City Planning and Development Services Department, the Board discussed the possibility of the Development Authority to form a partnership with the City under which the Development Authority would serve as a holder of real property obtained with Community Development Block Grant funds, pending development of said property. As a result of the Board's discussion, T. Tingey was instructed to prepare a policy document on such a partnership. **D. Schroeder** suggested that a draft agreement be prepared for the Board's review. Pending final review and approval of the partnership, the Board also directed T. Tingey to move forward on a property acquisition pending finalization of the terms of the agreement.

6. Adjournment: There being no further business, it was MSC (**R. Stallings, D. Schroeder**) to adjourn the meeting at approximately 12:17 p.m.

Darcy L. Taylor