

POCATELLO DEVELOPMENT AUTHORITY MINUTES
Meeting April 16, 2008

Members present: Terry Brower, Steve Brown, Roger Chase, Cynthia Hill, Darsi Johnson, Gary Moore, and Ryan Ward.

Staff present: Gynii Gilliam of Bannock Development; A. Dean Tranmer, Esq. and Darcy Taylor of the City Legal Dept.; Robert Chambers and Tim Tingey of City Planning and Development Services

The meeting was called to order at 11:02 a.m., by **Chairman S. Brown**.

1. Preliminary matters:

No conflicts of interest were declared. **Chairman Brown** noted that the agenda item Future URA/TIF Districts under Miscellaneous Items will be discussed in executive session.

2. Minutes and financial matters:

Minutes for the regular March meeting and executive session were reviewed. There being no noted corrections or amendments, **it was MSC (D. Johnson, T. Brower)** to approve the minutes of March 19, 2008.

G. Gilliam presented the financial report for March. The ending balance of all districts as of March 31, 2008, was \$748,906.07. Income for March consisted of a repayment from TetriDyn in the amount of \$15,000.00, and payments of \$392,270.28 and \$319.04 in tax increment payments for the North Yellowstone and Old Town districts, respectively. No interest income was noted for March. Expenses in March included payment of Pay Request 2 from Triangle, Inc. in the amount of \$44,676.88 to Myers Anderson for the Triangle Redevelopment project, and \$104.02 for the PDA lunch. After a brief discussion **it was MSC (T. Brower, G. Moore)** to approve the March financial report.

An invoice for payment of the First Quarter Administrative Fees in the amount of \$3,125.00 was submitted for payment by the Bannock Development Corporation. **It was MSC (D. Johnson, T. Brower)** to pay said invoice. Thereafter, G. Gilliam advised the Board of recent staff changes at the Bannock Development Corporation office. Both Sari David and Connie Richey have submitted their resignations, and Angie Lee will be joining the BDC staff as of April 28th.

3. Central Corridor:

A. Extension of District. In light of recent project developments within the Central Corridor District, a review of the Board's plans for closing the district is required. **Chairman S. Brown** opened a discussion regarding the closing date of the district by presenting three options to the Board. The first option is to close the district on schedule, at the end of the calendar year 2009. The second option presented was to delay the closing of the district for one additional year, which would allow the district to realize enough additional funding through the tax increments to provide money for the South Valley Connector, a new project on South Fifth Avenue, and nominal administrative fees to the Board. The third option presented was to extend the closure of the district for two additional years, which would result in funding for the projects named in the second option, as well as additional administrative fees which would roll over into the discretionary fund. **S. Brown** advised that Board that in his opinion, the third option could be construed to be a plan by which the Board would appear to be hoarding funds. Discussion among Board members followed. It was noted that if the District is closed on schedule, at the end of 2009, it is very likely that a new tax increment financing district would be requested for a

relatively small project on South Fifth Avenue. According to initial computations, the new district would have to remain open for the longest term allowed and would result in very little financial return. **S. Brown** noted that although the Board has been adamant about closing the Central Corridor District by the end of 2009, in his estimation, it would be fiscally irresponsible to create a new twenty-four year district for a new project when the same project could be accomplished by extending the current district for one additional year. G. Gilliam informed the Board that even if the district didn't close at the end of 2009, the bond for the district could be paid off in 2009, and closing the district in 2010 would still be years before the twenty-four year limit on districts. R. Chambers outlined the procedural requirements of modifying the plan to extend the district for another year. Further discussion was held regarding the effect the options to extend the district would have on the administrative fees available to the Board, and how those administrative fees would translate into discretionary money to fund future economic development efforts. **R. Chase** noted that he favored the option for a one year extension of the Central Corridor District, especially in light of the current limitations of the PDA discretionary budget and the uncertainty of how future tax legislation may affect funding possibilities. Thereafter, **it was MSC (R. Chase, G. Moore)** to prepare a resolution recommending to the City Council that the closure of the Central Corridor District be postponed for a period of one year, through December 31, 2010, and that additional tax increment funding received as a result of the extension of the district be applied to the Farmer's Insurance project on South Fifth Avenue, to previously committed funding of the South Valley Connector project, and to administrative fees for the PDA, as reviewed and approved by the Board.

B. Triangle Redevelopment Project. Mike Jaglowski, Jerry Miller, Brian Yowell, Jim Jenkins and representatives from Accelerated Paving and Keller Associates appeared to provide the Board with an update of the Triangle project. M. Jaglowski advised that the project was started on April 8th and the perimeter has been excavated, underground utilities are being installed, and right-of-way work has begun. In May, the right-of-way work will continue, and other aspects of the project will proceed. J. Myers presented Pay Request #3 in the amount of \$20,669.19 for approval by the Board. After a brief discussion regarding the submitted invoice, **it was MSC (R. Chase, D. Johnson)** to approve payment of Pay Request #3 in the amount of \$20,669.19 to Triangle, Inc.

4. Miscellaneous:

G. Gilliam reported that a development agreement has been prepared and submitted to Whisper Creek for review. She reminded the Board of its commitment to provide \$75,000.00 initial funding, and a subsequent commitment of \$150,000.00 upon Whisper Creek's completion of specific employment milestones as provided for in the development agreement, but noted that no funds will be disbursed until the development agreement is signed by both parties.

5. Executive Session:

At approximately 11.28 a.m., **it was MSC (R. Ward, R. Chase)** to adjourn to executive session (pursuant to I.C. §67-2345(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations. The regular meeting was reconvened at 12:01 p.m.

6. Adjournment:

Upon return to regular session it was determined there was no further business, and **it was MSC (D. Johnson, R. Ward)** to adjourn the meeting at approximately 12:01 p.m.