

POCATELLO DEVELOPMENT AUTHORITY MINUTES

Meeting May 20, 2009

Members present: Karl Anderson, Terry Brower, Steve Brown, Darsi Johnson, Ken Monroe, Gary Moore, and Ryan Ward.

Staff present: A. Dean Tranmer, D. Kirk Bybee, and Darcy Taylor of the City Legal Dept.; and Dave Swindell and Jerry Higgins of the City Finance Dept.

The meeting was called to order at 11:06 a.m., by **Chairman S. Brown**.

1. Preliminary matters:

A. Guests, Conflicts, and Agenda. No conflicts of interest were declared, no guests were present, and no additions or amendments to the agenda were made. **Chairman Brown** did note that an executive session would be necessary.

B. Minutes. Minutes of the regularly scheduled April meeting were reviewed, and it was **MSC (G. Moore, Karl Anderson)** to approve those minutes. **Chairman Brown** complimented the thoroughness of information contained in the minutes.

C. Financial Report. D. Swindell briefed the Board on the April financial report, noting the total cash available as of April 30, 2009 was \$862,925.58. In April, the PDA received cash in the amount of \$9,371.34, which included \$65.61 in interest, and tax increment payments of \$9,305.73 (\$8,396.52 for the Central Corridor, and \$909.21 for North Yellowstone). Expenses for April totaled \$28,640.29, which included an approved payment on the Triangle Redevelopment Project which was approved at the April meeting, PDA lunch and bank fees. Upon completion of the financial report it was **MSC (T. Brower, D. Johnson)** to approve the April financial report. **Chairman Brown** noted the Board's appreciation of the efficiency of the financial reports over the last several months.

2. East Center Street Urban Renewal Area:

S. Brown called the Board's attention to a Resolution prepared at the Board's direction to begin the process to recommend closure of the East Center Street Urban Renewal Area to the Pocatello City Council. Upon review of the Resolution, and a brief discussion, it was **MSC (D. Johnson, K. Monroe)** to approve and adopt Resolution 2009-01 recommending closure of the East Center Street Urban Renewal Area to the Pocatello City Council.

3. IsoRay Project:

Board members were directed to a copy of the IsoRay Development Agreement included in their agenda packets. **Chairman Brown** advised the Board that the possibility of economic development by IsoRay in the Pocatello area was poor, and that R. Chambers was seeking direction from the Board with regard to repayment terms of the development agreement. The development agreement provides that IsoRay will repay \$200,000.00 to the PDA in the event IsoRay fails to build and operate a manufacturing facility within the city limits of Pocatello upon demand from the PDA for repayment, subject to conditions. After discussion, and upon Board consensus, the Board directed R. Chambers to enter into a conversation with IsoRay asking what its intention was with regard to future development in Pocatello, and/or repayment of the funds.

4. **Executive Session:** At approximately 11:19 a.m., it was **MSC (D. Johnson, R. Ward)** 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. (J. Higgins arrived at 11:30 a.m.) The regular meeting was reconvened at 11:37 a.m.

5. Hoku Materials, Inc.: Chairman Brown advised the Board of the discussions which had occurred between R. Chambers, himself, and the Hoku staff regarding the proposed terms of the Economic Development Agreement between Hoku and the PDA. It was noted that the Hoku Economic Development Agreement is by far the largest development agreement proposed by the PDA to date, and includes the use of tax increment financing district funds for infrastructure improvements, reimbursement for capital expenditures by the City, and employment incentives. At Hoku's request, the development agreement will not include a provision for a specific wage requirement for Hoku employees, but will include a requirement of a minimum of 200 full time employees (F.T.E.s as defined by the Department of Labor) for an extended time period before Hoku will receive any tax increment finance district funds for employment reimbursement. After further discussion it was MSC (K. Anderson, G. Moore) to approve the Economic Development Agreement as discussed, without reference to a specific wage requirement, and upon legal review and approval, to authorize Chairman Brown to execute said Agreement.

6. Adjournment:

There being no further business, it was MSC (D. Johnson, R. Ward) to adjourn the meeting at approximately 11:53 a.m.