

POCATELLO DEVELOPMENT AUTHORITY MINUTES

Meeting July 15, 2009

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

Staff present: A. Dean Tranmer 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 and no guests were present. **Chairman Brown** noted that recent changes to Idaho Code §67-2345 will result in a change of procedure at meetings due to the requirement that a roll call vote is now necessary to go into executive session. Additional Idaho Code changes now require a motion to make an amendment to the agenda after a meeting starts, as well as more specific requirements for minutes of an executive session.

B. Minutes. Minutes of the regularly scheduled June meeting were reviewed, and it was **MSC (K. Anderson, T. Brower)** to approve those minutes.

C. Financial Report. J. Higgins presented the financial report for the month of June. Total cash available as of June 30, 2009 was \$1,032,572.35. In June, the PDA received cash in the amount of \$113,572.96, which included \$35.84 in interest, and tax increment payments of \$113,537.12 (\$33,413.70 for the Central Corridor, \$11,593.82 for North Yellowstone, and \$68,529.60 for the Naval Ordnance Plant). Expenses for May totaled \$129.20, which expenses included PDA lunch costs and bank fees. Following a brief discussion, it was **MSC (T. Brower, G. Moore)** to approve the June financial report.

2. Consolidated Central Corridor:

Triangle Development Area: Jesse Schuerman reported that the final punch list is complete on the Triangle Redevelopment project and that overall the project was a good project. With regard to Payment Request No. 15, submitted by Myers and Anderson, the submitted invoices total \$43,274.11, however, only \$36,506.64 remains in committed funds, including the retainage amount held back until completion of the punch list. Mike Jaglowski noted that since becoming involved in the Triangle Redevelopment project in 2005, he was impressed with the cooperative nature of the developers, the architects, the investors, and everyone involved in the project. He particularly noted that the project received good support and direction from City of Pocatello staff and that all parties seemed to operate with a concerted effort to get the project completed. He advised the Board that the Lasting Legacy Landmark monument should be completed at the site in September or October. **Chairman Brown** noted that compared with other projects with which the PDA has been involved, the Triangle Redevelopment Project went fairly smoothly. After additional discussion, Payment Request No. 15 was submitted for approval, in the reduced amount of \$36,506.64. It was **MSC (G. Moore, C. Hill)** to approve the requested payment in the amount of \$36,506.64.

3. North Portneuf:

R. Chase advised the Board that due to recent financial developments with Hoku, the City of Pocatello has delayed pursuing design work on the public road and overpass planned at the Hoku site. He further advised the Board that the City is getting closer to completing acquisition of the land required to provide public access to the Hoku plant from Kraft Road. Establishing an

access to the Hoku site from Kraft Road delays the necessity of providing access from Highway 30, so there is no downside to delaying the design work of the overpass at this time. D. Swindell noted that the City Engineer already put out requests for design proposals for the road and overpass, and had received ten proposals. A response to the proposals is required within thirty days. Since no tax increment financing has accrued in the district, the PDA would either have to borrow from the general fund or from the City to pay for the design work. The City Engineer could reject all proposals and choose to delay the start of the project. Board members discussed Hoku's financial status and possible remedies and outcomes of the current situation, and determined to take a wait-and-see approach before pursuing design work on the public road and overpass.

4. Naval Ordnance Plant:

J. Higgins reminded the Board that the General Fund had expended \$75,000.00 for an economic development incentive on behalf of the Naval Ordnance Plant District. The Naval Ordnance Plant District has now received sufficient tax increment funds to repay its obligation to the General Fund. J. Higgins requested direction from the Board regarding this matter. After brief discussion, it was MSC (K. Anderson, R. Ward) to direct financial staff to transfer \$75,000.00 from the Naval Ordnance Plant District to the General Fund, and to amend the FY 2009 PDA budget to increase budget authority by \$75,000.00.

5. Executive Session:

At approximately 11:33 a.m., it was MSC (D. Johnson, G. Moore) to adjourn to executive session pursuant to I.C. §67-2345(1)(e) and (f) 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, and to discuss the possibility of a matter which could lead to litigation. A roll call vote was taken on the motion, with results as follows: K. Anderson, T. Brower, S. Brown, R. Chase, C. Hill, D. Johnson, G. Moore, and R. Ward, Aye; None opposed. The regular meeting was reconvened at 11:50 a.m.

6. Items from Commissioners:

Chairman Brown provided an update on the Farmer's Insurance project. The engineers and project manager have determined the location of new curb cuts and access points to the project. After lighting improvements are made the total expense of the project is expected to be in the neighborhood of \$200,000.00, substantially less than the \$500,000.00 committed to the project.

7 Adjournment:

There being no further business, it was MSC (D. Johnson, G. Moore) to adjourn the meeting at approximately 11:55 a.m.

Darcy L Taylor