

**POCATELLO DEVELOPMENT AUTHORITY MINUTES**  
Meeting August 18, 2010

**Members present:** Larry Fisher, Ken Monroe, Eva Nye, Michael Orr, and Ryan Ward.

**Staff present:** R. Chambers, Interim Executive Director; Gynii Gilliam, Executive Director of Bannock Development Corporation; A. Dean Tranmer and Darcy Taylor of the City Legal Dept.; and Dave Swindell and Jerry Higgins of the City Finance Dept.; and Merrill Quayle of the City Planning and Development Services Dept.

The meeting was called to order at 11: 04 a.m., by **Treasurer R. Ward.**

**1. Preliminary matters:**

A. Guests, Conflicts, and Agenda. New Board Commissioner Michael Orr was introduced to the Board. No guests were present and no conflicts of interest were declared. G. Gilliam requested that the Project Domas item be heard in executive session, as well as an issue regarding development at the Pocatello Regional Airport.

B. Minutes. Minutes of the regularly scheduled July 21, 2010 meeting were reviewed, and it was **MSC (K. Monroe, E. Nye)** to approve those minutes.

C. Financial Report. Jerry Higgins presented the financial report for July, 2010. He noted that July is usually a big revenue month for the Authority due to property tax payments made in June. Total cash available as of July 31, 2010 was \$3,246,819.32. During the month of July the PDA received cash in the amount of \$1,295,987.63, which included \$37.26 in interest and tax increment payments of \$566,287.77 to the Central Corridor District, \$651,017.98 to the North Yellowstone District, \$71,280.55 to the Naval Ordnance District, and \$7,364.07 to the North Portneuf District. Expenses for the quarter included PDA lunch costs of \$108.28.

D. Swindell advised the Board that July revenue receipts are important because they represent the final large tax increment payment of the fiscal year, and provide a good indicator of what the total revenue for the current fiscal year will be, as well as an estimate of what to expect in FY 2011. Swindell noted that draft budgets for FY 2011 will be prepared for the September Board meeting. He also noted that the last bond payment for the Central Corridor Halliday storm water project is due in the near future, which, once paid, will free up some of the Central Corridor funds. Central Corridor funds have been committed to the Cheyenne Connector project, which commitment, together with administrative fees, will essentially expend all funds in the Central Corridor Fund. J. Higgins advised the Board that he will bring a few budget amendments for FY 2010 to the Board for approval. Higgins also asked for authorization to issue two checks, one in the amount of \$125.24 for the PDA lunch, and one in the amount of \$60,355.59 to the City of Pocatello for services provided at Gateway West to clean and test the sewer lines. After a brief discussion, it was **MSC (K. Monroe, E. Nye)** to approve the July financial report and authorize the payments as presented by J. Higgins.

**2. General Matters:**

**A. Airport Urban Renewal Area and Revenue Allocation District Plan.** R. Chambers distributed reference material regarding the steps required to create an urban renewal area and revenue allocation district, from beginning to termination. He advised the Board that he will have a plan for the Pocatello Regional Airport Urban Renewal Area and Revenue Allocation District (PRAURA) ready for the Board's review at the September meeting. The Plan will include projections which assume that both Petersen Incorporated and "Project Erector" will establish manufacturing plants at the Airport. The September meeting agenda will include both

the PRAURA Plan and a Resolution for the Board's consideration recommending that the Plan be forwarded to the Pocatello City Council for review. If the PDA Board and the Pocatello Planning and Zoning Commission recommend approval of the Plan, an Ordinance adopting the Plan will be presented to the City Council for approval as soon as November 4, 2010. The Plan will provide for tax increment funds to be used to repay Petersen Incorporated for verified public utility infrastructure costs that the company will pay for in order to open its plant. Infrastructure costs are estimated to be approximately \$385,000.00 for the Petersen location. Other infrastructure costs include a power source and transmission lines, phone and cable lines, rail spur improvements, and possibly creating a common loading station. Estimated infrastructure costs for both plants run between 1.5 to 1.6 million dollars. The district may remain open for up to twenty-four years, twenty-two of which should produce tax increment.

Following Mr. Chambers' presentation a discussion was held regarding jurisdictional issues at the Pocatello Regional Airport with regard to the Shoshone-Bannock Tribes. Attorney D. Tranmer explained the nuances of the jurisdiction issues at the Airport, and advised the Board that if the matter is litigated, it may go as far as the United States Supreme Court regarding the use of non-fee land which lies within the four corners of the Reservation. It was noted that both Petersen Incorporated and "Project Erector" are relatively clean industries, and the City feels the proposed development at the Airport will provide a good set of circumstances with which to litigate the matter, if necessary.

**B. IsoRay.** R. Chambers reminded the Board that at the July meeting the Board directed Attorney Tranmer to send a letter to IsoRay in response to its claim that it was in negotiations with the Idaho National Lab (INL). Attorney Tranmer noted he will send a letter to IsoRay, but that short of information to the contrary from INL, to accuse IsoRay of being less than honest in its representations would be counterproductive. He suggested including a request in his letter for an update on the status of the alleged negotiations between IsoRay and the INL. **R. Ward** requested that the letter be in the form of a demand, instructing IsoRay to provide written verification on the negotiations or to pay the amount owed.

**C. Acceloris.** No new material was available on the Acceloris project at the time of the meeting.

### 3. Executive Session:

At 11:52 a.m. it was **MSC (E. Nye, K. Monroe)** to adjourn to executive session pursuant to I.C. §67-2345(1)(e) to discuss preliminary negotiations regarding matters of trade or commerce in which the PDA may be in competition with other jurisdictions. A roll call vote was taken on the motion, with results as follows: **L. Fisher, K. Monroe, E. Nye, M. Orr, and R. Ward Aye; None opposed.** The regular meeting was reconvened upon conclusion of the discussion at 12:30 p.m.

### 4. Staff Items:

R. Chambers noted that the FY 2011 annual budget would be available for review at the September 15, 2010 Board Meeting, as well as the PRAURA Plan. Additionally, election of Board officers for the upcoming year is scheduled for the October meeting. Board members were encouraged to give some thought to nominations for officers.

**5. Adjournment:**

There being no further business, it was MSC (K. Monroe, M. Orr) to adjourn the meeting at 12:32 p.m.