

POCATELLO DEVELOPMENT AUTHORITY MINUTES
Meeting September 21, 2011

Members present: Brian Blad, Larry Fisher, Cynthia Hill, Darsi Johnson, Russ Meyers, Eva Nye, and Ryan Ward.

Staff present: Merrill Quayle, Interim Executive Director; Lonnie Crowell, Planning and Development Services Director; A. Dean Tranmer and Darcy Taylor of the City Legal Dept.; and Jerry Higgins of the City Finance Dept.

Chair **R. Ward** called the meeting to order at 11:08 a.m.

1. Preliminary matters:

A. Guests, Conflicts, and Agenda. No guests were present and no conflicts were noted. **Chair Ward** noted that the nomination of officers for the Board of Commissioners would be added to the agenda.

B. Minutes. The minutes of the regularly scheduled meeting and the executive session of August 17, 2011 were reviewed. **L. Fisher** noted that in Item 1.C. Financial Report the statement "There are two small projects which have been approved but not yet funded in that District [North Yellowstone], ..." was incorrect. While the Del Monte project has been approved, providing financial assistance to the relocation of the sewer line has not. D. Taylor read proposed language for the amendment to Item 1.C. **R. Meyers** requested that his name be spelled correctly, i.e., with an "s" at the end of Meyer, on both the regular meeting minutes and the executive session minutes. **It was MSC (R. Meyers, B. Blad)** to approve the minutes of the regularly scheduled meeting and the executive session of August 17, 2011, with those amendments.

C. Financial Report. J. Higgins presented the financial report for August. He noted that the financial report looks different this month because the financial data has been transferred to a quick books program. Fund spreadsheets in the previously used format were included in the financial report for the sake of continuity. Total cash available as of August 31, 2011 was \$7,052,005.48. The PDA received cash in the amount of \$52,683.26 during August, which included \$45.97 in interest, and tax increment payments of \$36,862.21 to the Central Corridor District, \$15,023.65 to the North Yellowstone District, and \$796.27 to the North Portneuf District. Expenses for August totaled \$461,942.21 and included \$179.71 for administrative expenses (lunch, postage, etc.), and \$461,762.50 for the North Yellowstone District bond payment. After a brief discussion **it was MSC (B. Blad, D. Johnson)** to approve the financial report for August, 2011.

D. FY 2012 Budget. J. Higgins offered a proposed budget for the 2012 fiscal year, which was derived from prior cash flow projections. **Chair Ward** called for questions on the proposed budget. J. Higgins further advised the Board that legislation passed in 2011 requires that an activity report be presented by the PDA at a public meeting prior to March 31, 2012, and that the FY 2012 Budget will be a part of that activity report. It is anticipated that the PDA activity report will be presented during a regularly scheduled Pocatello City Council meeting. Discussion regarding the FY 2012 proposed budget, and the procedure for adopting the budget. Thereafter, **it was MSC (D. Johnson, B. Blad)** to adopt the FY 2012 budget as proposed.

2. Redevelopment Association Of Idaho, Inc.:

L. Crowell advised the Board that he attended a telephonic meeting of the Redevelopment Association of Idaho, Inc. (RAI). The RAI is an Idaho nonprofit corporation whose purpose is to

facilitate effective communication regarding redevelopment, to educate and distribute information about Idaho urban renewal agencies, and to provide a variety of other services regarding economic development and urban renewal. The Pocatello area, together with Chubbuck and Bannock County, is part of Region 5 of the Association. The PDA donated funds for the establishment of the RAI in early 2011, and the RAI is now requesting appointment of board members and legislative committee members from each region, which members would meet monthly by telephone. L. Crowell was unsure if the board member and the legislative committee member were to be separate individuals, or if the other entities in Region 5 would have nominees for the board and legislative committee. Membership dues in the Association will be due in October. **R. Meyers** asked if the RAI is defined as a lobbyist group. It was noted that the RAI is not registered on the Secretary of State's lobbyist registry for 2011. **R. Meyers** further inquired if the development authority could legitimately defend the use of TIF funds to help support the RAI. D. Tranmer confirmed that there is plenty of authority under the Urban Renewal Area Act allowing such an expenditure. After further discussion, **it was MSC (B. Blad, D. Johnson)** to appoint L. Crowell as the RAI board representative for the PDA, with details of the Region 5 appointment to be worked out. With regard to the legislative committee member, the Board asked L. Crowell to determine what the commitment of the legislative committee person would be and if the other entities in Region 5 had a nominee for the position before the Board commits, however it was the Board's consensus that **R. Meyers** be considered for the legislative committee member. The Board will revisit this issue again in October when more information is available. The Board also asked L. Crowell to request that the RAI invoice the PDA for membership dues.

3. North Portneuf District:

M. Quayle advised the Board that the City of Pocatello, Hoku, and the Union Pacific Railroad are working on an agreement to provide a secondary access to the Hoku parcel in order to meet the City International Fire Code requirement for a second emergency access to the property. The access would be temporary in nature via a railroad at-grade crossing connecting the Hoku parcel to Philbin Road. The City will not grant a certificate of occupancy to Hoku without the emergency access, and the District will not realize any income until a certificate of occupancy is granted. The temporary access must be removed once the planned overpass is completed. M. Quayle alerted the Board that the City would be preparing a request for reimbursement from the PDA for the expense of placing the emergency railroad crossing for access at Philbin Road. **Chair Ward** requested that Quayle provide an update on this issue to the Board at the October meeting.

4. General Matters:

A. Idaho Freedom Foundation Articles: **B. Blad** noted that the Idaho Freedom Foundation (IFF) recently released an article regarding the PDA's efforts to accommodate Positron's request to release the deed of trust the PDA holds on Positron's leasehold interest at the Accelerator Center. He added that the Idaho State Journal had contacted him to inquire if the PDA was interested in providing a rebuttal to the IFF's article. The Board discussed the IFF article, and other IFF publications regarding the PDA activities. **R. Ward** added that he was recently interviewed by a representative from the IFF, also. It was the Board's consensus that the press releases produced by the IFF are intentionally biased against urban renewal projects, and to respond would only induce additional biased misinterpretations of the facts.

B. BDC Heritage Investors: **Chair Ward** presented a request from the Bannock Development Commission (BDC) asking the PDA to become a Heritage Investor in the BDC, which would require a \$5,000.00 annual contribution. **Ward** reminded the Board that the PDA is one of the tools the BDC uses to facilitate economic development recruitment. Discussion followed regarding whether a contribution to the BDC was an appropriate use of PDA funds. **B. Blad** noted that he had mixed feelings about the PDA contributing, stating that he believes the BDC should put a greater emphasis on seeking its funding from private investors. **D. Johnson** stated that it was her opinion that contributing to the BDC is not the correct use of PDA funds. **C. Hill** questioned what tax payers would think about TIF money being used to support the BDC. After additional discussion **it was MSC (D. Johnson, E. Nye)** not to contribute to the BDC Heritage Investor program.

C. Nominations for Officers: **Chair Ward** reminded the Board that the election of officers for the Board of Commissioners will be conducted at the October meeting. The positions of Secretary and Treasurer are appointed positions. The floor was opened for nominations for Chair and Vice-Chair. **C. Hill** inquired as to whether the current Chair and Vice-Chair were willing to serve again. **R. Ward** stated he was willing to serve, and **D. Johnson** stated she would serve, or step aside, at the Board's pleasure. **B. Blad** nominated **L. Fisher** for Vice-Chair, which nomination **L. Fisher** respectfully declined at this time. Thereafter, **it was MSC (C. Hill, E. Nye)** to close the nominations. The election of officers will be held at the October Board meeting.

5. Adjournment:

There being no further business, **it was MSC (B. Blad, D. Johnson)** to adjourn the meeting at 12:58 p.m.