

POCATELLO DEVELOPMENT AUTHORITY MINUTES
Meeting October 19, 2011

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

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

Chair **R. Ward** called the meeting to order at 11:01 a.m.

1. Preliminary matters:

A. Guests, Conflicts, and Agenda. Pocatello High School Student T. Ike Henderson accompanied **B. Blad** to the meeting on a job shadow assignment. No conflicts were noted and there were no changes to the agenda.

B. Minutes. The minutes of the regularly scheduled meeting of September 21, 2011 were reviewed. **It was MSC (D. Johnson, R. Meyers)** to approve said minutes.

C. Financial Report. J. Higgins presented the financial report for September. Total cash available as of August 31, 2011 was \$7,075,651.14. The PDA received cash in the amount of \$23,780.48 during September, which included \$43.80 in interest, and tax increment payments of \$4,422.91 to the Central Corridor District and \$19,313.77 to the North Yellowstone District. Expenses for September totaled \$134.82 for administrative expenses (lunch). After a brief discussion **it was MSC (D. Johnson, R. Meyers)** to approve the financial report for September, 2011.

D. Payment Request/City of Pocatello. M. Quayle presented a payment request to the PDA from the City of Pocatello for expenses paid by the City's Community Development Trust for capital expenditure as well as demolition, clearance and relocation costs paid on behalf the Triangle Development. The PDA previously approved the payment of \$206,610 for said costs. Thirty-Five thousand dollars of that amount was paid by PDA in August, 2010. The City now requests the remainder owed, \$171,610.00. After a brief discussion, **it was MSC (D. Johnson, L. Fisher)** to approve payment of the request for \$171,610.00 from Central Corridor District funds.

E. Election of Officers. **R. Ward** noted that nominations for Chair and Vice-Chair were taken at the September meeting, at which time **R. Ward** was nominated to serve as Chair, **D. Johnson** was nominated to serve as Vice-Chair, and J. Higgins and D. Taylor were appointed to serve as Treasurer and Secretary, respectively. Nominations were closed at the September meeting. Thereafter, **it was MSC (C. Hill, B. Blad)** to elect the officers and appoint the positions as nominated.

F. Ratification of Vote. **R. Ward** requested the Board to ratify its vote submitted via e-mails which approved the partial satisfaction of the Deed of Trust executed by the Triangle, Inc. for the benefit of the PDA, on Lot 14 of the Triangle Subdivision. He reminded the Board that the release of the lot from the Deed of Trust allowed the developer to sell the lot and continue economic development in the Triangle Subdivision. The Board approved the partial release of the Deed of Trust unanimously by e-mails October 4 – 6, 2011. **It was MSC (B. Blad, D. Johnson)** to ratify said vote.

2. Redevelopment Association of Idaho (RAI):

L. Crowell provided the Board with an update of RAI activities. **R. Meyers** attended the legislative meeting in Boise regarding the legislative component of the Association. Crowell noted that the Chubbuck Development Authority is agreeable that he represent Region V. A statement of membership dues in the amount of \$500.00 was presented for payment, together with a roster of RAI board of directors and members. D. Swindell noted that it is his understanding that the 2012 legislative session will bring further attempts to amend urban renewal law. It is important for local authorities to educate legislators on how development authorities operate. After a brief discussion, **it was MSC (B. Blad, R. Meyers)** to approve payment of the \$500.00 membership fee to RAI.

3. North Portneuf District:

M. Quayle advised the Board that the City of Pocatello, Hoku, and the Union Pacific Railroad finalized their agreement to provide a temporary secondary access to the Hoku parcel with an at-grade crossing at Philbin Road. The agreement moves Hoku another step closer to meeting the requirements necessary to obtain its temporary certificate of occupancy. Quayle advised that the City may submit a request for financial assistance for the cost to install the temporary secondary access. Discussion followed regarding the pros and cons of Hoku constructing a private overpass and road to the Hoku parcel versus the PDA funding the construction of a public road and overpass. In the event an agreement is reached by which Hoku constructs a private road and overpass the terms of the Economic Development Agreement between Hoku and the PDA will require amendment, pursuant to the North Portneuf Urban Renewal Area Plan. Another update on this issue will be provided at the November meeting.

4. Items from Staff:

R. Ward asked the Board to discuss the position of Executive Director for the Authority. A brief history of the position was recounted, noting that M. Quayle had been appointed as Interim Executive Director in May, 2011 upon Robert Chambers' resignation from the City as the Planning and Development Services Director. The appointment of an "interim" director rather than a "permanent" director was discussed. In light of the legislative attention on development authorities, **D. Johnson** and **L. Fisher** preferred that the appointment of an Executive Director remain an interim appointment. It was suggested that L. Crowell be appointed as the Interim Executive Director, and after discussion, **it was MSC (B. Blad, K. Anderson)** that Lon Crowell be appointed the Interim Executive Director of the PDA and Crowell accepted the appointment. **B. Blad** thanked M. Quayle for serving as the Interim Executive Director since R. Chambers' departure, and noted his appreciation for Quayle's willingness to take on the numerous responsibilities of serving as director.

5. Executive Session:

G. Gilliam requested the Board go into executive session to discuss negotiations involving matters of trade or commerce in which the PDA is in competition with other governing bodies. **It was moved and seconded (D. Johnson, B. Blad)** to adjourn to executive session pursuant to Idaho Code §67-2345(1)(e). The **motion passed** by roll call vote (**Ayes: K. Anderson, B. Blad, L. Fisher, C. Hill, D. Johnson, R. Meyers, E. Nye, and R. Ward; Nays: None**). The

Board adjourned to executive session at 11:59 a.m., and reconvened to regular session at 12:29 p.m.

6. Adjournment:

There being no further business, **it was MSC (R. Meyers, K. Anderson)** to adjourn the meeting at 12:29 p.m.