

**POCATELLO DEVELOPMENT AUTHORITY
SPECIAL MEETING MINUTES**

June 26, 2013

Members present: Brian Blad, Roger Bray, Larry Fisher, Darlene Gerry, Cynthia Hill, John Regetz (ex officio), and Ryan Ward

Members absent: Karl Anderson, Russ Meyers (excused), and Michael Orr (excused)

Staff present: Lonnie Crowell, Executive Director; Merrill Quayle, City Planning Engineer; Deirdre Castillo, City Engineer; A. Dean Tranmer, Darcy Taylor and Tiffany Olsen, City Legal Dept.; Dave Swindell and Jerry Higgins, City Finance Dept.; and David Allen, Pocatello Regional Airport Manager

Chair R. Ward called the meeting to order at 11:06 a.m.

1. Preliminary matters:

Introductions, Conflicts, and Agenda. Guests in attendance included Jimmy Hancock, Idaho State Journal; reporters from KPVI Channel 8 and KIFI Channel 3, and Eva Nye, Pocatello City Council member. There were no conflicts noted, and no additions or deletions to the agenda.

2. General Discussion Items:

A. BBAD Investments, LLC. **Chair Ward** directed the Board's attention to a letter dated June 14, 2013 from BBAD Investments, LLC (BBAD), regarding the \$200,000 note owed by BBAD to the PDA. **Ward** then turned the meeting over to Bill Isley, a managing member of BBAD. Isley presented the Board with a map and brief history of the South Cliffs development, which were included in a packet of information outlining the negotiations which occurred between the Bureau of Land Management (BLM) and BBAD for the construction of a Hot Shot Facility by the BLM. Isley reported the details of the agreement between the BLM and BBAD for the placement of the facility had altered, making further development of the South Cliffs Subdivision more difficult to achieve. The BLM changed the site location of its proposed facility and requested access to said facility via the right-of-way of the South Valley Connector from the City of Pocatello, which was granted by the Pocatello City Council. Isley represented to the Board that the access to the BLM facility from the South Valley Connector is not in the best interest of the City, nor of the PDA, because it limits the potential for future commercial development of the surrounding area, and consequently limits the potential tax base of the area.

Discussion followed regarding the details of the intentions of the BLM and BBAD with regard to the construction of the BLM facility. Isley claimed the City Council did not understand the full effect of allowing the BLM access to its property from the South Valley Connector. He represented that the cost of access from the Connector is much greater than the cost of access from the South Cliffs Subdivision, and that the access between the existing BLM facility and the proposed Hotshot facility would only be available by a circuitous route along South Fifth Avenue. **D. Gerry** questioned why BBAD did not raise an objection to the BLM's request for access from the Connector when the item came before the City Council. Isley responded that BBAD was unaware of the BLM's request until after the City Council meeting and felt it should have received notice of the request. Isley was asked what BBAD expected the Board to do with the information presented. **Chair Ward** advised the Board that he had called the special meeting to make sure the Board understood the events which occurred between BBAD and the BLM in light of BBAD's recent presentation to the Board regarding payment of its debt to the PDA.

Isley affirmed to the Board that the note and interest would be paid in full, and that in the event the BLM approached the Board with an offer or request regarding the Connector access, the Board would have knowledge of the history of the Hotshot project. **R. Bray** advised the Board that when the City Council made the decision to grant the right-of-way access to the BLM, it did so upon the condition that the BLM continue its negotiations with BBAD for access. However, the City Council was also interested in making sure the Hotshot Facility would be built in the City, and if access wasn't available through the South Cliffs Subdivision, an alternate route would be available. **Chair Ward** concluded that the negotiations of this matter are between the BLM and BBAD, but that the PDA Board appreciated hearing BBAD's perspective of the issue. **Ward** then directed the Treasurer to bill BBAD for the interest due on the note owed by BBAD.

B. Pocatello Regional Airport. Lon Crowell requested the Board consider authorizing the expenditure of Pocatello Regional Airport (PRA) district funds in an amount not to exceed \$7,500.00 in order to contract with Keller Engineering for a review and assessment of existing and necessary infrastructure for potential business development in the PRA district. Crowell further requested the Board grant him permission to enter into such a contract from time to time as potential businesses make inquiries. He noted that such inquiries often want information on infrastructure quickly, and having to wait for a regular PDA Board meeting to get approval to enter into such a contract slows potential projects down. **It was MSC (D. Gerry, B. Blad)** to authorize Crowell to enter into an agreement on behalf of the PDA to contract with Keller Engineering for a review and assessment of existing and required infrastructure for a potential business at the PRA urban renewal area. **D. Gerry** noted that she preferred to be informed of the specific process and mechanisms which would be necessary before any such contract would be authorized by the Board, and **B. Blad** agreed. After further discussion, **Chair Ward** instructed Crowell to work with the PDA legal counsel to establish a protocol for temporary contracts of infrastructure review and assessment.

3. Executive Session:

Chair Ward called for a motion for the Board go into an executive session to discuss a matter regarding negotiations involving matters of trade or commerce in which the PDA is in competition with other governing bodies. **It was moved and seconded (D. Gerry, B. Blad)** to adjourn to executive session pursuant to Idaho Code §67-2345(1)(e). The **motion passed** by roll call vote (**Ayes: B. Blad, R. Bray, L. Fisher, D. Gerry, C. Hill, and R. Ward; Nays: None**). The Board adjourned to executive session at approximately 12:20 p.m. The Board reconvened to regular session at approximately 12:47 p.m.

4. Fund Transfer:

Upon return to regular session, **it was MSC (B. Blad, D. Gerry)** to authorize the transfer of \$250,000.00 from the Central Corridor district fund to the General fund as part of the administrative fee for administrative costs of managing the Central Corridor Revenue Allocation Area plan projects completed pursuant to said Plan. Thereafter, **it was MSC (B. Blad, D. Gerry)** to approve an expenditure from the General fund of not more than \$250,000.00, upon receipt of invoices for work performed and approval of said invoices by the City Engineer, for the demolition of a deteriorated building within a commercial area situated outside of any urban renewal area within the City of Pocatello.

Adjournment:

There being no additional business, **it was MSC (C. Hill, B. Blad) to adjourn the meeting at approximately 12:55 p.m.**