

POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES
July 12, 2016

Members present: Brian Blad (arrived at 11:04 a.m.), Steve Brown (arrived at 11:09 a.m.), Chad Carr, Larry Fisher, Devin Hillam, Russell Meyers, Thomas Ottaway, Scott Smith (Chairman), and Scott Turner.

Staff present: Dean Tranmer and Tiffany Olsen, City Legal Dept.; Merrill Quayle, Development Engineer, Joyce Stroschein, City Finance Dept.; and John Regetz with Bannock Development Corporation (ex-officio).

Chair Smith called the meeting to order at 11:02 a.m.

Introductions, Conflicts, and Agenda: There were no conflicts disclosed and there were no deletions made to the agenda. Idaho Legislator Mark Nye was the only guest in attendance (left at 11:19 a.m.).

1. Action and Discussion Items:

Agenda Item No. 1: Minutes. The Minutes of the Regular and Executive Session of June 15, 2016 and the Special Meeting and Executive Session minutes of June 29, 2016 were reviewed. It was **MSC (L. Fisher, D. Hillam)** to approve the Minutes as presented.

Agenda Item No. 2: Financial Report. **J. Stroschein** will present the financial report for the month of June at the August meeting since the regular July meeting was moved. She reminded the Board that BBAD paid their note in full during the month of June. **T. Olsen** apprised the Board of an issue regarding the subcontractor, Rock Creek Fire Protection, for the work Quik and Kleen, Inc. employed at the Positron Facility. Rock Creek contacted T. Olsen regarding non-payment by Quik and Kleen. It appears Quik and Kleen received payment from ICRMP and the PDA Board and did not pay the subcontractor. The Board **MSC (R. Meyers, S. Turner)** to pay the subcontractor, Rock Creek Fire Protection, the amount owed of \$6,450 and begin proceedings against the surety bond for Quik and Kleen as repayment.

Agenda Item No. 3: Payment Requests/Reimbursements. **J. Stroschein** presented the invoice from Deaton & Company for its annual audit services in the amount of \$4,130. It was **MSC (B. Blad, L. Fisher)** to pay Deaton & Company \$4,130 for the PDA's annual audit fees for FY2016.

Agenda Item No. 4: Petersen Inc. Semi-Annual Update. Petersen, Inc. provided a power point presentation documenting their performance which was presented to the Authority by **T. Olsen**. Petersen currently has 55 positions on the payroll, 51 are over \$14.00 per hour, with an average wage of \$21.84 per hour. Petersen's update is in full compliance with the requirements of the February 2008 Economic Development Grant Agreement. As this is an update, no action is necessary.

Upcoming Events/Information: Idaho Legislator Mark Nye asked the Board if they had any comments or suggestions given the urban renewal nature of our meeting for him to relay or work on in the next legislative session. **B. Blad** expressed his concerns with annual attacks on the urban renewal code and the need to keep the Boards locally appointed instead of managed by the elected officials. **D. Tranmer** pointed out that the Petersen, Inc. grant was a terrific example of

economic development and urban renewal done correctly. If the PDA had not granted Petersen \$750,000, their business would have been moved to another State. Mark Nye provided his cell phone number and is more than welcome to visit with this Board in the future.

2. Executive Session:

Chair Smith called for a motion for the Board to 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 jurisdictions. **It was moved and seconded (L. Fisher, D. Hillam)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(e). **The motion passed** by roll call vote (**Ayes: Blad, Brown, Carr, Fisher, Hillam, Meyers, Ottaway, Smith and Turner; Nays: None**). The Board adjourned to executive session at approximately 11:21 a.m. Activity within the North Portneuf District was discussed as well as a potential development within the County was discussed for the potential creation of a TIF District/URA. The Board reconvened to regular session by **MSC (B. Blad, T. Ottaway)** at 11:47 a.m.

3. Action and Discussion Items:

Agenda Item No. 5: Review and Approval of Letter in Support of Project Foothills: It was **MSC (T. Ottaway, R. Meyers)** to provide a letter in support of Project Foothills.

4. Adjournment:

There being no additional business, the meeting adjourned at 11:47 a.m.


By: Tiffany G. Olsen
Tiffany G. Olsen, Secretary

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MEETING EXECUTIVE SESSION
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Staff present: Dean Tranmer and Tiffany Olsen, City Legal Dept.; Merrill Quayle, Development Engineer, Joyce Stroschein, City Finance Dept.; and John Regetz with Bannock Development Corporation (ex-officio).

The Board of Commissioners adjourned from regular session into executive session at 11:21a.m. pursuant to I.C. §74-206(1)(e) to discuss negotiations involving matters of trade or commerce in which the PDA is in competition with other jurisdictions. **It was moved and seconded (L. Fisher, D. Hillam)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(e). **The motion passed** by roll call vote (**Ayes: Blad, Brown, Carr, Fisher, Hillam, Meyers, Ottaway, Smith and Turner; Nays: None**). The Board adjourned to executive session at approximately 11:21 a.m. Activity within the North Portneuf District was discussed as well as a potential development within the County was discussed for the potential creation of a TIF District/URA. The Board reconvened to regular session by **MSC (B. Blad, T. Ottaway)** at 11:47 a.m.

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