

**POCATELLO DEVELOPMENT AUTHORITY
SPECIAL MEETING MINUTES
June 02, 2020**

Members present: Heidi Adamson, Mayor Brian Blad, Chad Carr, Scott Turner, David Villareal

Members absent/excused: Rob Lion, Thomas Ottaway Scott Smith, Terrel Tovey,

Others present: Carl Anderson, Pocatello Senior Planner; Merril Quayle, Pocatello Public Works Development Engineer; Jeff Mansfield, Pocatello Public Works Director; L.D. Barthlome, Portneuf Capital; Chad Hansen, Portneuf Capital

Agenda Item No. 1: Call to Order and Disclosure of Conflicts of Interest. Vice Chair Chad Carr called the meeting to order at 11:13 a.m. No conflicts were disclosed at this time.

Agenda Item No. 02: North Portneuf TIF District. Anderson introduced the report regarding the previously approved reimbursement request from Portneuf Capital, LLC, for infrastructure improvements under the North Portneuf Urban Renewal Improvement Plan. The Board was informed that a summary was emailed to the board members at the start of the meeting as supplemental to the agenda packet, and that this summary is available upon request.

Following the introduction, time was turned over to **Meghan Sullivan Conrad, Elam & Burke**, who then provided a report on the request from Portneuf capital. She discussed the considerations of the analysis involved in the reimbursement request. The considerations are based on best practice and the shift in the scope of the plan. **Conrad** recommended a plan amendment and addressed the considerations involved in the plan amendment. She stated that there is an argument that there are some public improvements identified in the plan that have not yet been completed. She indicated that for utility work under consideration it was understood that the utility easements would be granted and the work contained within these easements, and that these utilities would also be available for future developments.

Carr clarified the distinction between the public utility and the cost associated. **Conrad** stated that there is an argument for power, natural gas and fiber utilities as these were projects existing under the current plan.

The Board discussed projects involved in the original plan and the process involved in dedicating the future road to the City. The Board discussed the request for paving concerning the parking areas and site access. **Quayle** discussed the original plan and clarified that a public road was originally considered. He then stated that the bridge on craft road is a county road. **Conrad** clarified that the roadway would need to be public roadway before being eligible for reimbursement. **Barthlome** then clarified that access across the Union Pacific tracks is not part of the request. He then reviewed the different paved areas that are part of the request.

Following discussion, a motion was made **MSC (B. Blad, S. Turner)** to reimburse after receipts are received for the requested power, fiber optic and natural gas extension.

Following the motion, the Board discussed the remaining items from the request and the process for dedicating the roadway.

Agenda Item No. 3 Adjournment: There being no further business, the meeting adjourned at approximately 12:14 p.m.

By: _____
Carl Anderson
Interim Executive Director