

MEETING MINUTES
CITY OF POCATELLO
POCATELLO DEVELOPMENT AUTHORITY
APRIL 16, 2025 – 11:00 AM

POCATELLO CITY HALL | COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE

1. CALL TO ORDER AND DISCLOSURE OF CONFLICTS OF INTEREST

Villarreal called the meeting to order at 11:00 AM. No conflicts were disclosed.

Members present: Mayor Brian Blad, Jeff Hough, Kirk Lepchenske, Fred Parrish, Nathan Richardson, Scott Turner, David Villarreal and Ruby Walsh. **Members unexcused:** Linda Leeuwrik. **Others present:** Executive Director Brent McLane, Treasurer Thane Sparks, Secretary Aceline McCulla, City of Pocatello Attorney Jared Johnson, PDA Attorney Meghan Conrad-Sullivan (Go-to-Meeting), and other visitors.

2. APPROVE MINUTES

The Board may wish to waive the oral reading of the meeting minutes held March 19, 2025, and approve the minutes as presented.

It was moved by **B. Blad** and seconded by **K. Lepchenske** to approve the meeting minutes held March 19, 2025, and add F. Parrish to agreeable to agenda 5. Those in favor: B. Blad, J. Hough, K. Lepchenske, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

3. MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS

The Board may wish to approve the monthly financial report, expenses and reimbursements.

It was moved by **B. Blad** and seconded by **R. Walsh** to include agenda item 6 expenses as it is included in the financial report and to approve the report, expenses and reimbursements as presented. Those in favor: B. Blad, J. Hough, K. Lepchenske, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

4. TITAN CENTER URA DRAFT ELIGIBILITY STUDY. The Board may wish to discuss, review and approve the RFQ for the New Titan Center URA Eligibility Study.

McLane asked if we may address agenda item 5 and come back to this item when Brad arrives.

McLane introduced Brad Cramer of Perspective Planning and Consulting LLC.

Brad Cramer of Perspective Planning and Consulting LLC began the PowerPoint presentation that was provided to the Board and will be included with the minutes for records retention. Cramer noted that only one criterion needs to be met and the Teton Center District has only four of fifteen areas that do not meet criterion. The valuation numbers of all the districts seem accurate, except for the Airport, Cramer would like to research this further with Power County Documents. **McLane** clarified the offset road intersection needs to be corrected to make necessary improvements. McLane noted that if park improvements are sought would this be an allowable improvement, as the Park would not generate revenue.

The final eligibility report will come to the Board for final approval in May.

5. MONARCH BUILDING DEMOLITION RFQ. The Board may wish to discuss options for consideration to prepare the RFQ regarding the demolition of the Monarch Building.

Executive Director **Brent McLane** explained there is a little asbestos and the stability of the building's structure is a concern. One option is to save the façade and support the side walls. The Community would like to see the building preserved, but the expense of preservation is a consideration.

The RFQ demonstrating the Scope of Work (SOW) that represents the option of demolition the Board decides today. Securing the building walls of the existing adjoining businesses is important. We could seek partners to take control of the building and redeveloping the preoperty to offset costs. There are tax credits available, if the buyer chooses to apply. There are funds available for these types of uses. The safety concern of not having a structurally sound building during the demolition phase needs to be addressed now.

Lepchenske is in favor of saving the façade. **Turner** asked about stabilizing the two exterior walls of adjacent businesses, and evaluate keeping the façade, and identify the costs. Is there basement? **McLane** replied there is a partial, non-usable basement. **Richardson** asked how this will impact the RFQ and SOW. **McLane** clarified the property needs to be developed for this purpose and send out for proposals, and the Board will select the proposal that meets the use desired.

Parrish asked if the PDA could sell as is. **McLane** stated yes. **Blad** clarified that the PDA can still control what would be developed in the sale, if sold as is. **Blad** asked McLane to change page 3 paragraph 3, first sentence the PDA is not a **municipal corporation**, to fix this in the RFQ. **Hough** noted the Paris building is unique and Hough would like to see a facelift to the block. Hough asks to move to an RFP for a bit more control to how it does develop and to speed up the timeline with the demolishing the building, preserving the façade and stabilizing the two adjoining business walls. Let's create the RFP to give direction that we want to go and identify costs of preserving the façade to guide us on the direction the PDA would like to go. **McLane** noted that he may include flexible options to redevelop and preserve this project and the PDA may then decide on a direction in the review phase.

Villarreal noted this historical façade preservation and economic sense and other options that may be viable. Villarreal spoke with his engineering staff about how to make sure the integrity of the two side walls and floors of the Monarch building property affect the First National Bar and the Paris Buildings, and to make sure that all three parcels are protected. First, consideration of the revenue of these two operating businesses, if affected by the demolition, may be another issue regarding loss of revenue and other factors they may come with the demolition process. Secondly, create a build-out internally and then retention of the façade, by meshing whatever the development of the internal is to the façade and bracing it. Looking for viable ways to support the interest of saving the façade, and finding a way to save the façade. The Board must decide on an RFQ or RFP and if preserving the façade is viable and provide direction to McLane to move forward. Discussion ensued with Board members. The components include: demolition, preservation of façade, stabilization of walls and floors, and redevelopment.

Hough stated that instead of an RFQ, the RFP would identify different phases and would be faster. **McLane** asked for the Board's direction to proceed with an RFP. **McLane** could get input from Downtown neighboring businesses for consideration and redevelopment of the site. **Villarreal** asked that the RFP is open ended to identify the economics of the options of preserving or redeveloping the site, and identify the structural integrity.

It was moved by **J. Hough** and seconded by **B. Blad** to authorize McLane to draft an RFP and identify different options for the destruction and rebuilding of the property. Those in favor: B. Blad, J. Hough, K. Lepchenske, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

6. CALENDAR REVIEW

The Board may wish to take this opportunity to inform other Board members of upcoming meetings and events that should be called to their attention.

Parrish asked if the 30 day update will be discussed on the Crest Project. **McLane** will touch base with MiaCate for the May meeting.

7. ADJOURN MEETING.

With no more business, **Villarreal** adjourned the meeting at 11:54 AM.

Submitted by: 
Aceline McCulla, Secretary

Approved on: May 21, 2025