MEETING MINUTES

POCATELLO DEVELOPMENT AUTHORITY (PDA)

MAY 20, 2026 | 11:00 AM

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

1. CALL MEETING TO ORDER, ROLL CALL, DISCLOSE CONFLICTS OF INTEREST AND ACKNOWLEDGMENT OF GUESTS.
Villarreal called the meeting to order at 11:00 AM. No conflicts were disclosed.
Members present: Mayor Mark Dahlquist,, Kirk Lepchenske (arrived at 11:02), Brent Nichols, Fred Parrish, Nathan Richardson, Scott Turner, David Villarreal. and Ruby Walsh. **Excused:** Jeff Hough. **Others present:** Executive Director Brent McLane, Treasurer Rick Morgan, Secretary Aceline McCulla, PDA Project Manager Merril Quayle, City of Pocatello City Attorney Jared Johnson, City of Pocatello PW Director Tom Kirkman. **Visitors:**

2. MEETING MINUTES.
The Board may wish to waive the oral reading of the PDA Board of Commissioners' meeting minutes held April 15, 2026, and approve the minutes as presented.

It was moved by **F. Parrish** and seconded by **S. Turner** to approve the PDA Board of Commissioners meeting minutes held March 18, 2026 as presented. Those in favor: M. Dahlquist, B. Nichols, F. Parrish, N. Richardson, S. Turner, D. Villarreal, and R. Walsh. Unanimous. Motion carried.

3. MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.
The Board may wish to approve the monthly financial report, expenses and reimbursements.

Morgan noted that

It was moved by **R. Walsh** and seconded by **N. Richardson** to approve the financial report, expenses and reimbursements as presented. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, F. Parrish, N. Richardson, S. Turner, D. Villarreal, and R. Walsh. Those against: none. Unanimous. Motion carried.

4. APPROVE AND EXECUTE ALL PERTINENT ICCU ACCOUNT CHANGE FORM DOCUMENTS. The Board may wish to approve and execute all pertinent ICCU account change form documents.

McLane noted that because of changes with the treasurer and signer updates, ICCU requires an account change form be completed with current government issued identification documents and signatures. PDA check signers are Rich Morgan, David Villarreal, Scott Turner, and Brent McLane. Rich Morgan will have online access as Treasurer.

It was moved by **B. Nichols** and seconded by **K. Lepchenske** to approve and execute all pertinent ICCU account change form documents to update online access and account signers. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, F. Parrish, N. Richardson, S. Turner, D. Villarreal, and R. Walsh. Those against: none. Unanimous. Motion carried.

5. APPROVE AND EXECUTE THE LOCAL GOVERNMENT INVESTMENT POOL (LGIP) CONTACT INFORMATION CHANGE FORM. The Board may wish to review, approve, and execute the LGIP Contact Information Change Form.

It was moved by **N. Richardson** and seconded by **K. Lepchenske** to approve and execute the LGIP Contact Information Form. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, F. Parrish, N. Richardson, S. Turner, D. Villarreal, and R. Walsh. Unanimous. Motion carried.

6. REVIEW THE POCATELLO REGIONAL AIRPORT (PRA) BUSINESS PARK MASTER PLAN, ECONOMIC FEASIBILITY, AND INFRASTRUCTURE ANALYSIS DRAFT RFP AND THEN AUTHORIZE STAFF TO DISTRIBUTE THE RFP WITH CHANGES.
The Board may wish to review the PRA Business Park Master Plan, Economic Feasibility, and Infrastructure Analysis RFP, make changes, and then authorize staff to make the changs and distribute the RFP with changes.

McLane

It was moved by **R. Walsh** and seconded by **M. Dahlquist** to approve the PRA Business Park Master Plan, Economic Feasibility, and Infrastructure Analysis RFP with the changes, and authorize staff to distribute the RFP. Those in favor: M. Dahlquist, J. Hough, K. Lepchenske, B. Nichols, F. Parrish, N. Richardson, S. Turner, D. Villarreal, and R. Walsh. Unanimous. Motion carried.

7. LEX DEVELOPMENT IS REQUESTING AN OWNER PARTICIPATION AGREEMENT (OPA) IN THE NORTH PORTNEUF DISTRICT FOR IDAHO POWER SUBSTATION POWER AND INTERMOUNTAIN GAS COMPANY NATURAL GAS ASSESSMENT STUDIES. The Board many wish to review, discuss, and approve the request by LEX Development for an Idaho Power Substation Power Assessment and Intermountain Gas Company Natural Gas Assessment to upgrade power services in the North Portneuf District for an AI Data Center. If approved, direct Agency Counsel to create an OPA with LEX Development for the next PDA meeting.

PULLED FROM AGENDA PRIOR TO THE MEETING STARTING.

8. LEX DEVELOPMENT IS REQUESTING AN OWNER PARTICIPATION AGREEMENT (OPA) IN THE NORTH PORTNEUF DISTRICT FOR CONCRETE REMOVAL FOR $500,000.00. The Board many wish to review, discuss, and approve the request by LEX Development for $500,000.00 to clean up concrete in the North Portneuf District for an AI Data Center. If approved, direct Agency Counsel to create an OPA with LEX Development for the next PDA meeting.

PULLED FROM AGENDA PRIOR TO THE MEETING STARTING.

9. ACTION ITEM: DISCUSSION ABOUT RECORDING PDA MEETINGS. The Board may wish to discuss recording PDA meetings and associated budgeting costs.

Villarreal stated that these meetings have been recorded since 2023 by visitors. **Walsh** asked what the cost would be IT time to record and time to post on the PDA website and redo the website to accept the video recordings. Staff will work with the IT Department to identify the costs, that would need to be budgeted.

Discussion ensued by the Board. **McLane** will get the information and bring back to a future PDA meeting to move forward.

10. 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.

Turner asked if the PDA could have a work session and training on PDA business.
POKY Paddle will be on June 5.

11. ADJOURN.
With no further business, **Villarreal** adjourned the meeting at 11:30 AM.

Submitted by: Approved on: 06/26/2026

Aceline McCulla, Secretary

Aceline McCulla