MEETING MINUTES

POCATELLO DEVELOPMENT AUTHORITY (PDA)

JUNE 17, 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 11:02 AM.
Members present: Mayor Mark Dahlquist, Kirk Lepchenske, Brent Nichols, Nathan Richardson, Scott Turner, and David Villarreal. No conflicts were disclosed. **Excused:** Jeff Hough, Fred Parrish, and Ruby Walsh. **Others present:** Executive Director Brent McLane, Treasurer Rick Morgan, Secretary Aceline McCulla, Consultant Merril Quayle, Consultant Brad Cramer, City of Pocatello City Attorney Jared Johnson, City of Pocatello PW Director Tom Kirkman. **Visitors:** Others in attendance.

2. MEETING MINUTES.
The Board may wish to waive the oral reading of the PDA Board of Commissioners' May 20, 2026 meeting minutes, and approve the minutes as presented.

It was moved by **N. Richardson** and seconded by **K. Lepchenske** to approve the PDA Board of Commissioners' May 20 meeting minutes as presented. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and David Villarreal. 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 **S. Turner** and seconded by **K. Lepchenske** to approve the financial report, expenses and reimbursements as presented. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and David Villarreal. Unanimous. Motion carried.

4. ACTION ITEM: HISTORIC DOWNTOWN POCATELLO (HDP) URBAN RENEWAL AREA (URA) ECONOMIC AND FEASIBILITY STUDY.
The Board may wish to review and discuss the HDP URA Economic and Feasibility Study.

Brad Cramer presented the draft HDP URA Economic and Feasibility Study included in the agenda materials. Discussions ensued between Cramer and the Board. Cramer noted there were a lot of assumptions with planning numbers, without a timeline for projects. Cramer went through each case study included in the report. He further explained the possible reasons for fluctuation in value numbers from previous base line values in the study comparisons. The Board was agreeable with the report and directed Cramer to move forward with the process. **McLane** noted that a meeting with agency legal counsel will follow today's meeting to discuss the timeline for this plan, and McLane will update the Board when the final schedule is determined. **Dahlquist** noted housing needs. **Cramer** noted to make sure City Code does not block or hinder development for housing opportunities. This may have been an issue looking at the Bonneville project valuation base increase. **Villarreal** recommended that McLane reach out to the developers that have placed an interest in developing the Monarch site.

5. CALENDAR REVIEW.
The Board may wish to take this opportunity to inform other Board members of upcoming meetings and events of interest or importance.

Turner asked about training for the PDA. **McLane** noted timing is a consideration, summer is tough with vacations. McLane thought about fall. **Villarreal** asked if McLane would contact Rob Lion to provide training similar to the one he did for the PDA in January 2021 and find out his prices. **McLane** will contact Meghan and Rob and create an agenda to bring to the July meeting, if possible.

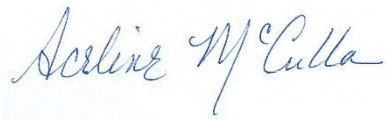
Dahlquist asked about the numbers for recording PDA meetings and the cost. The estimated calculations were about $3,000.00 for 16 meetings (12 regular and 4 special meetings), and two and a half hours (2.5) for each meeting (Estimated 1.5-hours for meeting time and 1-hour of rendering time). This will be an item for approval on the July meeting agenda.

He noted that MOFI can give us numbers for a new market tax credit to build hotels and other qualifying criteria, like blighted and highly distressed areas.

McLane noted Staton Companies has begun staging process of the demolition project.

Lepchenske reminded everyone about Revive at 5 at Lookout Point Park.

6. ADJOURN MEETING.
With no further business, Villarreal adjourned the meeting at 11:43 AM.

Submitted by:
Aceline McCulla, Secretary

Approved on: 07/15/2026