

POCATELLO DEVELOPMENT AUTHORITY
Meeting Minutes for July 21, 2021, at 11:00 AM
Council Chambers, 911 N 7th Avenue, Pocatello, Id

Chair Villarreal opened the meeting at 11:01 AM.

Present: Heidi Adamson, Greg Gunter, Jim Johnston, Rob Lion (via Phone), Terrel Tovey, Scott Turner, and David Villarreal.

Excused: Brian Blad and Victoria Byrd.

Others Present: Brent McLane, Executive Director; Jim Krueger, Treasurer; Aceline McCulla, Secretary Jared Johnson, Pocatello City Attorney; and Merrill Quayle, Pocatello Dev. Engineer, Jeff Mansfield, Pocatello PW Director and City Engineer, and MiaCate Kennedy of Bannock Dev. Corp. ex-officio.

Agenda Item No. 1: Call to Order and Disclosure of Conflicts of Interest.

Chair Villarreal called the meeting to order at approximately 11:00am. No conflicts were disclosed.

Agenda Item No. 2: Approve the Minutes

The Board may wish to waive the oral reading of the minutes and approve the minutes from the Board of Commissioners Special Meeting and Special Meeting Executive Session held July 7, 2021.

It was moved by **J. Johnston** and seconded by **H. Adamson** to approve the minutes as written from the Special Meeting and Special Meeting Executive Session held July 7, 2021. Those in favor: Adamson, Gunter, Johnston, Lion, Tovey, Turner, and Villarreal. Unanimous. Motion Carried.

Agenda Item No. 3: Financial Report.

A financial report for the PDA will be provided by the PDA Treasurer. The Board may wish to approve the financial report.

Krueger presented the financial report, passed out during the meeting, for June 30, 2021. Krueger noted that the Estimated Commitment page would not be published because they are not actual liabilities, they are estimated revenues that are not guaranteed. **Tovey** than gave a brief summary of TIF infrastructure projects.

It was then moved by **T. Tovey** and seconded by **J. Johnston** to approve the financial report as presented. Those in favor: Adamson, Gunter, Johnston, Lion, Tovey, Turner, and Villarreal. Unanimous. Motion Carried.

Agenda Item No. 4: Expense Payments & Reimbursements.

The Board may wish to approve the payment or reimbursement of the following PDA expenses:

- 4a. \$7.61 to Aceline McCulla for meeting water reimbursement. *See attached invoice.*
- 4b. \$1,490.50 to Elam & Burke Attorneys at Law regarding Frigitek matters. *See attached invoice.*
- 4c. \$3,919.25 to City of Pocatello for Administrative Staff costs. *See attached receipt.*

It was moved by **H. Adamson** and seconded by **S. Turner** to approve the expense payments and reimbursements as presented. Those in favor: Adamson, Gunter, Johnston, Lion, Tovey, Turner, and Villarreal. Unanimous. Motion Carried.

Agenda Item No. 5: Signature Update.

The Board may wish to approve changes to the signature card for the PDA with Idaho Central Credit Union.

It was moved by **S. Turner** and seconded by **J. Johnston** to approve the ICCU checking account name changes and to authorize Chair Villarreal to sign the ICCU Business Member Account Authorization Form and the Letter authorizing ICCU to make the account changes. Those in favor: Adamson, Gunter, Johnston, Lion, Tovey, Turner, and Villarreal. Unanimous. Motion Carried.

Agenda Item No. 6: Naval Ordinance Plant TIF. The Board may wish to hear and consider a request from Industrial Realty Group, LLC (IRG) to begin research on the rehabilitation efforts for future consideration of reimbursement of infrastructure improvements under the Naval Ordinance Plant Urban Renewal Area Improvement Plan.

Debra Harrell, Sr. Vice President and **Justin Lichter**, Vice President and Denny of Industrial Realty Group LLC (IRG) stated that IRG is a nationwide real estate development investment firm specializing in the acquisition, development and management of commercial real estate throughout the United States. **Harrell** stated they want to retain the Naval Ordinance Plant's history and repurpose the building into the Titan Center. A board of artwork would display the historic layout of the property and the future layout of the property. Harrell discussed improvements to be made including painting, landscaping, electrical upgrades, and beautification projects. Harrell stated that the property requires more power to support future needs. Harrell would begin with announcing the opportunities and engaging development and leasing options, with a focus on creating job and supporting community initiatives. **Mansfield** noted that IRG asked what they could do for Pocatello to work with the community, not what could Pocatello do for them.

McLane stated that the next step would be to create an OPA with IRG that the Board would discuss at a future meeting. **Adamson** stated more information was needed before moving forward with an OPA. **Villarreal** stated that the Board required internal communications to respond to this request and recommended approving City staff and the PDA to begin research on this project to move forward.

It was moved by **J. Johnston** and seconded by **T. Tovey** to authorize the PDA and City staff to begin research on the Titan Center project. Those in favor: Adamson, Gunter, Johnston, Lion, Tovey, Turner, and Villarreal. Unanimous. Motion Carried.

Agenda Item No. 7: EXECUTIVE SESSION – DISCUSS POTENTIAL LEGAL OPTIONS.

The Board may wish to approve participation in an executive session to review attorney-client privileged communication in accordance in Idaho Code §74-206(1) (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

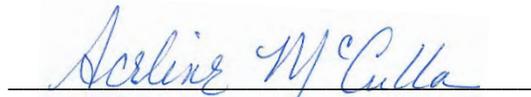
Chair Villarreal determined that an Executive Session was not needed.

Agenda Item No. 8: 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. Nothing was reported.

Agenda Item No 9: ADJOURN.

With no further business, it was moved by **T. Tovey** and seconded by **S. Turner** to adjourned the meeting at 11:58 AM.



Submitted by: Aceline McCulla, Secretary



Approved on