

# POCATELLO DEVELOPMENT AUTHORITY

Meeting Minutes for May 18, 2022 at 11:01 a.m.  
Council Chambers, 911 N 7<sup>th</sup> Avenue, Pocatello, Id

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

**Chair Villarreal** called the meeting to order at approximately 11:04 a.m. No conflicts were disclosed.

**Members present:** Mayor Brian Blad (arrived at 11:05 a.m.), Rick Cheatum, Greg Gunter (arrived at 11:05 a.m.), Jim Johnston, Kirk Lepchenske, Scott Turner and David Villarreal.

**Members excused/unexcused:** Victoria Byrd (UE) and Terrel Tovey EX).

**Others present:** Executive Director Brent McLane; Secretary Aceline McCulla, Pocatello Development Engineer Merril Quayle; City of Pocatello Attorney Jared Johnston, City of Pocatello Public Works Director/City Engineer Jeff Mansfield, and other visitors.

**Villarreal** introduced Kirk Lepchenske to the Board.

## **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 Regular Board of Commissioners meeting and the Executive Session meeting held on April 20, 2022.

It was moved by **J. Johnston** and seconded by **B. Blad** to approve the regular Board of Commissioners' meeting and Executive Session minutes held April 20, 2022. Those in favor were Mayor Brian Blad, Rick Cheatum, Greg Gunter, Jim Johnston, Kirk Lepchenske, Scott Turner and David Villarreal. Unanimous. Motion Carried.

## **Agenda Item No. 3: Expense Payments & Reimbursements.**

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

- 3a. \$58.10** from the General Fund to Aceline McCulla for FedEx costs for IRG OPA documents. *See attached receipt.*
- 3b. \$2,717.38** from the General Fund to Elam & Burke Attorneys at Law for April 2022 Services. *See attached invoice.*

It was moved by **B. Blad** and seconded by **S. Turner** to approve the reimbursement and expense payments as presented. Those in favor were Mayor Brian Blad, Rick Cheatum, Greg Gunter, Jim Johnston, Kirk Lepchenske, Scott Turner and David Villarreal. Unanimous. Motion Carried.

## **Agenda Item 4: 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.

**Merril Quayle** gave an update on the IRG project. The current tenants are signing new long term leases, and they are getting new tenants to fill available space. The main office has been updated with historic items, flowers are being planted, and the color pallet selected was reflective of the historic color scheme, signage has been updated, creating a concept for a new mural of the lineage to present to the PDA.

**Johnston** asked how many people are employed at the location. **Quayle** stated there are 650 employees was employed as of the last inquiry. **McLane** will check with the Census Bureau on updated figures. The projects will be completed one building at a time. **Blad** noted IRG plans to have the buildings completed by the end of 2022, if possible. **Quayle** will get the names of current and new tenants for the next meeting.

**McLane** stated the RFP for the Treasurer/Bookkeeper and the IRG OPA are still in the works.

**Agenda Item 5: News for the Good of the Order.**

The board may wish to discuss news for the Good of the Order.

**Johnson** noted that single-family homes is very low and the cost and rents in the area has exceeded current income levels in the area, and the need for affordable homes and rentals is greatly needed. The Housing Alliance was created but has not moved forward since John Regets left the Bannock Development Corporation.

**Blad** stated that property and building costs have quadrupled since 2020, so this is also an issue.

**Villarreal** recommended reinstating a committee. **Blad** noted that it is expensive to build, so keeping costs down is hard, and when the County Assessor's office did not gradually increase assessments for 30-years and then in one year an accessed increased property value by up to 230% this caused a huge problem.

**Gunter** noted infill in the downtown area would be a huge opportunity for affordable housing. **Blad** noted a TIF takes about a year to research, develop a plan, get the public educated and then create, it may take three years to get housing projects completed.

**Villarreal** discussed tiny homes being built on a foundation, so the home cannot be moved easily, so it could qualify bank financing. Villarreal also discussed nonconventional stick and mortar homes with container home communities.

**Blad** will look into container housing and bringing people together to discuss this opportunity for this area.

**Agenda Item No. 6: Adjourn Regular Meeting.**

With no further business, **Vice Villarreal** adjourned the meeting at 11:54 a.m.

Submitted by: *Aceline McCulla*  
Aceline McCulla, Secretary

Approved on *June 15, 2022*