

POCATELLO DEVELOPMENT AUTHORITY

Meeting Minutes for December 21, 2022 at 11:00 A.M.
Council Chambers, 911 N 7th 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 11:00 a.m. No conflicts were disclosed.

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

Members excused/unexcused: Mayor Brian Blad and Victoria Byrd.

Others present: Executive Director Brent McLane, Treasurer Thane Sparks, Secretary Aceline McCulla, City of Pocatello PW Development Engineer Merril Quayle, City of Pocatello Attorney Jared Johnson, City of Pocatello PW Director/City Engineer Jeff Mansfield and other visitors.

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 regular and executive session meetings held November 16, 2022.

It was moved by **J. Johnston** and seconded by **K. Lepchenske** to approve the minutes as written from the regular and executive session meetings held November 16, 2022. Those in favor were R. Cheatum, J. Hough, J. Johnston, K. Lepchenske, S. Turner and D. Villarreal. Unanimous. Motion Carried.

Agenda Item 3: AMENDMENT TO THE NAVAL ORDINANCE PLANT OPA. The Board may wish to approve an amendment to the Owner's Participation Agreement with IRG to allow for the reimbursement of work completed for a portion of Building 16.

McLane stated the amendment would allow payment for the Building 16 tower only, per the previous meeting request. IRG also has a new contractor to complete the work on Building 16, as IRG rebid the project for the lower portion of the building. This amendment does not affect the rest of the OPA with IRG.

It was moved by **R. Cheatum** and seconded by **S. Turner** to approve the amendment to the Naval Ordinance Plant OPA as presented. Those in favor were R. Cheatum, J. Hough, J. Johnston, K. Lepchenske, S. Turner and D. Villarreal. Unanimous. Motion Carried.

Agenda Item 4: IRG NOP REIMBURSEMENT NO. 4 FOR BUILDING 16 TOWER.

The Board may wish to authorize payment for IRG's OPA Reimbursement No. 4 for the Building 16 Tower in the amount of \$691,545.55, documents included with agenda item 5.

Quayle stated that the partial payment request is only for the tower section of Building 16 per the amendment request. All the work and inspections have been completed satisfactorily per requirements. The lower portion of building 16 will be fulfilled within the reimbursement amount per the OPA.

It was moved by **G. Gunter** and seconded by **J. Hough** to authorize payment for the reimbursement request number 4 for the Building 16 painting of the tower \$691,545.55. Those in favor were R. Cheatum, G. Gunter, Jeff Hough, J. Johnston, K. Lepchenske, S. Turner and D. Villarreal. Unanimous. Motion Carried.

Agenda Item 5: Monthly Financial Report, Expenses and Reimbursements.

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

It was moved by **J. Johnston** and seconded by **R. Cheatum** to approve the financial report, expenses and reimbursements as presented. Those in favor were R. Cheatum, G. Gunter, J. Hough, J. Johnston, K. Lepchenske, S. Turner and D. Villarreal. Unanimous. Motion Carried.

Agenda Item 6: Executive Session – Iwamizawa Conference Room.

The Board may wish to go into Executive Session 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. Idaho Code Section 74-206(1)(f).

It was moved by **J. Johnston** and seconded by **R. Cheatum** to move the Board into an executive session 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. Idaho Code Section 74-206(1)(f), at approximately 11:17 a.m. Those in favor were R. Cheatum, G. Gunter, J. Hough, J. Johnston, K. Lepchenske, S. Turner and D. Villarreal. Unanimous. Motion Carried.

Agenda Item 7: 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.

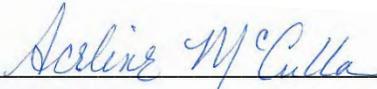
Agenda Item 8: News for the Good of the Order.

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

McLane stated things are happening, but nothing specific to report.

Agenda Item 9: Adjourn Regular Meeting.

With no further business, **Chair Villarreal** adjourned the meeting at 11:18 a.m.

Submitted by: 
Aceline McCulla, Secretary

Approved on: *January 18, 2023*