

POCATELLO DEVELOPMENT AUTHORITY

Meeting Minutes for August 23, 2023 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

Vice Chair Turner called the meeting to order at 11:00 a.m. No conflicts were disclosed.

Members present: Rick Cheatum, Greg Gunter, Jeff Hough, Jim Johnston, Kirk Lepchenske, Nathan Richardson, Scott Turner.

Members excused/unexcused: Mayor Brian Blad and David Villarreal.

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

Agenda Item No. 2: Approve the Meeting Minutes.

The Board may wish to waive the oral reading of the minutes and approve the minutes from the Board of Commissioners meeting held July 19, 2023.

It was moved by **J. Johnston** and seconded by **K. Lepchenske** to approve the minutes as written with a change that the vote was unanimous from the meeting held July 19, 2023. Those in favor were R. Cheatum, G. Gunter, J. Johnston, K. Lepchenske, N. Richardson and S. Turner. Those abstained were J. Hough. Motion Carried.

Agenda Item 3: PUBLIC HEARING – PDA Fiscal Year 2024 (FY24) Budget. The Board will hear comments from the public on the FY24 PDA Budget.

It was moved by **K. Lepchenske** and seconded by **J. Hough** to open the public hearing at 11:02 a.m. Those in favor were R. Cheatum, G. Gunter, J. Hough, J. Johnston, K. Lepchenske, N. Richardson, S. Turner. Motion Carried.

Turner opened the hearing for public comments at 11:02 a.m.

Public Comments:

Heather Disselkoen recommended, for transparency, that under the Naval Ordnance Plant column, the OPA-2 for Pocatello Quinn LLC-IRG should be shown as a FY24 line item under the NOP, showing the funds are allocated for that purpose.

With no more public comment, **Turner** asked for a motion to close the public hearing at 11:05 a.m.

It was moved by **J. Hough** and seconded by **G. Gunter** to close the public comment segment of the public hearing. Those in favor were R. Cheatum, G. Gunter, J. Hough, J. Johnston, K. Lepchenske, N. Richardson, S. Turner. Motion Carried.

Sparks recommended changing the Contingency item name to Future Capital projects for transparency purposes.

The PDA ensued in discussion.

It was moved by **J. Hough** and seconded by **K. Lepchenske** to approve the budget as presented with an exception to rename the Contingency line item to Capital Projects. No vote.

The PDA ensued in discussion.

J. Hough withdrew his motion.

It was moved by **G. Gunter** and seconded by **J. Johnson** to approve the budget as presented with an exception to rename the Contingency line item to Contingency/Capital Projects. No vote.

The PDA ensued in discussion.

G. Gunter asked to amend the motion.

It was moved by **G. Gunter** and seconded by **J. Johnson** to approve the budget as presented with the exception to add a Capital Projects line and noting \$166,000 under the Naval Ordnance Plant. Those in favor were G. Gunter, J. Hough, J. Johnston, K. Lepchenske, N. Richardson and S. Turner. Motion Carried.

Cheatum noted the agenda item did not state to approve the FY24 Budget, so the approval of the FY24 Budget will be placed on the September 20 meeting for approval.

Agenda Item 4: Development Ideas Discussion.

The Board may wish to discuss potential development ideas.

MiaCate Kennedy of Bannock Development Corporation discussed potential development ideas with the Board. Kennedy asked the PDA to preplan and review developer ideas and select projects that may fit Pocatello's needs. The PDA would then select some developers to meet with the PDA and provide input with the developers to guide the projects to promote Pocatello's desires.

The PDA should create projects and then identify developers' projects that fit the PDA projects. Bannock Development Corporation can help with plans and designs and identify candidates that match the PDA projects.

Cheatum had concerns of the City and County checker board properties. **McLane** stated this topic will go before the City Council next month to discuss this concern. The Bannock County Planning Director is also on board.

Kennedy continued to discuss the benefits of creating plans for TIF Districts and identify possible projects for these areas.

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. Johnson** 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, N. Richardson, S. Turner and D. Villarreal. Motion Carried.

Agenda Item 6: Discuss Investment Options. The Board may wish to discuss investing options.

This item will not be discussed, as there is no new information.

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.

Turner noted the Grand Opening of the Alumni Building will be this Friday, August 25 at 11:00 a.m.

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

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

Kennedy gave an update on the Airport project.

Agenda Item 9: Adjourn Regular Meeting.

With no further business, **Turner** adjourned the meeting at 12:10 p.m.

Submitted by: 
Aceline McCulla, Secretary

Approved on: *September 20, 2023*