

MINUTES
POCATELLO DEVELOPMENT AUTHORITY
BOARD MEETING
MAY 15, 2024 – 11:00 AM
COUNCIL CHAMBERS | 911 N 7TH AVENUE
EXECUTIVE SESSION | IWAMIZAWA CONFERENCE ROOM

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: Jim Johnston, Linda Leeuwrik (left at 11:43 AM), Kirk Lepchenske, Nathan Richardson, David Villarreal, and Ruby Walsh.

Members excused/unexcused: Mayor Brian Blad, Jeff Hough, and Scott Turner.

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, MiaCate Kennedy of Bannock Development Corporation, and other visitors.

2. EXECUTIVE SESSION.

The Board may wish to go into Executive Session;

- a. 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).
- b. To acquire an interest in real property, which is not owned by a public agency. Idaho Code Section 74-206(1)(c).

It was moved by **J. Johnston** and seconded by **L. Leeuwrik** to move the Board into executive session pursuant to Idaho Code §74-206(1)(f) and Idaho Code §74-206(1)(c) at 11:02 AM. Roll Call Vote: those in favor: J. Johnston, L. Leeuwrik, K. Lepchenske, N. Richardson, D. Villarreal, and R. Walsh. Unanimous. Motion Carried.

3. SETTLEMENT AND RELEASE AGREEMENT.

The Board may wish to approve the Settlement and Release Agreement, and to direct the Board Chair to execute the agreement.

It was moved **J. Johnston** and seconded by **L. Leeuwrik** to approve the Settlement and Release of Agreement as presented, and to direct the Board Chair to execute the agreement. Those in favor: J. Johnston, L. Leeuwrik, K. Lepchenske, N. Richardson, D. Villarreal, and R. Walsh. Unanimous. Motion Carried.

4. REVIEW THE ELIGIBILITY RESULTS AND DISCUSS THE ECONOMIC FEASIBILITY STUDY.

The Board may wish to discuss the eligibility study results and provide direction to SB Friedman for the Economic Feasibility Study Phase.

McLane asked what the Board has for questions.

Johnston asked about a bus tour with the Board. **McLane** noted the open meeting laws would not allow the PDA to take a tour that the public could not attend. Board members could tour the area and make comments today.

Geoff Dickinson of SB Friedman clarified the scope of work that SB Friedman provides for the PDA. The study is extensive and offers marketability information to Staff, the City, and the Board and collect input and direction to

create a plan that would provide investment resources and how to develop the URA Districts per City desires and how to delegate the funds to accomplish development projects.

MiaCate Kennedy stated their economic development efforts helps recruit businesses to fill the new URA Districts and develop the areas with Companies that the City would like to see in Pocatello. The Downtown is the Core of the City and requires select things and needs to be a focus, the southern end of the City is another area that has a lot of interest from businesses. Business and housing will lead people to the Downtown.

McLane asked Dickinson how long the Eligibility and Feasibility Study is good for, before it would have to be redone. **Dickinson** stated it would not last long before you would reevaluate the study. **McLane** stated he would not want to create a URA (TIF) District until a project is ready, as you are limited to 20-years on a URA District.

Villarreal look at the areas and consider what is most important. **Kennedy** noted that the legislation session is looking at removing URA (TIF) benefits. **McLane** will prepare with things the City is seeing happen and will present it at the next meeting. McLane can arrange individual drives with each Board member to show them areas and what is happening in the study areas to help with ideas and information to make decision.

5. MEETING MINUTES. The Board may wish to waive the oral reading of the Board of Commissioners' regular and executive session meeting minutes held April 17, 2024, and approve the minutes as written.

It was moved by **K. Lepchenske** and seconded by **R. Walsh** to approve the Board of Commissioners' regular and executive session meetings minutes held April 17, 2024. Those in favor: J. Johnston, K. Lepchenske, N. Richardson, D. Villarreal, and Ruby Walsh. Those against: none. Unanimous. Motion carried.

6. 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. Walsh** to approve the financial report, expenses and reimbursements as presented. Those in favor: J. Johnston, K. Lepchenske, N. Richardson, D. Villarreal, and Ruby Walsh. Those against: none. Unanimous. Motion carried.

7. FISCAL YEAR 2025 BUDGET DISCUSSION.

The Board may wish to discuss and provide direction for the Fiscal Year 2025 (FY25) Budget to prepare a draft FY25 Budget.

McLane asked the Board to think about projects in current TIF districts and have a draft budget ready for the next meeting.

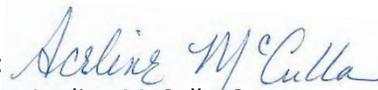
8. CALENDAR REVIEW.

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.

Quayle stated he hopes they will stay on schedule. There are multiple government agencies on this project.

9. ADJOURN MEETING.

With no further business, **Chair Villarreal** adjourned the meeting at 12:24 PM.

Submitted by: 
Aceline McCulla, Secretary

Approved on: June 12, 2024