

MINUTES
POCATELLO DEVELOPMENT AUTHORITY
MEETING
JULY 17, 2024 – 11:00 AM
COUNCIL CHAMBERS | 911 N 7TH AVENUE

1: CALL TO ORDER AND DISCLOSURE OF CONFLICTS OF INTEREST

Linda Leeuwrik called the meeting to order at approximately 11:00 a.m. No conflicts were disclosed.

Members present: Jeff Hough, Jim Johnston, Linda Leeuwrik, Kirk Lepchenske, Fred Parrish, and Ruby Walsh.

Members excused/unexcused: Mayor Brian Blad, Nathan Richardson, 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, City of Pocatello PW Director/City Engineer Jeff Mansfield, MiaCate Kennedy, and other visitors.

2: MEETING MINUTES.

The Board may wish to waive the oral reading of the Board of Commissioners' regular and executive session meetings minutes and approve the meeting minutes held June 12, 2024.

It was moved by **J. Johnston** and seconded by **R. Walsh** to approve the Board of Commissioners' regular and executive session meetings minutes and approve the meeting minutes held June 12, 2024. Those in favor: J. Hough, J. Johnston, L. Leeuwrik, K. Lepchenske, F. Parrish, and Ruby Walsh. Those against: none. Unanimous. Motion carried.

3. MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.

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

Hough asked if there were any expenses that may be coming before the end of the year? **McLane** stated that was not any additional expenses.

It was moved by **J. Johnston** and seconded by **K. Lepchenske** to approve the financial report, expenses and reimbursements as presented. Those in favor: J. Hough, J. Johnston, L. Leeuwrik, K. Lepchenske, F. Parrish, and Ruby Walsh. Those against: none. Unanimous. Motion carried.

4. PUBLIC HEARING: FISCAL YEAR 2025 BUDGET. This time has been set aside for the Board to hear comments from the public regarding the Draft Fiscal Year 2025 Budget. The Board may then wish to discuss and approve the Fiscal Year 2025 Budget.

J. Hough

Leeuwrik opened the Public Hearing at 11:04 AM.

McLane stated the Board discussed the draft Fiscal Year 25 Budget during the June 12 meeting and request the public hearing for July 17, the notice of public hearing was published in the Idaho State Journal on July 2 and July 9.

Leeuwrik opened the public hearing for public comments at 11:05 AM.

Those in favor or opposed: none.

Those Neutral:

Heather Disselkoen stated she had some information to offer the PDA as education and feedback on Fiscal Year 2025 Budget. Under expenses, the third line reads City reimbursement - district improvements. Disselkoen objects to how that is written and would like to request that the PDA strike the word "City" and change to either reimbursement – district improvements or reimbursement - public entity. The reason for this, there are no signed agreements dictating the order of reimbursement for the Northgate URP TIF.

Disselkoen noted the training that took place in January 2022 where the Northgate URP TIF was discussed and Meghan Conrad-Sullivan repeatedly stated to have agreements created, and at that time Commissioner Tovey stated throughout the creation of the Northgate URP TIF that the PDA should be first to be reimbursed.

Disselkoen stated she heard at many City of Pocatello meetings that the City should be reimbursed first. There is flexibility, but the PDA needs to decide. The PDA should look at what the actual agreements are and what they say, only to determine what is best for this entity. The PDA is a separate entity from the City and County, and Disselkoen has concerns with the immediate payback of the City over the PDA.

The first discussions on reimbursement was first money in should be first money out. The first money in was the Northgate Interchange. Contributions were PDA \$1.6 million, City of Pocatello \$450,000.00, and County \$1.3 million, Disselkoen believes. The discussions at that time were to reimbursement that money first based on percentages. The PDA needs to decide on the repayment process. Disselkoen's concerns, if the PDA does not get reimbursed first, the PDA will limit the discretionary funds available, should projects come open. The PDA is getting ready to possible open a new URA TIF, there will not be new increment for years. If a good project wants to come in and is ready to go, and has the choice of coming to Pocatello or another city, and the prospective company is told they may have to wait eight years for money, because the PDA did not get reimbursed their \$1.6 million, they may not want to wait and go to the other city.

Disselkoen asked the PDA to take this into consideration. She recommended the PDA look at the actual Ordinance 3026, which is a document of the City of Pocatello, and after Council's approval is only signed by one party, the Mayor. The County, other agencies, or Chubbuck cannot sign the City's Ordinance. Ordinance 3026 is not a document that can specify reimbursement.

With no more public comments, **Leeuwrik** closed the public hearing at 11:07 AM.

McLane clarified that there is not a specific reimbursement order specified in the agreement. Therefore, Ms. Disselkoen is correct saying the PDA could assign the reimbursement order. The agreement does not require an OPA with the government agencies, and an OPA should be in place with the developers, which the PDA does not have an OPA in place with the developers of Northgate at this time, so there is no reimbursement to them at this time. There is not order specified for government agencies and it is up to the PDA's discretion how to disperse the increment. The PDA may keep the increment for future projects or reimburse the City or County, but that is up to the PDA how to make those reimbursements. Removing the word "City" from the City Reimbursement Line Item is fine.

It was moved by **J. Hough** and seconded by **J. Johnston** to strike "City" from the Fiscal Year 25 Budget Expense Section, City reimbursement – district improvements. Those in favor: J. Hough, J. Johnston, L. Leeuwrik, K. Lepchenske, F. Parrish, and Ruby Walsh. Those against: none. Unanimous. Motion carried.

It was then moved by **J. Johnston** and seconded by **K. Lepchenske** to approve the Fiscal Year Budget 2025 with the striking of "City" in the Expense Section, City reimbursement – district improvements. Those in favor: J. Hough, J. Johnston, L. Leeuwrik, K. Lepchenske, F. Parrish, and Ruby Walsh. Those against: none. Unanimous. Motion carried.

5. BOARD ELECTIONS. The Board may wish to vote for a Vice Chair.

J. Johnston nominated Jeff Hough to Vice Chair.

L. Leeuwrik nominated Kirk Lepchenske to be Vice Chair. **Lepchenske** declined the nomination.

It was moved by **J. Johnston** and seconded by **K. Lepchenske** to appoint Jeff Hough as Vice Chair. Those in favor: J. Hough, J. Johnston, L. Leeuwrik, K. Lepchenske, F. Parrish, and Ruby Walsh. Those against: none. Unanimous. Motion carried.

6. 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.

The Board had a discussion on housing in Pocatello and Southeastern Idaho.

Leeuwrik The Housing and Homeless Coalition has regular meetings, and Leeuwrik will send out their meeting schedule to anyone interested.

Hough asked about child care for economic development, and getting people to move to Pocatello. **McLane** will go through the Bylaws to see if this falls within the PDA purview.

6. ADJOURN REGULAR MEETING.

With no further business, **Leeuwrik** adjourned the meeting at 11:37 AM.

Submitted by:


Aceline McCulla, Secretary

Approved on: August 21, 2024