

**MINUTES**  
POCATELLO DEVELOPMENT AUTHORITY  
MEETING  
SEPTEMBER 18, 2024 – 11:00 AM  
COUNCIL CHAMBERS | 911 N 7TH AVENUE

**1: CALL TO ORDER AND DISCLOSURE OF CONFLICTS OF INTEREST**

**Vice Chair Jeff Hough** called the meeting to order at approximately 11:00 a.m. No conflicts were disclosed.

**Members present:** Mayor Brian Blad (arrived at 11:05), Jeff Hough, Jim Johnston, Linda Leeuwrik, Kirk Lepchenske, Fred Parrish, Nathan Richardson, and Ruby Walsh.

**Members excused/unexcused:** 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 meeting minutes and approve the meeting minutes held August 21, 2024.

It was moved by **J. Johnston** and seconded by **K. Lepchenske** to approve the Board of Commissioners' regular and executive session meeting minutes and approve the meeting minutes held August 21, 2024. Those in favor: J. Hough, J. Johnston, L. Leeuwrik, K. Lepchenske, F. Parrish, N. Richardson, and Ruby Walsh. Unanimous. Motion carried.

**3. MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.**

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

**Johnston** asked if the ICRMP insurance was in line of other Boards? **McLane** stated it is standard for Boards of this type.

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

**4: PORTNEUF CAPITAL LLC OPA 2 FOR RECLAMATION AND POWER SERVICES.** The Board may wish to review and execute the Portneuf Capital LLC OPA 2 for reclamation and power services.

**McLane** noted the Portneuf Capital LLC OPA 2 was created per the Board's direction on April 17, 2024, to clean up the southwesterly end of the property and acquire power and transformers for building D and E.

**Parrish** asked if there is a next step from this company and this property that may come before the PDA. **McLane** stated they are working on a Master Site Plan, but nothing has been discussed with the PDA. However, the PDA does have an overpass and access road project in this area in progress. The RFQ has been released for the design phase. Once a proposal has been selected, available funding will determine the next phase of the project.

It was moved by **L. Leeuwrik** and seconded by **K. Lepchenske** to approve and execute the Portneuf Capital LLC OPA 2 as presented. Those in favor: B. Blad, J. Hough, J. Johnston, L. Leeuwrik, K. Lepchenske, F. Parrish, N. Richardson, and Ruby Walsh. Those against: none. Unanimous. Motion carried.

**5: 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.

**Hough** noted that economic development tools are diminishing with the new legislative laws, and the PDA may want to become a member of the urban Renewal Idaho (URI), with the upcoming changes, to assist the PDA with its projects. **McLane and Blad** noted the Board did not renew the membership in 2020, because the Board at that time, did not feel the cost of membership fees offset the services the PDA received from the previous couple years.

**6: ADJOURN REGULAR MEETING.**

With no further business, **Hough** adjourned the meeting at 11:21 a.m.

Submitted by:   
Aceline McCulla, Secretary

Approved on: October 16, 2024