

SPECIAL MEETING MINUTES
CITY OF POCATELLO
POCATELLO DEVELOPMENT AUTHORITY (PDA)
JULY 25, 2025 – 11:00 PM
CITY HALL COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE

1. CALL TO ORDER, ROLL CALL, DISCLOSE CONFLICTS OF INTEREST AND ACKNOWLEDGMENT OF GUESTS.

Chair **Villarreal** called the special meeting to order at 11:00 AM. **Members present:** Mayor Brian Blad, Jeff Hough, Linda Leeuwrik, Kirk Lepchenske, Scott Turner, David Villarreal and Ruby Walsh. **Members excused:** Fred Parrish and Nathan Richardson. **Others in attendance:** Executive Director Brent McLane, City Staff Jen Flynn and PDA Attorney Meghan Conrad and Pocatello Quinn LLC representative Colby Holley (via Go-To-Meeting).

2. ACTION ITEM: CONSIDER RESOLUTION NO. 2025-4 RESCINDING RESOLUTION NO. 2025-2 ADOPTED ON JUNE 18, 2025, MAKING CERTAIN FINDINGS AND RECOMMENDING TERMINATION OF THE NAVAL ORDNANCE PLANT (NOP) URBAN RENEWAL AREA (URA) AND REVENUE ALLOCATION AREA.

The Board may wish to review, approve and execute the Resolution No. 2025-4 rescinding and revoking Resolution No. 2025-2.

McLane noted that the Board will consider rescinding resolution 2025-2 that was approved on June 18, 2025, to terminate the NOP URA. McLane stated the Bannock County current assessment values jumped from approximately \$7,000,000.00 to \$44,000,000.00. McLane introduced Colby Holley of Pocatello Quinn LLC.

Holley stated the reassessment values hit hard with the statement received mid-June 2025. There was a short appeal period allowed of one week from the time they received the assessment document. Their organization did not have time to react to appeal the decision. The ramifications of the June 2025 assessment values affect Pocatello Quinn LLC, current and future tenants, as well as the existing plans to terminate the existing URA District and create a new URA District.

The active URA district expires in five years and using the current financial assessment values would generate substantial increment that would probably satisfy the redevelopment of our property over the district's 20-year term.

Pocatello Quinn LLC made a decision, due to the uncertainty of what increment may be available with a new URA district with the current assessment, that it is in Pocatello Quinn's best interest to stay with the existing URA district plan going forward. For these reasons, Pocatello Quinn LLC requests to rescind Resolution 2025-2 to terminate the NOP URA district. Their team will study the current plan and determine if a new Titan Center URA District is feasible to create for next year.

Blad was agreeable of their findings and Pocatello Quinn LLC will be able to accomplish their property rehabilitation goals with the existing NOP URA assessment values within a couple years, instead of waiting 10-12 years for reimbursement. This is a good business move. Blad stated this steep increase in assessment values will affect current and future tenants.

Holley stated Blad was spot on; they have serious concerns of how this will impact current tenants and the ability to attract new tenants. Holley stated they have never seen a significant increase like this in one year

before. Discussions with Anita of Bannock County Assessor's office to reopen an appeal of this assessment and offer options to work through increment increase phases over a number of years, like the state allows.

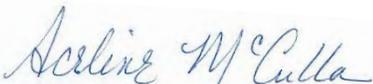
Hough there is no formal appeal process, so Bannock County cannot do much. The County lawyer is looking into an appeal process. Let's revisit this in one year and the assessment may be appealed. Pocatello Quinn LLC should work with Jason Hooker the Bannock County Assessor's office to prepare an appeal.

Hough asked about ramification of extending the current NOP URA. **McLane** stated that He, Meghan Conrad and Holley will need to look at the existing URA, identify projects, and consider revising activities that are needed and not in the existing plan. There are five years remaining in the NOP URA.

Walsh recommended that Pocatello Quinn LLC start talking with their tenants and making them aware of assessment increases, and how it will affect the business for planning.

It was moved by **B. Blad** and seconded by **L. Leeuwrik** to adopt and execute Resolution 2025-4 to rescind Resolution 2025-2 to Terminate the NOP URA. Those in favor: B. Blad, J. Hough, L. Leeuwrik, K. Lepchenske, S. Turner, D. Villarreal and R. Walsh.

With no further discussion, **Villarreal** closed the special meeting at 11:15 AM.

By: 
Aceline McCulla, Secretary

Approved on: August 20, 2025