

**MINUTES**  
**CITY OF POCATELLO**  
**POCATELLO DEVELOPMENT AUTHORITY MEETING**  
SEPTEMBER 17, 2025 – 11:00 AM  
COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCATELLO

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

**Turner** called the meeting to order at 11:01 AM. No conflicts were disclosed.

**Members present:** Mayor Brian Blad, Linda Leeuwrik, Kirk Lepchenske (arrived at 11:04), Fred Parrish, Nathan Richardson, Scott Turner, and Ruby Walsh.

**Members excused:** Jeff Hough 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 City Attorney Jared Johnson, City of Pocatello PW Director Tom Kirkman, and other visitors. Virtual attendees: PDA Counselor Meghan Conrad.

**2. APPROVE A CHAIR PRO TEM FOR THE PDA MEETING OF SEPTEMBER 17, 2025.**

The Board may wish to approve Scott Turner as Chair Pro Tem for the meeting of September 17, 2025.

It was moved by **S. Turner** and seconded by **B. Blad** to approve Scott Turner as Chair Pro Tem for the September 17, 2025 meeting. Those in favor: B. Blad, L. Leeuwrik, F. Parrish, N. Richardson, S. Turner and R. Walsh. Those against: none. Unanimous. Motion carried.

**3. APPROVE THE MINUTES.**

The Board may wish to waive the oral reading of the minutes and approve the minutes from the Board of Commissioners' meeting held August 20, 2025.

It was moved by **B. Blad** and seconded by **R. Walsh** to approve the meeting minutes held August 20 2024, as presented. Those in favor: B. Blad, L. Leeuwrik, F. Parrish, N. Richardson, S. Turner and R. Walsh. Those against: none. Unanimous. Motion carried.

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

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

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

**5. APPROVE BY RESOLUTION 2025-6 THE SOUTH 5<sup>TH</sup> URBAN RENEWAL AREA FEASIBILITY STUDY AND PLAN.**

The Board may wish to approve, adopt and execute by Resolution 2025-6 the South 5<sup>th</sup> Urban Renewal Area (URA) Feasibility Study and Plan to include all pertinent documents and changes through finalization.

**Counselor Meghan Conrad** presented a powerpoint to explain the South 5<sup>th</sup> Urban Renewal Area Plan and answered Board inquiries of the Plan.

**Blad** recommended that Staff generate a letter to the Agriculture designated property owners who decline participating in the S 5<sup>th</sup> URA and confirm that the property will not be eligible for future TIF Funding reimbursement requests. **Conrad** noted that a permitted modification to a post 2016 URA Plan and not considered a modification to the Plan that would trigger a base reset, may take up to ten percent (10%) of the value one time, to add approximately 200 acres. These are developer initiated amendments and sometimes we may negotiate a memorandum of understanding so they may pay for that scope of work as well.

It was moved by **L. Leeuwrik** and seconded by **B. Blad** to approve, adopt and execute by Resolution 2025-6, the South 5<sup>th</sup> urban Renewal Area Feasibility Study and Plan to direct staff to include and finalize all pertinent documents through finalization. **Vote by roll call:** those in favor: B. Blad, L. Leeuwrik, K. Lepchenske, F. Parrish, N. Richardson, S. Turner and R. Walsh. Those against: none. Unanimous. Motion carried.

**6. TREASURER CONSULTANT CONTRACT FOR FISCAL YEAR 2026.** This time has been set aside for the Board to discuss, approve and execute the PDA Treasurer Consultant Contract for Fiscal Year 2026.

**McLane** stated the Consultant Contract for Thane Sparks will allow Sparks to continue the roll of Treasurer/Bookkeeper for Fiscal Year 2026.

It was moved by **B. Blad** and seconded by **K. Lepchenske** to approve and execute the Consultant Contract for Thane Sparks for Fiscal Year 2026 as presented. Those in favor: B. Blad, L. Leeuwrik, K. Lepchenske, F. Parrish, N. Richardson, S. Turner and R. Walsh. Those against: none. Unanimous. Motion carried.

**7. PROFESSIONAL SERVICES AGREEMENT FOR THE FINANCIAL ANNUAL AUDIT OF FISCAL YEAR 2025.** The Board may wish to review and approve the Professional Services Agreement by Deaton and Company for the financial annual audit of Fiscal Year 2025.

**McLane** noted the services are the same as last year and the rate increase of three percent (3%) for inflation.

It was moved by **R. Walsh** and seconded by **L. Leeuwrik** to approve the Professional Services Agreement by Deaton and Company for the Financial Annual Audit for Fiscal Year 2025 as presented. Those in favor: B. Blad, L. Leeuwrik, K. Lepchenske, F. Parrish, N. Richardson, S. Turner and R. Walsh. Those against: none. Unanimous. Motion carried.

**8. RFP UPDATE FOR MONARCH BUILDING.** The Board may wish to discuss and recommend next steps of the Monarch Building RFP.

**McLane** noted that the RFP was open for two months, McLane provided tours to two groups, and we have not received any bids for the project. McLane recommends we put an RFQ for qualifications and work with developers to create a RFP and will also assist with the Urban Renewal Area plan and potential projects. This property has some unique criteria, with adjoining walls of other businesses, as one of them. Saving the building is not economically feasible.

**9. 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.

Nothing was reported.

**10. ADJOURN REGULAR MEETING.**

With no further business, **Turner** adjourned the meeting at 12.14 PM.

Submitted by:

  
Aceline McCulla, Secretary

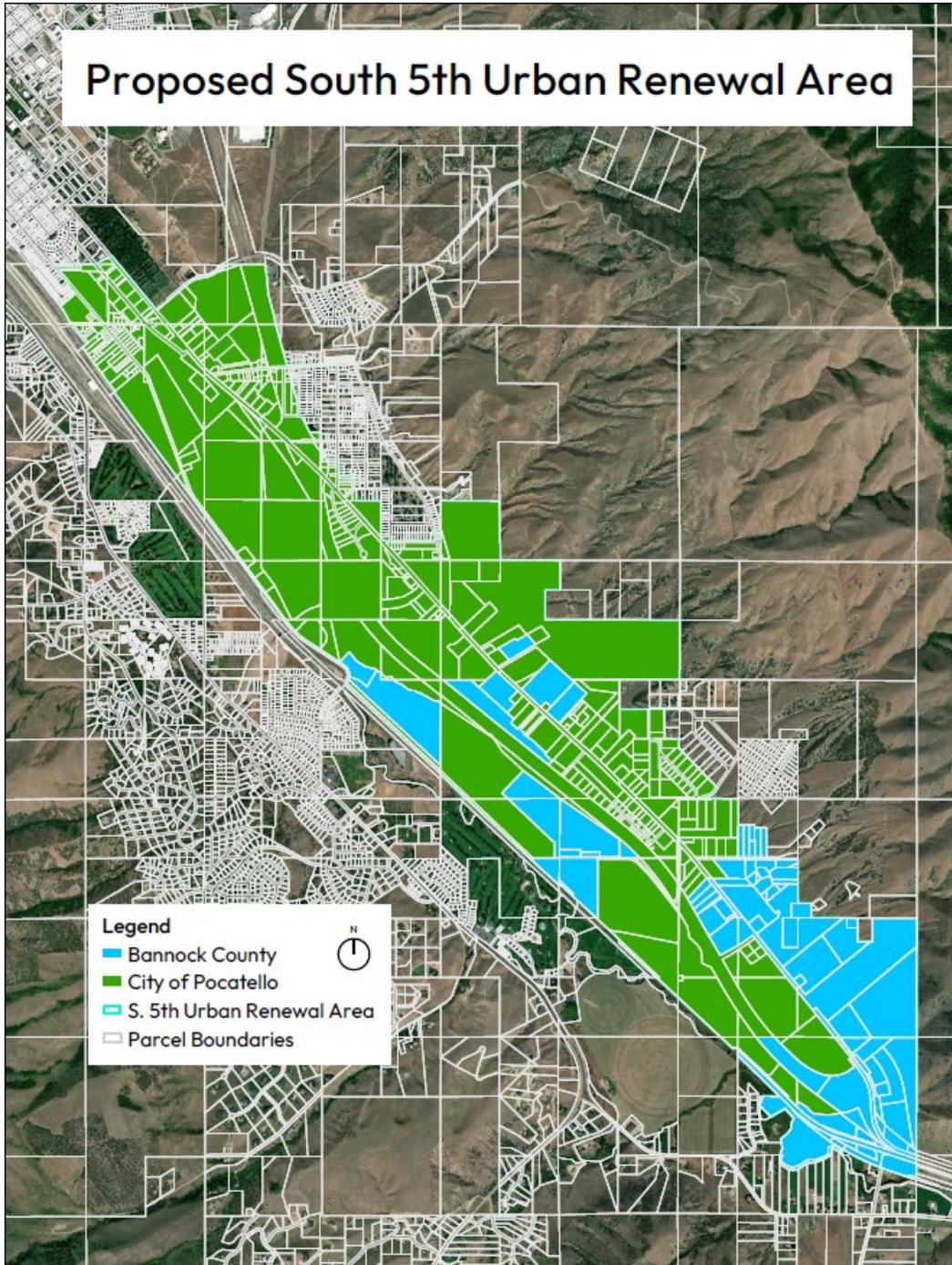
Approved on: October 15, 2015

# Urban Renewal Plan for the South 5<sup>th</sup> Avenue Urban Renewal Project

Pocatello Development Authority  
September 17, 2025

# Project Area

This Project Area includes an estimated 2,292 acres (including public rights-of-way).



# Plan Approval Process

- *June 18, 2025– Agency Board adopted Resolution No. 2025-3 accepting the South 5<sup>th</sup> Urban Renewal Area Eligibility Report, prepared by SB Friedman Development Advisors, LLC, and, thereafter, submitted the Report to the City Council and Bannock County for their consideration*
- *June 24, 2025, Bannock County adopts Resolution No. 2025-45 accepting the South 5<sup>th</sup> Urban Renewal Area Eligibility Report*
- *July 17, 2025– City Council adopts Resolution No. 2025-25, adopting the South 5<sup>th</sup> Urban Renewal Area Eligibility Report and directs Agency to commence preparation of a plan*
- *September 17, 2025– Agency Board consideration of a resolution approving the Urban Renewal Plan for the South 5<sup>th</sup> Avenue Urban Renewal Project recommending approval of the South 5<sup>th</sup> Avenue Plan and directing transmittal of the South 5<sup>th</sup> Avenue Plan to the Mayor and City Clerk to take the necessary action to process the South 5<sup>th</sup> Avenue Plan*
- *October 8, 2025- City Planning and Zoning Commission meeting to find the South 5<sup>th</sup> Avenue Plan conforms to the City's Comprehensive Plan*
- *October 9, 2025 – BOCC approval of the Intergovernmental Agreement and Transfer of Powers Ordinance*
- *October 17, 2025– Notice of public hearing published in the newspaper of record and the South 5<sup>th</sup> Avenue Plan submitted to the affected taxing districts.*
- *October 31, 2025– Second notice of public hearing published in the newspaper*
- *November 20, 2025– City Council public hearing, consider public comment, and City Council Ordinance approving the South 5<sup>th</sup> Avenue Plan; CC approval of the intergovernmental agreement*



# Plan Elements

Idaho Code § 50-2905 identifies what information the Plan must include with specificity as follows:

- (1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;
  - Section 502.3
- (2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
  - Section 301 and Attachments 5
- (3) An economic feasibility study;
  - Attachments 5
- (4) A detailed list of estimated project costs;
  - Attachments 5
- (5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
  - Section 502.8 and Attachments 5
- (6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
  - Sections 303, 304, 309, 501, 502, 503, 504 and Attachments 5
- (7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan; and
  - Section 800
- (8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided, however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.
  - Section 800 – no impact on the disposition of assets

# Taxing Districts

- Bannock County
- Bannock County Abatement
- *Bannock County Ambulance*
- Bannock County Road & Bridge
- City of Pocatello
- *Pocatello School #25*
- *Pocatello Valley Fire*
- *Portneuf Free Library*

# Projected Revenues Assumptions - Comment

- **I.C. 50-2908**

- **Legislative Impact (HB 436) (EMS/Fire Districts):**

Due to House Bill 436, EMS and fire districts have to consent to be included in a new RAA. To be conservative, the EMS and fire district levy rates are not included in the net levy rate used in the economic feasibility study.

- County parcels will be annexed in prior to development occurring; did not consider Portneuf Free Library levy in the calculation

Figure 4. District Incremental Property Tax Revenue Projection

District Year	Calendar Year	Frozen Base Value	Total TV	Incremental TV	Gross Incremental Property Taxes	Net Incremental Property Taxes
[1]		[2]	[3]	[4]	[5]	[6]
0	2025	\$170,858,835	\$170,858,835	\$0	\$0	\$0
1	2026	\$170,858,835	\$176,109,897	\$5,251,062	\$0	\$0
2	2027	\$170,858,835	\$208,225,063	\$37,366,228	\$52,448	\$47,203
3	2028	\$170,858,835	\$225,849,700	\$54,990,865	\$373,217	\$335,896
4	2029	\$170,858,835	\$247,252,035	\$76,393,200	\$549,254	\$494,329
5	2030	\$170,858,835	\$269,756,577	\$98,897,742	\$763,022	\$686,720
6	2031	\$170,858,835	\$305,129,737	\$134,270,902	\$987,800	\$889,020
7	2032	\$170,858,835	\$331,573,490	\$160,714,655	\$1,341,110	\$1,206,999
8	2033	\$170,858,835	\$354,140,663	\$183,281,828	\$1,605,233	\$1,444,710
9	2034	\$170,858,835	\$377,781,782	\$206,922,947	\$1,830,636	\$1,647,573
10	2035	\$170,858,835	\$402,541,543	\$231,682,708	\$2,066,766	\$1,860,089
11	2036	\$170,858,835	\$428,466,374	\$257,607,539	\$2,314,069	\$2,082,662
12	2037	\$170,858,835	\$455,604,503	\$284,745,668	\$2,573,008	\$2,315,707
13	2038	\$170,858,835	\$484,006,019	\$313,147,184	\$2,844,066	\$2,559,660
14	2039	\$170,858,835	\$513,722,946	\$342,864,111	\$3,127,744	\$2,814,969
15	2040	\$170,858,835	\$540,775,973	\$369,917,138	\$3,424,559	\$3,082,103
16	2041	\$170,858,835	\$633,081,945	\$462,223,110	\$3,694,767	\$3,325,290
17	2042	\$170,858,835	\$712,665,884	\$541,807,049	\$4,616,728	\$4,155,055
18	2043	\$170,858,835	\$794,827,406	\$623,968,571	\$5,411,620	\$4,870,458
19	2044	\$170,858,835	\$881,365,983	\$710,507,148	\$6,232,257	\$5,609,031
20	2045	\$170,858,835	\$908,453,298	\$737,594,463	\$7,096,612	\$6,386,951
21	2046	Collections for Year 20			\$7,367,163	\$6,630,447
<b>Total District Revenue (2025-2045)</b>					<b>\$58,272,080</b>	<b>\$52,444,872</b>
<b>Rounded Undiscounted Total</b>					<b>\$58,300,000</b>	<b>\$52,400,000</b>

Revenue  
Projection

[1] Assumed establishment of District in 2025

# Additional Plan Requirements

- Agricultural Operation Consents
- If an Ag Consent is not obtained, the property will not be included in the RAA

**The adjusted base assessed value of the existing revenue allocation areas, plus the new Project Area is estimated as follows (2024):**

Total Taxable Value of the City: \$5,128,000,996  
10% Value Limitation: \$ 512,800,100

Existing Plans:	\$ 16,582,337
New Area:	\$170,858,835
Total:	\$187,441,172

The existing base value, plus the current value of the proposed Area is well within the 10% value limitation.

# Project List

- Priority Projects – those needed to spur development; timing of funds
- 3 phases: 2026-2032; 2033-2038; 2039-2045 [\$37.4M]
- Additional projects: flexibility to advance projects based on timing of development; other funding sources; more revenue than anticipated [\$57.4M]

# Next Steps

- PDA Board Consideration of a Resolution Approving the Plan – September 17, 2025
- Goal to complete Plan Approval Process through City Council Ordinance by December 31, 2025

The image features two overlapping speech bubbles. The one on the left is yellow and contains a white question mark. The one on the right is blue and contains a white exclamation mark. The text 'Questions/Comments?' is centered over the intersection of the two bubbles.

Questions/Comments?