

SPECIAL JOINT WORK SESSION MINUTES
POCATELLO DEVELOPMENT AUTHORITY (PDA)
POCATELLO CITY COUNCIL (CC)
BANNOCK COUNTY BOARD OF COMMISSIONERS (BOC)

OCTOBER 2, 2025 – 3:00 PM
CITY HALL COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCATELLO, IDAHO

1. CALL TO ORDER, ROLL CALL, AND ACKNOWLEDGMENT OF GUESTS.

Mayor Blad called the Special Joint Work Session to order at 3:03 PM.

PDA Commissioners present: Mayor Brian Blad, Jeff Hough, Linda Leeuwrik, Kirk Lepchenske (3:04 PM), Fred Parrish.

PDA Commissioners excused: Nathan Richardson, Scott Turner, David Villarreal and Ruby Walsh.

Pocatello CC members present: Mayor Brian Blad, Dakota Bates, Rick Cheatum, Linda Leeuwrik, Corey Mangum, Brent Nichols, and Hayden Paulsen (arrived at 3:26 p.m.).

Bannock County BOC present: Jeff Hough, Ernie Moser and Ken Bullock.

Others in attendance: PDA Executive Director Brent McLane and PDA Secretary Aceline McCulla, City of Pocatello Deputy City Clerk Aubriana Resendes, City of Pocatello City Attorney Jared Johnson, Bannock County Administrative Manager and Deputy Clerk Nancy Allen, Bannock County Chief Deputy Prosecuting Attorney Jonathan Radford. **By virtual attendance:** Feasibility Study Consultant Adam Daniels of SB Friedman.

Chair **Jeff Hough** of Bannock County Board of Commissioners (BC BOC) stated that the BBC BOC is back in session at 3:04 PM.

2. URBAN RENEWAL PLAN FOR THE SOUTH 5TH URBAN RENEWAL PROJECT (S 5TH PLAN).

PDA Executive Director McLane will present and provide information on the South 5th Urban Renewal Project Plan to the Pocatello City Council (CC) and to the Bannock County Board of Commissioners (BC BOC). This work session will provide an opportunity to ask questions about the plan.

McLane presented a PowerPoint presentation of the proposed South 5th Urban Renewal Area (URA) Plan and the review and approval process. The plan and presentation are included in the agenda packet.

Key meeting schedule dates include:

- **Planning and Zoning Commission (P&Z)** meeting is **October 8** to confirm and execute by Resolution No. 2025-1 that the South 5th Urban Renewal Plan conforms with the Pocatello Comprehensive Plan.
- **BC BOC** meeting on **October 9** to approve, adopt and execute the Intergovernmental Agreement and Transfer of Powers Ordinance.
- **Idaho State Journal (ISJ)** advertisement will publish on **October 17 and October 31** for the Notice of Public Hearing (NOPH) before the Pocatello City Council.
- **City Council** meeting of **November 20** will hold the public hearing for public comment and for CC to approve, adopt, and execute the Intergovernmental Agreement and the Plan by Ordinance with the Ordinance Reading.
- **Goal, new district established by December 31.**

McLane noted that in the feasibility study the PDA was conservative and excluded the Bannock County Ambulance, the Pocatello Valley Fire and the Portneuf Free Library from the feasibility numbers within that document. We are not asking for those funds as part of this district, they are not significant enough to create an impact on this district, but it would impact the operating agencies. **Blad** asked McLane to clarify there is no impact with the North County Fire District. **McLane** confirmed the North County Fire District is not impacted by this urban renewal area.

McLane clarified HB436 allowed these districts to not be included in the urban renewal areas. The PDA decided to not include them.

Projects identified in this plan are provided in the project list on page 13, in a table, with estimated costs of each project. Phases are planned to spur development and increment for future growth. The phase one projects stimulate more economic growth of property tax and phases 2 and 3 will provide further development growth.

McLane identified agriculture projects that are participating and others that opted not to participate in the plan. McLane referenced attachments 1 and 4 from the plan and discussed the maps.

Adam Daniels of SB Friedman is a consultant that will answer questions on the Feasibility Study.

Hough asked about the construction about sewer and water from Inkom to Pocatello, is there a way to make an accommodation for future growth. **McLane** commented that we may talk with Public Works about that through this process and if that is something they are interested in pursuing. The intent for this district is that it serves the area within this district. If upgrades would be above and beyond what is required for this district, the increment funding could not be used for that project.

Leeuwrik asked will the projects that were included in the federal grant we had received and was then pulled back may affect this project. **McLane** noted that those projects were included in this Plan.

McLane noted those projected were included in the project list of this plan. **Bullock** asked if anyone may be added into the area later. **McLane** noted that the State allows a one-time boundary adjustment, not to exceed 10 percent of the TIF Area. The PDA would reach out to Bannock County and the City of Pocatello to discuss the request and decide at that time.

McLane clarified the focus of the Hildreth Road is traffic control and limit the amount of traffic in that tunnel.

Leeuwrik asked about the parks/trails/greenway improvements. **McLane** noted that work would be completed when development in that area occurs.

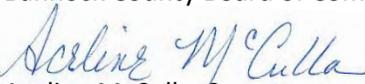
Leeuwrik asked about a letter being sent to the agriculture property owners that did not want to participate in the URA Plan and not having hard feelings. **McLane** stated that he met with the property owners that chose to not participate and had discussions about what could be done and McLane supported and respected their decision and what they wanted to do with their property. There were no hard feelings.

Bates asked about the feasibility base value by phase projects. **McLane** clarified that these figures are forecasted rates by project and phase completion. The increment revenue will not be received until some years later. **Daniels** noted that if bonding occurs, tax incrementing may not happen until the end of the of a specific project or the TIF project.

McLane noted that once projects and goals are attained, the Tax Increment Financing (TIF) District would be closed. Pocatello strives to meet the goals and close TIF Districts early. Additional projects would be analyzed

McLane explained the creation of an URA is determined. As McLane is the Planning and Development Services Department Director and the Executive Director of the PDA, developers have approached McLane on developing this area. Developers commented that without infrastructure in place, it is too costly to develop. This Plan includes the area of city impact and prime development areas that would add value to the Pocatello area. A URA Plan and TIF District will help bring development to this area and grow our south end of Pocatello. An eligibility study was completed first, to identify areas with development and growth potential that would not flourish without an URA TIF District's financial support.

With no further discussion, **Blad** closed the special joint work session for the PDA and City Council and **Hough** closed the Bannock County Board of Commissioner's meeting at 4:01 PM.

By: 
Aceline McCulla, Secretary

Approved on: October 15, 2025