

MEETING MINUTES
CITY OF POCATELLO
POCATELLO DEVELOPMENT AUTHORITY MEETING
OCTOBER 15, 2025 – 11:00 AM
COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCATELLO

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

Villarreal called the meeting to order at 11:02 AM. No conflicts were disclosed.

Members present: Mayor Brian Blad, , Linda Leeuwrik (arrived at 11:21 a.m.), Fred Parrish (arrived at 11:03 a.m.), Nathan Richardson, Scott Turner, David Villarreal and Ruby Walsh. **Members excused:** Jeff Hough. **Members unexcused:** Kirk Lepchenske. **Others present:** Executive Director Brent McLane, Treasurer Thane Sparks, City Staff Wendy Prather, City of Pocatello City Engineer Merrill Quayle. **Visitors:** Buck Swaney of Millennial Development Partners, MiaCate Kennedy and Yarely Rodriguez of Bannock Development Corporation, and others in attendance.

2. ACTION ITEM: REIMBURSEMENT REQUEST NO. 1 BY BANNOCK DEVELOPMENT CORPORATION FOR THE AIRPORT URA CREST DEVELOPMENT PROJECT MARKETING ANALYSIS.

The Board may wish to approve the reimbursement request no. 1 by Bannock Development Corporation for the Airport URA CREST Development Project Marketing Analysis for \$65,000.00.

McLane provided the invoice and payment receipt by Pendulum

It was moved by **B. Blad** and seconded by **N. Richardson** to approve the reimbursement request no. 1 by Bannock Development Corporation for the Airport URA CREST Development project marketing analysis in the amount of \$65,000.00. Those in favor: B. Blad, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: F. Parrish. Motion carried.

3. MEETING MINUTES.

The Board may wish to waive the oral reading of the Board of Commissioners' meeting minutes held September 17, 2025, and the minutes of the special joint work session held October 2, 2025, and to approve the minutes as presented.

It was moved by **B. Blad** and seconded by **R. Walsh** to approve the meeting minutes for September 17 and October 2 as presented. Those in favor: B. Blad, F. Parrish, N. Richardson, S. Turner, D. Villarreal 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 **B. Blad** and seconded by **R. Walsh** to approve the financial report, expenses and reimbursements as presented. Those in favor: B. Blad, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

5. PDA ELECTIONS OF CHAIR AND VICE CHAIR.

The Board may wish to elect a Chair and Vice Chair for the next fiscal year.

Blad nominated David Villarreal as Chair and Scott Turner as Vice Chair.

Richardson seconded the nominations.

It was moved by **B. Blad** and seconded by **N. Richardson** to appoint David Villarreal as Chair and Scott Turner as Vice Chair for the next year. Those in favor: B. Blad, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

6. POCATELLO QUINN LLC – IRG OWNER PARTICIPATION AGREEMENT (OPA) NO. 3 IN THE NAVAL ORDINANCE PLANT (NOP) URBAN RENEWAL AREA (URA) IMPROVEMENT PLAN BY RESOLUTION NO. 2025-7.

The Board may wish to review, approve, and execute the Pocatello Quinn LLC – IRG OPA No. 3 by Resolution 2025-7 within the NOP District not to exceed \$290,887.00.

McLane noted this was discussed and approved by the Board on August 20, 2025, where the Board instructed to have PDA Legal Counselor Meghan Conrad create an owner participation agreement between Pocatello Quinn LLC – IRG and the PDA to complete façade improvements on building no. 10 that they did significant structural repairs to and meets the criteria of the urban renewal improvement plan within the NOP District and similar to façade work done on the other buildings. The documents and language are similar to the first two owner participation agreements with them. This project will also require a Deed of Façade Easement and agreement with the City of Pocatello that will be approved by City Council. The façade agreement requires that Pocatello Quinn LLC - IRG maintain the facade for 10-years following the Tax Incrementing Financing (TIF) District’s closure. There is no obligation by the PDA or the City for that maintenance requirement. It will be retained by that property owner.

Villarreal clarified that that will be a transferrable interest if that entire asset is sold. **McLane** confirmed that is correct. This is a grandfathered rule that is an eligible expense for these façade improvements. This building was the roller hockey facility. The roller hockey team was forced to move out of the building due to structural reasons, and those issues have been resolved. It was not included in the original agreement, because they were not sure if they were going to keep or remove the building.

Villarreal asked if the maintenance of the façade work for 10-years following TIF District closure is perpetual type of commitment that belongs to the property asset while the developer’s in ownership? **Parrish** clarified that this OPA3 will not exceed \$290,887.00. **McLane** confirmed that is correct.

It was moved by **B. Blad** and seconded by **F. Parrish** to approve the FY2023 Annual Report as presented. Those in favor: Those in favor: B. Blad, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

7. REIMBURESMENT REQEUST NO. 1 BY MILLENNIAL PARTNERS GROUP FOR THE PUBLIC ROAD CONSTRUCTION WITHIN THE NORTHGATE TIF.

The Board may wish to review and discuss the agreement presented by Buck Swaney of the Millennial Partners Group for the creation of an Owner Participation Agreement for a reimbursement request.

McLane presented an agreement submitted by Buck Swaney of the Millennial Partners Group to get in line for reimbursements for the Northgate development. The email McLane received has not been reviewed for nuances of what details are or are not eligible. McLane wanted to bring this to the Board about next steps. As the developer of the Northgate District, there are some reimbursable expenses they are eligible for this development. They realize they are down on the list to be reimbursed. The City of Pocatello is in the process of making their final payment request in the next few month, Bannock County and the PDA have some reimbursable expenses that need to happen first, Mr. Swaney did want this documented and he gets things lined up, so as funds become available that he may receive those future reimbursements.

McLane recommends working with our legal counsel and write up an owner participation agreement with Mr. Swaney and the Millennial Partners Group and how that would work. This will clarify and delineate at which time they may be eligible for reimbursable expenses. This will allow time to review their documents and identify actual costs and where the expenses fall within the development and verify what parts meet criteria and are eligible for reimbursement, which will be reviewed and determined by Pocatello City Engineer Merril Quayle. When the

review and the document has been created, McLane will bring the OPA before the Board for approval. This will clarify what the detailed expenses are and how much is reimbursable with an OPA and put them in line for reimbursement.

Blad noted Buck Swaney of Millennial Partners Group has been a great partner with the City and even during the Pandemic, has taken hits from the public that it has not been successful, has done a great job and been patient during unexpected events.

Buck Swaney of Millennial Partners Group provided a history of this project and the two-year process to create a State, Local and County partnership and this TIF District so MPG could be delivered. This project was delivered within in budget and on time. The funds were placed in Escrow and all expenses were paid through the Escrow for all the work done and there is a very neat and detailed report for reimbursement. The gentlemen's agreement that the public entities would be paid first was best for the public entities and then the Millennial Partner Group would be next. This was a building stone to a great partnership and for future development with the City.

It was moved by **R. Walsh** and seconded by **B. Blad** to authorize Meghan Conrad, PDA legal counsel to create an OPA with of the Millennial Partners Group as presented. Those in favor: B. Blad, L. Leeuwrik, F. Parrish, N. Richardson, S. Turner, D. Villarreal and R. Walsh. Those against: none. Unanimous. Motion carried.

8. CALENDAR REVIEW.

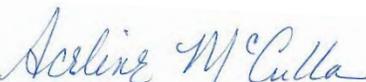
The Board may wish to take this opportunity to inform other Board members of upcoming meetings and events that should be called to their attention.

Nothing was reported.

9. ADJOURN REGULAR MEETING.

With no further business, **Villarreal** adjourned the meeting at 11:38 AM.

Submitted by:


Aceline McCulla, Secretary

Approved on: November 19, 2025