

ABBREVIATED MINUTES  
POCATELLO DEVELOPMENT AUTHORITY  
Meeting July 12, 1994

Members present: Peter Angstadt, John Carlson, Karen McGee, Paul Olson, Mike Ransom, Mary Lee Shannon, and Bob Weppner.

Staff present: Tom Arnold, Executive Director, Dean Tranmer, Attorney; Mark Reid, Community Development & Research;

Also present: Jay Schlinsog, Old Town Pocatello; and Wayne Shepherd, Shepherd Engineering

1. Meeting called to order at 11:05 a.m. by John. There were no guests and no conflicts to be disclosed.
2. Minutes & Financial Report: It was MSC (Mike, Peter) to approve the June minutes. Tom reviewed the financial report, noting the receipt of interest income only and no final expenditure for the Newtown project. It was MSC (Paul, Peter) to approve the financial report.
3. Membership. Mike Ransom has submitted his letter requesting reappointment. The Mayor will forward it along with his recommendation to the City Council.
4. Newtown. The final inspection last month resulted in a fairly long punch list which has been discussed with the contractor who has basically agreed to all items, but protest the delay in final payment. Members all noted that there have been complaints about the workmanship and that final payment should not be made until everything is satisfactory. Wayne suggested requisitioning funds from the Boise account, but having Tom hold the check until the final approval. It was MSC (Peter, Karen) to have Tom requisition the funds for the final invoice amount, but to hold the check until final approval of the work. City building official, Ron Binggeli, and Mark will be involved in the final inspections and approvals. Ron will need to be contacted to ascertain the problem with one ramp which was not approved.
5. Main and Bonneville. Jay noted that OTP and First Security Bank officials have been discussing efforts to coordinate the new facility's landscaping, etc. with the rest of the downtown improvements, along with the Greenway group. There is still some discussion of vacating a portion of Whitman, but no discussions have been held with the Traffic Engineer and nothing official has been requested from the City Council.
6. OTP block grant difficulties. Jay reported that the low bidder refused to execute on the contract, claiming incorrect information was supplied verbally by the engineering firm which

resulted in his submitting a bid too low to realize any profit. He wants his bid to be declared "non-responsive" and the bond released. Dean will be making a demand on the bonding company to recover the bid bond. The contractor has hired an attorney and has indicated that he might be suing other entities, also. Either the whole project will have to be rebid or it might be possible to rebid it in smaller portions. A forty-five day minimum delay is expected and there won't be any sidewalks for a while in front of the library.

7. Tom asked for members' direction regarding consideration of housing-type projects for revenue allocation financing. Members noted that the major difficulty of funding any such project is the perception that it would put existing trailer court and apartment owners at a distinct disadvantage in renting their properties. Consensus was to focus on economic development of commercial/retail projects rather than housing.

8. There being no further business, the meeting was adjourned at 11:40 a.m.