

**ABBREVIATED MINUTES**  
**POCATELLO DEVELOPMENT AUTHORITY**  
Meeting October 9, 2001

Members present: S. Brown, J.O. Cotant, R. Frasure, D. Johnson., H. Neuhardt, J. Ricks, D. Sanna, D. Schroeder

**Staff present: D. Tranmer, City Attorney; R. Burstedt and C. DeWall, Bannock Development**

**1. Preliminary matters.** Meeting called to order at 11:04 by Vice-Chairman Neuhardt. No conflicts were declared.

The minutes of the September 11<sup>th</sup> meeting were presented for approval. **It was MSC (Ricks, Brown)** to approve the minutes, with the correction to remove G. Anderson's name from the list of members present.

Consideration of the financial report was postponed to hear D. Tranmer's report on the La Paloma building asbestos question. An asbestos analysis has been provided; Marshall will bear costs for its preparation and any removal which might be required. Council had approved the expenditure of \$20,000.00 pending receipt of this report and mitigation if necessary. Members discussed suitability of this project for funding. S. Brown noted that purchase and renovation of dilapidated property is part of the PDA mission.

At this point C. DeWall return and reviewed the financial report for September. Income included tax receipts and interest on the district funds. Newtown and Old Town expenditures were for transfer of monies to the trustee. Roosevelt expenditure was payment for Rocky Mountain Engineering for preliminary engineering work for sidewalk improvements. R. Burstedt reported that he had met with Wells Fargo representatives regarding member concerns over high bank charges and low interest rates. The bank will review the accounts and Ray will report next month on alterations, if any. **It was MSC (Frasure, Schroeder)** to approve the financial report for September.

Invoices: Third quarter administrative costs from BDC: \$3,125.00. **It was MSC (Brown, Ricks)** to approve the payment.

**2. Roosevelt District update:** Tim Tingey noted that a September mailing was made to notify residents of an "open house" in conjunction with a neighborhood park event held at Alameda Park on September 28<sup>th</sup>. Residents were afforded an opportunity to review the proposals for sidewalk, curb, and gutter improvements and to fill out survey forms. Participants registered no major concerns beyond concern about costs. The surveys are being reviewed and results will be provided later. Fred Meyer's has submitted a request for reimbursement for about \$400,000 for the traffic light/street improvements, but the invoices do not provide detail. R. Burstedt recommends postponing consideration until the details he has requested have been provided. An invoice from Rocky Mountain Engineering representing about 85% of the work for base-mapping, finalizing of the field survey, development of conceptual plans, and preliminary work on providing information to the residents was presented in the amount of \$4,890.00. **It was MSC (Frasure, Schroeder)** to approve the payment.

**At this point, Dave Sanna, PDA's new member, was introduced.**

**3. Project Hope.** D. Sanna gave brief report of the group's efforts to date. They are attempting to organize as a non-profit corporation, clarify the scope of the project, establish parameters, etc. They have no plans to take over the use of the Poky auditorium. The Vision Fair resulted in many positive comments, but including concerns expressed over traffic

problems, parking difficulty, and impact on taxes. Since Dave is now a PDA Board member, he will ask another member of the committee to provide updates.

**Stormwater project.** Dave Schiess and Paul Scoresby reported on the work done to date and costs thereof, noting that change orders have been extremely expensive because of the problem with the open vault in the underpass, and estimated that \$700,000 in cost overruns is attributable to that problem. The change order for alteration of the work in ramming metal pipe through the underpass was discussed, and Board members expressed great concern over the profit allowance for the contractor, particularly the large profit being charged for the \$180,000 not being done. (\$158,112.78). P. Scoresby stated that the profit for work not done was reduced by 5% and members questioned how he arrived at that determination. He responded that it was "industry standard" and required by state law. At this point D. Schroeder pointed out that there was a discrepancy between the wording in the contract and the method of calculation. The contract notes that the contractor can receive a 15% profit on the net decrease in the contract; therefore, the allowance of near \$160,000.00 is extremely high. After further lengthy discussion on this and the other change orders (#2, contamination; #3, move to Whitman, #4, miscellaneous extra costs), and based on the assurances by Schiess and Scoresby that the calculations were done in accordance with industry standards and state law, **it was MSC (Schroeder, Sanna)** to approve the change orders and authorize payments in the requested amounts. The Board asked D. Tranmer to research the contentions made regarding contractor allowances and notify the Board at its next meeting.

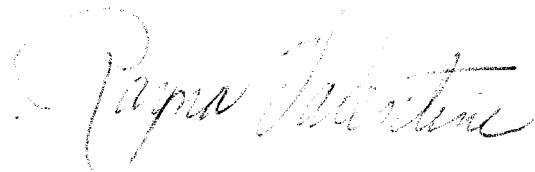
At this point, 12:52 p.m. the Board called a brief recess.

Reconvened at 1:00 p.m.

**5. Elections.** Harry Neuhardt has been nominated for Chair, Steve Brown for Vice Chair. The secretarial position, in accordance with the by-laws, has been an appointed, non-voting officer. Char has served as bookkeeper/financial manager and Board consensus was to have her continue doing so. **It was MSC (Ricks, Schroeder)** to have nominations cease. After brief discussion and acceptance by candidates of their nominations, **it was MSC (Schroeder, Frasure)** to have the slate of nominees elected by unanimous consent. Thereafter, the Board, by consensus, reaffirmed Rayna Valentine as Secretary (non-voting) and Char DeWall as financial manager.

At this point, D. Schiess returned, having forgotten to request additional funds for his company for the Stormwater project. Questions were raised as to whether the contract was an hourly rate, a set fee with estimated amounts of time, etc. Rather than hurry this further request for funds, members requested that it be placed on the agenda for the next meeting. PDA will ascertain whether the City can take over some of the oversight if our engineers are going to be needing additional money because of change orders and the need to provide oversight. H. Neuhardt will contact the Mayor and discuss the matter.

**6. Adjournment.** There being no further business, the meeting was adjourned at 1:15 p.m.

A handwritten signature in cursive script, appearing to read "Rayna Valentine". The signature is written in dark ink on a white background.