

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting July 9, 2002

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

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

City staff present: Robert Chambers, Greg Lanning

1. Preliminary matters. Meeting called to order at 11:03 by Chairman Neuhardt. No conflicts were declared. Minutes were reviewed. **It was MSC (Ricks, Schroeder)** to approve the minutes of the June meeting.

The financial report for June was then reviewed by C. DeWall, noting the additional check for closing costs in addition to the purchase price for the Koseris property. **It was MSC (Brown, Johnson)** to approve the June report. Approval of quarterly payment of administrative charges to BDC was then requested. **It was MSC (Brown, Chase)** to approve the payment.

2. 2001 Audit report. Chairman Neuhardt asked for Board comments. There being no comments other than approval, **it was MSC (Schroeder, Ricks)** to approve the 2001 Audit Report.

3. Roosevelt update. Preliminary work has been completed and the project is ready for can be move forward with the first phase. Robert Chambers clarified that this phase will include stormwater drainage work and sidewalk, curb, gutter improvements for the two blocks north of Oak and encompass the full width of the District from east to west. Robert will contact RME to proceed with bid specs.

4. Stormwater update. There are no additional requests for payment; only the pending request from last month for Board approval this month. Contractors are being diligent about completing the punch list. Greg Lanning discussed two cost issues with the Board: the diesel-contaminated soil and the UPRR flagmen costs. In short, the current contract may not cover the full costs of hauling and spreading the soil estimated to be 2500-3000 cubic yards. There has been no bill yet from UPRR for all the extra flagmen they required. Greg will continue to monitor the situation and inform the Board as more information becomes available. At this point, **it was MSC (Schroeder, Ricks)** to approve payment of the HK request #10 in the amount of \$257,965.17.

Phase II. This phase is already at the substantial completion stage. A punch list has already been provided and July 26th is projected to be the final day. There is one potential problem in that an individual at DEQ is requiring "drinking water" quality pipe for the lines and that they want the pipe tested to prove its quality. The pipe is manufactured to the appropriate standard and D. Schiess, construction oversight engineer, is questioning the requirement for requiring proof of actual test results proving 80 lb PSI tolerance. There is no specific state law or DEQ Rule which can be quoted which requires such testing, so D. Schiess hopes to be able to discuss this with the DEQ staff member and resolve the matter short of testing. Testing at this point would require the pipe to be dug up. In response to a Board question, Schiess noted that this is not actually a "Board problem" in that PDA should not be bearing additional costs—this is a problem for the contractor (and therefore the project) and should be resolved soon.

At this point, **it was MSC** to pay the HK invoice of \$305,691.62 for Phase II. Schiess and Associates request #6 for engineering review fees for also submitted. **It was MSC (Ricks, Johnson)** to approve payment.

5. Property acquisition. Board discussed what should be done with the former Koseris property. Robert Chambers noted that the condition of the property was the cause of numerous complaints and that under PDA's ownership the weeds have been removed and fences fixed . PNHS is not interested in acquiring the property. PDA discussed its options including immediate demolition, offer for sale without demolition, etc. There may be CDBG funds available to assist with demolition, if that is the Board's choice. After brief discussion, **it was MSC (Chase, Brown)** to approve demolition and to accept Chamber's offer to have City Planning and Development Services handle the details.

6. Adjournment. There being no further business the meeting was adjourned at 12:05 p.m.