

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting September 10, 2002

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

Staff present: D. Tranmer, City Attorney; C. DeWall, Bannock Development
City Staff: R. Chambers, T. Tingey, P & D Services; G. Lanning, Public Works Dir.

1. Preliminary matters. The meeting was called to order at 11:06 by Chairman Neuhardt. No conflicts were declared. No alterations to the agenda were made.

2. Minutes and financial matters. **It was MSC (Chase, Cotant)** to approve the minutes from the August 13 meeting. **It was MSC Ricks, Cotant)** to approve the minutes of the special meeting of August 22. C. DeWall reported on the additional tax receipts and income from interest and reviewed the month's expenses. Income received for the Central Corridor and Old Town will be sent to the Trustee next month. **It was MSC (Cotant, Brown)** to approve the August financial report. An invoice from RMES was presented for approval for Roosevelt District costs. **It was MSC (Chase, Ricks)** to approve the payment.

3. South Cliffs: C. DeWall reported the payment of a portion of the rock-blasting costs submitted for this project. The Board authorized payment only for work done after its approval of funding; the amount qualifying for payment is \$42,365.00. **It was MSC (Chase, Cotant)** to authorize payment of that amount. G. Lanning expressed the opinion that the project should be overseen by an engineer so that the work will receive some City oversight (plan & design review.)

4. Stormwater Project. Final numbers for both phases as listed on the materials distributed by Paul and David do not reflect either the soil remediation or the RR flagman costs. G. Lanning has proposed to the railroad representative that UPRR pay for and conduct the testing and the City and PDA can then handle the remediation if test results show the necessity. Phase II: Paul Scoresby and David Schiess reported that pressure testing is the only remaining item for Phase II and a final pay request has been submitted. DEQ has agreed to a compromise from their earlier requirement, so no problems are anticipated with completion. After discussion, Board consensus was that final payment should not be sent until PDA has verification of completion and evidence of DEQ approval. **It was MSC (Cotant, Brown)** to authorize payment of the final request when testing has been completed and approved as verified in writing by Schiess & Associates. Change order #2 has been received (reviewed and approved by Cac) and payment requested. **It was MSC (Chase, Cotant)** to approve change order #2 in the amount of \$13,496.28.

Phase I: Change Order #6 was presented for extra work caused by flooding of the project area by City water department during hydrant testing. G. Lanning verified that the "allegations" were correct and that the contractor was justified in requesting additional fund. The Water Department should be billed for the costs. **It was MSC (Chase, Cotant)** to pay the change order and request reimbursement from the Water Department to PDA the full amount of \$2901.01. (Note: Secretary & attorney will provide the request)

Phase I final pay request has been received, but one item remains (replacement of survey monuments). **It was MSC (Chase, Cotant)** to approve partial payment (\$304,342.29 less \$15,000 for monument work). Requests for payment on #10 and #11 were reviewed. **It was MSC (Ricks, Cotant)** to authorize payment in the amount of \$1877.00 for E#10 and the progress payment in the amount of \$3,778.50 for E#11.

Substantial completion verification documents have been presented. **It was MSC (Chase, Cotant)** to authorize signing after notification that all work has been satisfactorily completed.

5. Property Acquisition. PDA now owns the former Koseris property and the School District is interested in using it for tennis courts. Doing so would require vacation of the adjoining alley, which in turn requires written approval of all adjacent property owners. R. Chambers volunteered to handle the necessary paperwork if PDA consents to the vacation. **It was MSC (Chase, Ricks)** to authorize signing of any documents needed to request the vacation, provided the City waives the costs for application.

At this point, **it was MSC (Brown, Cotant)** to adjourn into executive session in order to consider acquisition of real property not owned by a public agency.

12:40 Meeting reconvened by Chairman Neuhardt. R. Chambers and T. Tingey requested PDA assistance. The proposal is for matching funds of up to \$50,000.00 for a CDBG project involving commercial property acquisition and site development, including marketing expenses after development. After brief discussion, **it was MSC (Chase, Ricks)** to approve funding up to \$50,000.00 to be used as matching funds for a CDBG project involving commercial property acquisition.

6. Adjournment. There being no further business, the meeting was adjourned at 12:45 a.m.

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ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Executive Session September 10, 2002

Members Present: Steve Brown, Roger Chase, J.O. Cotant, Harry Neuhardt, Darcy Johnson, and John Ricks

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

The executive session was convened by Chairman Neuhardt at 12:30 p.m. in the City Council Chambers.

Robert Chambers and Tim Tingey provided information to the Board concerning acquisition of an interest in real property which is not owned by a public agency. The Board discussed the information presented and posed questions about the proposal.

Thereafter, the executive session was closed and the regular meeting reconvened at 12:40 p.m.

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