

MINUTES

**Grand Junction Housing Authority
Board of Commissioners' *Special Meeting***

**February 18, 2004
Conference Room
1011 North Tenth: 11:45 a.m.**

1. Call to Order

A *special* Grand Junction Housing Authority (GJHA) Board Meeting was called to order at 11:50 a.m. on February 18, 2004, by Steve Heinemann, Board Chair. Those in attendance included Kathleen Belgard, Gabe DeGabriele, Gi Moon, and GJHA staff members Jody Kole, Greg Hancock, and Kristine Franz.

2. Review and Discuss Linden Pointe Environmental Issues

The Agenda and associated back-up material were distributed by Greg Hancock, Development Director, for the Board's review/reference. The packet consisted of the following:

- Memorandum dated February 17, 2004, from Greg Hancock requesting Board authorization of a follow-up site environmental study at the Linden property;
- E-mail transmittal dated February 11, 2004, from Mario Maturo, with MMA Financial (MMA), and the Linden Environmental Draft Report dated January 30, 2004, from GZA GeoEnvironmental, Inc. (GZA), who is the environmental engineer for MMA; and
- Cost estimate dated February 13, 2004, from Walsh Environmental Scientists and Engineers, LLC. (WALSH) to provide an Environmental Site Assessment (ESA) update and perform a limited subsurface investigation.

Greg informed the group that in 1998 WALSH did a Phase I ESA. This report was provided to MMA and reviewed by GZA. Several points of concern surfaced as a result of this review, and follow-up of these concerns was requested by MMA to ensure the site is environmentally clean.

Subsequently, a conference call was held between WALSH, MMA, GZA, and Greg to thoroughly understand the scope of work.

After further discussion with WALSH, a cost estimate to perform the requested environmental update for a fee not to exceed \$10,600, plus landfill and transport fees, was submitted.

Minutes (contd.)

Page 2

Given the time-line sensitivity of this project, additional delays would be likely if this environmental work was competitively bid through the normal procurement process. Greg identified possible hurdles that could surface if the bid process was selected -- additional procurement time needed, extra costs incurred if a different firm was selected that might want to redo the first assessment, etc. Previous consideration of all options resulted in requesting the Board to authorize WALSH to perform the environmental update.

Discussion continued with Board questions being clarified. Board Members challenged specific environmental tasks, associated task costs, and task completion time frames and expressed their frustration with the request from MMA for a follow-up evaluation. Reluctantly, it was agreed that this effort was necessary. Therefore, a motion was made by Gabe to authorize WALSH to perform the environmental update at a cost not to exceed \$12,000. Further discussion prompted the question, "*where is the money coming from?*" to which the Board was informed that this expense will be added to the development budget. With no further discussion, Kathleen seconded the motion and it was approved unanimously.

3. Adjourn

The meeting was adjourned at 12:05 p.m. with a motion from Gabe, a second by Kathleen, and a unanimous vote.