

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
June 12, 2001
11:00 a.m.

City Hall
911 North 7th Avenue

11:00 a.m. Council Chambers

Call to Order - Chairman Hotchkiss

Acknowledge Guests of Board, if any

Disclosure of Conflicts of Interest, if any

Agenda - Add or Delete Action or Discussion Items

Action and Discussion Items

Financial Report: May Income and Expenses
2000 Audit Report—Deaton & Company

Overview of Ice Rink & Civic Center Project

Consider Diversifying Signing Authority

Caldwell Park Master Plan

Stormwater Sewer Project Update

Airport Project Update

Idaho Power Switch Project Update

Executive Session, if required

POCATELLO DEVELOPMENT AUTHORITY

Board Meeting Call Sheet

Meeting Date: June 12, 2001

11:00 a.m.

MEMBER	PHONE NUMBER	RSVP?	ATTENDED?
Steve Hotchkiss	232-5373	yes	yes
Steve Brown	235-1555/234-7465	yes	yes
Greg Anderson	234-6163	no	no
J.O. Cotant	236-7210	yes	yes
Ron Frasure	237-1941	no	no
Darsi Johnson	233-7503	m	no yes
Harry Neuhardt <i>ham</i>	234-1469/233-6231 <i>@</i>	yes	yes
John Ricks	237-2277	yes	yes
Dan Schroeder	234-6644	yes	yes

5

Rayna
Ray
Char
Dean

Pocatello Development Authority
Cash Budget - 2001

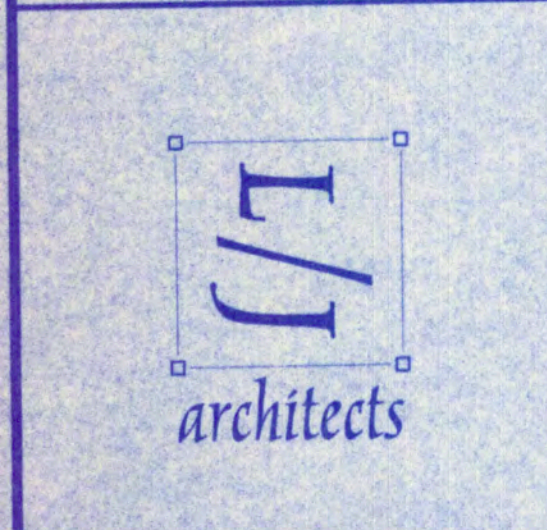
	Actual January	Actual February	Actual March	Actual April	Actual May	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2001	Approved 2001
Beginning Balance	\$371,519.01	\$384,094.41	\$430,047.15	\$558,482.76	\$554,514.48	\$531,621.55	\$532,974.55	\$2,402,489.55	\$575,055.55	\$576,408.55	\$694,636.55	\$699,031.55	\$371,519.01	\$371,519.01
SOURCES OF FUNDS														
Kress District	2,427.20	0.00	0.00	26.39	0.00	0.00	3,384.00	0.00	0.00	0.00	0.00	0.00	\$5,837.59	\$5,684.00
Newtown District	21,731.33	1,288.63	1,561.67	720.05	0.00	0.00	32,000.00	0.00	0.00	0.00	0.00	0.00	\$57,301.68	\$53,000.00
Al Ricken Drive District	293,239.85	0.00	73,644.36	0.00	421,500.00	0.00	1,317,607.00	0.00	0.00	0.00	0.00	0.00	\$2,105,991.21	\$1,976,416.00
Old Town District	3,161.45	6,534.21	5,074.83	10,469.93	6,406.16	0.00	162,000.00	0.00	0.00	0.00	0.00	0.00	\$193,646.58	\$205,000.00
North Main District	50,500.20	449.54	0.00	0.00	0.00	0.00	47,333.00	0.00	0.00	0.00	0.00	0.00	\$98,282.74	\$71,000.00
Roosevelt District	18,447.14	26,866.50	11,976.89	0.00	0.00	0.00	36,500.00	0.00	0.00	0.00	0.00	0.00	\$93,790.53	\$48,500.00
Varsity Square District	7,078.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$7,078.25	\$7,078.25
Central Corridor District	20,428.51	6,182.19	34,747.02	2,094.88	2,019.74	0.00	269,463.00	0.00	0.00	120,000.00	0.00	0.00	\$454,935.34	\$524,194.00
General Funds	0.00	2,542.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,542.00	2,542.00	0.00	\$5,084.47	\$2,542.00
Interest Income	1,564.01	2,249.74	1,598.10	1,170.50	427.66	1,500.00	4,500.00	4,500.00	1,500.00	1,500.00	2,000.00	2,000.00	\$24,510.01	\$28,000.00
TOTAL	418,577.94	46,113.28	128,602.87	14,481.75	430,353.56	1,500.00	1,872,787.00	4,500.00	1,500.00	121,500.00	4,542.00	2,000.00	\$3,046,458.40	\$2,921,414.25
CASH AVAILABLE	\$790,096.95	\$430,207.69	\$558,650.02	\$572,964.51	\$984,868.04	\$533,121.55	\$2,405,761.55	\$2,406,989.55	\$576,555.55	\$697,908.55	\$699,178.55	\$701,031.55	\$3,417,977.41	\$3,292,933.26
APPLICATION OF FUNDS														
Kress District	2,427.20	0.00	0.00	0.00	0.00	0.00	0.00	3,384.00	0.00	0.00	0.00	0.00	\$5,811.20	\$5,684.00
Newtown District	23,373.31	0.00	0.00	0.00	3,570.35	0.00	0.00	32,000.00	0.00	0.00	0.00	0.00	\$58,943.66	\$53,000.00
Al Ricken Drive District	293,259.45	0.00	0.00	0.00	323,659.44	0.00	0.00	1,317,607.00	0.00	0.00	0.00	0.00	\$1,934,525.89	\$1,976,416.00
Old Town District	11,095.39	0.00	0.00	0.00	22,078.97	0.00	0.00	162,000.00	0.00	0.00	0.00	0.00	\$195,174.36	\$205,000.00
North Main District	50,500.20	0.00	0.00	0.00	0.00	0.00	47,333.00	0.00	0.00	0.00	0.00	0.00	\$97,833.20	\$71,000.00
Roosevelt District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
Varsity Square District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
Central Corridor District	22,098.99	0.00	0.00	15,200.00	103,770.88	0.00	0.00	269,463.00	0.00	0.00	0.00	0.00	\$410,532.87	\$404,194.00
General Funds	3,191.00	102.54	110.26	3,225.03	96.60	90.00	3,215.00	90.00	90.00	3,215.00	90.00	90.00	\$13,605.43	\$13,580.00
Bank Charges	57.00	58.00	57.00	25.00	70.25	57.00	57.00	57.00	57.00	57.00	57.00	57.00	\$566.25	\$684.00
TOTAL	406,002.54	160.54	167.26	18,450.03	453,246.49	147.00	3,272.00	1,831,934.00	147.00	3,272.00	147.00	147.00	\$2,717,092.86	\$2,729,558.00
ENDING BALANCE	\$384,094.41	\$430,047.15	\$558,482.76	\$554,514.48	\$531,621.55	\$532,974.55	\$2,402,489.55	\$575,055.55	\$576,408.55	\$694,636.55	\$699,031.55	\$700,884.55	\$700,884.55	\$563,375.26

DATE June 01
 DEVELOPMENT NUMBER
 SHEET NO. SD-1
 PROPERTY NUMBER
 PROJECT DESIGNATION

SHEET TITLE: PARKING STUDY PLAN
 MARK DATE
 REVISION
 PROJECT ADDRESS: 193 SOUTH 7th AVE, POCATELLO, IDAHO
 CITY OF POCATELLO CALDWELL PARK PARKING PLAN
 A PROJECT FOR:

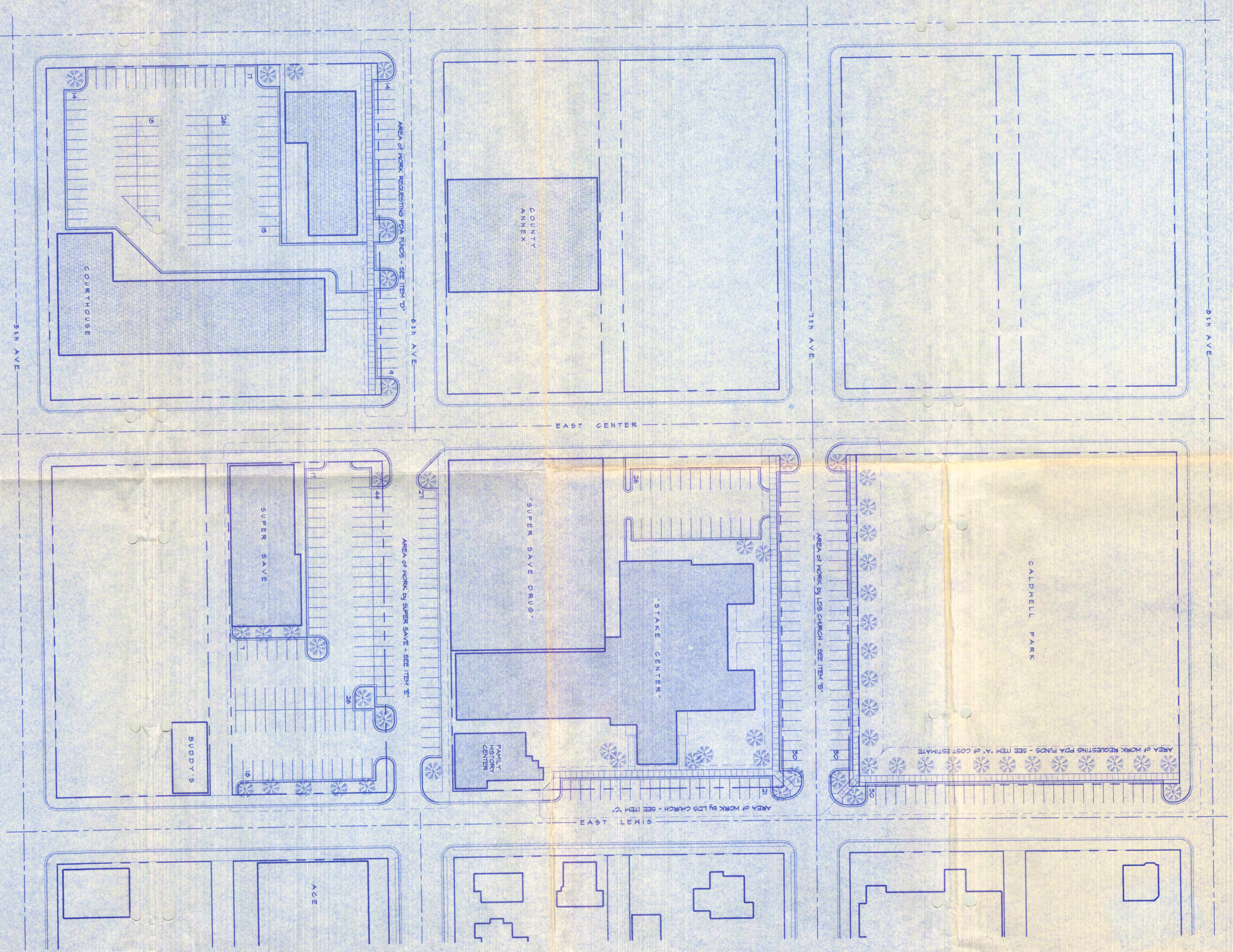
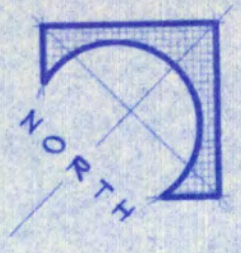
SCALE: 1" = 40.00'

City of Pocatello
 Caldwell Park Parking Master Plan
 POCATELLO IDAHO



Lystrup/Jensen Architects
 James K. Lystrup, Todd W. Jensen
 1133 Call Creek Place
 Pocatello, Idaho 83201
 Phone: (208) 233-4633

PARKING STUDY
 SCALE: 1" = 40.00'



Lystrup/Jensen Architects

PHONE: (208) 233-4633

FAX: (208) 233-4656

1133 CALL CREEK PLACE

POCATELLO, IDAHO 83201

June 11, 2001

CONSTRUCTION ESTIMATE FOR PARKING IMPROVEMENTS POCATELLO, IDAHO

1. SITE

SITE IMPROVEMENTS

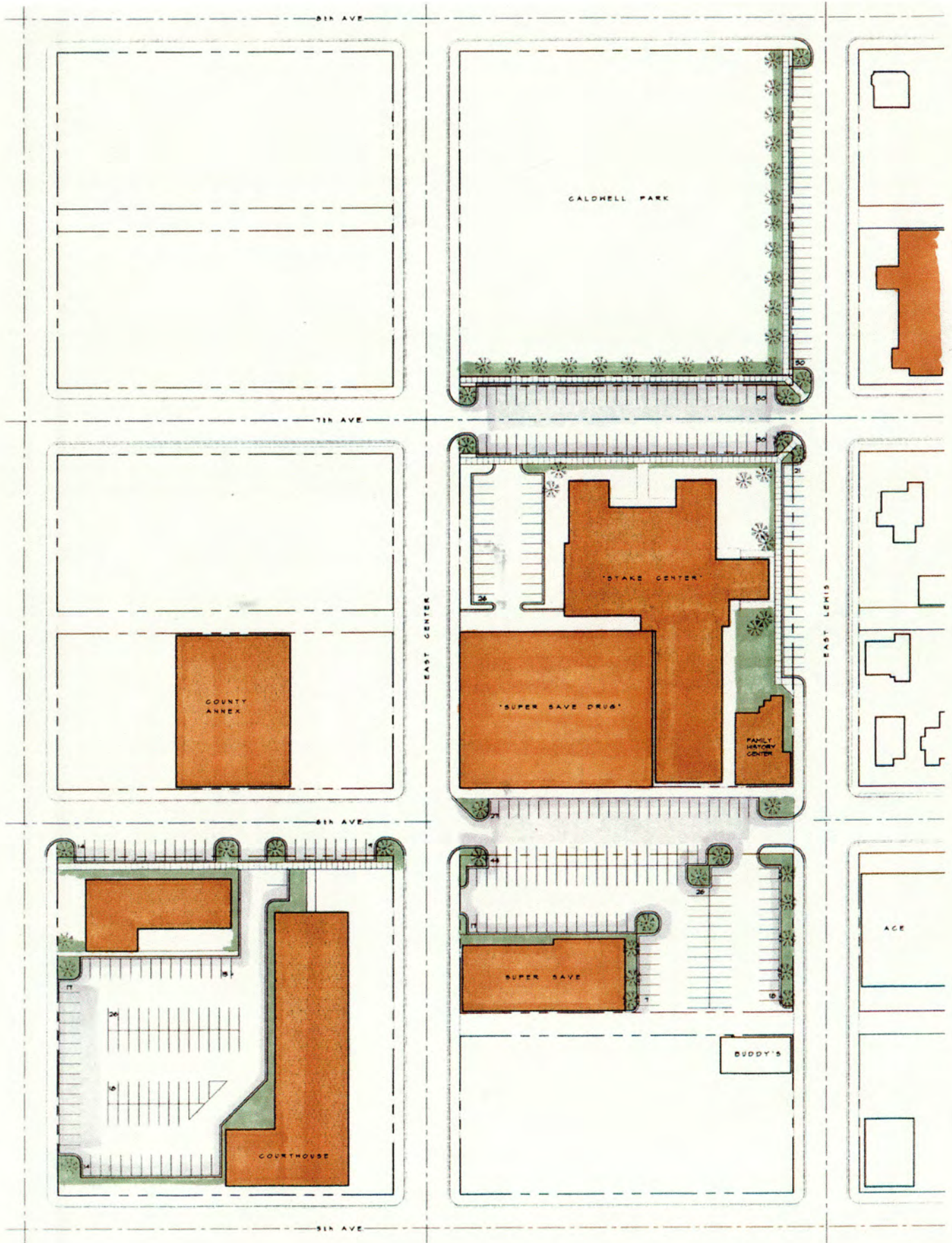
a.	NEW CONCRETE WALKS	34,000.00
b.	NEW CURB AND GUTTER	27,000.00
b.	SPRINKLER SYSTEMS	31,000.00
c.	REVISE LANDSCAPING	44,000.00
d.	365 PARKING STALLS	1,277,500.00
e.	NEW LIGHTING (24) @ 3,200.00 EA.	76,800.00

UTILITIES 19,000.00

A&E 87,339.00

TESTING 20,000.00

TOTAL PRELIMINARY CONSTRUCTION COST 1,616,639.00

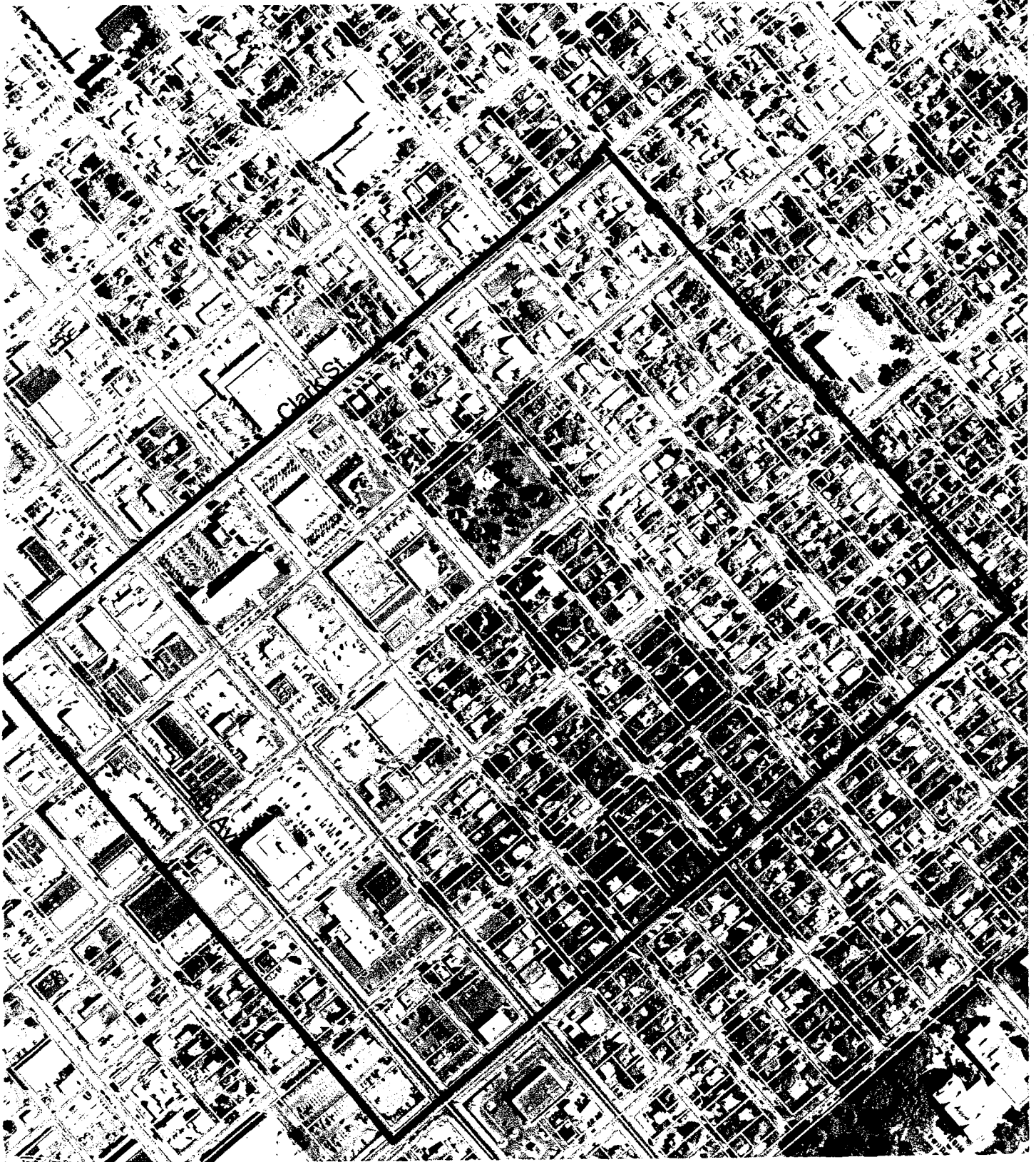


PARKING STUDY

SCALE: 1" = 40.00'



Caldwell Park Planning Area



Scale 1:400



City of Pocatello—No reproduction of this material in any form is authorized without written consent of the City of Pocatello.
The City of Pocatello does not guarantee the information contained in this map to be an accurate representation of actual existing conditions.

Building Number	Business Name	Business Address	Building Square Footage	Existing Parking Area	Actual Parking Spots	Parking Required
1	True Value	440 E. Clark	8400	*	*	33
2	Corporate Express	151 N. 4th	6000	7000	22	24
3	Data Solutions	440 E. Center	2300	0	0	9
4	Supreme Muffler	105 N. 5th	4800	12800	7	19
5	Jack in the Box	123 S. 4th	3600	25700	43	18
6	The Gold Smith	205 S. 4th	1800	w/	w/	7
7	Marty's Dolls and Gifts	211 S. 4th	1800	11700	57	7
8	The Tobacco Connection	301 S. 4th Suite A	1600	3500	5	6
9	Paul's Trophies All Star Auto Detail	210 N. 4th 210 N. 4th	9800	*	*	39
10	Midas	525 E. Clark	7200	7700	11	28
11	Food For Thought	504 E. Center	2700	0	0	13
12	Meyer's Shoe Repair	508 E. Center	500	0	0	2
13	Fred's Photo	510 E. Center	500	0	0	2
14	Teamsters Local 983	518 E. Center	3300	0	0	13
15	Players	528 E. Center	1600	2800	9	6
16	Center Street Clubhouse	542 E. Center	2800	10400	57	14
17	New China Restaurant	107 S. 5th	4500	w/	w/	22
18	Gas House	553 E. Clark	5900	5400	13	23
19	Everton Mattress	507 E. Center	4500	3900	11	18
20	McDermott & Zollinger Chtd Litho Printing Company Mountain West Suzuki Right Choice Auto Detail	136 S. 4th 146 S. 4th 150 S. 4th 526 E. Lewis	17400	0	0	69
21	Bannock County Juvenile Detention Center	137 S. 5th	11200	15800	38	44
22	Finer Cleaners	525 E. Center	2400	0	0	9
23	USDA Caribou National Forest	250 S. 4th	22100	46600	167	237

24	Great American Video Little Caesar's Pizza	310 S. 4th 328 S. 4th	17200	3600	11	68
25	All Things Wireless Art & Soul Ceramix Jimmy's Hawaiian Optical Mailboxes Etc.	330 S. 4th 340 S. 4th 350 S. 4th 360 S. 4th	w/	12700	38	w/
26	Varsity Contractors Inc. Don Aslett's Cleaning	315 S. 5th 311 S. 5th	17100	18200	52	72
27	Sunsational Tanz Kowloons Express	408 S. 4th 410 S. 4th	4200	3000	11	16
28	Jones, Yost, Hatt, Erickson C.P.A. U.S. Department of Transportation First American Title Company	416 S. 4th 418 S. 4th 420 S. 4th	6500	9000	31	26
29	Idaho Central credit Union	544 S. 5th	4000	14900	44	16
30	Alternative Videos	403 S. 5th	1200	0	0	4
31	Kicks 66	616 S. 5th	2800	4000	12	11
32	Bannock County Court House	624 E. Center	18000	26500	73	193
33	Bannock County	141 N. 6th	6500	w/	w/	49
34	Bishara Auto Services	605 E. Center	2500	11000	27	10
35	Oliver's Restaurant	130 S. 5th	3600	15500	40	18
36	Buddy's Italian Food	626 E. Lewis	2100	w/	w/	10
37	Dirty Dozen Laundromat Warren C. Webber Attorney at Law	123 S. 6th 653 E. Center Suite C	7500	29400	128	30
38	Ace Rental Place	202 S. 5th	3600	w/	w/	14
39	Tire Towne	246 S. 5th	4100	3400	7	16
40	Idaho Barber & Supply	624 E. Bonneville	2400	800	5	9
41	Ace Hardware	655 E. Lewis	22100	17500	70	88
42	Sunbright Cleaners	310 S. 5th	2100	2000	5	8
43	Cobblestone Country Cottage	316 S. 5th	800	0	0	3
44	Herb's Shop	354 S. 5th	1500	0	0	6

45	Budget Tapes and cds Token Tom's Tattoos Alpha Hypnosis Center Allstate Insurance	416 S. 5th 416 S. 5th Suite C 416 S. 5th Suite B 416 S. 5th Suite A	4500	5000	17	18
46	The Grapevine	466 S. 5th	4900	4500	9	19
47	The Cabinet Place	624 E. Benton	5500	w/	w/	22
48	U.S. Post Office	730 E. Clark	34400	15400	54	137
49	Bannock County Court House Annex	141 N. 6th	6500	26500	115	26
50	Black Swan Inn	746 E. Clark	5100	3900	14	14
51	Wells Fargo Bank	751 E. Clark	2100	6300	20	8
52	Your Valet Cleaners	737 E. Clark	2100	1600	3	8
53	Super Save Drug	701 E. Center	23800	11200	w/	95
54	Family History Center	156 1/2 E. Lewis	3000	3000	7	15
55	LDS Church	135 S. 7th	26300	13400	24	131
56	Remax	812 E. Clark	11750	1000	7	47
57	The Basket Loft The Hair Masters	838 E. Clark 838 E. Clark	1500	0	0	6
58	Gate City GMAC Real Estate	124 N. 7th	1500	1500	6	6
59	Gate City GMAC Real Estate	804 E. Center	1600	w/	w/	6
60	Gate City GMAC Real Estate	824 E. Center	1000	w/	w/	4
61	Wallace & Hudson Architects	836 E. Center	3500	4600	17	14
62	Herzog Building	850 E. Center	4000	w/	w/	16
63	First Presbyterian Church	202 S. 7th	8100	0	0	40
64	Aid For Friends Girl Scouts Personal Enrichment	920 E. Clark 920 E. Clark 920 E. Clark	2400	1600	4	9
65	Deton & Company C.P.A. State Farm Insurance Progressive Nursing	215 N 9th Suite A 215 N 9th Suite C 215 N 9th Suite E	7800	8800	31	31
66	Central Christian Church	918 E. Center	9600	3000	35	48
67	Grace Galileo	1050 E. Center	5100	3500	13	20

68	Idaho Unido	201 S 10th	800	0	0	3
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Totals **433350** **439600** **1233** **2072**

Worksheet Notes:

- 1 In relationship to the *Caldwell Park Planning Area 1:200 Map*, the business building numbers move counter-clockwise around each block always beginning with the northwest corner business. True Value (#1), located on the corner of 4th and Clark, is the starting point for the numbers which then move southeast towards Benton street before continuing again on the next series of blocks, always starting on Clark street.
- 2 * - Areas which were outside the included zone.
- 3 w/ - Business area and/or parking spaces are in conjunction with another business.
- 4 Rounding has not been used for any of these figures.
- 5 The total number for the *Actual Parking Spots* (column F/6) includes a 10% deduction for landscaping, entrance ways, and handicap parking.

Lystrup/Jensen Architects

PHONE: (208) 233-4633

FAX: (208) 233-4656

1133 CALL CREEK PLACE

POCATELLO, IDAHO 83201

**Cost Estimate
Parking Master Plan
Pocatello, Idaho
June 26, 2001**

Item Description	Anticipated Cost
A. East Lewis Between 7 th & 8 th Streets	
1. Demolition	8,750.00
2. Base Material	750.00
3. New Curb & Gutter	6,500.00
4. New Concrete Sidewalk	4,500.00
5. Landscape & Sprinkler	22,500.00
6. Miscellaneous Site Elements	12,500.00
7. Asphalt Paving	11,000.00
8. Lighting	12,000.00
SUBTOTAL:	78,500.00
Contractors OH&P (15%)	11,775.00
Subtotal	90,275.00
Contractors Bond and Insurance (5%)	4,500.00
TOTAL:	94,775.00

Item Description	Anticipated Cost
B. 7 th Street Between Lewis & Center	
TOTAL:	189,550.00

Item Description	Anticipated Cost
C. East Lewis Between 6 th & 7th Streets	
TOTAL:	56,865.00

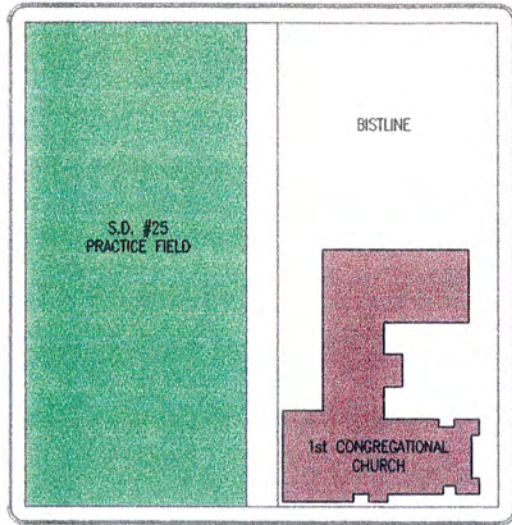
Item Description	Anticipated Cost
D. 6 th Street Between Center & Clark	
TOTAL:	84,000.00

Item Description	Anticipated Cost
E. 6 th Street (vacated) and Super Save Parking Lot	
Subtotal	153,865.00
Contractors OH&P (15%)	23,080.00
Subtotal	176,945.00
Contractors Bond and Insurance (5%)	8,850.00
TOTAL:	185,795.00

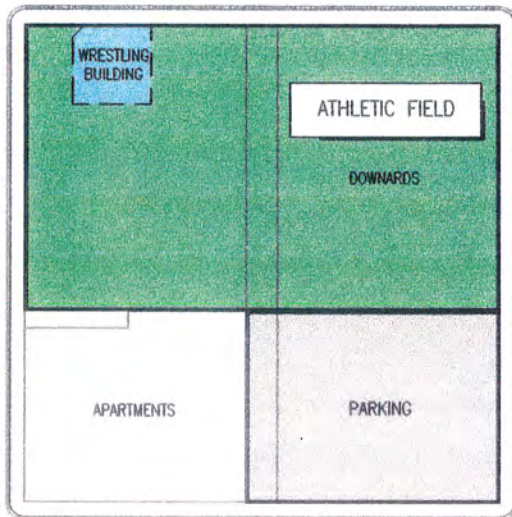
Project Total: **610,985.00**

Project Cost Range - (+/-) 10% 549,885.00 to 672,085.00

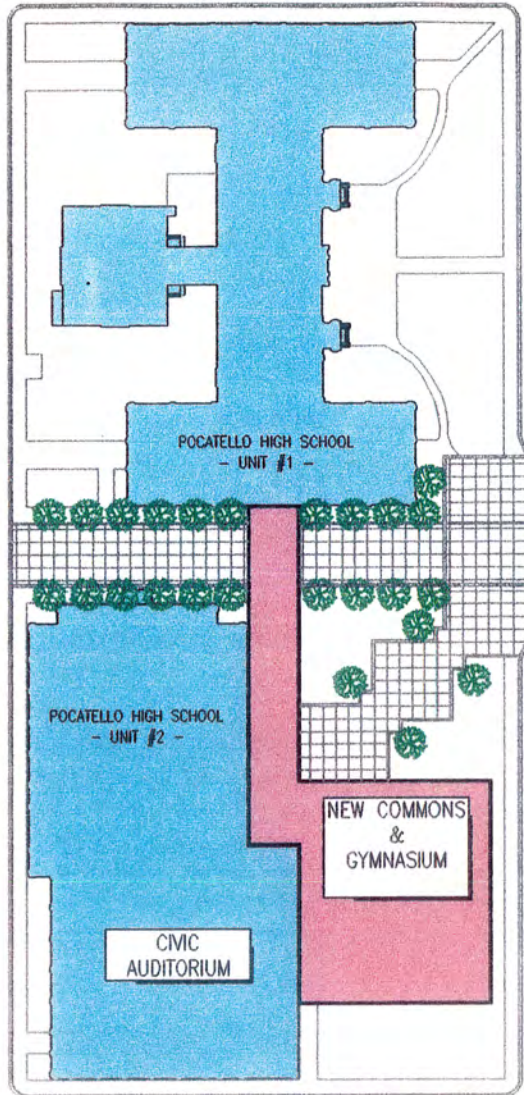
WEST FREMONT STREET



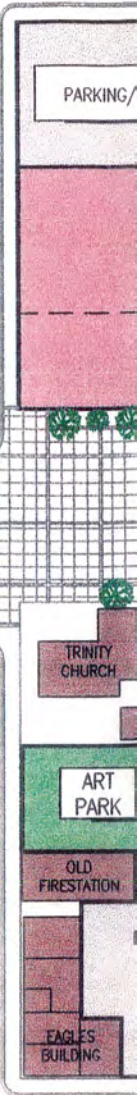
WEST LANDER STREET



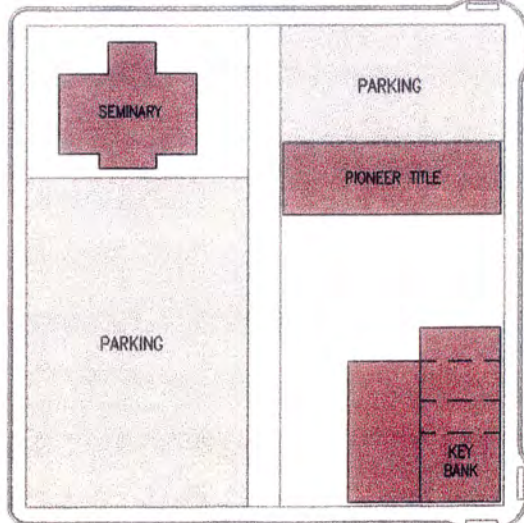
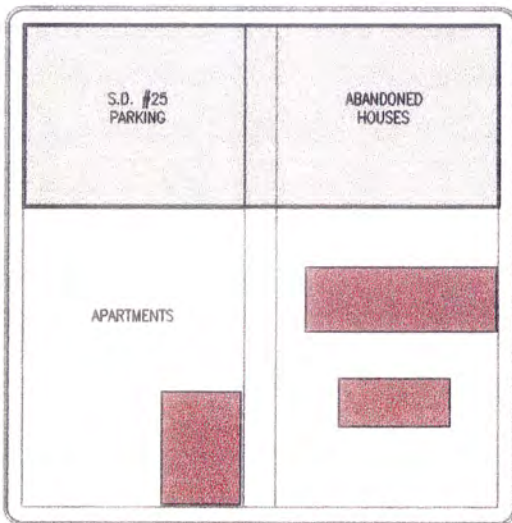
RESTRICTED ACCESS PARKING



N. ARTHUR AVENUE



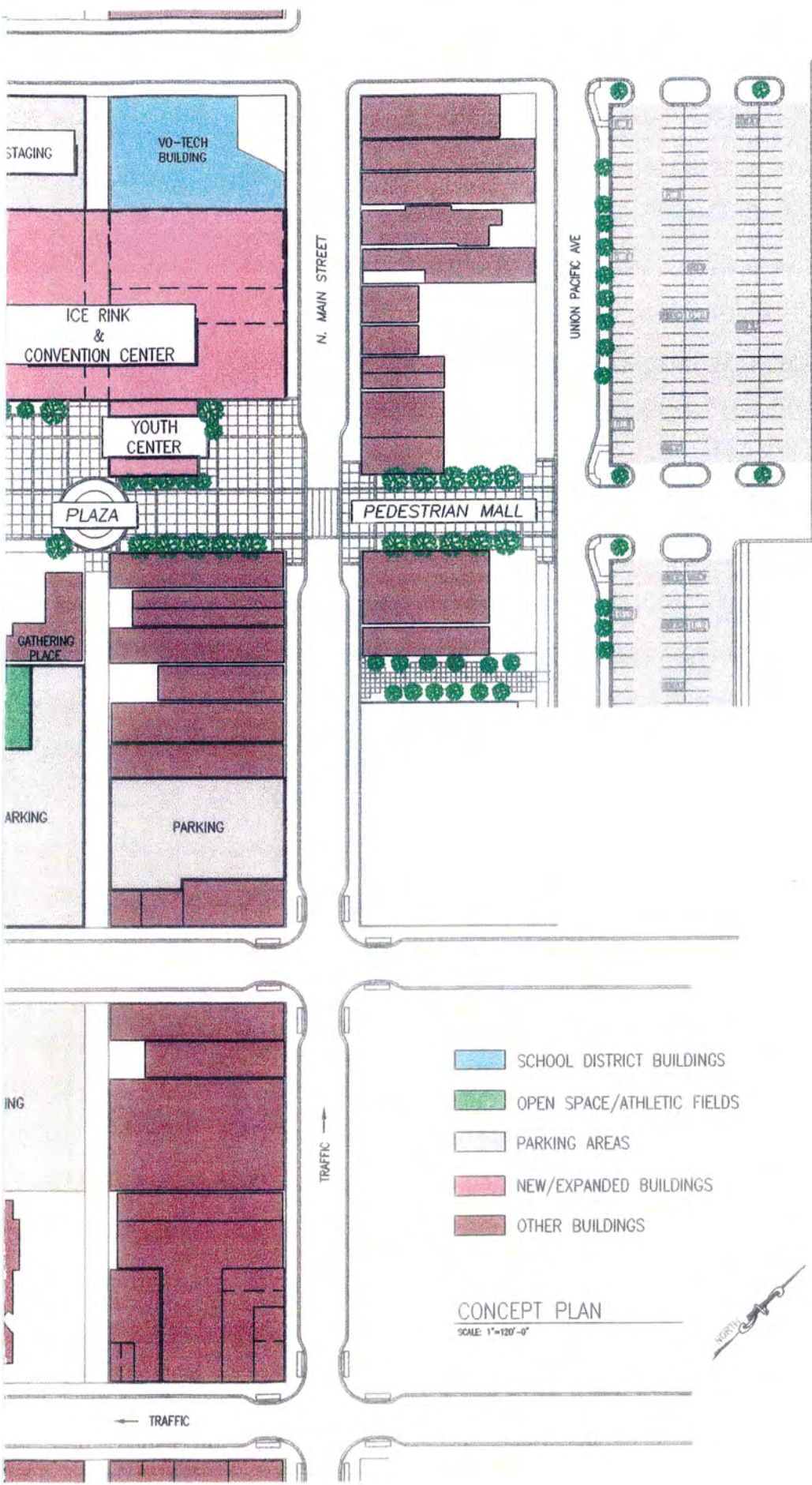
WEST CLARK STREET



TRAFFIC



WEST CENTER STREET



- SCHOOL DISTRICT BUILDINGS
- OPEN SPACE/ATHLETIC FIELDS
- PARKING AREAS
- NEW/EXPANDED BUILDINGS
- OTHER BUILDINGS

CONCEPT PLAN
SCALE: 1"=120'-0"



**MYERS / ANDERSON
ARCHITECTS**

H. THOMAS MYERS
PETER G. ANDERSON
JERRY T. MYERS

101 NORTH MAIN
POCATELLO, IDAHO
83204

(208) 232-3741
FAX (208) 232-3782

A.I.A.
AMERICAN
INSTITUTE OF
ARCHITECTS

CERTIFIED BY:
NCARB

**CONCEPT PLAN FOR
PROPOSED CIVIC COMPLEX
LOCATION IN OLD TOWN POCATELLO
POCATELLO, IDAHO**

PROJECT:

SHEET TITLE
**CONCEPT
PLAN**

DRAWN BY:
SLP.

JOB NUMBER
#

CHECKED BY:
J.T.M.

SHEET NO.
C100

DATE:
2/2001

OF
1