

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
November 12, 2002
11:00 a.m.

City Hall
911 North 7th Avenue

11:00 a.m. Council Chambers

Call to Order – Chairman Neuhardt

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

Minutes for October 8 – Motion to Approve and/or Amend

Minutes for October 22 Special Meeting—Motion to Approve and/or Amend

Financial Report: October Income and Expenses

South Cliffs Project
Project Update

Spartan Portneuf, LLC.

Stormwater Sewer Project—Phase I & II

Roosevelt District:
Project Update—RMES
Consider Renewing Contract with RMES

Executive Session, if required

DISTRICT ENDING BALANCES
October 31, 2002

Bank Balance		\$742,080.49
General Fund	49,375.84	
Discretionary Funds	15,911.14	
Kress Project	29.01	
Newtown District	0.00	
Alvin Ricken District	0.00	
Old Town District	8,606.66	
North Main District	24,058.97	
Roosevelt District	413,714.62	
Central Corridor District	<u>230,384.25</u>	
District Totals		\$742,080.49

Pocatello Development Authority
Cash Budget - 2002

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual August	Actual September	Actual October	Estimated November	Estimated December	Current Estimate 2002	Approved 2002
Beginning Balance	\$437,260.09	\$1,062,556.26	\$1,095,462.46	\$617,692.04	\$757,041.98	\$770,420.90	\$767,999.09	\$2,943,348.44	\$589,532.73	\$736,804.71	\$742,080.49	\$746,475.49	\$422,060.09	\$416,250.13
SOURCES OF FUNDS														
Kress District	2,280.44	0.00	0.00	0.00	0.00	0.00	3,166.93	0.00	29.01	0.00	0.00	0.00	\$5,476.38	\$5,473.00
Newtown District	23,750.03	25.55	1,289.05	0.00	0.00	175.43	33,744.67	0.00	0.00	0.00	0.00	0.00	\$58,984.73	\$56,000.00
Al Ricken Drive District	390,155.58	0.00	0.00	89.86	0.00	31,587.46	1,649,455.01	0.00	0.00	0.00	0.00	0.00	\$2,071,287.91	\$2,071,285.00
Old Town District	1,484.56	6,189.04	13,282.54	7,160.46	5,052.58	26,922.28	143,639.26	4,227.97	2,681.22	1,697.47	0.00	0.00	\$212,337.38	\$193,000.00
North Main District	34,082.22	0.00	22,829.01	0.00	0.00	0.00	55,730.28	0.00	24,058.97	0.00	0.00	0.00	\$136,700.48	\$133,737.00
Roosevelt District	172,825.41	845.14	5,421.16	16.68	1,031.70	46,912.69	147,226.62	0.00	0.00	0.00	0.00	0.00	\$374,279.40	\$364,338.00
Central Corridor District	4,485.15	27,838.33	81.43	139,184.72	10,675.04	3,733.90	147,679.90	17,145.55	122,634.13	7,238.07	0.00	0.00	\$480,696.22	\$483,491.00
General Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,542.00	0.00	\$2,542.00	\$2,542.00
Interest Income	1,119.00	987.71	1,756.28	1,829.32	1,291.08	1,400.94	1,380.11	1,403.01	2,384.62	880.66	2,000.00	2,000.00	\$18,432.73	\$30,000.00
TOTAL	630,182.39	35,885.77	44,659.47	148,281.04	18,050.40	110,732.70	2,182,022.78	22,776.53	151,787.95	9,816.20	4,542.00	2,000.00	\$3,360,737.23	\$3,339,866.00
CASH AVAILABLE	\$1,067,442.48	\$1,098,442.03	\$1,140,121.93	\$765,973.08	\$775,092.38	\$881,153.60	\$2,950,021.87	\$2,966,124.97	\$741,320.68	\$746,620.91	\$746,622.49	\$748,475.49	\$3,782,797.32	\$3,756,116.13
APPLICATION OF FUNDS														
Kress District	0.00	2,760.41	0.00	0.00	0.00	0.00	0.00	3,166.93	0.00	0.00	0.00	0.00	\$5,927.34	\$5,473.00
Newtown District	0.00	0.00	23,897.31	0.00	0.00	0.00	0.00	35,209.15	0.00	0.00	0.00	0.00	\$59,106.46	\$56,000.00
Al Ricken Drive District	0.00	0.00	390,155.58	0.00	0.00	0.00	0.00	1,681,132.33	0.00	0.00	0.00	0.00	\$2,071,287.91	\$2,415,302.88
Old Town District	0.00	0.00	15,867.42	0.00	0.00	0.00	0.00	196,057.12	0.00	0.00	0.00	0.00	\$211,924.54	\$193,000.00
North Main District	0.00	0.00	34,082.22	0.00	0.00	0.00	0.00	78,559.29	0.00	0.00	0.00	0.00	\$112,641.51	\$82,333.00
Roosevelt District	1,610.00	0.00	5,400.00	5,700.00	4,530.00	0.00	0.00	6,054.90	4,400.00	0.00	0.00	182,169.00	\$209,863.90	\$267,539.00
Central Corridor	0.00	0.00	52,866.77	0.00	0.00	112,991.56	0.00	376,277.94	0.00	1,200.00	0.00	0.00	\$543,336.27	\$363,491.00
General Funds	3,229.98	171.31	113.15	3,171.66	94.23	115.81	6,626.18	87.14	68.08	3,291.63	90.00	90.00	\$17,149.17	\$13,580.00
Bank Charges	46.24	47.85	47.44	59.44	47.25	47.14	47.25	47.44	47.89	48.79	57.00	57.00	\$600.73	\$684.00
TOTAL	4,886.22	2,979.57	522,429.89	8,931.10	4,671.48	113,154.51	6,673.43	2,376,592.24	4,515.97	4,540.42	147.00	182,316.00	\$3,231,837.83	\$3,397,402.88
ENDING BALANCE	\$1,062,556.26	\$1,095,462.46	\$617,692.04	\$757,041.98	\$770,420.90	\$767,999.09	\$2,943,348.44	\$589,532.73	\$736,804.71	\$742,080.49	\$746,475.49	\$566,159.49	\$550,959.49	\$358,713.25

POCATELLO DEVELOPMENT AUTHORITY
November 2002

INCOME:

Central Corridor: \$1,854.21 (reimb. from City Water Dept.)
Interest Income: \$853.67

EXPENSES:

Central Corridor: \$1,200 (pymt. To Koseris)
General Funds: \$96.60 (PDA lunch)
Banking Charges: \$47.77

POCATELLO DEVELOPMENT AUTHORITY
October 2002

INCOME:

Old Town: \$1,697.47 (taxes)
Central Corridor: \$7,238.07 (taxes)
Interest Income: \$880.66

EXPENSES:

Central Corridor: \$1,200 (pymt. To Koseris)
General Funds: \$166.63 (PDA lunch)
\$3,125 (3rd Qtr. Admin Fees)
Banking Charges: \$48.79

VIA FACSIMILE

November 6, 2002

Ray Burstedt, Executive Director
Pocatello Development Authority
1651 Alvin Ricken Drive
Pocatello, Idaho 83201

Dear Mr. Burstedt:

To follow up on our phone conversation today, my family's company, Spartan Portneuf L.L.C., is currently offering a proposal to the U.S. Bureau of Land Management to construct and lease office and warehouse space south of Century High School. We anticipate having our property annexed by the City of Pocatello if we are the successful bidders.

We would like to be included in the agenda for the PDA's meeting on November 12. We would like to present two items for consideration: 1) Having the TIF district boundary moved to include our property upon a successful bid. 2) Request for grant funds or loan funds for the construction of infrastructure and other improvements for the BLM and adjacent development projects.

My brother George J. Katsilometes will make the presentation to the board. We look forward to working with the PDA.

Sincerely,



Thomas J. Katsilometes
Spartan Portneuf L.L.C.

Cc: Harry Neuhardt, Chairman
Dean Tranmer, Counsel

Valentine, Rayna

From: Lanning, Greg
Sent: Wednesday, October 30, 2002 9:13 AM
To: Valentine, Rayna
Subject: FW: PDA

Rayna:

Here is the message I sent Char. Maybe from the intent, you can embellish as necessary for the contract.

I might add, the actual costs are a moving target. That is, what is to keep Bill from using Brad for the construction (which he is), and preventing Brad from using any cost he likes? Normally these things are bid competitively, and those are the prices we stick with (ie. line items prices). In this case, RMES might submit the item prices based on three recent projects of similar nature.

Not sure. Tough one to control.

Thanks for your help.

Sincerely,
Greg

-----Original Message-----

From: Lanning, Greg
Sent: Thursday, September 05, 2002 5:30 PM
To: 'Char DeWall'
Cc: Chase, Roger; Quayle, Merrill
Subject: RE: PDA

Char:

I believe Ray has the full scoop on South Cliffs at this point. And we should be able to follow his direction at this point. There have been several discussions.

In short, the payment process will now include certification by Isley's engineer, RMES, that the quantities on the invoice are correct, and the prices (per unit or quantity) appear to be reasonable and justified. As a matter of fact, this is probably the language we should look for in submittals from RMES for payment. The cover letter from RMES should include a summary of the work to date and how it applies to the previously approved quantities and prices submitted to PDA. Attached to the RMES letter certifying quantities and requesting payment will be actual invoices for work completed and other pertinent information. Throughout the project, PDA should expect one or two page progress reports on the project.

We are trying to model Halliday as much as possible, in which the engineer, Schiess, oversaw the project, measured the quantities, reported, and submitted pay requests. There would be signatures from PDA and city, similar to Halliday. Currently, the city has reviewed the design drawings and made comment and has sent the marked up drawings back to RMES, and we will inspect the project (as we do subdivisions), to ensure compliance with design drawings and city specs.

As for the pay request submitted to date, involving rock blasting and removal, I would expect RMES to certify quantities and costs, and PDA can pay this portion, as it is unrelated to the drawings being reviewed and approved. Future pay requests will most likely only be approved after the drawings have been corrected by RMES and approved by the city (and DEQ for water and sewer) for construction.

Sincerely,
Greg

-----Original Message-----

From: Char DeWall [mailto:cdewall@gemstate.net]

Sent: Thursday, September 05, 2002 6:09 PM

To: Lanning, Greg

Subject: PDA

I meant to ask you about the South Cliffs project. Has anything changed on that from the City's standpoint that would affect this pay request that I'm holding? If not, where are we in the process through the City?
chd

CENTRAL CORRIDOR DISTRICT BREAKDOWN
October 17, 2002

PROJECT	AMOUNT	BALANCE
Approved maximum by City Council		\$10,000,000.00
Stormwater Sewer--Phase I:		
HK Contractors	5,164,618.83	
Engineering	491,548.00	
Miscellaneous Project Costs*	<u>346,842.14</u>	
	6,003,008.97	\$3,996,991.03
Stormwater Sewer--Phase II:		
HK Contractors	420,459.48	
Engineering	<u>243,745.00</u>	
	664,204.48	\$3,332,786.55
Convergys	1,100,000.00	\$2,232,786.55
Ross Park Pool	800,000.00	\$1,432,786.55
Repaid To Date	(360,000.00)	\$1,792,786.55
South 5th Connector**	1,000,000.00	\$792,786.55
Terry Substation Switch	438,886.88	\$353,899.67
South Cliffs Project	360,000.00	-\$6,100.33
Karsaris Property Purchase	112,138.00	-\$118,238.33
AMIS Project	1,450,000.00	-\$1,568,238.33

* Includes land appraisal, UPRR expenses, river monitoring equipment, soil remediation, etc.

** Total paid to date--\$101,184.68.

POCATELLO DEVELOPMENT AUTHORITY
Excess Funds Breakdown
October 17, 2002

<u>DISTRICT & FUND</u>	<u>FUNDS ON DEPOSIT</u>	<u>REQUIRED AMT.</u>	<u>EXCESS FUNDS</u>
Newtown (93-A)			
Bond Fund	338.40		
Reserve Fund	<u>41,000.00</u>	41,000.00 *	0.00
Funds with Trustee	41,338.40		
Old Town (97-A)			
Bond Fund	235.52		
Reserve Fund	<u>58,500.00</u>	58,500.00 *	0.00
Funds with Trustee	58,735.52		
North Main (97-B)			
Bond Fund	311.02		
Reserve Fund	<u>37,500.00</u>	37,500.00 *	0.00
Funds with Trustee	37,811.02		
Central Corridor (00-A)			
Bond Fund	38.22		
Reserve Fund	650,000.00	650,000.00 *	0.00
Revenue Alloc. Fund	<u>4,666,731.15</u>		
Funds with Trustee	5,316,769.37		
Total of Funds on Deposit	\$5,454,654.31		
Debt Service requirements:		935,025.00 **	
Total of Excess Funds on Deposit			\$4,519,629.31

NOTES:

* Minimum Reserve Fund balances as outlined in Bond Agreements.

** Debt Service requirements (10/02-10/03):

Newtown -	100,225.00
Old Town -	75,450.00
North Main -	46,100.00
Central Corr.-	<u>713,250.00</u>
	\$935,025.00

POCATELLO DEVELOPMENT AUTHORITY
Excess Funds Breakdown
October 17, 2002

<u>DISTRICT & FUND</u>	<u>FUNDS ON DEPOSIT</u>	<u>REQUIRED AMT.</u>	<u>EXCESS FUNDS</u>
Newtown (93-A)			
Bond Fund	338.40		
Reserve Fund	<u>41,000.00</u>	41,000.00 *	0.00
Funds with Trustee	41,338.40		
Old Town (97-A)			
Bond Fund	235.52		
Reserve Fund	<u>58,500.00</u>	58,500.00 *	0.00
Funds with Trustee	58,735.52		
North Main (97-B)			
Bond Fund	311.02		
Reserve Fund	<u>37,500.00</u>	37,500.00 *	0.00
Funds with Trustee	37,811.02		
Central Corridor (00-A)			
Bond Fund	38.22		
Reserve Fund	650,000.00	650,000.00 *	0.00
Revenue Alloc. Fund	<u>4,666,731.15</u>		
Funds with Trustee	5,316,769.37		
Total of Funds on Deposit	\$5,454,654.31		
Debt Service requirements:		935,025.00 **	
Total of Excess Funds on Deposit			\$4,519,629.31

NOTES:

* Minimum Reserve Fund balances as outlined in Bond Agreements.

** Debt Service requirements (10/02-10/03):

Newtown -	100,225.00
Old Town -	75,450.00
North Main -	46,100.00
Central Corr.-	<u>713,250.00</u>
	\$935,025.00

AMIS Engineering & Research Center Estimated Project Costs

Building and Premises	
Hard Costs	\$2,811,633.00
Soft Costs	\$ 475,525.00
 Total Building & Premises Costs	 \$ 3,287,158.00
 AMIS Furniture/Tenant Improvements	 \$ 1,400,000.00
 Total	 \$ 4,687,158.00

AMIS Engineering & Research Center

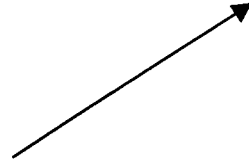
PDA Allowed Work Items

For

Infrastructure & Site Costs

		Total	Allowed
A.	ON SITE CONSTRUCTION		
	1 Site Demolition	\$ 2,552.00	\$ 2,552.00
	2 Dewatering	Not Required	Not Required
	3 Survey & Layout	\$ 7,845.00	\$ 7,845.00
	4 Soils Testing	\$ 2,480.00	\$ 2,480.00
	5 Earthwork/Grading	\$ 92,338.00	\$ 92,338.00
	6 Mass Excavation & Fill	Included	Included
	7 Keystone Retaining Wall	\$ 16,782.00	\$ 16,782.00
	8 Site Utilities	\$ 48,900.00	\$ 48,900.00
	9 Site Concrete	\$ 38,065.35	\$ 38,065.35
	10 AC Paving & Marking	\$ 88,870.00	\$ 88,870.00
	11 Masonry & Brick	Not Applicable	Not Applicable
	12 Chain Link Gates	\$ 1,036.00	\$ 1,036.00
	13 Landscaping & Irrigation	\$ 67,347.25	
	14 Site Electrical	W/Building	W/Building
	15 On Site Specialties	\$ 3,520.00	\$ 3,520.00
	16 Idaho Power	\$ 11,194.00	\$ 11,194.00
	Site Construction Total	\$ 380,929.60	\$ 313,582.35
B.	OFF SITE CONSTRUCTION		
	1 Site Demolition	\$ 588.00	\$ 588.00
	2 Dewatering	Not Required	Not Required
	3 Survey & Layout	\$ 264.00	\$ 264.00
	4 Testing & Inspections	\$ 512.00	\$ 512.00
	5 Earthwork/Grading	\$ 4,208.00	\$ 4,208.00
	6 Site Utilities @ Alvin Ricken Drive	W/ On Site	W/ On Site
	7 Site Concrete @ Alvin Ricken Drive	\$ 12,350.00	\$ 12,350.00
	8 AC Paving & Markings	\$ 762.00	\$ 762.00
	9 Masonry & Brick	Not Applicable	Not Applicable
	10 Landscaping & Irrigation	\$ 14,013.00	
	11 Site Electrical	W/ On Site	W/ On Site
	12 Off Site Specialties	\$ 630.00	\$ 630.00
	Off Site Construction Total	\$ 33,327.00	\$ 19,314.00
	Total	\$ 414,256.60	\$ 332,896.35

PDA will pay \$250,000.00 of the allowed infrastructure & site costs. The balance of these costs will be paid by Prime Holdings Inc.



Cost Estimate phase II

500 ft. road	37,500
500 ft. Sewer	38,150
500 ft. water	38,750
500 ft. stormwater	38,750
1200 ft. C&G	17,400
500 ft. Utility trench	21,250
blast & remove 1500yds.	11,250
2500 sq.ft. sidewalk (\$2.75)	6,875
street lights (4)	20,000
engineering	7,500
land scape ROW	10,000
Fountain (1)	15,000
Utilities 500'	7,500
Valley gutter 450 sqft.	3,375

Total	273,900
Repayment	25,000

248,900

360

85

VIA FACSIMILE

November 6, 2002

Ray Burstedt, Executive Director
Pocatello Development Authority
1651 Alvin Ricken Drive
Pocatello, Idaho 83201

Dear Mr. Burstedt:

To follow up on our phone conversation today, my family's company, Spartan Portneuf L.L.C., is currently offering a proposal to the U.S. Bureau of Land Management to construct and lease office and warehouse space south of Century High School. We anticipate having our property annexed by the City of Pocatello if we are the successful bidders.

We would like to be included in the agenda for the PDA's meeting on November 12. We would like to present two items for consideration: 1) Having the TIF district boundary moved to include our property upon a successful bid. 2) Request for grant funds or loan funds for the construction of infrastructure and other improvements for the BLM and adjacent development projects.

My brother George J. Katsilometes will make the presentation to the board. We look forward to working with the PDA.

Sincerely,



Thomas J. Katsilometes
Spartan Portneuf L.L.C.

Cc: ✓ Harry Neuhardt, Chairman
Dean Tranmer, Counsel