

OLD TOWN POCATELLO REVITALIZATION PLAN 2003

Project Scope, Budget and Return on Investment

- ❖ Project Cost Estimate and Scope of Work
 - Prepared using 2002 pricing
 - Allows for contract Engineering and Construction Management
 - Phased implementation over 2 – 4 years

- ❖ Old Town Pocatello will provide support documentation to address the following:
 - Economic Benefit
 - Job Retention/Creation
 - Increased Tax Base
 - Private Investment

 - Financial Detail 1990 – 2002
 - Property Values
 - Tax Increment Financing - Activity Summary
 - Property Owner Investment

 - Vision for the greater Downtown area
 - Preserve our Historical Heritage
 - Increased utilization of the Pocatello High School campus for community events
 - Destination for revenue generating events
 - Pedestrian friendly environment
 - Upper level housing projects
 - Gateway to North Main and East Side redevelopment
 - The 'Jim Fox' baseball complex – Dare to Dream



Another Economic & Social Development Opportunity ...

- A vision of Old Town revitalization for economic development and quality of life for Pocatello
- A plan for shared resources resulting in much more value than individual projects
- Ongoing urban renewal plan that ties into our valley our vision.



Old Town Pocatello Revitalization Plan - 2003

OLD TOWN POCA TELLO REVITALIZATION PLAN 2003

Historical Summary

- ❖ **Historical Preservation District**
 - Pocatello District (Old Town) established in 1982, continues today
 - Warehouse District established in 1996, continues today

- ❖ **Chief Theater (1938) 1985 – 1993**
 - Simplot Square – 1989
 - Carnegie – Marshall Public Library - 1996
 - Pocatello High School - 1996
 - Private Investment 1985, continues today

- ❖ **Business Improvement District – 1991**

- ❖ **Old Town Urban Renewal Area – 1993**

- ❖ **OTURA integrated into Central Corridor District**

- ❖ **Downtown Revitalization projects 1989 through 2002**
 - ◆ 1989 (\$200k) ICDBG and private funding
 - Simplot Square
 - ◆ 1990 (\$140k) City and ICDBG
 - Center Street Underpass Reconstruction
 - ◆ 1991 (\$500k) ICDBG
 - East Side Parking Lot (South 2nd / East Lewis)
 - 100/200 North UP Avenue Parking Lot Reconstruction
 - Façade Loan Program
 - ◆ 1992 (\$529k) ICDBG and City
 - Streetscape on East Center & East Clark Streets
 - ◆ 1993 (\$500k) ICDBG
 - Streetscape on West Center Street
 - Streetscape on South 2nd
 - Streetscape surrounding the Carnegie/Marshall Public Library
 - ◆ 1995 (\$250k) ICDBG
 - Union Pacific Depot Parking Lot
 - Streetscape on Bonneville, Whitman, UP Avenue
 - ◆ 1997 (\$335k) PDA
 - Streetscape on Main Street
 - Streetscape surrounding the Eagles Building
 - ◆ 1999 (\$99k) BG City (52K), SD25 (15K), OTP (11K) and PDA (21K)
 - UP Parking Lots, 300 & 400 Block on UP Avenue

- ❖ **Project Hope**
 - ◆ Ice Rink Event Center Controversy
 - ◆ Strong support for Community Center, gathering place
 - ◆ Improve security, access, parking and pedestrian amenities

- ❖ **2003 and Beyond: Pocatello's continued revitalization of her City Center**

ECONOMIC MILESTONES

- OVER 1000 NEW JOBS CREATED
- PROPERTY TAX BASE INCREASE OF OVER 29%.
- OVER 11 MILLION DOLLARS OF PRIVATE CAPITAL INVESTMENT
- RETAIL SALES UP 4 MILLION DOLLARS ANNUALLY
- \$960,000 COMMITMENT BY PROPERTY OWNERS THROUGH OLD TOWN POCATELLO INC.



STEWARDSHIP MILESTONES

- SLUM AND BLIGHT CONDITIONS REDUCED FROM 68% TO 29%
- CONTINUED SUPPORT FOR THE BUSINESS IMPROVEMENT DISTRICT - \$81,000 YEARLY ASSESSMENTS



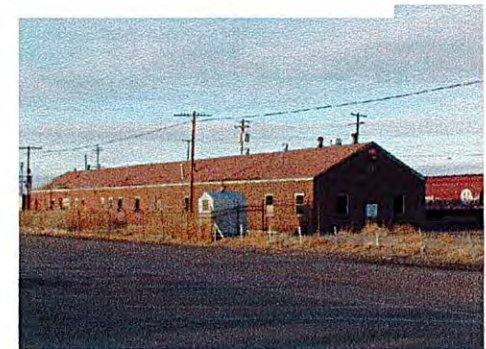
IT'S THE RIGHT THING TO DO

- HISTORICAL LEGACY PRESERVED FOR FUTURE GENERATIONS
- DOWNTOWN POCATELLO IS IMPORTANT TO THE FUTURE OF POCATELLO



TO THE POINT...

- A REQUEST FOR \$3.4 MILLION DOLLARS FOR THE CONTINUED ECONOMIC AND INFRASTRUCTURE REVITALIZATION OF THE HEART OF OUR CITY....
- THANK YOU



2003 Downtown Pocatello Revitalization Plan

Old Town Pocatello 2003 Revitalization Projects

Item Description	Unit	Quantity	Unit Price	Amount
Decorative Lighting				
Street Lights	Each	220	2,400	528,000
Spare Lights	Each	22	1,200	26,400
Globe Upgrade	Each	266	500	133,000
Demo/Salvage Exst IP Lights	Each	70	400	28,000
Subtotal - Lighting Improvements				715,400

Streetscape Improvements				
Pedestrian Corners	Each	26	148,200	142,500
Replace Deteriorated Sidewalks/C&G	S.F./L.F.	4,420	4.75/18.00	289,510
Stamped/Colored Concrete Crosswalks	S.F.	5,000	9.50	47,500
Decorative Bollards including Repairs	Each	85	1,050	89,250
Trees/Grates	Each	80	1,200	96,000
Trash Receptacles	Each	120	700	84,000
Decorative Public Benches	Each	20	900	18,000
Repair/Replace/Spare Bollards/Trees/Grates		One Lot	13,500	13,500
Emergency Phone Stations	Each	6	2,500	15,000
Subtotal - Streetscape Improvements				795,260

Engineering, Construction Management, Contingency				
Engineering/Design/Studies	Lump Sum	12% of Subtotals Above		181,279
Construction Coordination				
Utilities Coordination				
Traffic Coordination				
Estimate Contingency	Lump Sum	10% of Subtotals Above		151,066
Subtotal - Eng/Constr Manage/Contingency				332,345

Total -OTP Revitalization Plan Projects	1,843,005
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Description	Unit	Quantity	Unit Price	Amount
Downtown Renewal Projects				
Union Pacific Pavilion and Market Place		Lot	400,000	400,000
Lander Street Pedestrian Mall		Lot	225,000	225,000
Penney's Parking Lot-Paving/Lights/Landscape		Lot	80,350	52,225
Arthur/Lander Student Parking-Paving/Lights/Landscape		Lot	43,325	43,425
Picture Park-Paving/Lighting/Landscape		Lot	43,325	33,950
Garfield Property Parking-Paving/Lighting/Landscape		Lot	71,550	71,550
Downards Property-Purchase for School District 25 use		Lot	500,000	500,000
Tennis Court Relocation-Property Purchase @ Center & Garfield		Lot	160,000	160,000
Subtotal -Downtown Renewal Projects				1,486,150

Engineering, Construction Management, Contingency				
Engineering/Design	Lump Sum	10% of Subtotal Above		148,615
Construction Coordination				
Utilities Coordination				
Traffic Coordination				
Estimate Contingency	Lump Sum	10% of Subtotal Above		148,615
Subtotal - Eng/Constr Manage/Contingency				297,230

Total - Downtown Renewal Projects	1,783,380
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**Preliminary
Estimate
Not for Distribution**

Estimated Project Total	3,626,385
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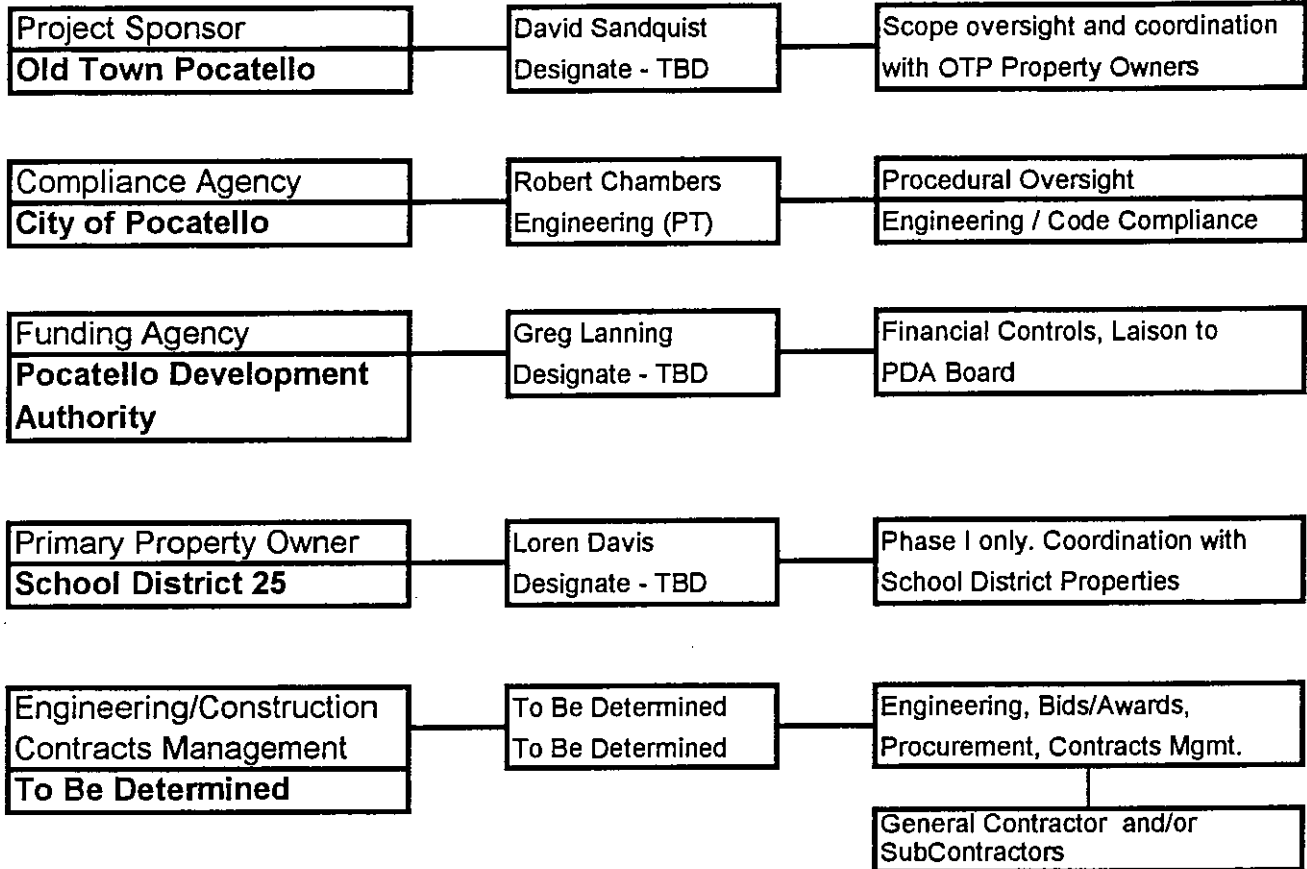
2003 Downtown Revitalization Project

Project Organization

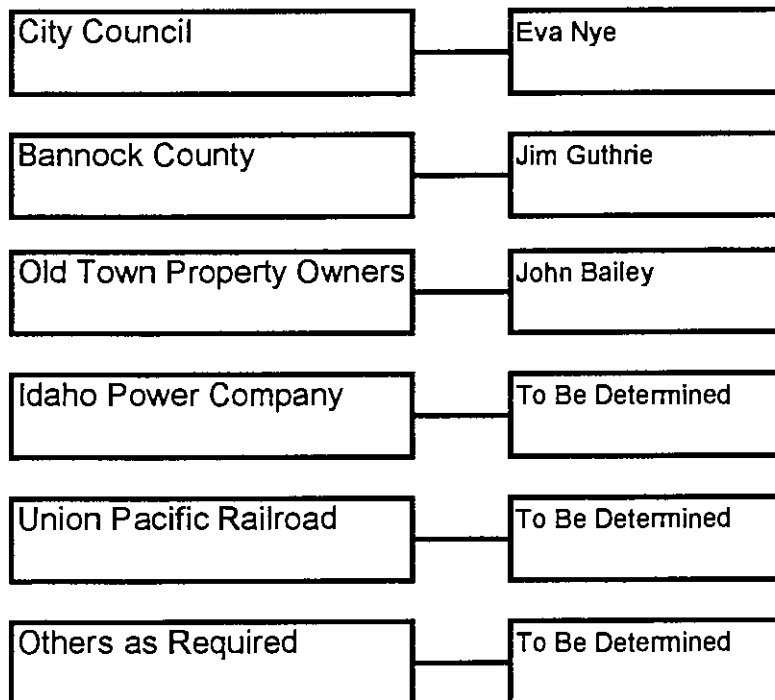
Participating Entities

Venture Team

Primary Responsibilities



In-direct Participation



Old Town Pocatello Inc.
Downtown Lighting Cost Analysis

Current Downtown Lighting Cost								
	No. of	Watts	Total Connected	Hrs/Day	Days/	KwH	Cost = KwH	
	Lights	per Light	Wattage	Ave	Year	(W/1k)	at 0.07689	
Existing Decorative Lights	244	150	36,600	10	365	133,590	10,272	
Existing Cobra style lighting	60	IP charge at \$108 per year for elect/maint						6,480
Current yearly Downtown lighting cost							16,752	
Projected Downtown Lighting Cost								
	No. of	Watts	Total Connected	Hrs/Day	Days/	KwH	Cost = KwH	
	Lights	per Light	Wattage	Ave	Year	(W/1k)	at 0.07689	
Upgrade exist Decorative Light Globes	244	70	17,080	10	365	62,342	4,793	
New Decorative Lights	220	70	15,400	10	365	56,210	4,322	
			32,480					
Existing Cobra lights to be removed								
Projected yearly Downtown lighting cost							9,115	
Projected yearly savings per year at current power rates							7,636	
Use Basis								
			Hours/Day					
Dec, Jan, Feb	5 p.m.	7 a.m.	14					
Mar, Apr, May	8 p.m.	6 a.m.	10					
Jun, Jul, Aug	10 p.m.	5 p.m.	7					
Sep, Oct, Nov	9 p.m.	6 a.m.	9					
					Ave/Day			
			40		10			

2003 Downtown Pocatello - Revitalization Project Option A - Spending Schedule

Spending Change Summary

2003 Spending decreased from 1,063,129 to 868,654 (194,475)

2004 Spending increased from 868,654 to 1,253,654. +385,000

Lander Street Mall moved from 2003 to 2004

2003 Engineering increased from 50% to 60%

2004 UP Marketplace increased to 80% from 40%

2005 UP Marketplace decreased from 40% from 20%

Phase I - Summer 2003

Lighting and Streetscape		Qty	Unit Cost	Amount
Lights (above Clark Street) <i>north of Clark</i>		86	2,400	206,400
Spares		22	1,200	26,400
Demo/Salvage		20	400	8,000
Trees/Grates		30	1,200	36,000
<i>400-500</i> → Bollards/Benches (<i>900 each</i>)		30%	120,750	36,225
Trash Receptacles		60	700	42,000
Sidewalks/Pedestrian Corners		30%	479,510	143,853
Engineering		60%	181,279	108,767
Contingency		10%	151,066	15,107

Economic Re-Development		Qty	Unit Cost	Amount
Penney's Parking Lot		1	52,225	52,225
Arthur/Lander Parking Lots		1	43,425	43,425
Garfield Property		1	71,550	71,550
Engineering		60%	132,610	79,566

Total Spending - 2003	869,518
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Phase II - Summer 2004

Lighting and Streetscape		Qty	Unit Cost	Amount
Lights (South of Clark Street)		93	2,400	223,200
Upgrades		100	500	50,000
Demo/Salvage		30	400	12,000
Trees/Grates		30	1,200	36,000
Bollards/Benches		20%	120,750	24,150
Trash Receptacles		60	700	42,000
Sidewalks/Pedestrian Corners		40%	479,510	191,804
Engineering		25%	181,279	45,320
Contingency		25%	151,066	37,767

Economic Re-Development		Qty	Unit Cost	Amount
UP Marketplace		80%	400,000	320,000
Lander Street Mall		100%	225,000	225,000
Engineering		25%	132,610	33,153
Contingency		10%	132,610	13,261

Total Spending - 2004	1,253,654
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2003 Downtown Pocatello - Revitalization Project Option A - Spending Schedule

Phase III - Summer 2005

Lighting and Streetscape	Qty	Unit Cost	Amount
Lights (East Side of Railroad Trac	41	2,400	98,400
Upgrades	100	500	50,000
Demo/Salvage	20	400	8,000
Trees/Grates	20	1,200	24,000
Bollards/Benches	30%	120,750	36,225
Sidewalks/Pedestrian Corners	30%	479,510	143,853
Engineering	10%	181,279	18,128
Contingency	30%	151,066	45,320

Economic Re-Development	Qty	Unit Cost	Amount
UP Marketplace	20%	400,000	80,000
Downards Property Purchase	40%	500,000	200,000
Engineering	10%	132,610	13,261
Contingency	30%	132,610	39,783

Total Spending - 2005	756,970
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Phase IV - Summer 2006

Lighting and Streetscape	Qty	Unit Cost	Amount
Upgrades	66	500	33,000
Bollards/Benches	20%	120,750	24,150
Emergency Phone Stations	100%	15,000	15,000
Engineering	5%	181,279	9,064
Contingency	35%	151,066	52,873

Economic Re-Development	Qty	Unit Cost	Amount
Downards Property Purchase	60%	500,000	300,000
Picture Park Improvements	100%	33,900	33,900
Engineering	5%	132,610	6,631
Contingency	60%	132,610	79,566

Total Spending - 2006	554,184
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Spending Totals	3,434,325
Project Estimate	3,434,325
Variance	0

2003 Downtown Pocatello - Revitalization Project Option B - Spending Schedule

Spending Change Summary - 3 year Construction Program
 2003 Spending decreased from 1,063,129 to 868,654 (194,475)
 2004 Spending increased from 868,654 to 1,253,654. +385,000
 2005 Spending increased from 756,970 to 1,311,154, +554,184
 2006 Spending moved to 2005
 Lander Street Mall moved from 2003 to 2004
 2003 Engineering increased from 50% to 60%
 2004 UP Marketplace increased to 80% from 40%
 2005 UP Marketplace decreased from 40% from 20%

Phase I - Summer 2003

Lighting and Streetscape	Qty	Unit Cost	Amount
Lights (above Clark Street)	86	2,400	206,400
Spares	22	1,200	26,400
Demo/Salvage	20	400	8,000
Trees/Grates	30	1,200	36,000
Bollards/Benches	30%	120,750	36,225
Trash Receptacles	60	700	42,000
Sidewalks/Pedestrian Corners	30%	479,510	143,853
Engineering	60%	181,279	108,767
Contingency	10%	151,066	15,107

Economic Re-Development	Qty	Unit Cost	Amount
Penney's Parking Lot	1	52,225	52,225
Arthur/Lander Parking Lots	1	43,425	43,425
Garfield Property	1	71,550	71,550
Engineering	60%	132,610	79,566

Total Spending - 2003	869,518
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Phase II - Summer 2004

Lighting and Streetscape	Qty	Unit Cost	Amount
Lights (South of Clark Street)	93	2,400	223,200
Upgrades	100	500	50,000
Demo/Salvage	30	400	12,000
Trees/Grates	30	1,200	36,000
Bollards/Benches	20%	120,750	24,150
Trash Receptacles	60	700	42,000
Sidewalks/Pedestrian Corners	40%	479,510	191,804
Engineering	25%	181,279	45,320
Contingency	40%	151,066	60,426

Economic Re-Development	Qty	Unit Cost	Amount
UP Marketplace	80%	400,000	320,000
Lander Street Mall	100%	225,000	225,000
Engineering	25%	132,610	33,153
Contingency	40%	132,610	53,044

Total Spending - 2004	1,316,097
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**2003 Downtown Pocatello - Revitalization Project
Option B - Spending Schedule**

Phase III - Summer 2005

Lighting and Streetscape	Qty	Unit Cost	Amount
Lights (East Side of Railroad Tracks)	41	2,400	98,400
Upgrades	166	500	83,000
Demo/Salvage	20	400	8,000
Trees/Grates	20	1,200	24,000
Bollards/Benches	50%	120,750	60,375
Emergency Phone Stations	100%	15,000	15,000
Sidewalks/Pedestrian Corners	30%	479,510	143,853
Engineering	15%	181,279	27,192
Contingency	50%	151,066	75,533
 Economic Re-Development	 Qty	 Unit Cost	 Amount
UP Marketplace	20%	400,000	80,000
Downards Property Purchase	100%	500,000	500,000
Picture Park Improvements	100%	33,900	33,900
Engineering	15%	132,610	19,892
Contingency	60%	132,610	79,566

Total Spending - 2005	1,248,710
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Spending Totals	3,434,325
Project Estimate	3,434,325
Variance	0