POCATELLO DEVELOPMENT AUTHORITY

Board of Commissioners Meeting April 16, 2003 11:00 a.m.

AMIS Engineering Building Alvin Ricken Drive

11:00 a.m.

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 March 19 – Motion to Approve and/or Amend

Financial Report: March Income and Expenses

Consider Payment of 1st Quarter 2003 Administrative Fees

Old Town Pocatello Consider Project

Avcenter, Inc. Proposal

South Cliffs Project

Consider Approving Requisition #E-24 Consider Approving Requisition #E-25

Roosevelt District:

Consider Approving Payment of Invoice #98388 Project Update

Executive Session, if required

	Pocatello Development Auti	hority									·		•		
	Cash Budget - 2003	•										•	i	Current	
		Actual	Actual	Actua!	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimate	Approved
		January	February	March	April	May	June	July	August	September	October	Novembér	December	2003	2003
	Beginning Balance	\$ 5 06,523.47	\$1,388,322.06	\$701,224.63	\$737,506.70	\$720,231.70	\$713,551.70	\$714,401.70	\$3,219,907.70	\$960,035.70	\$960,885.70	\$870,610.70	\$871,460,70	\$506,523.47	\$566,000.00
	SOURCES OF FUNDS			-								•	L.		
	Kress District	2,442.74	15.88	0.00	0,00	. 0.00	0,00	3,898.00	0.00	0.00	0.00	0.00	0.00	\$6,356,62	\$6,998,00
	Newtown District	23,018.32	0.00	0.00	0.00	0.00	0.00	39,820.00	0.00	0.00	0.00	0.00	0.00	\$62,838,32	\$69,820.00
	Al Ricken Drive District	419,422,86	0.00	0.00	0.00	0,00	0.00	1,671,276,00	. 0.00	0.00	0.00	0.00	₹ 0.00	\$2,090,698,86	\$2,565,101.00
	Old Town District	15,341.10	14,205,09	16,983,98	0.00	0.00	0.00	190,000.00	0.00	0.00	0.00	0.00	0.00	\$236.530.17	\$275.825.00
	North Main District	55,448,34	0.00	0.00	0.00	0.00	0.00	98,737,00	0.00	0,00	0.00	0,00	0.00	\$154,185,34	\$151,320,00
	Roosevelt District	202,988.45	0.00	8,844,30	0.00	0.00	0.00	255,559,00	0.00	0.00	0.00	0.00	0.00	\$467,391.75	\$505,559.00
	Central Corridor District	165,661.10	11,520,71	13,116.32	0.00	0.00	0.00	258,491.00	0.00	0.00	120,000.00	0.00	0.00	\$568,789,13	\$558,903.00
	General Funds	0.00	65.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$65,89	\$2,542.00
	Interest income	738.29	601.72	970,55	1,000.00	1,000.00	1,000,00	1,000.00	2.500.00	1,000,00	1,000,00	1,000,00	1,000,00	\$12,810,56	\$14,500.00
	TOTAL	885,061.20	26,409.29	39,915.15	1,000.00	1,000.00	1,000.00	2,518,781,00	2,500.00	1,000,00	121,000.00	1,000.00	1,000.00	\$3,599,666.64	\$4,160,568.00
	CASH AVAILABLE	\$1,391,584.67	\$1,414,731.35	\$741,139.78	\$738,506,70	\$721,231.70	\$714,551.70	\$3,233,182.70	\$3,222,407.70	\$961,035.70	\$1,081,885,70	\$871,610.70	\$872,460.70	\$4,106,190.11	\$4,716,568.00
	APPLICATION OF FUNDS	-				-									
	Kress District	0.00	2,471.75	0.00	0.00	0.00	0.00	0.00	3.898.00	0.00	0.00	0.00	0.00	\$6,369,75	\$10,896,00
	Newtown District	00,0	23,018.32	0.00	0.00	. 0.00	0.00	0.00	39,820,00	0.00	0.00	0.00	0.00	\$62,838,32	\$69,820.00
	Al Ricken Drive District	0.00	419,422.86	0.00	0.00	0.00	0.00	0.00	1.671,276.00	0.00	0,00	0.00	0.00	\$2.090,698.86	\$2,565,101.00
_	Old Town District	0.00	36,062,22	0,00	0.00	0.00	0,00	0.00	190,000.00	0.00	0.00	0.00	0:00	\$226:062:22	\$275,829,00
	North Main District	0.00	55,448.34	0.00	0.00	0.00	0.00	0.00	98,737.00	0.00	0.00	0.00	0.00	\$154,185.34	\$151,320.00
	Roosevelt District	0.00	5,200,00	2,681.48	5,000.00	7,530.00	0,00	0.00	0.00	0.00	198,000,00	0.00	0.00	\$218,411,48	\$225,530.00
	Central Corridor	0.00	171,735,48	855.00	10,000,00	0.00	0.00	10,000,00	258,491.00	0.00	10,000,00	0.00	0.00	\$461,081,48	\$468,903,00
	General Funds	3,189.61	81.86	96,60	3,225,00	100.00	100,00	3,225.00	100.00	100.00	3,225.00	100,00	100.00	\$13,643,07	\$13,700,00
	Bank Charges	73.00	65.89	0.00	50.00	50,00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$588.89	\$600,00
	TOTAL	3,262.61	713,506.72	3,633.08	18,275.00	7,680.00	150.00	13,275.00	2,262,372.00	150,00	211,275.00	150.00	150.00	\$3,233,879.41	\$3,781,695.00

\$1,388,322.06 \$701,224.63 \$737,506.70 \$720,231.70 \$713,551.70 \$714,401.70 \$3,219,907.70 \$960,035.70 \$960,885.70 \$870,610.70 \$871,460.70 \$872,310.70

\$934,873.00

-)

ENDING BALANCE



Civil ■ Surveying ■ Environmental ■ Transportation ■ Planning ■ Land Development ■ Municipal

April 9, 2003

Mr. Ray Burstedt Bannock Development Corp. 1651 Alvin Ricken Dr. Pocatello, ID 83201

RE: Tuscany Development- Cliffs Drive Project

Pay Estimate #6- Payment Request

Dear Ray:

Please find the summary spreadsheet and 3 invoices attached to this letter for pay request number 6 on Cliffs Drive. The is for the final project billing from Dig Em' Up totaling \$17,012.56. The initial bill from Guerrro Bros. for curb and gutter on the center island in the amount of \$2475.00. Also the request for private utilities in the amount of \$20,671.00. A second invoice for \$18,595 for street lights has been divided between Cliffs Drive and South Cliffs Drive since the Idaho Power invoice did not distinguish between the two projects.

If you have questions or require additional clarification, please contact me or Bill Isley.

Sincerely,

J. Mitchell Greer, P.E.

RMES

CLIFFS DRIVE- Pay Estimate Summary

	(Phase()		Į	Engineer	's Esti	imate	8-Aug-()2	Nov-02		: . Jan-03		Feb-03	Mar-0	13	Apr-03					
	ITEM EARTHWORK	UNIT	QUANTITY	UNIT PRICE	TOTAL	L	Pay Request #1	Par	y Request #2	D 17	equest #3					•					
	Clear and Grub	ļ					i aj maquest #1	, 4,	y request #2	гау к	aquest #3	Pay Re	equest #4	Pay Request #\$	Pay	/ Request #6		T	fotal Remaining	Varia	ınce
	Excavation, Including Rock	AC.	1.27			1,905.00	s .				:				_		_				
58-2	Excavation, including Rock	C,Y.	11,050	\$ 4.70) S	51,935.00	\$ 39,440.0	o s	2,468.00	\$	1	;	-	S -	\$	-	\$ -		\$ 1,905.00		1,905.00
	WATER		ļ				,		-1.00.00	•	1	•	-					. 1	\$ 10,027,00	\$	4,622.00
	12" Class 50 Ductile Iron Water Line (inc. import)	L.F.									1										
cw-2	12" Resilient Seat Gate Valve & Riser	E.A.	500	\$ 38.00		22,800.00	S -	5		5	3,800,00	\$	17,090.50			1,909.50					
cw-3	Fire Hydrant	EA.	3	\$ 1,700.00		5,100.00			•	\$	1,700.00		2,577.82		;	822.18		3			
cw-4	121 City of Pocatello Tap (1)	E.A.	1	\$ 2,300.00		2,300.00		\$				\$	1,895.25		š	404.75		- 3	-		
CW-5	Rock Excavation, Inc Blast	L.F.	560	-,		2,000.00	İ	5	-		ļ.	5			š	2,000,00					
		C.1 .	- 360	\$ 19.00	, 2	10,640.00		\$	4,731.60		1	\$	1,909.50		š	766,07			\$ 3,232.63		2,000.00 7,618.40
	SEWER		-				-				i							•	- 5,252.00	•	7,010.40
	8" SDR-35 PVC (inc import)	L.F.	620	\$ 20.00		12,400.00	l .	_			1										
	4' Día. Manholes	E.A.	2			3,500.00		\$ \$		\$	11,700.00	\$	2,695.00					1	\$ (1,996,00	2 ((1,996.00)
ss-3	Rock Excavation, Inc. Blast	L.F.	550	\$ 35.00		19,250.00		•		\$	3,500.00							1	\$ -		(1,000.00)
		I. —			•	70,200.00		4	20,338.36		;	\$	815.10						\$ (1,903.46	i) \$	(1,903.46)
<u> </u>	STROM WATER						İ				1										***
\$d-1	15" HDPE Storm Line (inc import)	L.F.	400	\$ 21,00) S	8,400.00	ļ				:										
	Storm Drain Manhole Inlet Catch Basin	E.A.	1	\$ 1,200,00	i ș	1,200,00	i	š		÷					5	4,960.00		1	\$ 3,440.00		
	Rock Excavation, Inc. Blast	E.A.	5		\$	5,750.00	ŀ	š		ž					Ş	1,400.00		1	\$ (200.00	1)	
80-4	ROCK Excavation, Inc. Blast	L.F.	400	\$ 14.00	\$	5,600.00		. 5	5,230.00	•	•				\$	4,750.00		1	\$ 1,000.00		
	CONCRETE	<u> </u>					Ī	•	0,200.00									: \$	\$ 370.00	/ S	90,00
sc-1	Standard Vertical Curb & Gutter	L.F.	 	_			ĺ														
sc-2	Standard 3" Rolled Curb	L.F.	930			9,765.00				s						2,475.00					
	Valley Gutter	S.F.	195			1,950.00									•	2,473.00		3	\$ 7,290.00		
	Handicap Ramp	E.A.	1910			6,685.00				5									\$ 1,950,00 \$ 6,685,00		
sc-5	4' Sidewalk	L.F.	650			2,400.00 5,525.00				\$									\$ 2,400.00		
sc-6	6" Concrete Apron	S.F.	1150			4.025.00	!											•	\$ 5,525.00		
			1,120	¥ 5.50	•	4,023.00												•	\$ 4,025.00		
	ROADWAY		1				l												,		
	Asphalt Pavement Section (3" ac, 4" 3/4, 8" 2")	S.F.	25360	\$ 1.55	5	39,308,00															
	Roadway Geotextile	S.F.	25360	\$ 0.15	Š	3,804.00				*		5	-					1	\$ 39,308,00	;	
1W-3	Asphalt Patch and Boring Material Import (2)	L.S.	1	\$ 6,200.00	\$ (6,200.00				Ť	3,100.00	•	-					1	\$ 3,804.00		
3P-1	Material import (2)									š	3,100.00	\$	19,550,00					1	\$ 3,100.00		
	MISC.									-	1	Ψ	19,530.00					1	\$ (19,550.00	1)	
	Revegelation	100	ار								1										
	Mobilization	AC.	0.5	\$ 475.00		237.50	l							s .	s	_	s .				
	Street Lights	É.A	 	\$ 2,500.00		2,500.00	\$ -	5	340,D0	\$	500.00			•	•	-	•				
	Private Utilites (5)	L.S.	3			4,800.00					:				s	4,800.00	\$ -		.,		
m-5	Materials Testing	L.S.	 	\$ 20,671.00 \$ 2,500.00		20,671.00		\$	-		1				š	20,671.00			\$. \$.		
m-6	Engineering and Design (4)	L.S.		\$ 10,000.00		2,500.00	l				I .	\$	257.50		•	20,2700	•	,	\$ 2,242.50	,	
m-7	Landscape Right-of-Way (3)	L.S.		\$ 12,500.00		10,000.00 12,500.00			1,585.00		1,000.00				\$	-	s -	. }			
				- 12,000,00	, ,	12,500,00	14 -	\$	-	\$	J			\$ -	\$	-	\$ -				
										•									. ,_,,		
		Total			\$	285,650.50	\$ 42,365.00		34,692.96		25 200 55		40.704.5-	_							
PROJECT	NOTES				•		4	- +	34,032.36	ð	25,300.00	\$ '	46,791.67	\$ -	\$	44,958.50	\$ -	:	\$ 91,542.37	\$	12,335.94

Tap fee charged in estimate 4 general water costs
 Added Category- Not in original list but required to make up for over-ex related to blasting.
 Added Category- 4/7/03

Guerrero Brother's Concrete 17 V. 1st Pocatelu, ID 83201



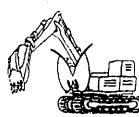
PROPOSAL NO.

•		SHEET NO.
PROPOSAL SUBMITTED TO:	WORK TO BE PERF	FORMED AT
NAME TUSCAMU Build	2 h D ADDRESS	1.1/1 Daine
ADDRESS HALL HARVITALLIJA	U. Stite 717	y saw
CITY, STATE Para la la No.	DATE OF PLANS	
PHONE NO. (208) 1/7 8 - (2/4)	ARCHITECT	
We hereby propose to furnish the materials and perform	the labor necessary for the completion of	
165 L.F.	curb + gutter	(0 \$15.00 Lf.
Rlagh	0	11801~
Dlack	CONCRELE	10tal #2475,00
		7.34
-14-	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
All material is guaranteed to be as specified specifications submitted for above work and c	, and the above work to be perform completed in a substantial workmanli	ned in accordance with the drawings and ike manner for the sum of:
		Dollars (\$
with payments to be as follows		
	λ / λ	72 -A
Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge	Respectfully submitted	THE Trollies
over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.	Per OK	helpers
	, , , , , , , , , , , , , , , , , , ,	
	Note This proposal may be w	vithdrawn by us if not accepted withindays
AC	CEPTANCE OF PROPOSAL	
The above prices, specifications and conditions are satisfate made as outlined above.	ctory and are hereby accepted. You are author	orized to do the work as specified. Payments will
	SIGNATURE	
E	SIGNATURE	
aclams 9450		



Jerry Scoarr 1010 W. Bedge Suite B

Blackfoot, [dalso 8322] Phone: (208)785-6987 Fax: (208)785-6997



Mar. 12, 2003
Tuscany Hills Development
Brad Frasure
South Cliffs Business Park
Development / Utilities
SD 204
South 5th, Pocatello, Id.
Jerry Stuart

Progress Invoice (actual completed amounts)

Temporary Measures

Barriers, Enclosures, Traffic Control, Erosion/Dust Control

Sewer System Improvements

To bore across the road and access pipe to existing main line Excavate, Install and Backfill Sewer Main Line (8" SDR 35) Provide and Place Manholes

Export and Dispose of Rock Material (on site)

Import Backfill Material (owner will provide loader for loading)

¿Line Improvements

To tap onto existing main line

To bore across the road and access pipe to existing main line

To install 12" ductile water line

To install 12" valves on water line

Install Fire Hydrant complete with valve and service line

Install 1" service water line

Export and Dispose of Rock Material (on site)

Import Backfill Material (owner will provide loader for loading)

Storm Sewer Improvements

To install 15" ADS storm sewer pipe To install storm drain man hole w/ grate

To install catch basin w/ C&G grate

Out of Scope Work

To cover blast zones with material for blasting (excavator)
Traffic Control To assist blasting company (labor)
To re-dig and compact trenches for storm line after re-staking

4	<u> </u>				•			P
ı	Quantity	Item	ļ	Jnit Price	T	Amount		
Ī			Τ		Ī		╗	
1					T	······································	7	
Ì		LS	\vdash		\$	500.00	7	
ſ					Τ		٦	\$500.00
ľ					T		Ť	
ľ	1	LS	\$	5,400.00	\$	5,400.00	7	
ſ	605	lin.ft.	\$	18.50	\$	11,192.50	٦	
L	2	Ea.	\$	1,800.00	\$	3,600.00		
-[7.62	cu yrd.	\$	2.75	\$	2,095.50].	-
Ĺ	278	cu.yrd.	\$	4.00	\$	1,112.00		
l							L	\$ 23,400.00
Ţ							7	
Ĺ	1	LS	\$	2,500.00	\$	2,500.00	1	
L	1	LS	\$	3,600.00	\$	3,600.00]	
L	556	lin. Ft.	\$	28.40	\$	15,790.40]	
L	3.	ea.	\$	1,350.00	\$	4,050.00]	
L	1	ea.	\$	1,995.00	\$	1,995.00		
L	1/	Ea.	\$	950.00	\$	950.00	1	
L	762	cu.yrd.	\$	2.75	\$	2,095.50	1	
L	278	cu.yrd.	\$	4.00	\$	1,112.00		
L							Ľ	32,092.90
		•		ł		-	Γ	•
C	248	lin.ft.	\$	20.00	\$	4,960.00	j	
	1	Ea.	\$	1,400.00	\$	1,400.00		
	5	ea.	\$	950.00	\$	4,750.00		
							\$	11,110.00

4 hr. \$ 125.00 \$ 500.00 10 hr. \$ 25.00 \$ 250.00 1 LS \$ 450.00 \$ 450.00 \$ -

1,200.00

ThankYou for your business!!
18% per annum on accounts due over 30 days.

Total Completed Work To Date:
Total Payments Received To Date:
Total Payments Requested To Date:
5% Retainage:
Last Progress Payment NOT yet Received:
Total Requested Amount This Pay App:

\$68,302.90
\$ 44,306.23
\$ 58,330.50
\$ -
\$ 6,984.27
\$23,996.67



CUSTOMER COSTS - IDAHO

Tor Customer	Design #		Work Order #
SUJTH CLIFFS PARK CLIFFS		0	27128123
Line Installation/Upgrade Costs		40.400	-
2. Company Betterment		19,133	•
Line Installation Allowances	-		•••
a. Customer Cash Allowance\$	-		
b. Terminal Facilities Allowance \$			
c. TOTAL ALLOWANCES (Lines 3a + 3b)	5		
4. Line Installation Credit (Customer Provided Tren			
5. Net Construction Cost (1-2-3c-4)			\$ 19,133
6. Vested Interest Paid to Previous Applicant (NSF	R) (Rule H. Option2) (Paid to WO#) 0	\$ -
7. Vested Interest Paid to Previous Applicant (Rule		0	\$ -
8. Unusual Conditions		•	\$ 1,250
Net Amounts for Refund Distributions	***************************************	***************************************	1,230
a. Customer Payment for Line Installation (80% of Custom	er Payment Line 5 above		
b. Customer Payment Inside Residential Sub			
(Smaller amount of # of Lots x \$800 or Customer Payment	Line 5 above)		
c. Vested interest Payment (Rule H after 2-26-97 Opt	ion 1)\$	-	
(Line 7 - 20% of Original Applicant's Line Installation Cost -	see Applicants A's Cost)		
d. TOTAL AMOUNT AVAILABLE FOR REFUND (Line		1,250	
10. 20% or Excess Investment (NSR) (Line 5 + 6 + 7-		19,133	
11. Temporary Line Installation / Up&Down (NSR)			\$ -
2. Right of Way Permits (NSR)	3	- Paid	\$ - Unpaid
3. Engineering Charges(NSR) (\$36 per Hour)			
a. Prepaid Engineering Charges			
b. Additional Engineering Charges		***************************************	\$ 288
4(lerground Service Attachment Charge (NSR)			
u. Base Charge (\$30 Base or \$255 if Riser is Needed)		<u> </u>	•
b. IPCo provided Trench (Trench Footage x \$5,05)		_	-
c. Customer provided Trench - FOJE (Trench Footage x			
e. TOTAL UNDERGROUND SERVICE ATTACHMENT	CHARGES (a+b+c+d)	••••••	\$ -
5. Temporary Service Charge (NSR) (Overhead \$120, Underground \$140)	50,000		
6. Relocation Charges (NSR)		Paid	\$ - Unpaid
Relocation or removal with new load. Relocation or removal with NO new load	************************************		\$ -
			\$
7. Other Charges			\$ -
	60000000000000000000000000000000000000	•	
3. Idaho Power Co. Contribution (Lines 2 + 3c)			
3. Prepaid Customer Charges (Lines 13+14+16)	<u> </u>	Ş	
). Total Customer Payment Due (Lines 5+6+7+8+9d+	11+12+13b+14e+15+16a+16b+17)		. \$ 20,671
omments			
			· - · · · - · · ·
			
vice: This written quotation shall be binding on the Company	for a period of circle down (CO) from the	4-4- 6-7	
ormation provided by the Customer or changes in the Company	nor a period or sixty days (ou) from the o	rate below indicated, subj	ect to changes in
julations, including but not limited to the rules, regulations, and	l tariffs of the Idaho Public Utilities Com	mission. The Customer i	vernineriai muet
ike payment of the quote amount not less than thirty (30)days	prior to the start of construction, but the	Company does not repres	sent that
nstr ion will commence within 30 days of receipt of payment	The start of construction will be subject	t to the Company's ability	to obtain
ary labor, materials and equipment.			
stomer Signature	Date		
station Date IIPCo Rep	resentative		
, oo kep	,		
031a (10/02)			



Civil ■ Surveying ■ Environmental ■ Transportation ■ Planning ■ Land Development ■ Municipal

April 9, 2003

Mr. Ray Burstedt Bannock Development Corp. 1651 Alvin Ricken Dr. Pocatello, ID 83201

RE:

Tuscany Development- South Cliffs Drive Project

Landscape #1- Payment Request

Dear Ray:

Please find the summary spreadsheet and invoice attached to this letter for pay request number 1 on the South Cliffs Project Landscaping. The request is for materials on the Babbling Brook Construction and the Myers and Anderson Invoice for design of the project landscaping. The Myers and Anderson invoice was removed from pay request #5 on Cliffs Drive.

 If you have questions or require further clarification, pleasecontact Bill Isley or myself.

Sincerely,

J. Mitchell Greer, P.E.

RMES

CLIFFS DRIVE I	ANDSCAPE- Pay	Estimate	Summan
	Ø	_+	-ammuty

(Phase 1)-Son	do	ape	Estimate	d Cost			1-Apr-03												
ITEM # ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL		Pay R	equest #1	Pay Rec	uest #2	Pay F	Request #3	Pay Req	uest #4	Pay Rec	juest #5	Total Rr	emaining	Varian	1ce
1.Plumbing System ea-2. Electrical System cw-1 Babbling Brook- Concrete Rock Work cw-2 Babbling Brook- Waterfalls cw-3 Roundabout Fountain Sculpture cw-4 Landscape Architect (1)	L.S. L.S. L.S. L.S. L.S.	1 1 1	\$ 20,000,00 \$ 20,000,00 \$ 15,000,00 \$ 10,000,00 \$ 15,000,00 \$ 5,000,00) \$) \$) \$	20,000.00 20,000.00 15,000.00 10,000.00 15,000.00 5,000.00	\$	5,637.87 3,262.30	\$		\$ \$ \$	-	\$ \$ \$ \$ \$		\$	-	\$ \$ \$ \$ \$	20,000,00 20,000,00 9,362,13 10,000,00 15,000,00 1,737,70	\$	1,905.00 4,622.00 2,000.00
	Total			\$	85,000.00	s	8,900.17	s		\$	-	\$		\$		\$	76,099.83	\$	8,527.00

¹ The invoice for design was moved from Cliffs Drive Estimate #5

** ACKNOWLEDGEMENT ** ** ACKNOWLEDGEMENT ** ** ACKNOWLEDGEMENT **

SILVER CREEK SUPPLY 810 W: ALAMEDA POCATELLO ID 83201

208-637-0727 Fax 208-637-0730

Order #: S1194789

P/O # : Cliffs Drive Landsca Printed: 16:00:41 08 APR 2003

Page # : 1 of 1

Sold To:

FRASURE CONSTRUCTION 444 HOSPITAL WY SUITE 77 POCATELLO, ID 83202 Ship To:

FRASURE CONSTRUCTION 505C YELLOWSTONE POCATELLO, ID 83202

LINER 1ea BAFSCO 45 MIL EPDM POND LINER 50 X 988.636 98 50	
PAUL SMITH Brad 243-4442 No Ordered Product Description ******** Shipping Instructions ******* * JOE NAME REQUIRED INSTEAD OF PO # * ***************************** 1ea BAFSCO 45 MIL 50 X 100 EPDM POND 1977.273 197 LINER 1ea BAFSCO 45 MIL EPDM POND LINER 50 X 988.636 98 50 3001f BAFSCO 45 MIL POND LINER 100×10 3.955 1186	6
******* Shipping Instructions ******* * JOE NAME REQUIRED INSTEAD OF PO # * ******************************* 1ea BAFSCO 45 MIL 50 X 100 EPDM POND 1977.273 197 LINER 1ea BAFSCO 45 MIL EPDM POND LINER 50 X 988.636 98 50 3001f BAFSCO 45 MIL POND LINER 100x10 3.955 1186	wed
1ea BAFSCO 45 MIL 50 X 100 EPDM POND 1977.273 197 LINER 1ea BAFSCO 45 MIL EPDM POND LINER 50 X 988.636 98 50 3001f BAFSCO 45 MIL POND LINER 100×10 3.955 1180	Net
50 3001f BAFSCO 45 MIL POND LINER 100x10 3.955 118	7.27
3001f BAFSCO 45 MIL POND LINER 100x10 3.955 118	8.64
	6.35
•	9.30
2ea BAFSCO QUICK SEAM COVER STRIP 100' 190.909 38:	1.82
4ea BAFSCO FSQP200 QUICK PRIME PLUS, 18.750 79	5.00
lea BAFSSR FIRESTONE SILICON ROLLER 22.159 22 POND LINER	2.16
1ea BAFSSK FIRESTONE SCRUBBER KIT POND 4.602 4 LINER	4.60
SUBTOTAL 5445 Freight 192	5.14 2.73
Invoice Amount 5637	



101 North Main Street Pocatello, idaho 83201

Ph: (208)-232-3741

INVOICE FOR ARCHITECTURAL SERVICES

PROJECT: South Cliffs Business Park

DATE: January 1, 2003

Bill Isley

INVOICE NO: One (1)

444 Hospital Way

ARCHITECT'S

Ste. 777

Pocatello, Idaho 83201

PROJECT NO: 02794

In accordance with the Owner-Architect Agreement dated August 7, 2002, there is due at this time for architectural services and reimbursable items on the above project, for the period ending January 1, 2003, the sum of:

Three Thousand Two Hundred Sixty Two Dollars and Thirty Cents

\$3,262.30

The above amount shall become due and payable upon receipt.

INTEREST ON OVERDUE ACCOUNTS SHALL ACCRUE AT ONE AND ONE HALF PERCENT (1.5%) PER MONTH

The present status of the account is as follows:

Owner's Budget for project:

\$125,000.00

Contract

Basic Compensation:

\$5,000.00 Previous

Amt. Of Serv.

\$3,262.30

Net This

\$3,262.30

Architectural Service	% Fee	Amount	% Complete	Complete	Billing Amt	Billing
Schematic Design:	10%	\$500.00	100%	\$500.00	\$0.00	500.00
Design Development:	15%	\$750.00	100%	\$750.00	\$0.00	750.00
Construction Documents:	50%	\$2,500.00	80%	\$2,000.00	\$0.00	2,000.00
Bidding:	5%	\$250.00	0%	\$0.00	\$0.00	0.00
Construction:	20%	\$1,000.00	0%	\$0.00	\$0.00	0.00
Compensation for additional se	rvices:	Total	\$3,250.00	\$0.00	\$3,250.00	
Compensation to additional se.	11000.		Blue prints	\$9,00		\$9.00
	Copies					\$0.00
		\$3.30		\$3.30		
	Deposit					
	us Payments	\$0.00				
	Past Due					

Total Due:

Last Payment Received:

Thank you:

Jim Jenkins

POCATELLO DEVELOPMENT AUTHORITY

REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2000 SERIES A

REQUISITION PURSUANT TO BOND ORDINANCE

Wells Fargo Bank
MAC U1859-031
999 Main Street, 3rd Floor
Boise, Idaho 83702
Attn: Corporate Trust Services

The undersigned, who is authorized to make such request under Section 11 of the Bond Ordinance, dated as of July 27, 2000, between First Security Bank, N.A. ("Trustee") and the Pocatello Development Authority (the "Agency"), hereby requests the above Trustee as follows:

- 1. Requisition Number: E-25
- 2. Payment is due to: Tuscany Hills Development Co., LLC
- 3. The amount to be disbursed is: \$80,672.00
- 4. The funds are being disbursed from the Revenue Allocation Fund per Section 9 of the Ordinance for repairs, additions or improvements to the Project or for any new project in the Revenue Allocation Area. An amount equal to the aggregate of the next payment of principal and interest for all the outstanding bonds remain in the Revenue Allocation Fund after this disbursement.
- 5. All of this requested payment is for the items on the attached Schedule, which are costs of the Project. These costs have not been previously paid from the Revenue Allocation Fund or Construction Fund.

Attachments: See Attached Schedule of Costs to Requisition

DATED: April 16, 2003

POCATELLO DEVELOPMEN	T AUTHORITY
Authorized Representative	
CITY OF POCATELLO	
Authorized Representative	

Terms used herein shall be as defined in the Bond Ordinance.

SCHEDULE OF COSTS TO REQUISITION CERTIFICATE NO. E-25

Description of Costs	Payee and Location	Amount
South Cliffs Business Park	Tuscany Hills Development Co., LLC	\$66,877.00
Project—Phase Two	444 Hospital Way	
Pay Request #1	Suite #777	
	Pocatello, ID 83201	
South Cliffs Business Park Project—Phase Two Pay Request #	Tuscany Hills Development Co., LLC 444 Hospital Way Suite #777 Pocatello, ID 83201	13,795.00
	INVOICE TOTAL	\$80,672.00

The above are to be paid upon receipt by Trustee of an invoice therefor.



Civil ■ Surveying ■ Environmental ■ Transportation ■ Planning ■ Land Development ■ Municipal

April 9, 2003

Mr. Ray Burstedt Bannock Development Corp. 1651 Alvin Ricken Dr. Pocatello, ID 83201

RE: Tuscany Development- South Cliffs Drive Project Pay Estimate #1- Payment Clarification

Dear Ray:

I am writing this letter to further clarify expenditures on the South Cliffs Project as detailed in the following breakdown:

 Total Estimate for Water and Sewer 	\$33,180.00
2. Cost Of Materials	\$14,514.86
Third Part Subcontractors Johnson Excavation Trent Frasure	\$10,580.00 \$ 6,475.00
Remaining Balance	\$ 1,610.14

The above includes no charges for exporting rock after the blast or importing material to backfill trenches. The remaining invoice from Frasure Construciton in the amount of \$6715.00 provided for rock export and material backfill.

If you have questions, please contact me or Bill Isley for further clarification.

Sincerely,

J. Mitchell Greer, P.E.

RMES



Civil ■ Surveying ■ Environmental ■ Transportation ■ Planning ■ Land Development ■ Municipal

March 10, 2002

Mr. Ray Burstedt Bannock Development Corp. 1651 Alvin Ricken Dr. Pocatello, ID 83201

RE:

Tuscany Development- South Cliffs Drive Project

Pay Estimate #1 Analysis

Dear Ray:

Please find invoice number 13 from Tuscany Hills Dev. Co for work performed on South Cliffs Drive. I have attached a new spreadsheet to this letter to begin a basis to track the project costs. The quantities in the spreadsheet are based on estimates from the plans submitted to the City of Pocatello for the Project. There has been a significant amount of work completed on the project during the past several months including drilling and blasting for the Roadway and Utilities, excavation of the blasted material, import of material to bring the roadway to subgrade and the installation of both of the water and sewer utilities. The requested amount is \$66,876.66 includes the amount requested by Johnson Excavation that was not approved last month.

Attached to the invoices, is a bid to complete the utility work form Dig'Em Up for \$42,428.60 for comparison. Tuscany Hills Development Co. did not use Dig'Em Up to complete the project because an EMERGENCY situation arose and the utilities had to be placed in a very short time frame. When comparing the Dig 'Em Up estimate to the amount requested by Tuscany Builders, the work actually got completed for slightly less than the estimate

The individual invoices are attached for review and please contact me if you have questions or require additional information to process the payment.

Sincerely,

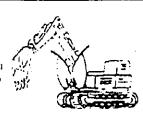
J. Mitchell Greer, P.E.

RMES



Jerry Scustr 1010 W. Beidge Secte 8

Suite 8 Blackfoor, (daha 8)221 Phown (208)785-6987 Pass (206)785-6997



Date:	Feb. 17, 2003		
Customer:	South Cliffs Business Park		
ATTN:	Brad Frasure		
Job Name:	South Cliffs Business Park #2		
Work Summary:	Development / Utilities		
Job Number:	SD 300		
PO#:	·.		
Job Address:	South 5th, Pocatello, id		
Estimator:	Jerry Stuart		



Temporary Measures

Barriers, Enclosures, Traffic Control, Eroslon/Dust Control Security, Field Office, Sheds, Temporary Power, Portable Toilet

Sewer System Improvements

Excavate, Install and Backfill Sewer Main Line (8" SDR 35)
Provide and Place Manholes
Export and Dispose of Rock Material (on site)

Water Line Improvements

To install 12" ductile water line
To install 8" ductile water line
Install Fire Hydrant complete with valve and service line
Install 1" service water line
Export and Dispose of Rock Material (on site)

Storm Sewer Improvements

To install 15" ADS storm sewer pipe To install catch basin w/ C&G grate

Estimate

O 416	14	11-14-50		7
Quantity	Item	Unit Price	Amount	\$
			<u> </u>	_
			extra if needs	≘d
			extra if needs	<u>e</u> d
400	lin.ft.	\$ 28.00	\$ 11,200.00	
2	Ea.	\$ 1,800.00	\$ 3,600.00	
600	cu yrd.	\$ 2.75	\$ 1,650.00	
				S 15,450.00
360	lin, Fu	\$ 37.00	\$ 13,320.00	•
54	lin.ft.	\$ 28.40	\$ 1,533.60	
2	ea.	\$ 2,400.00	\$ 4,800.00	
1	Ea.	\$ 950.00	\$ 950.00	
500	cu.yrd.	\$ 2.75	\$ 1,375.00	
				\$ 21,975.60
60	lín.ft.	\$ 30.00	\$ 1,800.00	
2	ea.	5 1,100.00	S 2,200.00	
····				\$ 4,000.00

Stipulations

- Above pricing does not include any rock blasting, or hammering
- Exporting and Importing Lava rock and Pit run Backfill material, are estimated quantities only, actual (billed) quantities may be more or less.
- Above traffic control included is for boring holes across the highway.
- *** Above pricing does not include heating any concrete pours, or thawing out ground, but does include covering and blanketing as needed
- If delays are made due to the blacking not being complete, a \$500. Per day stand by charge will be assessed.
- Backfill material will be supplied and delivered to the site by others and placed by Dig. Em Up. On site backfill will be used provided it is 1' minus.

Bitweether

Any out of scope work such as moving dirt, hauling, or protecting areas from blast zones, or additional traffic control, will be billed out as time and materials.

*** Thank you for the opportunity to bid your job!!! ****

Grand Total

\$42,428.60

Terms and Conditions:

The terms and conditions of this contract are as follows: Dig 'Em Up agrees to do the work described in the preceeding estimate form. This work will commence within five days of the signing of this contract, and will be done in a timely marrier, knowing that it will be done in winter months respective to the weather. Dig 'Em Up will provide this work according to plan specifications and idaho and City of Pocatello Codes. Dig 'Em Up will call for the necessary inspections and will work with Engineers and City Officials to perform this work in an acceptable manor. Dig'Em Up requires a 10% deposit on above estimated work to cover permits, fees, and other items necessary in starting this project. Dig 'Em Up will submit a progress payment request twice each month requesting payment for items complete less 5% reteinage. The first progress payment request will encompass the 10% deposit. The final billing will be submitted upon completion and acceptance of the project, and will include the 5% retainage withheld throughouth the project. An 18% per annum intrest will apply on amounts unpaid exceeding 3C days.

(please sign below to agree to the terms and conditions of this project, and please sand initial deposit payment to initiate contract). ThankYou.

Dig Em Up Quality Contractors Inc.
Jerry Stuart

Tuscany Hills Dev. / South Cliffs Business Park Brad Frasure SOUTH CLIFFS DRIVE- Pay Estimate Summary

				.,				3/03											
	Phase II			Engineer'	e Feti	mate		- 8 Aug-02	ŝ.	°Nov-0	-	ಿರವಾರಿ							
				Linginioci	o Lau	ato		Hallot	-	1104-0	_	Janio							
ITEM #	ITEM	IUNIT	QUANTITY	UNIT PRICE	TOTAL	. 1	Pay R	Request #1	Pav	Request #2	Pav	Request #3	Pa	y Request (¥4	Pay Request #5	To	tai Ren	aining
	EARTHWORK	1				1	•	•						,		,			·······
ea-1	Clear and Grub	IAC.	1 1.2	\$ 1,500.00	S	1.800.00	S		i.				S			\$ **	s		1,600,00
6a-2	Road Excavation	IC.Y	1,400			7,000.00		5,110.00	5	2	\$	2	Š				Š		1,890.00
		1		1	-		ľ		1 -		•		•				•		0
	WATER	1		i					11										
cw-1	12" Class 50 Ductile Iron Water Line (and import)	L.F.	360	\$ 38.00	\$	13,680.00	\$	13,680,00	5	(4)	\$		\$				\$		190
CW-2	12" Resilient Seat Gate Valve & Riser	E.A.	2	\$ 1,700.00	\$	3,400.00	\$	3,400.00			5		\$				S		
cw-3	Fire Hydrant	(EA	2		\$	4,600.00	S	4,600.00	\$	(%)			\$		390		\$		
	12" City of Pocatello Yap	EA	0	\$ 2,000.00	\$			•	İS	3.00			\$				\$		3.5
cw-5	Rock Excavation, Inc Blast	LF	340	\$ 19.00	\$	6,460.00	S	8,887.50	\$	-			\$				\$		(2,427.50)
cw-6	Import	C.Y.	1200	\$ 8.50	\$	10,200.00	S	*	1								5		10,200.00
				1															
	SEWER]			1												
	8" SDR-35 PVC	L,F,	400			8,000.00		8,000.00		2	\$		\$		20		\$		-
	4' Dia: Manholes	E A		\$ 1,750.00		3,500.00		3,500.00			\$						\$		
	Rock Excevation, Inc. Blast	LF.	300			10,500.00	S	8,887.50	\$	•							\$		1,612.50
\$5.4	Import	CY	1200	S 8.50	\$	10,200.00	1										\$	•	10,200.00
				1		10	1												
	STORM WATER			1			i				_								
	1 15" HDPE Storm Line	L.F.		5 \$ 21.00		2,205.00	1		\$		\$	3*					\$		2,205.00
	2 Storm Drain Manhole	E.A		\$ 1,200.0			1		ુ \$	-	\$						\$		8
	3 Inlet Catch Basin	E.A		2 \$ 1,500.0		3,000.00	1		S	-	\$			_ 8			S		3,000,00
sd-	4 Rock Excavation, Inc. Blast	L.F.		D \$ 14.0) \$	-	1		2	-				- 00			S	4	
	COMPRETE		-	4			1		10	4									
	CONCRETE 1 Standard Vertical Curb & Guiter	11.5	400	d. 40 c		44 000 50					s						5		11,392.50
	2 Standard 3" Rolled Curb	L.F.			0 \$ 0 \$	11,392.50 1,950.00	1		10		•	-							1.950.00
	3 Valley Gutter	SF			0 \$	4,165.00			1		s	_					,	į.	4,165 00
	4 Handicap Ramp	IE A		8 \$ 300.0		2,400.00			- 31		•						- 7	ζ.	2,400.00
	5 4' Sidewalk	LF			0 \$	9,222.50					•						•	S.	9,222.50
	6 6" Concrete Apron	SF.			0 \$	5,512.50												S:	5,512.50
	o o dan da da cara cara cara cara cara cara car	- 0.		* * * * * * * * * * * * * * * * * * *	•	0,012.00												•	0,012.00
	ROADWAY	- i		7			1		9										
ſw	-1 Asphalt Pavement Section (3" ac, 4" 3/4, 8" 2")	S.F.	2369	5 \$ 1.5	5 \$	36,727.25			12		\$			s			:	S	36,727.25
	-2 Roadway Geolextile	S.F.			5 S	3,554.25			9		S			S	-3+0		:	\$ 1	3,554.25
	-3 Asphalt Patch and Boring	L.S.	-	0 \$ 6.200.0	xo \$		1				\$:	5	
	-1 Material Import	CY	250	x 8.5	SO \$	21,250.00	s	10,812.0	0									\$	10,438.00
			-	7			1		3										
	MISC.		- 1	_		122	1		- 8										
11	-1 Revenetation	AC.	- 0	.5 \$ 475.	00 \$	237.50	1									\$		\$	237.50
п	i-2 Mobilization	L.S.		1 \$ 2,500.		2,500.00		ž	:\$		S							\$	2,500.00
m	-3 Street Lights	E A		3 \$ 2,200.		6,600.00												\$	6,600.00
	1-4 Private Utilites	LS		1 \$ 12,000.		12,300.00			\$		•			\$	~			\$	12,300.00
	1-5 Materials Testing	LS		1 \$ 3,000.		3,000.0								\$	200			2.	3,000.00
	n-6 Engineering and Design	LS		1 \$ 10,000.		10,000.0		7.	\$		+ 5		•					S ;	10,000.00
п	1-7 Landscaping	L.S		1 \$ 17,300.	00 \$	17,300,0	0 \$		Ę \$, 1	2	•					2	17,300.00
															521 - 1				
					_				_						28.3				405 700 60
		Tota	ı;		\$	232,656.50	\$	66,877.0	ָ ט		5.	\$ -		\$		\$	3	\$	165,779.50

Tuscany Hills Development Co., LLC

444 Hospital Way, Suite 777 Pocatello, ID 83201

INVOICE

Bill To

Pocatello Development Authority c/o Ray Burstedt 1651 Alvin Ricken Dr. Pocatello, ID 83201 232-0267 Invoice #

13

Date

3/10/2003

Description	An	nount
South Cliffs Business Park - So. 5th ProjectJohnson Excavation Invoice #102Eagle Rock Blasting Invoice # 20440Fuscany Builders Invoice # 32		0.00 10,812.00 17,774.80 38,289.86
	Total	\$66,876.66
	Payments/Credits	\$0.00
	Balance Due	\$66,876.66

Phone #

(208) 478-6449



Joinson Excavation

P.O. Box 36 Inkom, ID 83245 208-681-3271

Invoice

Date	Invoice #
2/3/2003	102

Bill To

TUSCANY BUILDERS
444 HOSPITAL WAY SUITE 777
POCARELLO, ID 83201

Description		Amount
SOUTH CLIFF DRIVE 1275 C.Y ENGINEERED FILL		10,812.00T
I		
		ļ
		1
	i	
		į
	Total	\$10,812.00

Eagle Rock Blasting, Inc. 6992 N. 5th E.

6992 N. 5th E. Idaho Falls, ID 83401 (208) 524-4618

Invoice						
DATE INVOICE #						
2/18/2003	20440					

BILL TO:

Tuscany Hill Development Co. c/o Bill Isley 444 Hospital Way. Suite 777 Pocatello, Idaho 83201

		PROJECT:	TERMS	DUE DATI
•		South Cliff Drive	Net 30	3/20/2003
QUANTITY	D	ESCRIPTION	RATE	AMOUNT
1,400	1/16/0 Drilling and blasting D&B 3 rock knobs, 2 Mobilization Sales Tax	03 thru 2/17/03 for utilities. -20x20, 1-20x30	17.20 2.40 500,00 5.00%	13,914.80 3,360.00 500.00 0.00
į				

Prices as per contract. Thank you for your business	Total	\$17,774.80
·	1	



Civil ■ Surveying ■ Environmental ■ Transportation ■ Planning ■ Land Development ■ Municipal

April 9, 2003

Mr. Ray Burstedt Bannock Development Corp. 1651 Alvin Ricken Dr. Pocatello, ID 83201

RE: Tuscany Development- South Cliffs Drive Project Pay Estimate #2- Payment Request

Dear Ray:

Please find the summary spreadsheet and invoice attached to this letter for pay request number 2 on South Cliffs Drive. The request is for street lights. I have divided the costs between Cliffs Drive and South Cliffs Drive since the Idaho Power invoice did not distinguish between the two projects.

Sincerely,

_Mitchell Greer, P.E.

RMES

SOUTH CLIFFS DRIVE- Pay Estimate Summary

مر	PhaseII		o Guilling	u y							•						
				Engineer'	s Esti	imate	1	3-Mar-00	3	Apr-03							
	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL	ı	Day 5	Request #1.	n. •								
	EARTHWORK		1	1	·VIAI	-	ray r	request #1	Pay I	Request #2	Pay Req	uest #3	Pay Re	quest #4	Pay Request #5	Total	Remaining
	Clear and Grub	AC.	1,2	\$ 1,500.00	\$.	1,800.00	4										_
ea-2	Road Excavation	C.Y.	1,400			7,000.00		5,110.00			_		\$	-	S -	\$	1,800.00
				1	•	7,000.00	•	3, 110.00	Ф	-	5	-	\$	-		5	1,890.00
	WATER			1													
CW-1	12" Class 50 Ductile Iron Water Line (inc. import)	L.F.	360	\$ 38,00	\$	13,680,00	\$	13,680.00	•		•						
	12" Resilient Seat Gate Valve & Riser	E.A.	2	\$ 1,700.00		3,400.00		3,400,00		-	\$	-	\$	•		\$	-
	Fire Hydrant	EA.	2	\$ 2,300.00		4,600.00		4,600.00			\$	-	\$	-		\$	
	12" City of Pocatello Tap	E.A.		\$ 2,000.00		-,000,00	Ψ	4,000,00		-			\$	-		\$	_
	Rock Excavation, Inc Blast	L.F.	340				\$	8,887,50	\$	-			\$	-		\$	-
CW-6	Import	C.Y.	1200			10,200.00		0,007,30	Ð	-			\$	-		\$	(2,427.50)
ļ			-	1	•	10,200.00	Ψ	-								\$	10,200.00
	SEWER			1													
	8" SDR-35 PVC	L.F.	400	\$ 20.00	55	8,000.00	e.	8,000,00	•								
	4' Dia, Manholes	E.A.	2	\$ 1,750.00		3,500.00		3,500.00		•	\$	-	\$	-		\$	-
\$5-3	Rock Excavation, Inc. Blast	L.F.	300			10,500.00		8,887,50		-	\$	-				\$	
SS-4	Import	C.Y.	1200	\$ 8.50		10,200.00	Ψ	0,007.50	Þ	-						\$	1,612.50
				1	•	10,200.00		1								5	10,200.00
	STORM WATER		T	1				:									
sd-1	15" HDPE Storm Line	L.F.	105	\$ 21.00	\$	2,205.00		1	\$		•						
	Storm Drain Manhole	E.A.	0	\$ 1,200.00		2,200.00		i	3 S	-	\$	-				5	2,205.00
	Inlet Catch Basin	E.A.	2	\$ 1,500.00		3,000,00		1	S	•	\$ \$	-				5	-
sd-4	Rock Excavation, Inc. Blast	L.F.	0	\$ 14.00		-		1	\$	-	3	•				\$	3,000.00
				1				i	J.	-						\$	-
	CONCRETE			1				1									
SC-1	Standard Vertical Curb & Gutter	L.F.	1085	\$ 10.50	\$	11,392,50		1			\$						
sc-2	Standard 3" Rolled Curb	L.F.	195		\$	1,950,00		i			Φ	•				\$	11,392,50
	Valley Guiter	S.F.	1190	\$ 3.50	\$	4,165.00		-			\$					5	1,950,00
	Handicap Ramp	E.A.		\$ 300.00	\$	2,400.00		1			S	-				5	4,165.00
	4' Sidewalk	L.F.	1085		\$	9,222.50		•			4	-				\$	2,400.00
sc-6	6" Concrete Apron	S.F.	1575] \$ 3.50	\$	5,512.50										\$	9,222.50
	ROADWAY]				1								\$	5,512.50
- Bu 1	Application of Service (Service]				1										
1W-1	Asphalt Pavement Section (3" ac, 4" 3/4, 8" 2")	S.F.	23695			36,727,25		,			\$		\$			_	
	Roadway Geotextile Asphalt Patch and Boring	S.F.	23695			3,554.25		1			\$		\$	-		5	36,727.25
	Material Import	L.S.		\$ 6,200.00	\$	-					s	_	Ψ	•		\$	3,554.25
35-1	waterial import	C.Ÿ	2500	\$ 8.50	\$	21,250.00	\$	10,812.00			•	-				\$	40 400 00
	MISC.					•		, .=)								\$	10,438.00
	Revegetation	1.0		1			l	1									
	Mobilization	AC.	0.5			237.50									S -	•	007.50
	Street Lights (1)	L.S.	1	\$ 2,500.00		2,500.00	\$	=	\$	_	\$	_			Ψ -	5	237.50
	Private Utilites (2)	L.S.		\$ 13,795.00	\$	13,795.00	1		\$	13,795.00	•	-				\$ \$	2,500.00
	Materials Testing	L.S.		5 -	\$	-	l	÷	\$	-			\$	_		3 S	-
	Engineering and Design	L.S.		\$ 3,000.00		3,000.00	l		-				\$			œ.	3,000.00
m-7	Landscaping	L.S.		\$ 10,000.00		10,000.00		2	\$	-	\$	_	-	_		\$	10,000.00
	caridadaping	L.S.	1	\$ 17,300.00	\$	17,300.00	\$	-	\$	-	\$	_				φ 55	17,300.00
											•					Φ	17,300.00
		T.4.															
		Total			\$	227,551.50	\$	66,877.00	\$	13,795.00	\$	_	\$	_	\$ -	c	146,879.50
								•	-		•		~	-	*	Ψ	140,075.50

^{1,2} Idaho power work order for utilities was on cliffs drive, the majority of street lights is on south cliffs drive



CUSTOMER COSTS - IDAHO

P tor Customer CLIEE				•	
11		Design #			Work Order #
S. SLIFFS ST LIGHTS SOUTH	H CUFFS		0	• •	27141056
1. Line Installation/Upgrade Costs			\$ 17.377		
.2. Company Betterment		\$ 5000000	\$ 17,377		
3. Line installation Allowances		····			
a. Customer Cash Allowance	s -				
 b. Terminal Facilities Allowance 	(\$ 3,634)		•		
c. TOTAL ALLOWANCES (Lines 3a + 3b)		(\$ 3.634)			
4. Line Installation Credit (Customer	Provided Trench - FO.	JE) .	\$ -		
5. Net Construction Cost (1-2-3c-4)	***************************************				\$ 13,743
o. Vested interest Paid to Previous A	Applicant (NSR) <i>(Rule H</i>	l. Option2) (Paid	to WO#) n		\$ -
7. Vested Interest Paid to Previous A	pplicant (Rule H. Opti	ion1) (Paid to WO	#) 0	ļ	\$ -
8. Unusual Conditions			",	,	\$ 4,852
9. Net Amounts for Refund Distribution	ons	***************************************		ı	3 4,032
a. Customer Payment for Line Installatio		Line 5 above1	(e)		
 D. Customer Payment Inside Residential 	f Sub				
Comment authoriting of # of Fore x \$800 of C	ustomer Payment, Line 5 abo	vel	<u> </u>		
 C. Vested interest Payment (Rule H after (Line 7 - 20% of Original Applicant's Line I 	er 2-26-97 Option 1)		\$ -		
d. TOTAL AMOUNT AVAILABLE FOR	REFLIND // inc @+0a+0a	ints A's Cost)			
0. 20% or Excess Investment (Neps /	ling 5 + 5 + 7 + 0 + 0 + 1	TBC)	\$ 4,852		
0. 20% or Excess Investment (NSR) (I	_mc J + 0 + /+ 0 - 9d) .	••••••	\$ 13,743	r	
1. Temporary Line Installation / Up&Do	own (NSR)			Ĺ	<u>\$</u>
2. Right of Way Permits (NSR)			S - Paid	L	\$ - Unpai
3. Engineering Charges(NSR) (\$36 per	Hour)			_	
a. Prepaid Engineering Charges	******************************		5 - Paid	_	
b. Additional Engineering Charges 4.1 erground Service Attachment Cl				[\$ -
5 The second of the control of the c	harge (NSR)				
a. Base Charge (\$30 Base or \$255 if Rise.	r is Needed)	***************************************	\$		
b. IPCo provided Trench (Trench Footage c. Customer provided Trench - FOJE (Tre	x \$0.00)		\$ -		
e. TOTAL UNDERGROUND SERVICE A	TTACHMENT CHARGES	: /a.h.a.d	[\$ -	<u></u>	
5. Temporary Service Charge (NSR)	THOUMENT OFFICES	(a+D+C+U)			-
(Overhead \$120, Underground \$140)			Transition in the second		
i. Relocation Charges (NSR)	*************************	*** *** *** *** *** *** *** ***	. Ea. Paid	9	- Unpaid
a. Relocation or removal with new load				٦	
b. Relocation or removal with NO new load		***************************************	*** *** *** ***	5	
. Other Charges			·····	<u> \$</u>	
	I 	·		\$	
Idaho Power Co Contribution (Line	a.a. E	2,000,000,000,000			
. Idaho Power Co. Contribution (Lines 2	2 + 3c)	\$ 3,634			
Prepaid Customer Charges (Lines 134	+14+16)	•	5 -		
Total Customer Payment Due (Lines 5	5+6+7+8+9d+11+12+13	lb+14e+15+16a+1	6b+17)	5	18,595
				_	
<u>mments</u>					
		·			
					
ice: This written quotation shall be binding or	the Company for a period	i of sixty days (60) fe	on the data below indicate	المصنطيية	
manon browded by the costomer of changes	in the Company's ability to	obtain satisfactory r	ights-of-way or to comply s	with governu	mental
iations, including but not limited to the fules, fo	egulations, and tariffs of th	ie Idaho Public Utilitii	es Commission. The Cue	tomer must	•
e payment or the quote amount not less than t	hirty (30)days prior to the s	start of construction	but the Company does no	t renrecent	that
will commence within 30 days of rece	ipt of payment. The start (of construction will be	subject to the Company	s ability to c	btain
ec ary labor, materials and equipment.			,	,	
mer Signature					
Signatule			Date		
		}			
tion Date	IPCo Representative		<u> </u>		
]				J

'TUSCANY BUILDERS LLC

444 Hospital Way, Suite 777 Pocatello, ID 83201

Phone # 208 478 6449

Invoice

Date Invoice # 3/10/2003 32

Bill To

Tuscany Hills Development

SOUTH CLIFF'S DRIVE

Description	Amount
Water & Sewer line complete with hydrants & manholes	0.00
Materials	14,519.86
Johnson Excavation	10,580.00
Trent Frasure	6,475.00
Frasure Construction	6,715.00

Total

\$38,289.86

72,428-60 Dig 8m up Bid March 3, 2003

Materials

400' L.F. SDR 35 24' Manhole Material

\$1050.00 \$1920.00

TOTAL DUE:

\$2970.00

Thank you for your business.

FNW POCATELLO 756 S IST AVE

POCATELLO. ID

7752970

BR: 056 Phone# 208 233 4023

056 РГСК ЭТСКЕТ

3/06/03 FIME 13:30:44

BILL OF LADING NO

SPECIAL INSTRUCTIONS NO NAMES!!!!

TOTAL DUE

现代对中亚

ALL ORDERS MUST HAVE A PO LETTER & #

CUST#: 134941

REPRINT

TUSCANY BUILDERS LLC 444 HOSPITAL WAY STE 777 POCATELLO, ID 83201

83201

TUSCANY BUILDERS LLC C/O SOUTH CLIFF JOB SOUTH 5TH POCATELLO. ID 83201

(O)	D. NUMBER	. 10	8320)	L .				
	JOB NAME JOB NO.	SLS	ENT.BY	ORDER DATE		DEL	IVERY METHOD	
BRAD BIN LOCATION	SO CLIFF JOB	571	. SMB	2/24/03	OUR TRUCK			
√HH 021 016			ORDERED	SHIPPED	B/O .		PER.	
√HH 061 01£	7 - 2 - 3 - 2 /	1 1	126	126	0	9.14		EXTENDED AMT
,	#160552 PIPE W/GSKT CLASS 50	FT	18	18	0	6.59	FT	118.62
	12X6 MJXFLANGE SSB TEE L/ACC D	EA	:1	1	n	242 45		
/EA 041 024	LIGHT LINES SER LEE (VOCC - D	EΑ	1	1.	0	263.12 274.22	!	263,12 274,22
/EA 041 034	KENNEDY 6 4572X MJXFE RS GATE VLV	EA	2	2	0	258.55		51210
	KENNEDY 8 4572X MJXFE RS GATE VLV #160759	EA	2	2	0	403.39	EA	_
	TYLER 7026 26X36 CI VLV BX L/LID #261378	EA	4	4	o			806.76
VHF 151 01A	TYLER 6855 51/4 DROP LID WATER #044121	EA	4			46,19	EA	184.76
	K81 HYD 5 VO 3-WAY 5'6" TRCH 6MJ		·	4	0	7.50	EA	30,00
√HF 162 02A	8 MI SCR 45 STRUCK 6MJ	EA	2	2	0	903.40	EA	1866,80
		EA	1	1	o	65.85	EA	65.85
	<u> </u>							
SUBJECT T AND CONDI REVERS	TIONS ON SHIPPE	D DATE	FILLED	BY CHECKE	DBY SHIPPIN	G & HANDLING		
RECEIVED B	$\frac{12}{25}$	·/ŋʒ					AMOUNT TAX %	
	RECEIVED BY (SIGNATURE)		DATE R	ECEIVED	BILL OF LAI	DING NO		

TATERIAL SAFETY DATA SHEETS AVAILABLE UPON REQUEST

REPRINT

7752970

BR: 056 Phone# 208 233 4023

CUST#:

056 P T C K T 1 C K E T 7752970

TOTAL DUE

TPAGE

DATE 3/06/03 TIME 13:30:44

SPECIAL INSTRUCTIONS

NO HAMES!!!!

FNW POCATELLO 756 S 1ST AVE POCATELLO, ID 83201

TUSCANY BUILDERS LLC. 444 HOSPITAL WAY STE 777 POCATELLO, ID 83201

TUSCANY BUILDERS LUC C/O SOUTH CLIFF JOB SOUTH 5TH POCATELLO, ID 83201

134941

ALL ORDERS MUST HAVE A PO LETTER & H.

	RAD LOCATI	ON ·			SO CLIF	F JOB				ORDER DAT			LIVERY METHO	OD
	126		6	150 PED	TEM DESCRIP	TION		UM	ORDERED	SHIPPED	B/O			
		ŀ	!	150 RED #037471	- KORRFK	1/16 FF	GASKET	EA	2	2	0	UNIT PRICE	PER.	EXTEN
	126	j]	150 RED #037472	RUBBER	1/16 FF	GASKET	EA	2	2	0	. 63		4
	074	Ì		6 150 BLT #037618	KIT-8 3	/4X31/4	W/NUTS	EA	2	2	0	.79 5.32		/
	074	014		8 150 BLT #037619				1 1	2	2	0 1	5.54		10.
			12	UNION-TIT	E SOLID	PSH-ON	PLG SSB					. بەرى. بەرى چىنى بەرى	LH	11.
•	181	03A	12	MJ ACC	ESSORY	KIT		1 1	1	,ī. ,	0	98.80	EA	98
	181	024	0				ر.	[CH]	6	6	0	18.10	EA	108
	181			#0279UI	•		D	EA	3	5	o	12.57	EA	60
		1		#027700	ESSORY #	KIT	D	EA	4	4	0	10.56		
•	191	054	8X6	MJXFLA) #169996	NGE SSB	TEE L/A	JCC D	EA	1	1				4:
•	173	014	8X <i>6</i>			חבוו סבר	L/AC D		-	<u> </u>	0	137.79	EA	/3
				#170047	ALL LINE 1	סבננ אנו	LAC D	EA	1	1.	0	53, 65	EA	5
	SUBJ	JECT TO	O TER	MS	PSD .		SHIPPE		FILLED E	BY CHECKE				

MATERIAL SAFETY DATA SHEFTS AVAILABLE UPON REQUEST.

7752970

BR: 056 Phone# 208 233 4023

029 BICK LICKET 212530.

DATE 3/06/03 TIME 13:30.44

SPECIAL INSTRUCTIONS

NO NAMESILL

FNW POCATELLO 756 S 1ST AVE POCATELLO, ID 83201

ALL ORDERS MUST HAVE A PO LETTER & H.

CUST#: 134941

TUSCANY BUILDERS LL 444 HOSPITAL WAY 5 STE 777 POCATELLO. ID 8320	JOB NAME	SCANY BUILD D SOUTH CLI JTH 5TH CATELLO, ID		ORDER DATE			
BRAD BIN LOCATION	SO CLIFF JOB	57:	1 SMB	2/24/03 o	OUR TRUCK	PREPAID	METHOD
WHF 192 054 6 UNION-	TEM DESCRIPTION -TITE SOLID PSH-ON F	PLG SSB EA	ORDERED 1	SHIPPED 1		NIT PRICE PER 31.52 EA	
	· ·						

REPRINT

SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE SHIPPED DATE	FILLED BY CHE	CKED BY SHIPPING &	ANDLING AMOU	INT	·
RECEIVED BY (PRINT NAME) 12/25/03 RECEIVED BY (SIGNATURE)	DATE RECEIVED	BILL OF LADING	NO TAX	9.	,
⁰⁰ 5429 0400 T0T0			TC	TAL DUE	

708/08/5429.0400 TOTAL WEIGHT

CMIS ON PRESIDEN

7758583 OSE PICK TICKET BR: 056 Phone# 208 233 4023 7758583 FNW POCATELLO 756 S 1ST AVE 3/06/03 TIME 13:33:57 ALL ORDERS MUST HAVE A PO LETTER & #. SPECIAL INSTRUCTIONS POCATELLO, ID 83201 NO NAMES!!!! CUST#: 134941 REPRINT TUSCANY BUILDERS LLC 444 HOSPITAL WAY SIE 777 TUSCANY BUILDERS LLC C/O SO CLIFF JOB POCATELLO, ID 83201 POCATELLO, ID 83201 P.O. NUMBER JOB NAME JOB NO. SLS [ENT.BY] ORDER DATE DELIVERY METHOD SO CLIFF JOB **BIN LOCATION** |571 |SMB | 2/25/03 |WILL CALL ITEM DESCRIPTION UM ORDERED SHIPPED PREPAID MJ SSB 45 ELBOW L/ACC 12 B/O UNIT PRICE PER. EA D WF 181 034 1. 1.2 **EXTENDED AM** 1 MJ ACCESSORY KIT 0 1276Z DEA 2 2 127-62 0 18.10 36.20 SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE PSD SHIPPED DATE FILLED BY CHECKED BY SHIPPING & HANDLING 2/35/02 RECEIVED BY (PRINT NAME) AMOUNT RECEIVED BY (SIGNATURE) Cr19 TAX DATE RECEIVED BILL OF LADING NO 153,0000 TOTAL WEIGHT TOTAL DUE 172.01

Service Corp. 7748267 PAGE 056 DIRECT BR: 056 Phone# 208 233 4023 7748267 FNW POCATELLO DATE 3/04/03 TIME 12:15:32 756 S IST AVE SPECIAL INSTRUCTIONS ALL ORDERS MUST HAVE A PO LETTER & # . POCATELLO, ID NO NAMES!!!! 83201 · CUST#: 134941 REPRINT TUSCANY BUILDERS LLC 444 HOSPITAL WAY SIE 777 TUSCANY BUILDERS LLC C/O CITY OF POC WATER DEPT 306 WEST PINE ATTN: JON BEITZ POCATELLO, ID B3201 PočatéLLO. ID 83201 SLS EVI.BY ORDER DATE **DELIVERY METHOD** BRAD SO CLIFF DRIVE **BIN LOCATION** 571 SMB 2/24/03 ITEM DESCRIPTION UM | ORDERED | SHIPPED PREPAID TRUCK 12 TYTON JOINT PIPE W/GSKT CLASS 50 FT UNIT PRICE PER. EXTENDED AN 362 0 362 13.97 FT SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE PSD SHIPPED DATE FILLED BY CHECKED BY SHIPPING & HANDLING AMOUNT RECEIVED BY (PRINT NAME) 3/04/03 25200 TAX RECEIVED BY (SIGNATURE) DATE RECEIVED BILL OF LADING NO 1.8/02 THRIBW LATOT 0000. TOTAL DUE



Johnson Excavation

P.O. Box 36 Inkom, ID 83245 208-681-3271

Invoice

Date	
3/4/2003	445

Bill To	
Tuscany Hills Builders	
	!

		Terms	Project
		Due on receipt	Cliff water & sewer
. Qty	Description	Rate	Amount
	2/21/03 Hours trackhoe time	90.00	0
10	2/22/03 Hours trackhoe time	90.00	i -
4.5	2/23/03 Hours trackhoe time	90.00	405.00
5	Hours backhoe time	60.00	300.00
12	Hours labor	25.00	1
10.5	2/24/03 Hours trackhoe time	90.00	i .
6	Hours backhoe time	60.00	1
9	Hours labor	25.00	· ·
8 :	2/25/03 Hours trackhoe time	90.00	720.00
6	Hours backhoe time	60.00	360.00
6	Hours labor	25.00	:
10 2	2/26/03 Hours trackhoe time	90.00	1
10	Hours backhoe time	60.00	600.00
10	Hours labor	25.00	250.00
9 2	/27/03 Hours trackhoe time	90.00	810.00
6	Hours backhoe time	60.00	360.00
10,	Hours labor	25.00	250.00
10.5 2	/28/03 Hours trackhoe time	90.00	945.00
8	Hours backhoe time	60.00	480.00
4 3	/3/03 Hours backhoe time	60.00	240.00
1			
; 			
			; ; !
		Total	\$10,580.00

Trent Frasure 11086 N Rio Vista Pocatello, ID 83202 208-238-5376 208-233-3113 Fax\

Tuscany Hills 444 Hospital Way Suite 777 Pocatello, ID 83201 March 3, 2003

RE: South 5th Project

INVOICE 2300/02

Loader 3/4" Bedding material

37.5 @ 90.00 310 C.Y. @ 10.00 \$3,375.00 \$3,100.00

TOTAL DUE:

\$6475.00

Thank you for your business.

FRASURE CONSTRUCTION CO.

444 Hospital Way, Suite 777 Pocatello, ID 83201

Phone	#	208-	178	6451
rnone	#	ZU0-	4/0-	O431

BILL TO		
Tuscany Hills		
		•
		` .

Project	South Cliffs	Drive	

DESCRIPTION	QTY	RATE	AMOUNT
D5 Dozer & Trackhoe sales tax		85.00 5.00%	- 6,715.00 0.00

Total \$6,715.00

Invoice

INVOICE #

7080

DATE

3/10/2003

Balance Due \$6,715.00

SOUTH CLIFFS PROJECT Phase II

DATE

DESCRIPTION

AMOUNT

BALANCE

10/22/02 Board approved funding

\$200,000.00



155 South 2nd Avenue Pocatello, ID 83201 (208) 234-0110 460 Lincoln Street Suite C American Falls, ID 83211

INVOICE

Customer

Name

City of Pocatello Attn Tim Tingey

Address

P.O. Box 4169

City

Pocatello

State ID

ZIP 83205-4169

Project:

Roosevelt Alameda Neighborhood Contract #3

Date

03/31/2003

Invoice No.

98388

Qty	Description	Unit Price	TOTAL
1	Phase 1 and Phase 2 Bid Process	\$3,700.00	\$3,700.00
	Billing Summary Attached		
	Approved For Gayment 4/1/03		
	Lindell W. hum		
			i
	,		

TOTAL \$3,700.00

WORK SUMMARY

Terms: Net 15

Payment to be made within fifteen days of receipt of this invoice. Finance charges of one and one-half percent per month will be added to all unpaid balances.

Billing mmary-Contract # 3

	· · · · · · · · · · · · · · · · · · ·	Dollar Value	Manufacture (free)	Cort Core as a series	de grati al la		Desath, mas vascar	100 a 10 a 10 a
Task	Description	ci of Item	Invoice 2198388	* Invoice			ing Americans	
2.D	Design Reviews	\$500	\$250	Marin A Color	See IIIAOICO	Invoice -	Total -	Remaining
2. <i>E</i> 2.E.1	Project Bidding						\$250	\$250
	Create Bidding Documents	\$2,400	\$2,400					
2.E.2	Advertisements (1)	\$350	\$350				\$2,400	\$(
.E.3	Pre-Bid Meeting	\$250	\$250		- -		\$350	\$(
2.E.4	Bid Addenda and Coordination	\$550	\$150				\$250	\$(
2.E.4	Bid Summaries and Award	\$300	\$300		 -		\$150	\$400
	Project Percentage						\$300	\$0
2ER	Cost For 4X Bid Process (5)					···		
	,	\$4,400				·	\$0	\$4,400
3.0	Construction Services		-	- 				
	`					·		
3.A	Contractor Bid Awards							
3.A.1	Review Contracts, Shop Drawings, Etc	\$350						
3.A.2	Review Contract Schedules and Sequencing	\$400					\$0	\$350
3.A.3	Public Information Meeting	\$750			·		\$0	\$400
BER	Cost For 4X Bid Process (5)					· · · · · · · · · · · · · · · · ·	\$0	\$750
J-11	COST FOR 4X BIG Process (5)	\$2,650			·· -	····	\$0	\$2,650
3.B	Construction Staking							Ψ2,030
3.B,1	Horizontal and Vertical Control for Imp. (4)							
3.C	Construction Inspection and Management	\$9,100	·				\$0	\$9,100
3.C.1	Perform Project Inspections (2)							1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
3.C.2	Administer Contract (pay req., change orders)	\$5,500					\$0	\$5,500
3.C.3	Progress meetings and prepare press releases	\$1,200					\$0	\$1,200
3.C.4	Final Inspection, Punch List and Closeout	\$1,000					\$0	\$1,000
	Project Percentage	\$950					\$0	\$950
								-
4.0	Project Closeout Phase							
4.B	·B	·· · · ·				1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		
4.B.1	Prepare Record Drawings					• • • • • •		
1.B.2	Summarize Contractor Notations	\$1,350					. \$0	\$1,350
+.□.∠ 4.C	Summarize Inspection Notes	\$1,050					. \$0 \$0	\$1,050 \$1,050
₽.C ₽.D.1	Warranty Inspections One Year Inspection						Ψ0	Ψ1,000
1.D.2	Contractor Coordination	\$400					\$0	\$400
T. D.Z	Project Percentage	\$500					\$0	\$500
	4					·		
	TOTAL MAN HOURS	\$33,950	\$3,700	so	so	· - \$0 -	\$3,700	\$30,250

POCATELLO DEVELOPMENT AUTHORITY

REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2000 SERIES A

REQUISITION PURSUANT TO BOND ORDINANCE

Wells Fargo Bank
MAC U1859-031
999 Main Street, 3rd Floor
Boise, Idaho 83702
Attn: Corporate Trust Services

The undersigned, who is authorized to make such request under Section 11 of the Bond Ordinance, dated as of July 27, 2000, between First Security Bank, N.A. ("Trustee") and the Pocatello Development Authority (the "Agency"), hereby requests the above Trustee as follows:

- I. Requisition Number: E-24
- 2. Payment is due to: Tuscany Hills Development Co., LLC
- 3. The amount to be disbursed is: \$53,858.67
- 4. The funds are being disbursed from the Revenue Allocation Fund per Section 9 of the Ordinance for repairs, additions or improvements to the Project or for any new project in the Revenue Allocation Area. An amount equal to the aggregate of the next payment of principal and interest for all the outstanding bonds remain in the Revenue Allocation Fund after this disbursement.
- 5. All of this requested payment is for the items on the attached Schedule, which are costs of the Project. These costs have not been previously paid from the Revenue Allocation Fund or Construction Fund.

Attachments: See Attached Schedule of Costs to Requisition

DATED: April 16, 2003

Authorized Representative CITY OF POCATELLO Authorized Representative

Terms used herein shall be as defined in the Bond Ordinance.

SCHEDULE OF COSTS TO REQUISITION CERTIFICATE NO. E-24

Description of Costs	Payee and Location	Amount .
South Cliffs Business Park	Tuscany Hills Development Co., LLC	\$44,958.50
Project—Phase One	444 Hospital Way	
Pay Request #6	Suite #777	
	Pocatello, ID 83201	
South Cliffs Business Park	Tuscany Hills Development Co., LLC	8,900.17
Project—Phase One	444 Hospital Way	
Pay Request #1Landscape	Suite #777	
	Pocatello, ID 83201	0 /
	INVOICE TOTAL	\$53,858.67

SOUTH CLIFFS PAY REQUEST – Submitted April 9, 2003

Today's Date: April 15, 2003

Prepared by: Greg Lanning & Rayna Valentine

This pay request includes pay requests for the following projects and amounts:

Cliffs Drive (\$85k Loan - CDL) -	\$ 8,900.17
Cliffs Drive (\$275k Grant - CDG) -	\$ 44,958.50
South Cliffs Drive (Pay Request #2 – SCD2) -	\$ 13,795.00
South Cliffs Drive (Pay Request #1 – SCD1) -	\$ 66,877.00
m A m · x	

TOTAL \$ 134,530.67

The pay request is about 20 pages in length. The following are some detailed points for consideration in order of the package, beginning at page one.

Cliffs Drive Loan

- 1. The Invoice from Silver Creek for \$5637.87 is for materials not installed, but it has been verified that they are available for pickup by the developers. It should be paid.
- 2. Myers/Anderson Architects Invoice for \$3,262.30 was submitted last month and looks reasonable and should be paid.

Cliffs Drive Grant

- 1. The Guerrero Brother's Concrete Invoice Billing for \$ 2475.00 looks reasonable and should be paid.
- 2. The Dig 'Em Up bill Invoice for \$23,996.67 is straightforward enough, but the amounts conflict with the spreadsheet and the \$17,012.56 listed in the cover letter. Some of the line item amounts are the same in the spread sheet under Storm Water, but the remaining items are not similar. However, the activity on the invoice is consistent with work completed at South Cliffs and once the amounts are reconciled, should be paid.
- 3. The Customer Costs Quote from Idaho Power for \$ 20,671 is for electric power "main" lines to the site (not to the building) and is for work not yet performed, but the amount has been paid to Idaho Power and should be repaid.

South Cliffs Drive – Pay Request # 2

1. The Idaho Power Customer Costs Quote for \$ 18,595 has been paid by the developer (for installation of street lights and attendant power lines, etc.) \$13,795 of that is listed on the spreadsheet for Pay Request # 2 and the \$ 4,800 can be found in the Cliffs Drive Grant Pay Request for Street Lights. The receipt has been submitted in substantiation for those items which should be paid by PDA.

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	# 271 281	23	\$ 20,671	underground
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	2/27/03	10 ho.	
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04-15-03	15:34 RECEI	VED FROM: 208 478 5455	P.02

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FROM : ISLEY INVESTMENTS

PHONE NO. : 208 478 6455

Mar. 15 2003 03:40PM P4

FRUM : POCATELLO-PRECAST

FAX NO. : 2332932

Apr. 09 2003 03:16PM P2

POCATELLO PRECAST Inc

3650 Hwy 30 W Pocatello, ID 83201 83201

Invoice	Į	•	ľ	٧	0	į	C	E
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DATE	INVOICE#
4/9/2003	4134

BILL TO	###
Tusceny Builders 444 Hospital Way #777	
Pocatello, ID 83201	
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	P.O. NO.	TERMS	PROJECT	
		Net 10	- 100	
DESCRIPTION	QTY	RATE	AMOUNT	
South Chiffs Dr.	77 - 47	In the state of th		
24' Vertical Manhole Complete Sales Tex	1	1_828.57 5.00%	1,828 <i>.57</i>] 91.43	
	entrage to the contract of the			
	To	otal	\$1,920.00	

END OF ORDER

ACCOUNTING COPY	•	
FNV 7750094 056 P I C K	T 1 C K E T 77	75D094 1
พิR: D56 Phone# 208 233 4023		
-FNW POCATELLO 756 S 1ST AVE ALL ORDERS MUST HAVE A PO LETTER & #. HO NAMES!!!!	SELECTION A FREE	
" POCATELLO, ID 83201 CUST#: 134941 REPRINT 3		•
TUSCANY BUILDERS LLC 144 HOSPITAL WAY 156 S 1ST AVE 100CATELLO, ID 83201		
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T GET DIA DVOD DUO CORDE ADDI OF STAR	.50 FT	1000-00
FROM: 208	•	•
478 5455		
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SUBJECT TO TERMS AND COMMITTORS ON	AMOUNT SOLD	-1
PREVENSE SIDE 1/26/03 RECEIVED BY (PRINT NAME) RECEIVED BY (SKINATURE) DATE RECEIVED SILL OF LADING NO.	TAX %	→
Tege.0000 Total Weight	FOTAL DUE	1050,00

PHONE NO. : 208 478 6455

SIDAHO POWER

An iDACORP Company

CUSTOMER COSTS - IDAHO

Proje	ct or Customer	Design#		Work Order#
so	UTH CLIFFS PARK		0	27128123
4	Line Installation/Upgrade Costs		\$ 19,133	
	Company Betterment		10,100	
	Line Installation Allowances			
	a. Customer Cash Allowance	\$ -		
	b. Terminal Facilities Allowance	\$ -		
	c, TOTAL ALLOWANCES (Lines 3a + 3b)		 	
	Line Installation Credit (Customer Provided			
	Net Construction Cost (1-2-3c-4)			
	Vested Interest Paid to Previous Applicant			\$
7.	Vested Interest Paid to Previous Applicant	(Rule H. Option1) (Paid to WO	#) 0	\$ -
8.	Unusual Conditions		***************************************	\$ 1.250
9.	Net Amounts for Refund Distributions			
	a. Customer Payment for Line Installation (80% of C			
	 b. Customer Payment Inside Residential Sub		\$	
	c. Vested interest Payment (Rule H after 2-26-9)		[\$ -]	
	(Line 7 - 20% of Original Applicant's Line installation	Cost - see Applicants A's Cost)		
	d. TOTAL AMOUNT AVAILABLE FOR REFUND			
10.	20% or Excess Investment (NSR) (Line 5 +	6 + 7+ 8 - 9d)	\$ 19,133	
11.	Temporary Line installation / Up&Down (NS	SR)		<u>s</u>
12.	Right of Way Permits (NSR)		\$ Paid	\$ - Unpaid
13,	Engineering Charges(NSR) (\$36 per Hour)			
	a. Prepaid Engineering Charges		\$	
	b. Additional Engineering Charges		,	S 288
14.	Underground Service Attachment Charge (I			
	a. Base Charge (\$30 Base or \$255 if Riser is Need	16 <i>d)</i>	\$ -	
	b. IPCo provided Trench (Trench Footage x \$5.05))		
	c. Customer provided Trench - FOJE (Tranch Fode, TOTAL UNDERGROUND SERVICE ATTACH)			\$ -
45		MENT CHARGES (4-5-0-4)		
10.	Temporary Service Charge (NSR) (Overhead \$120, Underground \$140)	***************************************	Service Pald	\$ - Unpaid
16.	Relocation Charges (NSR)			
	a. Relocation or removal with new load			\$
	b. Relocation or removal with NO new load,	<u></u>	i	\$
17,	Other Charges			\$
		**************************************	•	
18.	ldaho Power Co. Contribution (Lines 2 + 3c)			
	Prepaid Customer Charges (Lines 13+14+1)		5 38 0	
20.	Total Customer Payment Due (Lines 5+6+7-	+8+9d+11+12+13b+14e+15+16a	+16b+17)	5 20,671
	· ,			
				Pd Chk 2561
Co	nments			196 256
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Mai	lce: This written quotation shall be binding on the (Company for a period of slyty days (6)	3) from the date below indicated	i, subject to changes in
info	mation provided by the Customer or changes in the	Company's ability to obtain satisfact	ory rights-of-way or to comply w	ith governmental
reg	ilations, including but not limited to the rules, regula	tions, and tariffs of the Idaho Public I	Utilities Commission. The Cust	omer must
ma	te payment of the quote amount not less than thirty ((30)days prior to the start of construct	tion, but the Company does not	represent that
	struction will commence within 30 days of receipt of	payment. The start of construction v	vill be subject to the Company's	ability to obtain
the	necessary labor, materials and aquipment.			
i Care	tamer Simplific	- 125-	Date	
4	tomer Signature		4-14-	-OR 1
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Que	tation Date	IPCo Representative	7	
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	4-15-03 12:29	RECEIVED FRO	M:208 478 6455	P.02

SIDAHO POWER

CUSTOMER COSTS - IDAHO

Project or Customer	Design #		Work Order#
S, CLIFFS ST LIGHTS		0	27141056
d Line tectalistics illuments Ocean		A 17 A77	
Line Installation/Upgrade Costs Company Betterment		\$ 17,377	
3. Line Installation Allowances			
a. Customer Cash Allowance	(8)		
b. Terminal Facilities Allowance	/ \$ 3 634 \\		
c. TOTAL ALLOWANCES (Lines 39 + 3b)			
	ovided Trench ~ FOJE)	• .	
	ovided Heriotter Code / Americanian		5 13,743
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7. Vested Interest Paid to Previous App		0	
		-	\$ -
the state of the s	.,	***************************************	\$ 4,852
9. Net Amounts for Refund Distribution	· -		
	80%of Customer Payment, Line 5 above)		
Smaller amount of # of Lots x \$800 or Cust	ub	3 -	
c. Vested interest Payment (Rule H. after	2-26-97 Option 1)	<u>s</u> -	
(Line 7 - 20% of Original Applicant's Line Ins	taliation Cost - soo Applicants A's Cost)		
d. TOTAL AMOUNT AVAILABLE FOR R	EFUND (Line 8+9a+9b+9c)	\$ 4,852	
10. 20% or Excess investment (NSR) <i>(Lir</i>	ne 5 + 6 + 7+ 8 - 9d)	\$ 13,743	
11. Temporary Line Installation / Up&Dov	vn (NSR)		S -
2. Right of Way Permits (NSR)		S Paid	\$ - Unpaid
13. Engineering Charges(NSR) (\$36 per h	53	Faid	- 300paio
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	·		[S -
14. Underground Service Attachment Ch	arge (NSR)		
	is Needed)	ŝ -	
	(\$5.05)		
c. Customer provided Trench - FOJE (Tren	nch Footaga x \$1.05)	5 -	
e. TOTAL UNDERGROUND SERVICE AT	TACHMENT CHARGES (#+b+c+d)		\$ -
15. Temporary Service Charge (NSR)	, , , , , , , , , , , , , , , , , , , ,		
(Overhead \$120, Underground \$140)		S Paid	S - Ungeid
16. Relocation Charges (NSR)			→
	***************************************		\$.
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it and aimides			3 - 1
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19. Prepaid Customer Charges (Lines 13-		<u>S </u>	
20. Total Customer Payment Due <i>(Lines &</i>	5+6+7+8+9d+11+12+13b+14e+15+18a+16b)+17)	\$ 18,595
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Comments			tucus,
			
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Notice: This written quotation shall be binding on the Company for a period of sixty days (80) from the date below Indicated, subject to changes in information provided by the Customer or changes in the Company's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission. The Customer must make payment of the quote amount not less than thirty (30)days prior to the start of construction, but the Company does not represent that construction will commence within 30 days of receipt of payment. The start of construction will be subject to the Company's ability to obtain the necessary labor, materials and equipment.

BACK TO VICE		9-15-03	
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04-15-03 12:29

RECEIVED FROM: 208 478 6455

P.03

Pocatello Development Authority

ISU Research and Business Park 1651 Alvin Ricken Drive Pocatello, Idaho 83201

An urban renewal agency for the City of Pocatello, Idaho

POCATELLO DEVELOPMENT AUTHORITY

Administration Invoice
January 2003 through March 2003

Administration/Clerical*:

1st Quarter 2003 (1/03 – 3/03)

3,000.00

Postage/Copies:

 1^{st} Quarter 2003 (1/03 - 3/03)

125.00

INVOICE TOTAL:

\$3,125.00

* Timesheet breakdown attached.

POCATELLO DEVELOPMENT AUTHORITY 1st Quarter 2003

DATE	TIME SPENT	TOTAL HOURS	TASK DESCRIPTION
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1/8	4.5	11.0	adrin Chrical
1/10	3.6	14.0	admi
1/13	5.5	19.5	admin
1/15	4.5	24.0	alleria finance
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1/29	3.0	42.0	admin admin
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POCATELLO DEVELOPMENT AUTHORITY 1st Quarter 2003

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2/7	1.5	8.0	admin
2/10	3.0	11.0	administ agamin
2/12	5.0	16,0	promisel
2/14	1.0	17.0	admi
2/17	2.5	19.5	admin
2/19	5.0	24.5	admin Bl mtg
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=/26	off		
7/28	4.0	31.5	adrin
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POCATELLO DEVELOPMENT AUTHORITY 1st Quarter 2003

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3/17	eff	21.0	
3/19	2.0	23.0	admir
3/21	3.5	26.5	adrin
3/24	2.0	28.5	adnie
3/26	2.0	30.5	admi
9/28	3.0	33.5	admin
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EXECUTIVE SUMMARY

TO:

Pocatello Development Authority

FROM:

Robert Chambers, Director, Planning and Development Services

Tim Tingey, Division Manager, Neighborhood and Community Services

DATE:

April 16, 2003

RE:

Consolidated Central Corridor Urban Renewal Area Plan Proposed

Amendment

As you are aware, Planning and Development Services staff has prepared a proposed amendment to the Consolidated Urban Renewal Area plan. Attached is the draft amendment which includes a map of the areas to be added to the revenue allocation district. A proposed timeframe for the amendment is also attached.

The amendment consists of three elements:

- 1. Expansion of area north of Kraft Road between the Portneuf river and Railroad property. This area is proposed to be included for potential industrial development site enhancements;
- 2. Expansion of areas in the south near the Cheyenne crossing to allow for spending to occur for work on the South Connector project;
- 3. An updated economic feasibility study.

Additionally, Planning and Development Services staff met with the County Commissioners and discussed the amendment and it was also reviewed by the City Council at the April 10th, study session.

CONSOLIDATED CENTRAL CORRIDOR URBAN RENEWAL AREA

DRAFT AMENDMENT

April, 2003

Project Stimmate						
Estimated Cost Tip Cost Tip Cost Tip Cost Tip Cost Tip Cost Tip Cost Tip Cost Tip Cost Tip Cost Tip Cost Tip Cost Tip Cost Tip	Project		Original			
Storm Sewer (Halliday Street) S3,993,780 S3,393,780 0 Work Completed Storm Sewer (Main Street) S30,0000 S30,0000 0 S332,370 Water line (Main St.) S475,000 S475,000 0 S525,525,253 Engineering & Contingency (Water & S554,067 S554,067 S554,067 O Work Completed Completed Storm Sewer projects) S554,067	,		Estimated	Projected		li li
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Storm Sewer (Main Street) S300,000 S300,000 O S332,375	YTala	Storm Sawar (Halliday Street)	\$3,393,780	\$3,393,780	0	Work
Storm Sewer (Main Street) \$300,000 \$300,000 0 \$3332,370 Water line (Main St.) \$475,000 \$475,000 0 \$526,253 Engineering & Contingency (Water & Storm Sewer projects) \$554,067 \$554,067 \$0 Work Completed or unplanned Curb, Gutter, Sidewalk, Lighting & St. \$554,067 \$1,856,100 \$195,300 \$37,710 \$185,000 \$1,448,482 \$1,448,4		Storm Sewer (Hambay Street)	00,000,100	1 40,000		
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Engineering & Contingency (4th & 5th Streets) Transportation South 5th Connector Say,000.000 Say,000,000 Say,000		Curb, Gutter, Sidewalk, Lighting &	\$1,307,412	\$1,117,912		\$1,448,482
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Improvements (Development with Amenities) \$80,000 \$80,000 0 \$88,632 \$88,632 \$80,000 \$80,000 0 \$88,632 \$88,632 \$80,000 \$80,000 0 \$88,632 \$80,000 \$80,000 0 \$88,632 \$80,000 \$80,000 0 \$88,632 \$80,000 \$80,000 0	Park	Optimist Park Property Acquisition				\$88,632
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Parking Redevelopment Includes all identified and needed project improvements to facilitate development of various sites in the Urban renewal Area O \$2,500,000	Downtown		\$250,000	\$250,000	0	\$276,975
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Total \$12,604,369 \$12,219,569 \$5,884,800 \$8,766,862		Агса	010 6016 60	01001050	05 DO4 DO0	00 744 043
	Total		\$12,604,369	\$12,219,569	\$5,884,800	\$8,700,804
					<u> </u>	

¹ Estimated cost increase is based on U.S. Department of Labor Consumer Price Index percentage increase from 1998-2003. The percentage change is 10.79% and is applied to each project to calculate estimated increases.

2

² The redevelopment project upgrades is the only new proposed project. All other projects and estimates were identified when the plan was originally approved. There have not been any updates on the original project list.

TABLE 4.

12 Months Ending 12/31	Expanded 2003 Area (Taxable TIF Value)	1998 Expanded Area (Taxable TIF value)	³ Alvin Ricken Dr. (Taxable TIF value)	Newtown (Taxable TIF value)	Oldtown (Taxable TIF value)	North Main (Taxable TIF value)	Total (Taxable TIF value)
2003	0	\$15,821,787	\$107,820,294	\$2,934,820	\$11,593,908	\$6,360,550	\$144,531,359
2004	0	\$15,821,787	\$102,429,279	\$2,934,820	\$11,539,908	\$6,360,550	\$139,086,344
2005	0	\$15,821,787	\$97,307,815	\$2,934,820	\$11,593,908	\$6,360,550	\$134,018,880
2006	0	\$15,821,787	\$92,442,424	\$2,934,820	\$11,593,908	\$6,360,550	\$129,153,489
2007	0	\$15,821,787	\$87,820,303	\$2,934,820	\$11,593,908	\$6,360,550	\$124,531,368
2008	0	\$15,821,787	\$83,429,288	\$2,934,820	\$11,593,908	\$6,360,550	\$120,140,353
2009	0	\$15,821,787	\$80,926,409	\$2,934,820	\$11,593,908	\$6,360,550	\$117,637,474
2010	O O	\$15,821,787	\$78,498,617	\$2,934,820	\$11,593,908	\$6,360,550	\$115,209,682
Total							\$1,024,308,949

The tax levy rates applied in calculating tax collection for taxing entities and the Consolidated Central Corridor Revenue Allocation District is set out below. The 2001tax levies for each of the five taxing jurisdictions as supplied by the Bannock County Clerk's Office are as follows:

Taxing Jurisdictions	<u>Tax levy</u>
City of Pocatello	.9971656
Bannock County	.5390045
School District # 25	.7706704
County Road & Bridge	.0706006
Ambulance	<u>.0264469</u>
Total	2.4038880

TABLE 5.

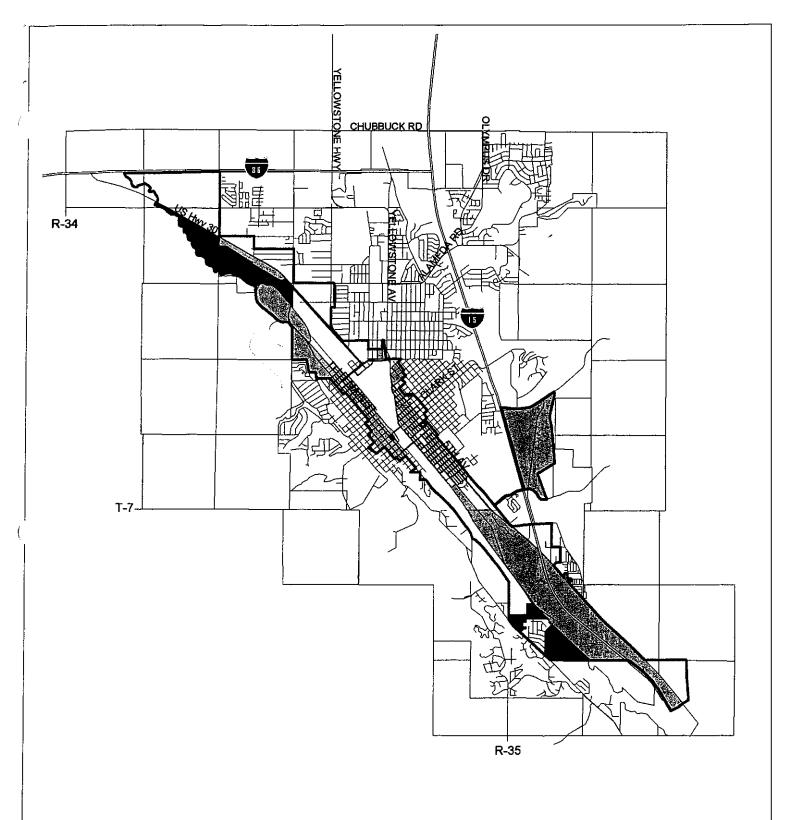
Taxing Entity	⁴ Tax Levy	Central Corridor Base Valuation	Revenue	_
City of Pocatello	.009971656	\$111,786,736	\$1,114,698.88	_
Bannock County	.005390045	\$111,786,736	\$602,535.54	
School District #25	.007706704	\$111,786,736	\$861,507.29	
County Road & Bridge	.000706006	\$111,786,736	\$78,922.11	
Ambulance	.000264469	\$111,786,736	\$29,564.13	
Total	2.4038880		\$2,687,227.94	

Table 5 shows the amount of revenue that the taxing jurisdictions will be allocated until the repayment of the bonds, based on the base assessment roll value of the four revenue allocation districts that will be consolidated. In order to be fiscally conservative, no increment revenue has been projected for the additional area to be included in the Consolidated Central Corridor Revenue Allocation District.

Table 6 depicts the projected revenue to be allocated to the PDA from the Consolidated Central Corridor Revenue Allocation District. Levy rates set for 2001 have been used for the first year's figures and the net revenue to be collected and distributed to the PDA is figured by subtracting the standard amount (.0040 levy rate) allocated to School District #25 in compliance with State

³ Dollar amount includes depreciation of the differential from the base value to current market value of the Alvin Ricken Drive URA at a rate of 5% for five years, 3% for the next five years, and no further depreciation for the remaining years.

⁴ 2001 levy rate obtained from Bannock County



Consolidated Revenue Allocation District



additional area



original area



Urban Renewal Area

Central Corridor Urban Renewal Area



1:80000

INTRODUCTION

The following information is included as an amendment to the Consolidated Central Corridor Urban Renewal Area Plan which was passed and approved by the Pocatello City Council on December 17, 1998. As part of the plan the City outlined three goals to assist in enhancing the City. These goals include:

<u>Commercial Redevelopment-proactive</u> efforts of local government, non-profit organizations, and the private sector to reduce dis-investment in blighted areas and to promote greater interest in infill commercial activities.

<u>Neighborhood Revitalization</u>-increasing market values and monetary investment in residential properties by enhancing resident confidence in the neighborhoods.

Economic Development-enhancing new commercial investment and job creation in an area by proactively increasing opportunities for business location and expansion through efforts from public and private organizations.

This amendment is being pursued to expand the revenue allocation district area to accommodate potential projects to enhance the goals of this plan. A narrative on additional projects is also being included to further facilitate growth within the urban renewal area. Attached is a map depicting additional areas proposed as part of this amendment. A complete legal description of these additional areas is also included.

PROPOSED PROJECTS

Proposed public improvement projects to facilitate future development (in addition to the projects already identified in the original plan) include:

- Sanitary Sewer System Upgrade—extension of sanitary sewer lines for development purposes.
- Roadway Improvements—Widening and improving roadways including installation of curb, gutter, sidewalk, patch back and intersection radii where needed for development of a particular site. Improvement of rail spur crossings for pavement and safety upgrades. Improvement of various streets for primary ingress and egress for facility and truck traffic. Any additional street upgrades necessary to facilitate redevelopment of certain sites within the Revenue Allocation District Area.
- **Drainage and Detention**—Install drainage detention ponds, ditches, inlets, piping and other structures to promote drainage and retain storm water.
- Water line and Water System Upgrades—Install needed water line improvements.
- Winter Weather/Fast Track Contingency—Includes 15% of construction costs to work in winter weather conditions, expedite design and fast track projects for early completion.
- Contingency costs--an additional cost was calculated for work related to preparation of legal descriptions including survey work and other administrative costs associated with the project.
- Other proposed work may include-- Site demolition, survey and layout work, soils testing (including any environmental assessment and clean-up work), clearing and grading, off street parking and paving, open space landscaping, parking lot lighting, gas line extension work, Idaho Power service upgrades.

Based on generalized estimates total cost to enhance a site for development will likely be up to \$2,500,000. The following Table identifies proposed project estimates of all previously identified projects and the proposed costs as part of this amendment:

Project Costs

Project		Original Estimated Cost	Original Projected TIF Funds	Original projected Other Funds	2003 Estimated Cost Increase ¹
Urban Infrastructure	Storm Sewer (Halliday Street)	\$3,393,780	\$3,393,780	0	Work Completed
	Storm Sewer (Main Street)	\$300,000	\$300,000	0	\$332,370
	Water line (Main St.)	\$475,000	\$475,000	0	\$526,253
	Engineering & Contingency (Water & Storm Sewer projects)	\$554,067	\$554,067	0	Work Completed or unplanned
	Curb, Gutter, Sidewalk, Lighting & Streetscape Amenities (4 th & 5 th Avenue from Sherman to Humboldt)	\$2,051,400	\$1,856,100	\$195,300 (35% property owner cost for curb, gutter & sidewalks)	\$2,272,746
	Curb, Gutter, Sidewalk, Lighting & Streetscape Amenities (Main St.)	\$1,307,412	\$1,117,912	\$189,500(3 5% property owner cost for curb, gutter & sidewalks)	\$1,448,482
	Engineering & Contingency (4 th & 5 th Streets)	\$307,710	\$307,710	0	\$340,912
Park Improvements	Optimist Park Property Acquisition (Development with Amenities)	\$80,000	\$80,000	0	\$88,632
	Bonneville Neighborhood Park (Park with Amenities)	\$80,000	\$80,000	0	\$88,632
	Freckleton Park (Park with Amenities)	\$80,000	\$80,000	0	\$88,632
Commercial Acquisition & Building Improvement Funds	Commercial Property Funds	\$425,000	\$425,000	0	\$470,858
Brownfields Development	Mitigation and Acquisition Funds	\$300,000	\$300,000	0	\$332,370
Downtown Parking		\$250,000	\$250,000	0	\$276,975
Redevelopment Project upgrades ²	Includes all identified and needed improvements to facilitate development of various sites in the Urban renewal Area			0	\$2,500,000
Total		\$9,604,369	\$9,219,569	\$384,800	\$8,766,862

¹ Estimated cost increase is based on U.S. Department of Labor Consumer Price Index percentage increase from 1998-2003. The percentage change is 10.79% and is applied to each project to calculate estimated increases.

² The redevelopment project upgrades is the only new proposed project. All other projects and estimates were identified when the plan was originally approved. There have not been any updates on the original project list.

REVISED ECONOMIC FEASIBILITY STUDY

The following table updates the existing base assessment rolls for current districts that were consolidated and the base assessment roll for the proposed new Revenue Allocation District Area. The amount of taxes to be distributed to the taxing districts is also included:

TABLE 3

Area	Assessed Value (or Base Assessment Roll Value)	Total Levy rate (for all taxing entities)	Full Tax Payment
Alvin Ricken Dr.	\$64,453,542	.024038880	\$1,549,390.96
Newtown	\$648,186	.024038880	\$15,581.67
Oldtown	\$19,656,330	.024038880	\$472,516.16
North Main	\$1,080,303	.024038880	\$25,969.27
1998 Additional Revenue Allocation District Area	\$16,141,390	.024038880	\$388,020.94
2003 proposed Additional revenue allocation district area	\$9,362,397	.024038880	\$225,061.54
Total	\$111,342,148		\$2,676,267.54

The total tax due on the assessed valuation for the Revenue Allocation District Areas is \$2,676,667.54 according to the base assessment roll for each district area. Each taxing entity will continue to receive amounts collected for its base assessment roll in upcoming years. All revenue above the base value assessments will be distributed to the PDA to be used to finance projects identified in this Plan. The projected increment value, (assessed value above the base value) over the life of the bonds is shown in table 4. This includes existing tax increment financing areas and new proposed areas to be accounted for in the Consolidated Central Corridor Revenue Allocation District:

TABLE 4.

12 Months Ending 12/31	Expanded 2003 Area (Taxable TIF Value)	1998 Expanded Area (Taxable TIF value)	³ Alvin Ricken Dr. (Taxable TIF value)	Newtown (Taxable TIF value)	Oldtown (Taxable TIF value)	North Main (Taxable TIF value)	Total (Taxable TIF value)
2003	0	\$15,821,787	\$107,820,294	\$2,934,820	\$11,593,908	\$6,360,550	\$144,531,359
2004	0	\$15,821,787	\$102,429,279	\$2,934,820	\$11,539,908	\$6,360,550	\$139,086,344
2005	Ó	\$15,821,787	\$97,307,815	\$2,934,820	\$11,593,908	\$6,360,550	\$134,018,880
2006	0	\$15,821,787	\$92,442,424	\$2,934,820	\$11,593,908	\$6,360,550	\$129,153,489
2007	0	\$15,821,787	\$87,820,303	\$2,934,820	\$11,593,908	\$6,360,550	\$124,531,368
2008	0	\$15,821,787	\$83,429,288	\$2,934,820	\$11,593,908	\$6,360,550	\$120,140,353
2009	0	\$15,821,787	\$80,926,409	\$2,934,820	\$11,593,908	\$6,360,550	\$117,637,474
2010	0	\$15,821,787	\$78,498,617	\$2,934,820	\$11,593,908	\$6,360,550	\$115,209,682
Total							\$1,024,308,949

The tax levy rates applied in calculating tax collection for taxing entities and the Consolidated Central Corridor Revenue Allocation District is set out below. The 2001tax levies for each of the five taxing jurisdictions as supplied by the Bannock County Clerk's Office are as follows:

Taxing Jurisdictions	<u>Tax levy</u>
City of Pocatello	.9971656
Bannock County	.5390045
School District # 25	.7706704
County Road & Bridge	.0706006
Ambulance	<u>.0264469</u>
Total	2.4038880

TABLE 5.

Taxing Entity	⁴ Tax Levy	Valuation	Revenue	
City of Pocatello	.009971656	\$2,676,547.75	\$26,689.61	
Bannock County	.005390045	\$2,676,547.75	\$14,426.71	
School District #25	.007706704	\$2,676,547.75	\$20,627.36	
County Road & Bridge	.000706006	\$2,676,547.75	\$1,889.66	
Ambulance	.000264469	\$2,676,547.75	\$707.86	
Total	2.4038880	****	\$64,341.20	

Table 5 shows the amount of revenue that the taxing jurisdictions will be allocated until the repayment of the bonds, based on the base assessment roll value of the four revenue allocation districts that will be consolidated. In order to be fiscally conservative, no increment revenue has been projected for the additional area to be included in the Consolidated Central Corridor Revenue Allocation District.

Table 6 depicts the projected revenue to be allocated to the PDA from the Consolidated Central Corridor Revenue Allocation District. Levy rates set for 2001 have been used for the first year's figures and the net revenue to be collected and distributed to the PDA is figured by subtracting the standard amount (.0040 levy rate) allocated to School District #25 in compliance with State

³ Dollar amount includes depreciation of the differential from the base value to current market value of the Alvin Ricken Drive URA at a rate of 5% for five years, 3% for the next five years, and no further depreciation for the remaining years.

⁴ 2001 levy rate obtained from Bannock County

law. These amounts are estimated to be available to pay debt service on the bonds issued to refund existing revenue allocation bonds and to finance the projects discussed previously.

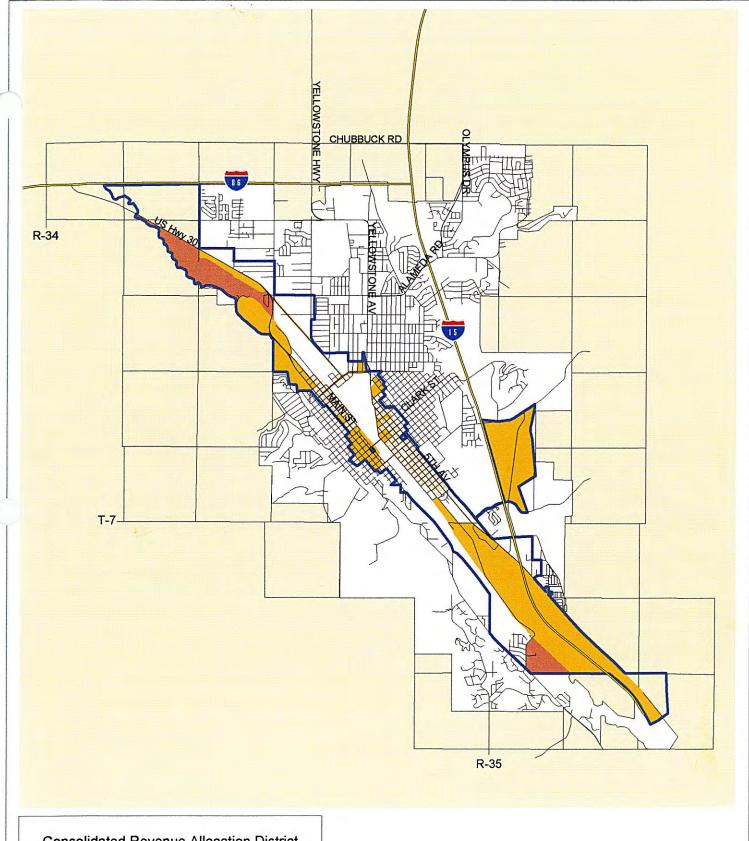
Table 6

Year 12 months ending	TIF Tax Value	⁵ Tax Levy Rate	Gross Tax Revenue	⁶ School Levy Rate	Net Revenue to PDA
2003	\$144,531,359	0.02403888	\$3,474,372	\$578,125	\$2,896,247
2004	\$139,086,344	0.023317714	\$3,244,435	\$556,561	\$2,687,873
2005	\$134,018,880	0.022618182	\$3,031,263	\$536,076	\$2,495,188
2006	\$129,153,489	0.021939637	\$2,833,581	\$516,614	\$2,316,967
2007	\$124,531,368	0.021281448	\$2,650,208	\$498,126	\$2,152,082
2008	\$120,140,353	0.020643004	\$2,480,058	\$480,561	\$1,999,496
2009	\$117,637,474	0.020023714	\$2,355,539	\$470,550	\$1,884,989
2010	\$115,209,682	0.019423003	\$2,237,718	\$460,839	\$1,776,879
Total					\$18,209,722

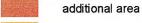
The total dollar amount under this conservative estimate to be distributed to the PDA through the year 2010 is approximately \$18,209,722. This amount will be used to finance public improvement projects within the Consolidated Central Corridor Urban Renewal Area.

⁵ Calculations include 3% reduction of levy rate each year

⁶ School payment is based on .004000 of valuation to be allotted to School District #25 (Idaho Code 50-2908)



Consolidated Revenue Allocation District





Urban Renewal Area

Central Corridor Urban Renewal Area



1:80000

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The City of Pocatello does not guarantee the information contained in this map to be an accurate representation of existing conditions

TAX INCREMENT FACT SHEET City of Pocatello – April 2003

- Tax Increment Financing (TIF) captures the incremental increase in tax revenue from new development to pay for public investment to assist redevelopment and development activities.
- The community does not lose tax revenues which were being collected prior to the development program.
- TIF does not add a new tax to existing or new developments.
- Once a TIF expires, the full tax base becomes available for any legal use by all appropriate taxing bodies. This would, in most cases, result in a decline in the tax rate.
- Currently, Pocatello has 3-TIF areas (Kress, Roosevelt, and Central Corridor). These three districts have increment value of \$175,110,405.00.
- To date, Pocatello has retired 3-TIF areas (Domsea, Varsity Square, and Gate City).
- The largest TIF area for Pocatello is the Central Corridor, a consolidation of four previous districts (Alvin Ricken, Old Town, New Town, and North Main). This district will expire in 2009.
- The consolidation of these four districts lessened the overall duration of these areas by eight years.

Previous TIF Areas	Expiration of 7	IF Area
Alvin Ricken Drive	2008	(+1)
Old Town Pocatello	2023	(-14)
New Town	2001	(+8)
North Main	2012	(-3)

Consolidated TIF Area	Expiration of TIF Area
Central Corridor	2009

Net Reduction in Time

8-years

- According to the Association of Idaho Cities, there are 22 cities that currently use
 TIF. These cities represent a total, statewide increment value of \$1,416,693,769.00.
 The cities having the six largest increment values include (percentages are rounded to
 the nearest whole number):
 - o Nampa at \$465,513,762.00 (33% of total).
 - o Boise at \$292,512,270.00 (21% of total).
 - o Pocatello at \$175,I10,405.00 (12% of total).
 - o Twin Falls at \$72,601,245.00 (5% of total).
 - o Caldwell at \$70,685,628.00 (5% of total).
 - o Chubbuck at \$65,259,993.00 (5% of total).



Dear Old Town Property Owners:

Congratulations to you for your continues support and payments that you have provided to our Old Town district.

The Pocatello Development Authority (PDA) has granted to us our request of \$3.4 million to complete the Downtown Revitalization Plan.

The plan includes the following projects:

-Decorative Lighting	\$715,000
-Streetscape Improvements	\$795,000
-Economic Redevelopment Projects	\$1.3 million

We are excited about receiving back our tax money for capital improvements in Old Town Pocatello. The return on this investment is vital to Pocatello. We have included a copy of the project map, and if we can answer any questions, please feel free to call one of your board members listed below.

Again, thank you for your continued support.

Sincerely,

Jerry Myers, President Kim Smith, Vice-President Myers-Anderson Architects Farmers Insurance

Allen Collins, Sec/Treasurer

Dance, Collins & Graham

Susan Pentoney, Promotions Chair
Outside In

Dave Sandquist, Design Chair
Crew Shuttle Service

Gaile Welch, Bd. Member
City Lights

Rob Wiscombe, Bd. Member Greg Maag, Bus. Development Chair The Continental Bistro Maag Presciption & Medical Supply

Mindy Tankersley-Perez, Bd. Member
Sheik Design

Joe Campbell, Bd. Member
Pioneer Title Co.

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