

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 Authority
Cash Budget - 2003

	Actual January	Actual February	Actual March	Estimated April	Estimated May	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2003	Approved 2003
Beginning Balance	\$506,523.47	\$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														
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	\$161,320.00
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	0.00	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	\$275,825.00
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	\$161,320.00
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
ENDING BALANCE	\$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	\$872,310.70	\$934,873.00

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 Guerro 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 I)

ITEM #	ITEM	UNIT	QUANTITY	Engineer's Estimate		Pay Request						Total Remaining	Variance
				UNIT PRICE	TOTAL	8-Aug-02	Nov-02	Jan-03	Feb-03	Mar-03	Apr-03		
						Pay Request #1	Pay Request #2	Pay Request #3	Pay Request #4	Pay Request #5	Pay Request #6		
EARTHWORK													
ea-1	Clear and Grub	AC.	127	\$ 1,500.00	\$ 1,895.00								
ea-2	Excavation, Including Rock	C.Y.	11,050	\$ 4.70	\$ 51,935.00	\$ 39,440.00	\$ 2,468.00					\$ 1,905.00	\$ 1,905.00
WATER													
cw-1	12" Class 50 Ductile Iron Water Line (inc. Import)	L.F.	600	\$ 38.00	\$ 22,800.00			\$ 3,800.00	\$ 17,090.50		\$ 1,909.50		
cw-2	12" Resilient Seat Gate Valve & Riser	E.A.	3	\$ 1,700.00	\$ 5,100.00			\$ 1,700.00	\$ 2,577.82			\$ 822.18	
cw-3	Fire Hydrant	E.A.	1	\$ 2,300.00	\$ 2,300.00				\$ 1,895.25			\$ 404.75	
cw-4	12" City of Pocatello Tap (1)	E.A.	1	\$ 2,000.00	\$ 2,000.00							\$ 2,000.00	
cw-5	Rock Excavation, Inc. Blast	L.F.	560	\$ 19.00	\$ 10,640.00		\$ 4,731.60		\$ 1,909.50			\$ 766.07	\$ 2,000.00
SEWER													
ss-1	8" SDR-35 PVC (inc import)	L.F.	620	\$ 20.00	\$ 12,400.00			\$ 11,700.00	\$ 2,696.00				
ss-2	4" Dia. Manholes	E.A.	2	\$ 1,750.00	\$ 3,500.00			\$ 3,500.00					\$ (1,996.00)
ss-3	Rock Excavation, Inc. Blast	L.F.	550	\$ 35.00	\$ 19,250.00		\$ 20,338.36		\$ 815.10				\$ (1,903.46)
STORM WATER													
sd-1	15" HDPE Storm Line (inc import)	L.F.	400	\$ 21.00	\$ 8,400.00								
sd-2	Storm Drain Manhole	E.A.	1	\$ 1,200.00	\$ 1,200.00					\$ 4,960.00			\$ 3,440.00
sd-3	Inlet Catch Basin	E.A.	5	\$ 1,150.00	\$ 5,750.00						\$ 1,400.00		\$ (200.00)
sd-4	Rock Excavation, Inc. Blast	L.F.	400	\$ 14.00	\$ 5,600.00		\$ 5,230.00				\$ 4,750.00		\$ 1,000.00
CONCRETE													
sc-1	Standard Vertical Curb & Gutter	L.F.	930	\$ 10.50	\$ 9,765.00								
sc-2	Standard 3" Rolled Curb	L.F.	195	\$ 10.00	\$ 1,950.00						\$ 2,475.00		\$ 7,290.00
sc-3	Valley Gutter	S.F.	1910	\$ 3.50	\$ 6,685.00								\$ 1,950.00
sc-4	Handicap Ramp	E.A.	8	\$ 300.00	\$ 2,400.00								\$ 6,685.00
sc-5	4" Sidewalk	L.F.	650	\$ 8.50	\$ 5,525.00								\$ 2,400.00
sc-6	6" Concrete Apron	S.F.	1150	\$ 3.50	\$ 4,025.00								\$ 5,525.00
ROADWAY													
rw-1	Asphalt Pavement Section (3" ac, 4" 3/4, 8" 2")	S.F.	25360	\$ 1.55	\$ 39,308.00								
rw-2	Roadway Geotextile	S.F.	28360	\$ 0.15	\$ 3,804.00								\$ 39,308.00
rw-3	Asphalt Patch and Boring	L.S.	1	\$ 6,200.00	\$ 6,200.00								\$ 3,804.00
SP-1	Material Import (2)							\$ 3,100.00					\$ 6,200.00
MISC.													
m-1	Revegetation	AC.	0.5	\$ 475.00	\$ 237.50								
m-2	Mobilization	L.S.	1	\$ 2,500.00	\$ 2,500.00								\$ 237.50
m-3	Street Lights	E.A.	3	\$ 1,600.00	\$ 4,800.00		\$ 340.00	\$ 500.00					\$ 1,660.00
m-4	Private Utilities (5)	L.S.	1	\$ 20,671.00	\$ 20,671.00						\$ 4,800.00		\$ -
m-5	Materials Testing	L.S.	1	\$ 2,500.00	\$ 2,500.00						\$ 20,671.00		\$ -
m-6	Engineering and Design (4)	L.S.	1	\$ 10,000.00	\$ 10,000.00	\$ 2,925.00	\$ 1,585.00	\$ 1,000.00	\$ 257.50				\$ 2,242.50
m-7	Landscape Right-of-Way (3)	L.S.	1	\$ 12,500.00	\$ 12,500.00								\$ 4,490.00
Total						\$ 285,650.50	\$ 42,365.00	\$ 34,692.96	\$ 25,300.00	\$ 46,791.67	\$ 44,958.50	\$ 91,542.37	\$ 12,335.94

PROJECT NOTES

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

Guerrero Brothers Concrete
 17 N. 1st
 Pocatello, ID 83201

Billing
PROPOSAL

PROPOSAL NO.
SHEET NO.
DATE 1-8-03

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME <i>Tuscany Builders</i>	ADDRESS <i>Cliffs Drive</i>
ADDRESS <i>444 Hospital Way Suite 777</i>	CITY, STATE
CITY, STATE <i>Pocatello, Id. 83201</i>	DATE OF PLANS
PHONE NO. <i>(208) 478-6449</i>	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

*165 L.F. curb + gutter @ \$15.00 L.F.
 Black concrete Total \$2475.00*

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Dollars (\$ _____)

with payments to be as follows

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted *Guerrero Brothers*
 Per *J. Guerrero*

Note: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

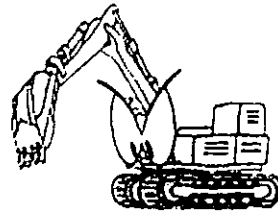
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

SIGNATURE _____

SIGNATURE _____



Jerry Stuart
 1010 W. Bodge
 Suite B.
 Blackfoot, Idaho 83221
 Phone: (208)785-6987
 Fax: (208)785-6997



Date:	Mar. 12, 2003
Customer:	Tuscany Hills Development
ATTN:	Brad Frasure
Job Name:	South Cliffs Business Park
Work Summary:	Development / Utilities
Job Number:	SD 204
PO#:	
Job Address:	South 5th, Pocatello, Id.
Estimator:	Jerry Stuart

Progress Invoice (actual completed amounts)

Temporary Measures

Barriers, Enclosures, Traffic Control, Erosion/Dust Control

Quantity	Item	Unit Price	Amount
	LS		\$ 500.00
			\$500.00

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)

1	LS	\$ 5,400.00	\$ 5,400.00
605	lin.ft.	\$ 18.50	\$ 11,192.50
2	Ea.	\$ 1,800.00	\$ 3,600.00
762	cu.yrd.	\$ 2.75	\$ 2,095.50
278	cu.yrd.	\$ 4.00	\$ 1,112.00
			\$ 23,400.00

Water 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)

1	LS	\$ 2,500.00	\$ 2,500.00
1	LS	\$ 3,600.00	\$ 3,600.00
556	lin. Ft.	\$ 28.40	\$ 15,790.40
3	ea.	\$ 1,350.00	\$ 4,050.00
1	ea.	\$ 1,995.00	\$ 1,995.00
1	Ea.	\$ 950.00	\$ 950.00
762	cu.yrd.	\$ 2.75	\$ 2,095.50
278	cu.yrd.	\$ 4.00	\$ 1,112.00
			\$ 32,092.90

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

248	lin.ft.	\$ 20.00	\$ 4,960.00
1	Ea.	\$ 1,400.00	\$ 1,400.00
5	ea.	\$ 950.00	\$ 4,750.00
			\$ 11,110.00

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

\$ 1,200.00

Thank You 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

Point of Customer SOUTH CLIFFS PARK CLIFFS	Design # 0	Work Order # 27128123
--	----------------------	---------------------------------

1. Line Installation/Upgrade Costs	\$ 19,133		
2. Company Betterment	\$ -		
3. Line Installation Allowances			
a. Customer Cash Allowance	\$ -		
b. Terminal Facilities Allowance	\$ -		
c. TOTAL ALLOWANCES (Lines 3a + 3b)	\$ -		
4. Line Installation Credit (Customer Provided Trench - FOJE)	\$ -		
5. Net Construction Cost (1-2-3c-4)		\$ 19,133	
6. Vested Interest Paid to Previous Applicant (NSR) (Rule H, Option2) (Paid to WO#)	0	\$ -	
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 Customer Payment, Line 5 above)	\$ -		
b. Customer Payment Inside Residential Sub (Smaller amount of # of Lots x \$300 or Customer Payment, Line 5 above)	\$ -		
c. Vested interest Payment (Rule H after 2-26-97 Option 1)	\$ -		
(Line 7 - 20% of Original Applicant's Line Installation Cost - see Applicants A's Cost)			
d. TOTAL AMOUNT AVAILABLE FOR REFUND (Line 8+9a+9b+9c)	\$ 1,250		
10. 20% or Excess Investment (NSR) (Line 5 + 6 + 7 + 8 - 9d)	\$ 19,133		
11. Temporary Line Installation / Up&Down (NSR)		\$ -	
12. Right of Way Permits (NSR)	\$ -	Paid	\$ - Unpaid
3. Engineering Charges(NSR) (\$36 per Hour)			
a. Prepaid Engineering Charges	\$ 360	Paid	
b. Additional Engineering Charges			\$ 288
4. Underground Service Attachment Charge (NSR)			
a. Base Charge (\$30 Base or \$255 if Riser is Needed)	\$ -		
b. IPCo provided Trench (Trench Footage x \$5.05)	\$ -		
c. Customer provided Trench - FOJE (Trench Footage x \$1.05)	\$ -		
e. TOTAL UNDERGROUND SERVICE ATTACHMENT CHARGES (a+b+c+d)			\$ -
5. Temporary Service Charge (NSR) (Overhead \$120, Underground \$140)	\$ -	Paid	\$ - Unpaid
6. Relocation Charges (NSR)			
a. Relocation or removal with new load.			\$ -
b. Relocation or removal with NO new load.			\$ -
7. Other Charges			\$ -
3. Idaho Power Co. Contribution (Lines 2 + 3c)	\$ -		
3. Prepaid Customer Charges (Lines 13+14+16)	\$ 360		
3. Total Customer Payment Due (Lines 5+6+7+8+9d+11+12+13b+14e+15+16a+16b+17)		\$ 20,671	

Comments

Notice: This written quotation shall be binding on the Company for a period of sixty days (60) 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 necessary labor, materials and equipment.

Customer Signature	Date
Installation Date	IPCo Representative



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, please contact Bill Isley or myself.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Mitchell Greer".

J. Mitchell Greer, P.E.
RMES

POCATELLO
155 South Second Avenue
Pocatello, Idaho 83201
phone: (208) 234-0110
fax: (208) 234-0111

AMERICAN FALLS
460 Lincoln Street, Suite C
American Falls, Idaho 83211
phone: (208) 226-5764
fax: (208) 226-5767

CLIFFS DRIVE LANDSCAPE- Pay Estimate Summary

(Phase 1) - Landscape

Estimated Cost

1-Apr-03

ITEM #	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL	Pay Request #1	Pay Request #2	Pay Request #3	Pay Request #4	Pay Request #5	Total Remaining	Variance
1	Plumbing System	L.S.	1	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 1,905.00
ea-2	Electrical System	L.S.	1	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 4,622.00
cw-1	Babbling Brook- Concrete Rock Work	L.S.	1	\$ 15,000.00	\$ 15,000.00	\$ 5,637.87	\$ -	\$ -	\$ -	\$ -	\$ 9,362.13	
cw-2	Babbling Brook- Waterfalls	L.S.	1	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	
cw-3	Roundabout Fountain Sculpture	L.S.	1	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	
cw-4	Landscape Architect (1)	L.S.	1	\$ 5,000.00	\$ 5,000.00	\$ 3,262.30	\$ -	\$ -	\$ -	\$ -	\$ 1,737.70	\$ 2,000.00
Total					\$ 85,000.00	\$ 8,900.17	\$ -	\$ -	\$ -	\$ -	\$ 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
 5050 YELLOWSTONE
 POCATELLO, ID 83202

Ordered by	Order Date	Ship Date	Ship Via	Warehouse
CALL 208-237-6222 TO	03/31/03	05/01/03	PK PICK-UP	Shp 6 Prc 6

Writer	Salesperson	Release #	Freight Allowed
PAUL SMITH		Brad 243-4442	No

Ordered	Product Description	Unit Price	Net
	***** Shipping Instructions ***** * JOE NAME REQUIRED INSTEAD OF PO # * *****		
1ea	BAFSCO 45 MIL 50 X 100 EPDM POND LINER	1977.273	1977.27
1ea	BAFSCO 45 MIL EPDM POND LINER 50 X 50	988.636	988.64
300lf	BAFSCO 45 MIL POND LINER 100x10 (SOLD BY LINEAR FOOT)	3.955	1186.35
1ea	BAFSCO 45 MIL EPDM POND LINER 20 X 100	809.302	809.30
2ea	BAFSCO QUICK SEAM COVER STRIP 100'	190.909	381.82
4ea	BAFSCO FSQP200 QUICK PRIME PLUS, 1 QUART	18.750	75.00
1ea	BAFSSR FIRESTONE SILICON ROLLER POND LINER	22.159	22.16
1ea	BAFSSK FIRESTONE SCRUBBER KIT POND LINER	4.602	4.60

SUBTOTAL	5445.14
Freight	192.73

Invoice Amount 5637.87



Architecture • Planning • Landscape Architecture

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
 444 Hospital Way
 Ste. 777
 Pocatello, Idaho 83201

INVOICE NO: One (1)

ARCHITECT'S
 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

Basic Compensation:

\$5,000.00

Architectural Service	% Fee	Contract Amount	% Complete	Amt. Of Serv. Complete	Previous Billing Amt	Net This 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

\$5,000.00 Total \$3,250.00 \$0.00 \$3,250.00

Compensation for additional services:

Blue prints	\$9.00	\$9.00
Copies		\$0.00
Shipping	\$3.30	\$3.30
Deposit		
Previous Payments	\$0.00	
Past Due		
Total Due:	\$3,262.30	\$3,262.30

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 DEVELOPMENT 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**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
South Cliffs Business Park Project—Phase Two Pay Request #1	Tuscany Hills Development Co., LLC 444 Hospital Way Suite #777 Pocatello, ID 83201	\$66,877.00
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:

1. Total Estimate for Water and Sewer	\$33,180.00
2. Cost Of Materials	\$14,514.86

3. Third Part Subcontractors	
Johnson Excavation	\$10,580.00
Trent Frasure	<u>\$ 6,475.00</u>
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 Construcion 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

POCATELLO
155 South Second Avenue
Pocatello, Idaho 83201
phone: (208) 234-0110
fax: (208) 234-0111

AMERICAN FALLS
460 Lincoln Street, Suite C
American Falls, Idaho 83211
phone: (208) 226-5764
fax: (208) 226-5767

March 10, 200~~2~~³

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

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

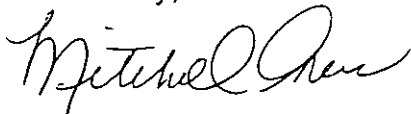
Dear Ray:

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 sub-grade 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

75

Dig 'Em Up
Quality Contractors, Inc.

Jerry Stuart
1018 W. Bridge
Suite B
Blackfoot, Idaho 83221
Phone: (208)785-6287
Fax: (208)785-4997

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 3004
PO#:	
Job Address:	South 5th, Pocatello, Id
Estimator:	Jerry Stuart

B1

Estimate

Temporary Measures

Barriers, Enclosures, Traffic Control, Erosion/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

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 blasting 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.

Quantity	Item	Unit Price	Amount	
				extra if needed
				extra if needed
400	lin.ft.	\$ 28.00	\$ 11,200.00	
2	Ea.	\$ 1,800.00	\$ 3,600.00	
600	cu yrd.	\$ 2.75	\$ 1,650.00	
				\$ 16,450.00
360	lin. FL	\$ 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	lin.ft.	\$ 30.00	\$ 1,800.00	
2	ea.	\$ 1,100.00	\$ 2,200.00	
				\$ 4,000.00

Bid - not used - chd

*** 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 preceding estimate form. This work will commence within five days of the signing of this contract, and will be done in a timely manner, 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 manner. 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% retainage. 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 throughout the project. An 18% per annum interest will apply on amounts unpaid exceeding 30 days.

(please sign below to agree to the terms and conditions of this project, and please send initial deposit payment to initiate contract) Thank You!

Dig 'Em Up Quality Contractors Inc.
Jerry Stuart

Tuscany Hills Dev. / South Cliffs Business Park
Brad Frasure

SOUTH CLIFFS DRIVE- Pay Estimate Summary

Phase II

Engineer's Estimate

3/03
8 Aug 02

Nov 02

Jan 03

ITEM #	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL	Pay Request #1	Pay Request #2	Pay Request #3	Pay Request #4	Pay Request #5	Total Remaining
EARTHWORK											
ea-1	Clear and Grub	AC	1.2	\$ 1,500.00	\$ 1,800.00	\$	\$	\$	\$	\$	\$ 1,800.00
ea-2	Road Excavation	C.Y	1,400	\$ 5.00	\$ 7,000.00	\$ 5,110.00	\$	\$	\$	\$	\$ 1,890.00
WATER											
cw-1	12" Class 50 Ductile Iron Water Line (inc. import)	L.F.	360	\$ 38.00	\$ 13,680.00	\$ 13,680.00	\$	\$	\$	\$	\$
cw-2	12" Resilient Seat Gate Valve & Riser	E.A	2	\$ 1,700.00	\$ 3,400.00	\$ 3,400.00	\$	\$	\$	\$	\$
cw-3	Fire Hydrant	E.A	2	\$ 2,300.00	\$ 4,600.00	\$ 4,600.00	\$	\$	\$	\$	\$
cw-4	12" City of Pocatello Tap	E.A	0	\$ 2,000.00	\$	\$	\$	\$	\$	\$	\$
cw-5	Rock Excavation, Inc Blast	L.F	340	\$ 19.00	\$ 6,460.00	\$ 8,887.50	\$	\$	\$	\$	\$ (2,427.50)
cw-6	Import	C.Y	1200	\$ 8.50	\$ 10,200.00	\$	\$	\$	\$	\$	\$ 10,200.00
SEWER											
ss-1	8" SDR-35 PVC	L.F	400	\$ 20.00	\$ 8,000.00	\$ 8,000.00	\$	\$	\$	\$	\$
ss-2	4" Dia. Manholes	E.A	2	\$ 1,750.00	\$ 3,500.00	\$ 3,500.00	\$	\$	\$	\$	\$
ss-3	Rock Excavation, Inc Blast	L.F.	300	\$ 35.00	\$ 10,500.00	\$ 8,887.50	\$	\$	\$	\$	\$ 1,612.50
ss-4	Import	C.Y	1200	\$ 8.50	\$ 10,200.00	\$	\$	\$	\$	\$	\$ 10,200.00
STORM WATER											
sd-1	15" HDPE Storm Line	L.F	105	\$ 21.00	\$ 2,205.00	\$	\$	\$	\$	\$	\$ 2,205.00
sd-2	Storm Drain Manhole	E.A	0	\$ 1,200.00	\$	\$	\$	\$	\$	\$	\$
sd-3	Inlet Catch Basin	E.A	2	\$ 1,500.00	\$ 3,000.00	\$	\$	\$	\$	\$	\$ 3,000.00
sd-4	Rock Excavation, Inc Blast	L.F.	0	\$ 14.00	\$	\$	\$	\$	\$	\$	\$
CONCRETE											
sc-1	Standard Vertical Curb & Gutter	L.F	1085	\$ 10.50	\$ 11,392.50	\$	\$	\$	\$	\$	\$ 11,392.50
sc-2	Standard 3" Rolled Curb	L.F	195	\$ 10.00	\$ 1,950.00	\$	\$	\$	\$	\$	\$ 1,950.00
sc-3	Valley Gutter	S.F	1190	\$ 3.50	\$ 4,165.00	\$	\$	\$	\$	\$	\$ 4,165.00
sc-4	Handicap Ramp	E.A	8	\$ 300.00	\$ 2,400.00	\$	\$	\$	\$	\$	\$ 2,400.00
sc-5	4" Sidewalk	L.F	1085	\$ 8.50	\$ 9,222.50	\$	\$	\$	\$	\$	\$ 9,222.50
sc-6	6" Concrete Apron	S.F.	1575	\$ 3.50	\$ 5,512.50	\$	\$	\$	\$	\$	\$ 5,512.50
ROADWAY											
rw-1	Asphalt Pavement Section (3" ac, 4" 3/4, 8" 2")	S.F.	23695	\$ 1.55	\$ 36,727.25	\$	\$	\$	\$	\$	\$ 36,727.25
rw-2	Roadway Geotextile	S.F	23695	\$ 0.15	\$ 3,554.25	\$	\$	\$	\$	\$	\$ 3,554.25
rw-3	Asphalt Patch and Boring	L.S.	0	\$ 6,200.00	\$	\$	\$	\$	\$	\$	\$
SP-1	Material Import	C.Y	2500	\$ 8.50	\$ 21,250.00	\$ 10,812.00	\$	\$	\$	\$	\$ 10,438.00
MISC.											
m-1	Revegetation	AC	0.5	\$ 475.00	\$ 237.50	\$	\$	\$	\$	\$	\$ 237.50
m-2	Mobilization	L.S	1	\$ 2,500.00	\$ 2,500.00	\$	\$	\$	\$	\$	\$ 2,500.00
m-3	Street Lights	E.A	3	\$ 2,200.00	\$ 6,600.00	\$	\$	\$	\$	\$	\$ 6,600.00
m-4	Private Utilities	L.S	1	\$ 12,000.00	\$ 12,300.00	\$	\$	\$	\$	\$	\$ 12,300.00
m-5	Materials Testing	L.S	1	\$ 3,000.00	\$ 3,000.00	\$	\$	\$	\$	\$	\$ 3,000.00
m-6	Engineering and Design	L.S	1	\$ 10,000.00	\$ 10,000.00	\$	\$	\$	\$	\$	\$ 10,000.00
m-7	Landscaping	L.S	1	\$ 17,300.00	\$ 17,300.00	\$	\$	\$	\$	\$	\$ 17,300.00
Total				\$	\$ 232,656.50	\$ 66,877.00	\$	\$	\$	\$	\$ 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	Amount
South Cliffs Business Park - So. 5th Project	0.00
--Johnson Excavation Invoice #102	10,812.00
--Eagle Rock Blasting Invoice # 20440	17,774.80
Tuscany Builders Invoice # 32	38,289.86
Total	\$66,876.66
Payments/Credits	\$0.00
Balance Due	\$66,876.66

Phone #
(208) 478-6449



Johnson 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
Total	\$10,812.00

Eagle Rock Blasting, Inc.

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 DATE
South Cliff Drive	Net 30	3/20/2003

QUANTITY	DESCRIPTION	RATE	AMOUNT
	1/16/03 thru 2/17/03		
809	Drilling and blasting for utilities.	17.20	13,914.80
1,400	D&B 3 rock knobs, 2-20x20, 1-20x30	2.40	3,360.00
1	Mobilization	500.00	500.00
	Sales Tax	5.00%	0.00

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



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,

A handwritten signature in cursive script, appearing to read "Mitchell Greer". The signature is written in black ink and is positioned above a horizontal dashed line.

Mitchell Greer, P.E.
RMES

SOUTH CLIFFS DRIVE- Pay Estimate Summary

Phase II

ITEM #	ITEM	UNIT	QUANTITY	Engineer's Estimate		3-Mar-03		Apr-03			Total Remaining
				UNIT PRICE	TOTAL	Pay Request #1	Pay Request #2	Pay Request #3	Pay Request #4	Pay Request #5	
EARTHWORK											
ea-1	Clear and Grub	AC.	1.2	\$ 1,500.00	\$ 1,800.00						
ea-2	Road Excavation	C.Y.	1,400	\$ 5.00	\$ 7,000.00	\$ 5,110.00	\$ -	\$ -	\$ -	\$ -	\$ 1,890.00
WATER											
cw-1	12" Class 50 Ductile Iron Water Line (Inc. Import)	L.F.	360	\$ 38.00	\$ 13,680.00	\$ 13,680.00	\$ -	\$ -	\$ -	\$ -	\$ -
cw-2	12" Resilient Seat Gate Valve & Riser	E.A.	2	\$ 1,700.00	\$ 3,400.00	\$ 3,400.00	\$ -	\$ -	\$ -	\$ -	\$ -
cw-3	Fire Hydrant	E.A.	2	\$ 2,300.00	\$ 4,600.00	\$ 4,600.00	\$ -	\$ -	\$ -	\$ -	\$ -
cw-4	12" City of Pocatello Tap	E.A.	0	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
cw-5	Rock Excavation, Inc Blast	L.F.	340	\$ 19.00	\$ 6,460.00	\$ 8,887.50	\$ -	\$ -	\$ -	\$ -	\$ (2,427.50)
cw-6	Import	C.Y.	1200	\$ 8.50	\$ 10,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00
SEWER											
ss-1	8" SDR-35 PVC	L.F.	400	\$ 20.00	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
ss-2	4' Dia. Manholes	E.A.	2	\$ 1,750.00	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
ss-3	Rock Excavation, Inc. Blast	L.F.	300	\$ 35.00	\$ 10,500.00	\$ 8,887.50	\$ -	\$ -	\$ -	\$ -	\$ 1,612.50
ss-4	Import	C.Y.	1200	\$ 8.50	\$ 10,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00
STORM WATER											
sd-1	15" HDPE Storm Line	L.F.	105	\$ 21.00	\$ 2,205.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,205.00
sd-2	Storm Drain Manhole	E.A.	0	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
sd-3	Inlet Catch Basin	E.A.	2	\$ 1,500.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
sd-4	Rock Excavation, Inc. Blast	L.F.	0	\$ 14.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00
CONCRETE											
sc-1	Standard Vertical Curb & Gutter	L.F.	1085	\$ 10.50	\$ 11,392.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,392.50
sc-2	Standard 3" Rolled Curb	L.F.	195	\$ 10.00	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950.00
sc-3	Valley Gutter	S.F.	1190	\$ 3.50	\$ 4,165.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,165.00
sc-4	Handicap Ramp	E.A.	8	\$ 300.00	\$ 2,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400.00
sc-5	4' Sidewalk	L.F.	1085	\$ 8.50	\$ 9,222.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,222.50
sc-6	6" Concrete Apron	S.F.	1575	\$ 3.50	\$ 5,512.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,512.50
ROADWAY											
rw-1	Asphalt Pavement Section (3" ac, 4" 3/4, 8" 2")	S.F.	23695	\$ 1.55	\$ 36,727.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,727.25
rw-2	Roadway Geotextile	S.F.	23695	\$ 0.15	\$ 3,554.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,554.25
rw-3	Asphalt Patch and Boring	L.S.	0	\$ 6,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SP-1	Material Import	C.Y.	2500	\$ 8.50	\$ 21,250.00	\$ 10,812.00	\$ -	\$ -	\$ -	\$ -	\$ 10,438.00
MISC.											
m-1	Revegetation	AC.	0.5	\$ 475.00	\$ 237.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237.50
m-2	Mobilization	L.S.	1	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00
m-3	Street Lights (1)	L.S.	1	\$ 13,795.00	\$ 13,795.00	\$ -	\$ 13,795.00	\$ -	\$ -	\$ -	\$ -
m-4	Private Utilites (2)	L.S.	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
m-5	Materials Testing	L.S.	1	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00
m-6	Engineering and Design	L.S.	1	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00
m-7	Landscaping	L.S.	1	\$ 17,300.00	\$ 17,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,300.00
Total				\$ 227,551.50	\$ 66,877.00	\$ 13,795.00	\$ -	\$ -	\$ -	\$ -	\$ 146,879.50

1.2 Idaho power work order for utilities was on cliffs drive, the majority of street lights is on south cliffs drive

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

42,428.60
Deq Em up Bid

March 3, 2003

Materials

400' L.F. SDR 35	\$1050.00
24' Manhole Material	\$1920.00

TOTAL DUE:	\$2970.00
------------	-----------

Thank you for your business.



ACCOUNTING COPY

7752970

BR: 056 Phone# 208 233 4023

056 PICK TICKET 7752970

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

FNW POCATELLO
756 S 1ST AVE
POCATELLO, ID 83201

ALL ORDERS MUST HAVE A PO LETTER & #
CUST#: 134941 REPRINT

SPECIAL INSTRUCTIONS
NO NAMES!!!!

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

SHIP TO
TUSCANY BUILDERS LLC
C/O SOUTH CLIFF JOB
SOUTH 5TH
POCATELLO, ID 83201

PO. NUMBER JOB NAME JOB NO. SLS ENT BY ORDER DATE DELIVERY METHOD

BRAD SO CLIFF JOB 571 SMB 2/24/03 OUR TRUCK PREPAID

BIN LOCATION	ITEM DESCRIPTION	UM	ORDERED	SHIPPED	B/O	UNIT PRICE	PER.	EXTENDED AMT.
VHH 021 01A 8	TYTON JOINT PIPE W/GSKT CLASS 50 #160553	FT	126	126	0	9.14	FT	1151.64
VHH 061 01A 6	TYTON JOINT PIPE W/GSKT CLASS 50 #160552	FT	18	18	0	6.59	FT	118.62
	12X6 MJXFLANGE SSB TEE L/ACC D	EA	1	1	0	263.12	EA	263.12
	12X8 MJXFLANGE SSB TEE L/ACC D	EA	1	1	0	274.22	EA	274.22
VEA 041 02A	KENNEDY 6 4572X MJXFE RS GATE VLV #160758	EA	2	2	0	258.55	EA	517.10
VEA 041 03A	KENNEDY 8 4572X MJXFE RS GATE VLV #160759	EA	2	2	0	403.39	EA	806.78
VHF 121 01A	TYLER 7026 26X36 CI VLV BX L/LID #261378	EA	4	4	0	46.19	EA	184.76
VHF 151 01A	TYLER 6855 51/4 DROP LID WATER #044121	EA	4	4	0	7.50	EA	30.00
VHH 071 01A	K81 HYD 5 VO 3-WAY 5'6" TRCH 6MJ #161476	EA	2	2	0	903.40	EA	1806.80
VHF 162 02A 8	MJ SSB 45 ELBOW L/ACC #169813	EA	1	1	0	65.85	EA	65.85

SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE

RECEIVED BY (PRINT NAME) PSD SHIPPED DATE FILLED BY CHECKED BY SHIPPING & HANDLING AMOUNT

2/25/03 2/25/03 TAX %

RECEIVED BY (SIGNATURE) DATE RECEIVED BILL OF LADING NO

TOTAL DUE

W02 MATERIAL SAFETY DATA SHEETS AVAILABLE UPON REQUEST



7752970

BR: 056 Phone# 208 233 4023

056 PICK TICKET 7752970

PAGE

FNW POCATELLO
756 S 1ST AVE
POCATELLO, ID 83201

ALL ORDERS MUST HAVE A PO LETTER & H.
CUST#: 134941 REPRINT 3

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

SPECIAL INSTRUCTIONS

NO NAMES!!!!

SOLD TO

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

SHIP TO

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

PO. NUMBER JOB NAME JOB NO. SLS ENT BY ORDER DATE DELIVERY METHOD

BRAD SO CLIFF JOB 571 SMB 2/24/03 OUR TRUCK PREPAID

BIN LOCATION	ITEM DESCRIPTION	UM	ORDERED	SHIPPED	B/O	UNIT PRICE	PER	EXTENDED AMT
GRA 126 04A 6	150 RED RUBBER 1/16 FF GASKET #037471	EA	2	2	0	.63	EA	1.26
GRA 126 06A 8	150 RED RUBBER 1/16 FF GASKET #037472	EA	2	2	0	.79	EA	1.58
GRE 074 02A 6	150 BLT KIT-8 3/4X31/4 W/NUTS #037618	EA	2	2	0	5.32	EA	10.64
GRE 074 01A 8	150 BLT KIT -8 3/4X31/2 W/NUTS #037619	EA	2	2	0	5.54	EA	11.08
WHF 181 03A 12	UNION-TITE SOLID PSH-ON PLG SSB	EA	1	1	0	98.80	EA	98.80
WHF 181 02A 8	MJ ACCESSORY KIT #027901	D EA	3	5	0	18.10	EA	108.60
WHF 181 01A 6	MJ ACCESSORY KIT #027900	D EA	4	4	0	12.57	EA	62.88
WHF 191 05A 8X6	MJXFLANGE SSB TEE L/ACC #169996	D EA	1	1	0	10.56	EA	42.24
WHF 173 01A 8X6	MJ SSB SM END BELL RED L/AC D #170047	D EA	1	1	0	137.79	EA	137.79
						53.65	EA	53.6

SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE

PSD SHIPPED DATE FILLED BY CHECKED BY SHIPPING & HANDLING AMOUNT

RECEIVED BY (PRINT NAME) 12/25/03 2/25/03 TAX

RECEIVED BY (SIGNATURE) DATE RECEIVED BILL OF LADING NO

TOTAL DUE

MATERIAL SAFETY DATA SHEETS AVAILABLE UPON REQUEST.



7752970

BR: 056 Phone# 208 233 4023

056 PICK TICKET 7752970

DATE 3/06/03 TIME 13:30.44

FNW POCATELLO
756 S 1ST AVE
POCATELLO, ID 83201

ALL ORDERS MUST HAVE A PO LETTER & #.
CUST#: 134941 REPRINT

SPECIAL INSTRUCTIONS
NO NAMES!!!!

SHIPP TO

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

SHIPP TO

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

PO. NUMBER	JOB NAME	JOB NO.	SLS	ENT. BY	ORDER DATE	DELIVERY METHOD
BRAD	SO CLIFF JOB		571	SMB	2/24/03	OUR TRUCK PREPAID

BIN LOCATION	ITEM DESCRIPTION	UM	ORDERED	SHIPPED	B/O	UNIT PRICE	PER	EXTENDED AMT
WHF 192 05A 6	UNION-TITE SOLID PSH-ON PLG SSB #168026	EA	1	1	0	31.52	EA	31.52

SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE	PSD	SHIPPED DATE	FILLED BY	CHECKED BY	SHIPPING & HANDLING	AMOUNT	128.95
	RECEIVED BY (PRINT NAME)	12/25/03	RECEIVED BY (SIGNATURE)	2/25/03	DATE RECEIVED	BILL OF LADING NO	

WEIGHT 5429.0400 TOTAL WEIGHT

TOTAL DUE 6,062.8

7758583

BR: 056 Phone# 208 233 4023

056 PICK TICKET 7758583

DATE 3/06/03 TIME 13:33:57

FNW POCATELLO
756 S 1ST AVE

POCATELLO, ID 83201

ALL ORDERS MUST HAVE A PO LETTER & #.
CUST#: 134941 REPRINT 2

NO NAMES!!!!

SPECIAL INSTRUCTIONS

SOLD TO

SHIP TO

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

TUSCANY BUILDERS LLC
C/O SO CLIFF JOB
POCATELLO, ID 83201

P.O. NUMBER

JOB NAME

JOB NO.

SLS

ENT BY

ORDER DATE

DELIVERY METHOD

SO CLIFF JOB

571

SMB

2/25/03

WILL CALL

PREPAID

BIN LOCATION	ITEM DESCRIPTION	UM	ORDERED	SHIPPED	B/O	UNIT PRICE	PER	EXTENDED AM
12	MJ SSB 45 ELBOW L/ACC	D EA	1	1	0	127.62		127.62
WHF 181 03A	MJ ACCESSORY KIT #027903	D EA	2	2	0	18.10		36.20

SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE

PSD

SHIPPED DATE

FILLED BY

CHECKED BY

SHIPPING & HANDLING

AMOUNT

TAX %

RECEIVED BY (PRINT NAME)

2/25/03

RECEIVED BY (SIGNATURE)

2/26/03

DATE RECEIVED

BILL OF LADING NO

TOTAL DUE

153.0000 TOTAL WEIGHT

172.01

8.19



7748267

BR: 056 Phone# 208 233 4023

056 DIRECT

7748267

PAGE

FNW POCATELLO
756 S 1ST AVE

POCATELLO, ID 83201

ALL ORDERS MUST HAVE A PO LETTER & #.
CUST#: 134941 REPRINT 3

DATE 3/04/03 TIME 12:15:32

SPECIAL INSTRUCTIONS

NO NAMES!!!!

SHIPP TO

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

SHIPP TO

TUSCANY BUILDERS LLC
C/O CITY OF POC WATER DEPT
306 WEST PINE
ATTN: JON BEITZ
POCATELLO, ID 83201

PO. NUMBER

JOB NAME

JOB NO.

SLS

ENT BY

ORDER DATE

DELIVERY METHOD

BRAD

SO CLIFF DRIVE

571

SMB

2/24/03

PREPAID

TRUCK

BIN LOCATION

ITEM DESCRIPTION

UM

ORDERED

SHIPPED

B/O

UNIT PRICE

PER

EXTENDED AM

12 TYTON JOINT PIPE W/GSKT CLASS 50

FT

362

0

362

13.97

FT

5,057.1

SUBJECT TO TERMS
AND CONDITIONS ON
REVERSE SIDE

PSD

SHIPPED DATE

FILLED BY

CHECKED BY

SHIPPING & HANDLING

AMOUNT

TAX

%

RECEIVED BY (PRINT NAME)

3/04/03

RECEIVED BY (SIGNATURE)

DATE RECEIVED

BILL OF LADING NO

TOTAL DUE

252.86

5,310.00

.0000 TOTAL WEIGHT



Johnson Excavation

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

Invoice

Date	Invoice #
3/4/2003	445

Bill To
Tuscany Hills Builders

Qty	Description	Terms	Project
		Due on receipt	Cliff water & sewer
		Rate	Amount
12	2/21/03 Hours trackhoe time	90.00	1,080.00
10	2/22/03 Hours trackhoe time	90.00	900.00
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	300.00
10.5	2/24/03 Hours trackhoe time	90.00	945.00
6	Hours backhoe time	60.00	360.00
9	Hours labor	25.00	225.00
8	2/25/03 Hours trackhoe time	90.00	720.00
6	Hours backhoe time	60.00	360.00
6	Hours labor	25.00	150.00
10	2/26/03 Hours trackhoe time	90.00	900.00
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
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	37.5 @ 90.00	\$3,375.00
¾" Bedding material	310 C.Y. @ 10.00	\$3,100.00

TOTAL DUE: \$6475.00

Thank you for your business.

FRASURE CONSTRUCTION CO.
444 Hospital Way, Suite 777
Pocatello, ID 83201

Invoice

Phone # 208-478-6451

DATE	INVOICE #
3/10/2003	7080

BILL TO

Tuscany Hills

Project	South Cliffs Drive
---------	--------------------

DESCRIPTION	QTY	RATE	AMOUNT
D5 Dozer & Trackhoe	79	85.00	6,715.00
sales tax		5.00%	0.00

Total \$6,715.00

Balance Due \$6,715.00

**SOUTH CLIFFS PROJECT
Phase II**

DATE	DESCRIPTION	AMOUNT	BALANCE
10/22/02	Board approved funding		\$200,000.00

RMES™

Rocky Mountain Engineering & Surveying

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 Billing Summary Attached	\$3,700.00	\$3,700.00
<p><i>Approved For Payment</i> <i>Lindell W. Turner</i> 4/11/03</p>			

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.

We appreciate the opportunity to work for you on this project.

Billing Summary-Contract # 3

Task	Description	Dollar Value of Item	Invoice 98388	Invoice	Invoice	Invoice	Total	Remaining
2.D	Design Reviews							
2.E	Project Bidding	\$500	\$250				\$250	\$250
2.E.1	Create Bidding Documents							
2.E.2	Advertisements (1)	\$2,400	\$2,400				\$2,400	\$0
2.E.3	Pre-Bid Meeting	\$350	\$350				\$350	\$0
2.E.4	Bid Addenda and Coordination	\$250	\$250				\$250	\$0
2.E.4	Bid Summaries and Award	\$550	\$150				\$150	\$400
	Project Percentage	\$300	\$300				\$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					\$0	\$350
3.A.2	Review Contract Schedules and Sequencing	\$400					\$0	\$400
3.A.3	Public Information Meeting	\$750					\$0	\$750
3ER	Cost For 4X Bid Process (5)	\$2,650					\$0	\$2,650
3.B	Construction Staking							
3.B.1	Horizontal and Vertical Control for Imp. (4)	\$9,100					\$0	\$9,100
3.C	Construction Inspection and Management							
3.C.1	Perform Project Inspections (2)	\$5,500					\$0	\$5,500
3.C.2	Administer Contract (pay req., change orders)	\$1,200					\$0	\$1,200
3.C.3	Progress meetings and prepare press releases	\$1,000					\$0	\$1,000
3.C.4	Final Inspection, Punch List and Closeout	\$950					\$0	\$950
	Project Percentage							
4.0	Project Closeout Phase							
4.B	Prepare Record Drawings							
4.B.1	Summarize Contractor Notations	\$1,350					\$0	\$1,350
4.B.2	Summarize Inspection Notes	\$1,050					\$0	\$1,050
4.C	Warranty Inspections							
4.D.1	One Year Inspection	\$400					\$0	\$400
4.D.2	Contractor Coordination	\$500					\$0	\$500
	Project Percentage							
TOTAL MAN HOURS		\$33,950	\$3,700	\$0	\$0	\$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:

1. 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

POCATELLO DEVELOPMENT 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-24**

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



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

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) -	<u>\$ 66,877.00</u>
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.

Rayna -

Attached are Idaho Power Paid
receipt work orders -

27141056 \$ 18,595 st. lights

27128123 \$ 20,671 underground

Thanks

Bill J. Lee

Rayne -

ENCLOSED:

- ① Hour breakdown Formure
- ② Hour breakdown Treat Formure
- ③ Invoice Porcabello Precast
- ④ Invoice Formure

We are waiting for invoice from Formure
for \$1050 will pay as soon as
received. — received

Bill Isley

TRENT FrASURE
4/15/03

Loader Time South Cliffs Dr. Water/Sewer

2/22/03 10 hr.

2/23/03 4.5 hr.

2/27/03 10 hr.

2/28/03 10 hr.

3/1/03 3 hr.

37.5 hr.

FRASURE Construction

D5 Dozer & Trackhoe
South Cliffs Drive Water & Sewer lines

<u>Date</u>	<u>DOZER</u>	<u>Trackhoe</u>
2/21/03		12
2/22/03	3	12
2/23/03		5
2/24/03	8	10
2/25/03	4	8
2/26/03		10
2/27/03	4	6
2/28/03	6	10
	<u>25</u>	<u>73</u>

98 hours

20%

19

79 hours

I certify that these hours are correct

Brad Thomas

FROM : ISLEY INVESTMENTS

PHONE NO. : 208 478 6455

Mar. 15 2003 03:40PM P4

FROM : POCATELLO-PRECAST

FAX NO. : 2332932

Apr. 09 2003 03:16PM P2

POCATELLO PRECAST Inc

3650 Hwy 30 W
Pocatello, ID 83201
83201

Invoice

DATE	INVOICE#
4/9/2003	4134

BILL TO
Tuscany Builders 444 Hospital Way #777 Pocatello, ID 83201

P.O. NO.	TERMS	PROJECT
	Net 10	

DESCRIPTION	QTY	RATE	AMOUNT
South Cliffs Dr. 24" Vertical Manhole Complete Sales Tax	1	1,828.57 5.00%	1,828.57 91.43
Total			\$1,920.00

04-15-03

15:35

2010

RECEIVED FROM: 208 478 6455

WJG/TA

CANT

P.05



ACCOUNTING COPY

7750094

056 PICK TICKET 7750094

BR: 056 Phone# 208 238 4023

FNW POCATELLO
756 S 1ST AVE
POCATELLO, ID 83201

ALL ORDERS MUST HAVE A PO LETTER & #.

CUST#: 134941 REPRINT 3

NO NAMES!!!!

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

TUSCANY BUILDERS LLC
756 S 1ST AVE
POCATELLO, ID 83201

SOUTH CLIFF JOB (BLM) TUSCANY BLDRS 3056001 571 DSM 2/24/03 WILL CALL PREPAID WILL CALL

J 051 01A BX20	PVC SDR35 3034 GJ PIPE	FT	400	400	0	2.50 FT	1000.00
	#029156		*REF	20.00 LN *			
SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE							AMOUNT 30.00
RECEIVED BY (PRINT NAME)							TAX %
RECEIVED BY (SIGNATURE)			DATE RECEIVED	BILL OF LADING NO.		TOTAL DUE	1050.00

1696.0000 TOTAL WEIGHT

END OF ORDER

FROM : ISLEY INVESTMENTS

PHONE NO. : 208 478 6455

Mar. 15 2003 03:40PM PS



CUSTOMER COSTS - IDAHO

Project or Customer SOUTH CLIFFS PARK	Design # 0	Work Order # 27128123
---	---------------	--------------------------

1. Line Installation/Upgrade Costs	\$ 19,133	
2. Company Betterment		
3. Line Installation Allowances		
a. Customer Cash Allowance	\$ -	
b. Terminal Facilities Allowance	\$ -	
c. TOTAL ALLOWANCES (Lines 3a + 3b)		
4. Line Installation Credit (Customer Provided Trench - FOJE)	\$ -	
5. Net Construction Cost (1-2-3c-4)		\$ 19,133
6. Vested Interest Paid to Previous Applicant (NSR) (Rule H, Option2) (Paid to WO#)	0	\$ -
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 Customer 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 Option 1) (Line 7 - 20% of Original Applicant's Line Installation Cost - see Applicants A's Cost)	\$ -	
d. TOTAL AMOUNT AVAILABLE FOR REFUND (Line 8+9a+9b+9c)	\$ 1,250	
10. 20% or Excess Investment (NSR) (Line 5 + 6 + 7+ 8 - 9d)	\$ 19,133	
11. Temporary Line Installation / Up & Down (NSR)		\$ -
12. Right of Way Permits (NSR)		\$ - Unpaid
13. Engineering Charges(NSR) (\$36 per Hour)		
a. Prepaid Engineering Charges	\$ 360 Paid	
b. Additional Engineering Charges		\$ 288
14. Underground Service Attachment Charge (NSR)		
a. Base Charge (\$30 Base or \$255 if Riser is Needed)	\$ -	
b. IPCo provided Trench (Trench Footage x \$5.05)	\$ -	
c. Customer provided Trench - FOJE (Trench Footage x \$1.05)	\$ -	
e. TOTAL UNDERGROUND SERVICE ATTACHMENT CHARGES (a+b+c+d)		\$ -
15. Temporary Service Charge (NSR) (Overhead \$120, Underground \$140)		\$ - Unpaid
16. Relocation Charges (NSR)		
a. Relocation or removal with new load		\$ -
b. Relocation or removal with NO new load		\$ -
17. Other Charges		\$ -
18. Idaho Power Co. Contribution (Lines 2 + 3c)		
19. Prepaid Customer Charges (Lines 13+14+16)	\$ 360	
20. Total Customer Payment Due (Lines 5+6+7+8+9d+11+12+13b+14e+15+16a+16b+17)		\$ 20,671

Pat Chk # 2561

Comments

Notice: This written quotation shall be binding on the Company for a period of sixty days (60) 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.

Customer Signature <i>Isley Investments</i>	Date 4-15-03
Quotation Date 4/15/03	IPCo Representative <i>[Signature]</i>



CUSTOMER COSTS - IDAHO

Project or Customer S. CLIFFS ST LIGHTS	Design # 0	Work Order # 27141056
---	---------------	--------------------------

1. Line Installation/Upgrade Costs	\$ 17,377	
2. Company Betterment		
3. Line Installation Allowances		
a. Customer Cash Allowance	\$ -	
b. Terminal Facilities Allowance	(\$ 3,634)	
c. TOTAL ALLOWANCES (Lines 3a + 3b)		
4. Line Installation Credit (Customer Provided Trench -- FOJE)	\$ -	
5. Net Construction Cost (1-2-3c-4)		\$ 13,743
6. Vested Interest Paid to Previous Applicant (NSR) (Rule H, Option 2) (Paid to WO#) 0		\$ -
7. Vested Interest Paid to Previous Applicant (Rule H, Option 1) (Paid to WO#) 0		\$ -
8. Unusual Conditions		\$ 4,852
9. Net Amounts for Refund Distributions		
a. Customer Payment for Line Installation (80% of Customer 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 Option 1) (Line 7 - 20% of Original Applicant's Line Installation Cost - see Applicant's A's Cost)	\$ -	
d. TOTAL AMOUNT AVAILABLE FOR REFUND (Line 8+9a+9b+9c)	\$ 4,852	
10. 20% or Excess Investment (NSR) (Line 5 + 6 + 7+ 8 - 9d)	\$ 13,743	
11. Temporary Line Installation / Up&Down (NSR).....		\$ -
12. Right of Way Permits (NSR)		\$ - Unpaid
13. Engineering Charges(NSR) (\$36 per Hour)		
a. Prepaid Engineering Charges		Paid
b. Additional Engineering Charges		\$ -
14. Underground Service Attachment Charge (NSR)		
a. Base Charge (\$30 Base or \$255 if Riser is Needed)	\$ -	
b. IPCo provided Trench (Trench Footage x \$5.05)	\$ -	
c. Customer provided Trench - FOJE (Trench Footage x \$1.05)	\$ -	
e. TOTAL UNDERGROUND SERVICE ATTACHMENT CHARGES (a+b+c+d)		\$ -
15. Temporary Service Charge (NSR) (Overhead \$120, Underground \$140)		\$ - Unpaid
16. Relocation Charges (NSR)		
a. Relocation or removal with new load.		\$ -
b. Relocation or removal with NO new load.		\$ -
17. Other Charges		\$ -
18. Idaho Power Co. Contribution (Lines 2 + 3c)	\$ 3,634	
19. Prepaid Customer Charges (Lines 13+14+16)		
20. Total Customer Payment Due (Lines 5+6+7+8+9d+11+12+13b+14e+15+16a+16b+17)		\$ 18,595

FD CLK# 2561

Comments

Notice: This written quotation shall be binding on the Company for a period of sixty days (60) 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.

Customer Signature <i>[Signature]</i>	Date 4-15-03
Quotation Date 4/15/03	IP Co Representative <i>[Signature]</i>

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*: 1 st Quarter 2003 (1/03 - 3/03)	3,000.00
Postage/Copies: 1 st Quarter 2003 (1/03 - 3/03)	<u>125.00</u>
INVOICE TOTAL:	\$3,125.00

Chd

* Timesheet breakdown attached.

EXECUTIVE SUMMARY

TO: Pocatello Development Authority

FROM: Robert Chambers, Director, Planning and Development Services 
Tim Tingey, ^{BTT} 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

TABLE 1.

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 (35% property owner cost for curb, gutter & sidewalks)	\$1,448,482
	Engineering & Contingency (4 th & 5 th Streets)	\$307,710	\$307,710	0	\$340,912
Transportation	South 5 th Connector	\$3,000,000	\$3,000,000	\$5,500,000	To be Determined
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		\$12,604,369	\$12,219,569	\$5,884,800	\$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.

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	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 2001 tax levies for each of the five taxing jurisdictions as supplied by the Bannock County Clerk's Office are as follows:

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

TABLE 5.

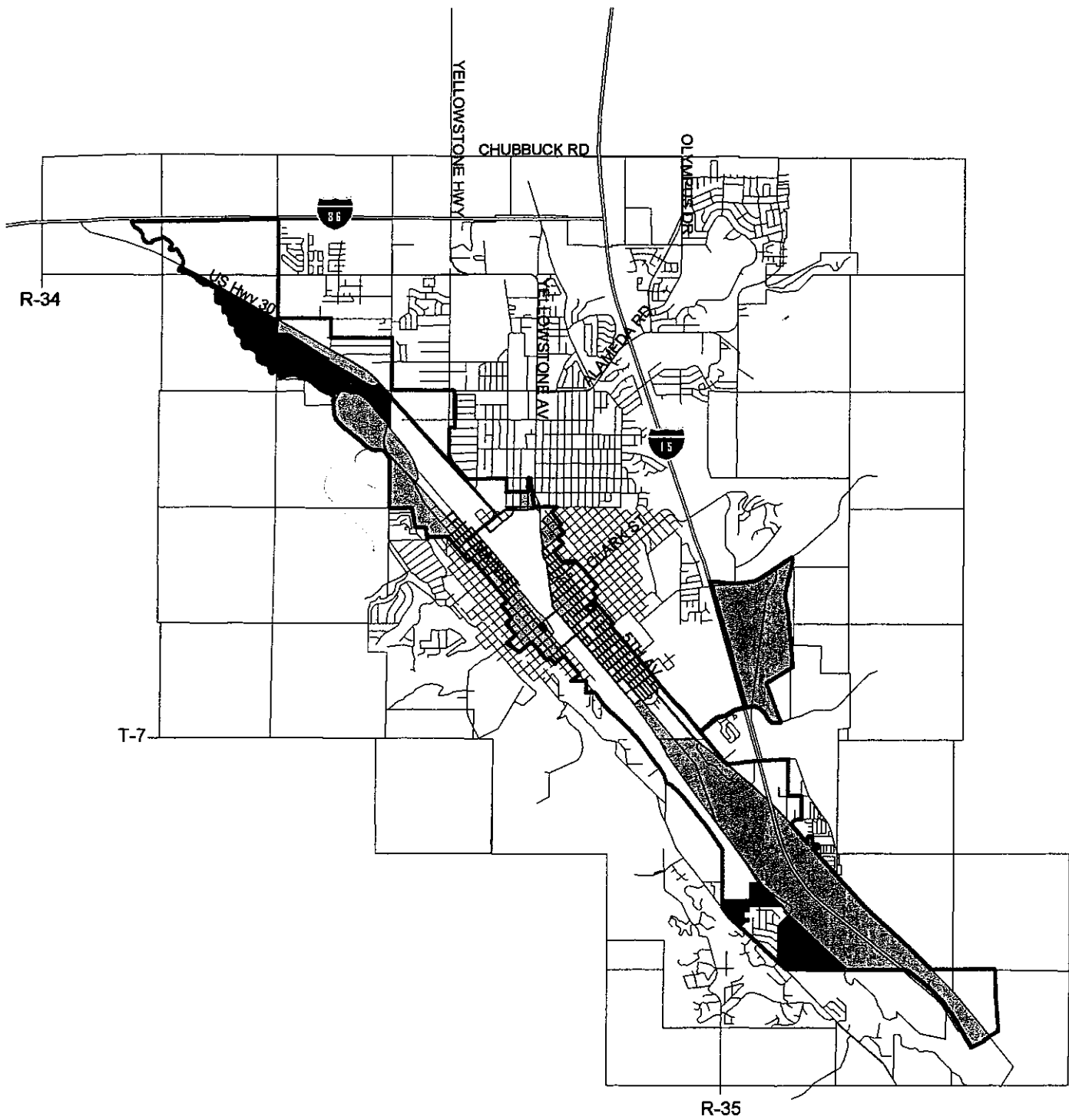
Taxing Entity	⁴ Tax Levy	Central Corridor Base Valuation	Revenue
City of Pocatello	.009971656	\$111,786,736	\$1,114,698.88
Bannock County	.005390045	\$111,786,736	\$602,535.54
School District #25	.007706704	\$111,786,736	\$861,507.29
County Road & Bridge	.000706006	\$111,786,736	\$78,922.11
Ambulance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

No reproduction of this material in any form is authorized without written consent of the City of Pocatello.

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

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:

Commercial Redevelopment-proactive 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.

Neighborhood Revitalization-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:

TABLE 1.

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 (35% 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	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	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 2001 tax levies for each of the five taxing jurisdictions as supplied by the Bannock County Clerk's Office are as follows:

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

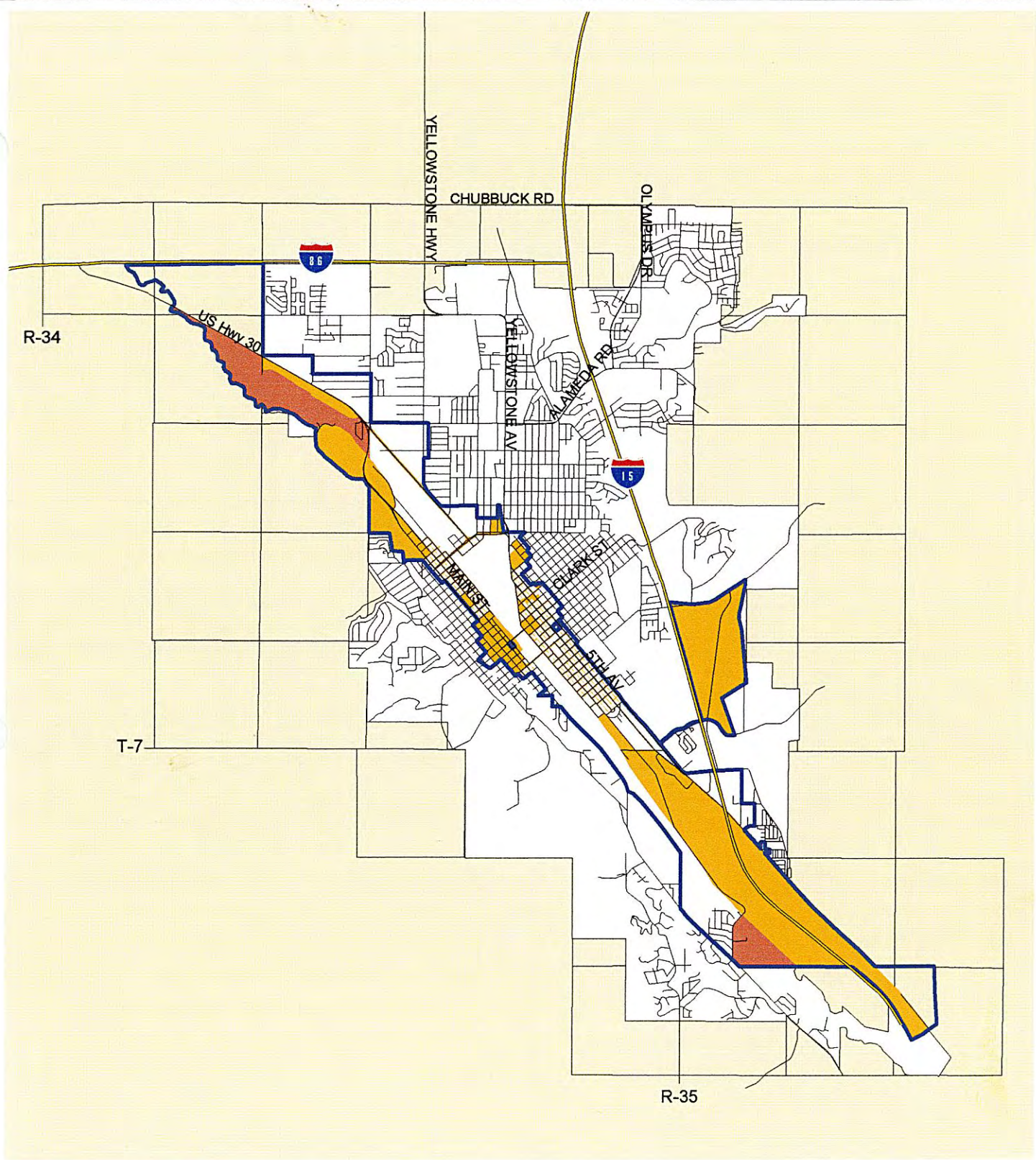
Table 6

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

- additional area
- original area *TIF*
- 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



March 24, 2003

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
Myers-Anderson Architects

Kim Smith, Vice-President
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
The Continental Bistro

Greg Maag, Bus. Development Chair
Maag Prescription & Medical Supply

Mindy Tankersley-Perez, Bd. Member
Sheik Design

Joe Campbell, Bd. Member
Pioneer Title Co.