

**POCATELLO DEVELOPMENT AUTHORITY**

**Board of Commissioners Meeting**

**June 18, 2003**

**11:00 a.m.**

**City Hall  
911 North 7<sup>th</sup> Avenue**

**11:00 a.m. Council Chambers**

Call to Order – Chairman Neuhardt

Acknowledge Guests of Board, if any

Disclosure of Conflicts of Interest, if any

Agenda - Add or Delete Action or Discussion Items

**Action and Discussion Items**

Minutes for April 9 Special Meeting – Motion to Approve and/or Amend

Minutes for April 16, 2003 – Motion to Approve and/or Amend

Financial Report: April Income and Expenses

May Income and Expenses

Consider Approving 2002 Financial Audit—Charlie Clark, Deaton & Company

St. Vincent Property Proposal

Old Town Pocatello:

Downtown Revitalization Project Update

Minutes for May 30 Special Meeting – Motion to Approve and/or Amend

HPC/OTP Award

South Cliffs Project:

Consider Ratifying Payment of Requisition #E-26

Consider Payment of Requisition #E-27

Roosevelt District:

Consider Ratifying Payment of Invoice #98424

Consider Approving Payment of Invoice #98442

Consider Approving Payment of Phase One Pay Request #1

Consider Approving Payment of Phase Two Pay Request #1

Project Update

Central Corridor District:

Consider Ratifying Payment of City of Pocatello's Invoice #5416

Amendment/Modification of Central Corridor TIF District

Consider Executive Director Position/Board Organization

**Executive Session, if required**

Pocatello Development Authority  
Cash Budget - 2003

	Actual January	Actual February	Actual March	Actual April	Actual May	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2003	Approved 2003
Beginning Balance	\$506,523.47	\$1,388,322.06	\$701,224.63	\$737,506.70	\$763,267.51	\$769,663.98	\$770,613.98	\$3,276,019.98	\$1,016,147.98	\$1,016,997.98	\$926,722.98	\$927,572.98	\$506,523.47	\$566,000.00
<b>SOURCES OF FUNDS</b>														
Kress District	2,442.74	15.88	0.00	0.00	43.05	0.00	3,898.00	0.00	0.00	0.00	0.00	0.00	\$6,399.67	\$6,998.00
Newtown District	23,018.32	0.00	0.00	0.00	2,293.16	0.00	39,820.00	0.00	0.00	0.00	0.00	0.00	\$65,131.48	\$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	\$2,665,101.00
Old Town District	15,341.10	14,205.09	16,983.96	3,914.01	7,376.94	0.00	190,000.00	0.00	0.00	0.00	0.00	0.00	\$247,821.12	\$276,825.00
North Main District	55,448.34	0.00	0.00	22,655.21	0.00	0.00	98,737.00	0.00	0.00	0.00	0.00	0.00	\$176,840.55	\$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	\$605,569.00
Central Corridor District	165,661.10	11,520.71	13,116.32	5,782.82	4,808.11	0.00	258,491.00	0.00	0.00	120,000.00	0.00	0.00	\$579,380.06	\$658,903.00
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	416.96	480.37	1,000.00	1,000.00	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	\$11,707.89	\$14,600.00
TOTAL	885,061.20	26,409.29	39,915.15	32,769.00	15,001.63	1,000.00	2,518,781.00	2,500.00	1,000.00	121,000.00	1,000.00	1,000.00	\$3,645,437.27	\$4,150,568.00
CASH AVAILABLE	\$1,391,584.67	\$1,414,731.35	\$741,139.78	\$770,275.70	\$778,269.14	\$770,663.98	\$3,289,294.98	\$3,278,519.98	\$1,017,147.98	\$1,137,997.98	\$927,722.98	\$928,572.98	\$4,151,960.74	\$4,716,568.00
<b>APPLICATION OF FUNDS</b>														
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	\$2,665,101.00
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	\$151,320.00
Roosevelt District	0.00	5,200.00	2,681.48	3,700.00	1,900.00	0.00	0.00	0.00	0.00	198,000.00	0.00	0.00	\$211,481.48	\$225,530.00
Central Corridor	0.00	171,735.48	855.00	0.00	6,705.16	0.00	10,000.00	258,491.00	0.00	10,000.00	0.00	0.00	\$457,786.64	\$468,903.00
General Funds	3,189.61	81.86	96.60	3,308.19	0.00	100.00	3,225.00	100.00	100.00	3,225.00	100.00	100.00	\$13,626.26	\$13,700.00
Bank Charges	73.00	65.89	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$488.89	\$600.00
TOTAL	3,262.61	713,506.72	3,633.08	7,008.19	8,605.16	150.00	13,275.00	2,262,372.00	150.00	211,275.00	150.00	150.00	\$3,223,537.76	\$3,781,695.00
ENDING BALANCE	\$1,388,322.06	\$701,224.63	\$737,506.70	\$763,267.51	\$769,663.98	\$770,513.98	\$3,276,019.98	\$1,016,147.98	\$1,016,997.98	\$926,722.98	\$927,572.98	\$928,422.98	\$928,422.98	\$934,873.00

**POCATELLO DEVELOPMENT AUTHORITY  
DISCUSSION SHEET  
COMPARISON STATEMENTS OF NET ASSETS AND  
STATEMENT OF REVENUE, EXPENDITURES, AND CHANGE IN FUND BALANCES  
TOTAL GOVERNMENTAL FUNDS  
FOR THE YEARS ENDED**

<b>ASSETS</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>
Cash	8,724,329	7,449,733	5,468,645
Accrued interest	34,599	12,227	6,675
Property taxes receivable	2,976,221	3,357,964	4,185,371
Land			112,138
Notes Receivable	686,379	642,322	966,750
	<u>12,421,528</u>	<u>11,462,246</u>	<u>10,739,579</u>
<b>LIABILITIES</b>			
Accrued interest payable	153,546	120,949	109,540
Tax anticipation note payable		421,500	
Deferred revenue	2,969,068	2,697,572	3,281,370
	<u>3,122,614</u>	<u>3,240,021</u>	<u>3,390,910</u>
<b>FUND BALANCES</b>			
<b>Reserved for:</b>			
Debt Services	1,937,294	1,668,886	1,379,052
<b>Unreserved reported in:</b>			
General fund	147,980	150,632	149,757
Capital projects fund	4,548,201	1,426,983	
Special revenue fund	2,665,439	4,975,724	5,819,860
	<u>9,298,914</u>	<u>8,222,225</u>	<u>7,348,669</u>
Long-term liabilities	<u>(8,494,000)</u>	<u>(7,942,000)</u>	<u>(7,320,000)</u>
	804,914	280,225	28,669
<b>REVENUES</b>			
Property taxes	2,352,281	3,498,701	3,488,184
Professional services	288,063	4,158	
Interest		355,860	142,713
	<u>2,640,344</u>	<u>3,858,719</u>	<u>3,630,897</u>
<b>EXPENDITURES</b>			
Administration	13,825	17,782	17,753
Project payments	398,415	3,898,166	3,445,512
Professional services	3,500	9,908	5,750
Debt services:			
Principal retirement	2,021,000	552,000	622,000
Interest	361,081	435,958	413,438
	<u>2,797,821</u>	<u>4,913,814</u>	<u>4,504,453</u>
<b>EXCESS REVENUES OR (EXPENDITURES)</b>	(157,477)	(1,055,095)	(873,556)
<b>OTHER FINANCING SOURCES</b>			
Proceeds from refunding bonds	1,295,000		
Proceeds from long term debt	4,965,100		
Tax proceeds paid to county		(21,597)	
	6,260,100	(21,597)	
<b>CHANGE IN FUND BALANCES</b>	6,102,623	(1,076,692)	(873,556)
<b>BEGINNING FUND BALANCES</b>	3,233,214	9,298,917	8,222,225
<b>PRIOR PERIOD ADJUSTMENT</b>	<u>(36,923)</u>		
<b>ENDING FUND BALANCES</b>	9,298,914	8,222,225	7,348,669

**POCATELLO DEVELOPMENT AUTHORITY  
DISCUSSION SHEET  
COMPARISON FUND BALANCE SHEETS AND  
COMPARISON REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE  
SPECIAL REVENUE FUND  
FOR THE YEARS ENDED**

	2000	2001	2002
<b>ASSETS</b>			
Cash	4,035,184	5,958,046	5,398,888
Accrued interest	33,942	8,621	6,675
Property taxes receivable	2,976,221	3,357,964	4,185,371
Land	-	-	112,138
Notes Receivable	680,000	560,000	886,750
	<u>7,725,347</u>	<u>9,884,631</u>	<u>10,589,822</u>
<b>LIABILITIES</b>			
Accrued interest payable	153,546	120,949	109,540
Deferred revenue	2,969,068	2,697,572	3,281,370
Debt service			
Tax anticipation note payable		421,500	
	<u>3,122,614</u>	<u>3,240,021</u>	<u>3,390,910</u>
<b>NET ASSETS</b>			
Restricted for debt service	1,937,294	1,668,886	1,379,052
Unrestricted (deficit)	2,665,439	4,975,724	5,819,860
	<u>4,602,733</u>	<u>6,644,610</u>	<u>7,198,912</u>
	<u>7,725,347</u>	<u>9,884,631</u>	<u>10,589,822</u>
<b>REVENUES</b>			
Property taxes	2,352,281	3,498,701	3,488,184
Interest	267,035	149,611	122,732
	<u>2,619,316</u>	<u>3,648,312</u>	<u>3,610,916</u>
<b>EXPENDITURES</b>			
Project payments	144,243	586,974	2,015,510
Professional services	3,500	9,908	5,750
Debt services:			
Principal retirement	2,021,000	552,000	622,000
Interest	361,081	435,958	413,438
	<u>2,529,824</u>	<u>1,584,840</u>	<u>3,056,698</u>
<b>EXCESS REVENUES OR (EXPENDITURES)</b>	89,492	2,063,472	554,218
<b>OTHER FINANCING SOURCES</b>			
Proceeds from refunding bonds	4,965,100	-	-
Proceeds from long-term debt	1,295,000	-	-
Transfers in (out)	(4,786,417)	(21,597)	84
	<u>1,473,683</u>	<u>(21,597)</u>	<u>84</u>
<b>CHANGE IN FUND BALANCE</b>	1,563,175	2,041,875	554,302
<b>BEGINNING FUND BALANCE</b>	3,076,481	4,602,735	6,644,610
<b>PRIOR PERIOD ADJUSTMENT</b>	<u>(36,923)</u>	-	-
<b>ENDING FUND BALANCE</b>	<u>4,602,733</u>	<u>6,644,610</u>	<u>7,198,912</u>

**POCATELLO DEVELOPMENT AUTHORITY  
DISCUSSION SHEET  
COMPARATIVE FUND BALANCE SHEETS AND  
COMPARITIVE REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCES  
GENERAL FUND  
FOR THE YEARS ENDED**

<b>ASSETS</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>
Cash	140,944	68,310	69,757
Accrued interest	657		
Notes Receivable	6,379	82,322	80,000
	<u>147,980</u>	<u>150,632</u>	<u>149,757</u>
 <b>NET ASSETS</b>			
Unrestricted (deficit)	147,980	150,632	149,757
	<u>147,980</u>	<u>150,632</u>	<u>149,757</u>
 <b>REVENUES</b>			
Professional services	-	4,158	-
Interest	21,028	26,275	16,878
	<u>21,028</u>	<u>30,433</u>	<u>16,878</u>
 <b>EXPENDITURES</b>			
Administration	13,825	17,782	17,753
Project payments	-	10,000	-
	<u>13,825</u>	<u>27,782</u>	<u>17,753</u>
 <b>EXCESS REVENUES OR (EXPENDITURES)</b>	7,203	2,651	(875)
 <b>OTHER FINANCING SOURCES</b>			
Transfers in (out)	11,753	-	-
	<u>11,753</u>	<u>-</u>	<u>-</u>
 <b>CHANGE IN FUND BALANCES</b>	18,956	2,651	(875)
 <b>BEGINNING FUND BALANCES</b>	<u>129,024</u>	<u>147,981</u>	<u>150,632</u>
 <b>ENDING FUND BALANCES</b>	<u>147,980</u>	<u>150,632</u>	<u>149,757</u>

**POCATELLO DEVELOPMENT AUTHORITY  
DISCUSSION SHEET  
COMPARISON FUND BALANCE SHEETS AND  
COMPARISON REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE  
CONSTRUCTION FUND  
FOR THE YEARS ENDED**

	2000	2001	2002
<b>ASSETS</b>			
Cash	4,548,201	1,423,377	-
Accrued interest	-	3,606	-
	<u>4,548,201</u>	<u>1,426,983</u>	<u>-</u>
<b>FUND BALANCES</b>			
<b>Unreserved reported in:</b>			
Capital projects fund	4,548,201	1,426,983	-
	<u>4,548,201</u>	<u>1,426,983</u>	<u>-</u>
<b>REVENUES</b>			
Interest	-	179,974	3,103
	<u>-</u>	<u>179,974</u>	<u>3,103</u>
<b>EXPENDITURES</b>			
Project payments	254,172	3,301,192	1,430,002
	<u>254,172</u>	<u>3,301,192</u>	<u>1,430,002</u>
<b>EXCESS REVENUES OR (EXPENDITURES)</b>	(254,172)	(3,121,218)	(1,426,899)
<b>OTHER FINANCING SOURCES</b>			
Transfers in (out)	4,774,664	-	(84)
	<u>4,774,664</u>	<u>-</u>	<u>(84)</u>
<b>CHANGE IN FUND BALANCES</b>	4,520,492	(3,121,218)	(1,426,983)
<b>BEGINNING FUND BALANCES</b>	27,709	4,548,201	1,426,983
	<u>27,709</u>	<u>4,548,201</u>	<u>1,426,983</u>
<b>ENDING FUND BALANCES</b>	<u>4,548,201</u>	<u>1,426,983</u>	<u>-</u>

**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, 3<sup>rd</sup> 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-27
2. Payment is due to: Tuscany Hills Development Co., LLC
3. The amount to be disbursed is: \$13,946.00
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: June 18, 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-27**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
South Cliffs Business Park Project—Phase One Pay Request #9	Tuscany Hills Development Co., LLC 444 Hospital Way Suite #777 Pocatello, ID 83201	\$1,995.00
South Cliffs Business Park Project—Phase One Pay Request #3 (Landscape)	Tuscany Hills Development Co., LLC 444 Hospital Way Suite #777 Pocatello, ID 83201	3,250.00
South Cliffs Business Park Project—Phase Two Pay Request #4	Tuscany Hills Development Co., LLC 444 Hospital Way Suite #777 Pocatello, ID 83201	8,701.00

**INVOICE TOTAL**      **\$13,946.00**

*Chad*

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







Rocky Mountain Engineering & Surveying  
155 South 2nd Avenue ♦ Pocatello, ID 83201

Voice: (208) 234-0110 ♦ Fax: (208) 234-0111 ♦ email: rme@rmes.biz

June 11, 2003

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


RE: Tuscany Development- Cliffs Drive Project  
Pay Estimate #9- Payment Request- (Phase 1 Grant)

Dear Ray:

Please find the summary spreadsheet and invoice attached to this letter for pay request number 9 on Cliffs Drive. The invoice is for decorative curb placed on Cliffs Drive. A pay request was added between April and May for Sage Earth Science to map the rock elevations on the site. This invoice has been paid but was not submitted through RMES.

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

Isley

Respectfully,  
  
J. Mitchell Greer, P.E.  
RMES



*"Solutions by Design"*

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

Tuscany Hills Development Co., LLC

# INVOICE

444 Hospital Way, Suite 777

Pocatello, ID 83201

<b>Bill To</b>
Pocatello Development Authority c/o Ray Burstedt 1651 Alvin Ricken Dr. Pocatello, ID 83201 232-0267

<b>Invoice #</b>
18

<b>Date</b>
6/10/2003

Description	Amount
Cliffs Drive Business Park-South 5th Project -Guerrero Brothers Concrete-  <i>07/10/03</i>	1,995.00
<b>Phone Number</b> (208) 478-6449	<b>Total</b> <span style="float: right;">\$1,995.00</span>
<b>Payments/Credits</b> <span style="float: right;">\$0.00</span>	
<b>Balance Due</b> <span style="float: right;">\$1,995.00</span>	

<b>Phone #</b>
(208) 478-6449

# PROPOSAL

Guerrero Brother's Concrete  
 17 N 1st  
 Pocatello, ID 83201

PROPOSAL NO.
SHEET NO.
DATE 6-9-03

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME <i>Juscany Builder's</i>	ADDRESS <i>cliff's Drive curb &amp; Gutter</i>
ADDRESS <i>1444 Hospital way</i>	CITY, STATE
CITY, STATE <i>Pocatello Idaho</i>	DATE OF PLANS
PHONE NO.	ARCHITECT

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

*Placed 133 Ln FT @ 15.00 \$1,995*

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:

*One thousand Nine Hundred Ninety Five* Dollars is *1,995.00*  
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 Brother's*  
Per *[Signature]*

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 \_\_\_\_\_

DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

CLIFFS DRIVE- Pay Estimate Summary

			Engineer's Estimate		Pay Request											
ITEM #	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL	8-Aug-02	Nov-02	Jan-03	Feb-03	Mar-03	Apr-03 Missed (?)	May-03	Jun-03	Jul-03	Total Remaining	
					Pay Request #1	Pay Request #1	Pay Request #3	Pay Request #4	Pay Request #1	Pay Request #1	Missed Pay Req	Pay Request #1	Pay Request #1	Pay Request #1	Pay Request #1	
<b>SEWER</b>																
se-1	Cover and Gully	AG	1,177	\$ 1,500.00	\$ 1,765.50											
se-2	Excavation, Hydraulic Rock	C.Y.	1,050	\$ 4.70	\$ 4,935.00	\$ 39,440.00	\$ 2,488.00								\$ 1,905.00	
<b>WATER</b>																
wa-1	12" Glass 50' Ductile Iron Water Line (incl. Import)	L.F.	600	\$ 38.00	\$ 22,800.00			\$ 3,800.00	\$ 17,000.50		\$ 1,909.50					
wa-2	12" Resilient Steel Gate Valve & Riser	E.A.	3	\$ 1,700.00	\$ 5,100.00			\$ 1,700.00	\$ 2,577.82						\$ 872.18	
wa-3	Fire Hydrant	E.A.	1	\$ 2,300.00	\$ 2,300.00				\$ 1,855.25						\$ 404.75	
wa-4	12" City of Portland Tag (1)	E.A.	1	\$ 2,000.00	\$ 2,000.00										\$ -	
wa-5	Rock Excavation, Inc. Blast	L.F.	360	\$ 19.00	\$ 6,840.00		\$ 4,731.50		\$ 1,907.50		\$ 768.07				\$ -	
<b>SEWER</b>																
sw-1	6" SDR-35 PVC (incl. Import)	L.F.	870	\$ 20.00	\$ 17,400.00			\$ 11,700.00	\$ 2,696.00						\$ (1,999.00)	
sw-2	6" City Manhole	E.A.	2	\$ 1,750.00	\$ 3,500.00										\$ -	
sw-3	Rock Excavation, Inc. Blast	L.F.	350	\$ 35.00	\$ 12,250.00		\$ 70,336.38		\$ 615.10						\$ (1,003.48)	
<b>FROM WATER</b>																
fw-1	15" HDPE Storm Line (incl. Import)	L.F.	400	\$ 21.00	\$ 8,400.00						\$ 4,920.00				\$ -	
fw-2	Storm Drain Manhole	E.A.	1	\$ 1,200.00	\$ 1,200.00						\$ 1,400.00				\$ 3,440.00	
fw-3	6" City Catch Basin	E.A.	3	\$ 1,150.00	\$ 3,450.00						\$ 4,750.00				\$ (800.00)	
fw-4	Rock Excavation, Inc. Blast	L.F.	400	\$ 14.00	\$ 5,600.00		\$ 5,230.00								\$ 370.00	
<b>CONCRETE</b>																
cc-1	Reinforced Vertical Curb & Gutter	L.F.	930	\$ 10.50	\$ 9,765.00					\$ 2,475.00		\$ 1,695.00			\$ 1,290.00	
cc-2	Reinforced 2' Radius Curb	L.F.	335	\$ 10.00	\$ 3,350.00										\$ 1,950.00	
cc-3	Valley Gutter	S.F.	1870	\$ 3.50	\$ 6,645.00										\$ -	
cc-4	Handicap Ramp	E.A.	8	\$ 300.00	\$ 2,400.00										\$ 8,681.00	
cc-5	4" Slabwork	L.F.	630	\$ 8.50	\$ 5,355.00										\$ 2,400.00	
cc-6	8" Concrete Apron	S.F.	1160	\$ 3.90	\$ 4,524.00										\$ 5,525.00	
<b>ROADWAY</b>																
rw-1	Asphalt Pavement Section (3' oc, 4' 3/4, 8' 2")	S.F.	25360	\$ 1.55	\$ 39,308.00										\$ 35,308.00	
rw-2	Handway Gravel/Grass	S.F.	25360	\$ 0.15	\$ 3,804.00										\$ 3,604.00	
rw-3	Asphalt Patch and Marking	L.S.	1	\$ 6,200.00	\$ 6,200.00			\$ 3,100.00							\$ 3,100.00	
rw-4	Asphalt Import (?)							\$ 10,550.00							\$ (19,550.00)	
<b>MISC.</b>																
m-1	Revegetation	AG	0.1	\$ 475.00	\$ 47.50										\$ 237.50	
m-2	Rock Drainage	L.S.	1	\$ 2,500.00	\$ 2,500.00		\$ 340.00	\$ 500.00							\$ 237.50	
m-3	Stump Pulling	E.A.	3	\$ 1,600.00	\$ 4,800.00						\$ 4,800.00				\$ 1,600.00	
m-4	Private Utilities (S)	L.S.	1	\$ 20,671.00	\$ 20,671.00						\$ 20,671.00				\$ -	
m-5	Utilities Ties	L.S.	1	\$ 2,500.00	\$ 2,500.00				\$ 257.50						\$ -	
m-6	Engineering and Design (4)	L.S.	1	\$ 10,000.00	\$ 10,000.00	\$ 2,925.00	\$ 1,585.00	\$ 1,000.00				\$ 78.40			\$ 2,242.50	
m-7	Landscaping Right-of-Way (S)	L.S.	1	\$ 12,500.00	\$ 12,500.00						\$ 2,201.50	\$ 2,525.00			\$ 4,490.00	
m-8	Maintenance (S)	L.S.	1	\$ 1,161.25	\$ 1,161.25							\$ 1,161.25			\$ 11,500.00	
					\$ 1,161.25										\$ (1,161.25)	
<b>TOTAL</b>					\$ 286,631.75	\$ 41,366.00	\$ 34,692.06	\$ 25,308.00	\$ 49,791.67	\$ -	\$ 44,863.60	\$ 2,201.80	\$ 3,784.66	\$ 1,995.00	\$ -	\$ 90,361.12
<b>PROJECT NOTES</b>															<b>Total Paid To Date</b>	\$ 201,090.68

1. Tax fee changed in estimate 4 general water costs
2. Added Category - Not in original bid but required to make up for over-er related to blasting.
3. Added Category - 47,000
4. Moved March Mysis and Anderson Invoice to Cliffs Drive Landscape Spreadsheet
5. Adjusted per actual bid
6. Rental fee equipment to sweep up mud from roadway
7. Pay request that was never included but paid by PDA that was for rock masonry (Baker Earth Sciences)



# FAX Transmittal

**To:** Ray Burstedt **From:** Mitchell Greer

---

**Fax:** 233-0268 **Pages:** 5

---

**Phone:** **Date:** 06/11/2003

---

**Re:** Tuscany Developmt-South **CC:**  
 Cliffs - Project Landscape #3 -  
 Pay Request

---

- Urgent    
  For Review    
  Please Comment    
  Please Reply    
  Please Recycle
- 

● **Comments:**



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

June 11, 2003

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

RE: Tuscany Development- South Cliffs Project  
Landscape #3- Payment Request (Phase 1 Grant)

Dear Ray:

Please find the summary spreadsheet and invoice attached to this letter for pay request number 3 on the South Cliffs Project Landscaping. The request is for materials and concrete work completed on the Water Features.

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

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) 225-5764  
fax: (208) 226-5767

CLIFFS DRIVE LANDSCAPE- Pay Estimate Summary

ITEM #	ITEM	UNIT	QUANTITY	Estimated Cost		1-Apr-03					Total Remaining	Variance
				UNIT PRICE	TOTAL	Pay Request #1	Pay Request #2	Pay Request #3	Pay Request #4	Pay Request #5		
1	Plumbing System	L.S.	1	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 640.00	\$ -	\$ -	\$ -	\$ 19,360.00	\$ 1,905.00
ea-2	Electrical System	L.S.	1	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 4,022.00
cw-1	Babbling Brook- Concrete Rock Work	L.S.	1	\$ 15,000.00	\$ 15,000.00	\$ 5,837.87	\$ 231.00	\$ 3,250.00	\$ -	\$ -	\$ 5,881.13	\$ -
cw-2	Babbling Brook- Waterfalls	L.S.	1	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 765.00	\$ -	\$ -	\$ -	\$ 9,235.00	\$ -
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	\$ 3,282.30	\$ 548.93	\$ -	\$ -	\$ -	\$ 1,168.77	\$ 2,000.00
Total				\$	\$ 85,000.00	\$ 8,900.17	\$ 2,184.93	\$ 3,250.00	\$ -	\$ -	\$ 70,864.90	\$ 8,527.00

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



Tuscany Hills Development Co., LLC

# INVOICE

444 Hospital Way, Suite 777  
Pocatello, ID 83201

<b>Bill To</b>
Pocatello Development Authority c/o Ray Burstedt 1651 Alvin Ricken Dr. Pocatello, ID 83201 232-0267

<b>Invoice #</b>
19

<b>Date</b>
6/10/2003

Description	Amount
Cliff's Drive Landscaping	0.00
Guerrero Brothers Concrete	3,250.00
<i>Paving</i>	
<b>Phone Number</b> (208) 478- 6449	<b>Total</b> \$3,250.00
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$3,250.00

<b>Phone #</b>
(208) 478-6449

# Billing PROPOSAL

Guerrero Brothers Concrete

17 N 1st  
Pocatello, ID 83201

PROPOSAL NO.
SHEET NO.
DATE 6-09-03

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME Tuscany Builder's	ADDRESS South Cliff's Landscaping
ADDRESS Hospital way	CITY STATE Pocatello Idaho
CITY STATE Pocatello Idaho	DATE OF PLANS
PHONE NO.	ARCHITECT

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

Placed 3,150 sqft of concrete  
Concrete + labor Amount due \$3,250

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:

Three Thousand Two Hundred Fifty Dollars (\$ 3,250.00)  
with payments to be as follows

Any increase or decrease from above specifications involving extra costs will be calculated 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 Joe 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 \_\_\_\_\_

DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_



# FAX Transmittal

**To:** Ray Burstedt **From:** Mitchell Greer

---

**Fax:** 233-0268 **Pages:** 9

---

**Phone:** **Date:** 06/11/2003

---

**Re:** Tuscany Developmt-South **CC:**  
 Cliffs Drive Project Pay Estimate  
 #4-Payment Request (Phase 2  
 Loan)

- Urgent   
  For Review   
  Please Comment   
  Please Reply   
  Please Recycle

● Comments:



Voice: (208) 234-0110 ♦ Fax: (208) 234-0111 ♦ email: rme@rmes.biz

June 11, 2003

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

RE: Tuscany Development- South Cliffs Drive Project  
Pay Estimate #4- Payment Request (Phase 2 Loan)

Dear Ray:

Please find the summary spreadsheet and invoice attached to this letter for pay request number 4 on South Cliffs Drive. The pay request is for a small portion of blasting that had to be done to complete the road and for material import that was used to build up the grade on the road.

Please call if you have questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mitchell Greer", is written over a circular professional seal. The seal contains the text "REGISTERED PROFESSIONAL ENGINEER" around the perimeter and "2013" in the center. Below the signature, the name "J. Mitchell Greer, P.E." and the company name "RMES" are printed.

"Solutions by Design"

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

**SOUTH CLIFFS DRIVE- Pay Estimate Summary**

				Engineer's Estimate		10-Mar-03	Apr-03	May-03	Jun-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
<b>EARTHWORK</b>											
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	\$ -	\$ -	\$ 575.00	\$ -	\$ 1,314.00
<b>WATER</b>											
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 Seal 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
<b>SEWER</b>											
ss-1	18" 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
<b>STORM WATER</b>											
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CONCRETE</b>											
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
<b>ROADWAY</b>											
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	\$ 10,612.00	\$ -	\$ -	\$ 8,125.00	\$ -	\$ 2,313.00
<b>MISC.</b>											
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 Utilities (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	\$ -	\$ -	\$ 1,060.00	\$ -	\$ -	\$ 8,940.00
m-7	Landscaping	L.S.	1	\$ 17,300.00	\$ 17,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,300.00
<b>Total</b>					<b>\$ 227,551.50</b>	<b>\$ 66,877.00</b>	<b>\$ 13,795.00</b>	<b>\$ 1,060.00</b>	<b>\$ 8,701.00</b>	<b>\$ -</b>	<b>\$ 137,118.50</b>

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

Tuscany Hills Development Co., LLC

444 Hospital Way, Suite 777  
Pocatello, ID 83201

# INVOICE

<b>Bill To</b>
Pocatello Development Authority c/o Ray Burstedt 1651 Alvin Ricken Dr. Pocatello, ID 83201 232-0267

<b>Invoice #</b>
20

<b>Date</b>
6/10/2003

Description	Amount
South Cliffs	0.00
Eagle Rock Blasting	576.00
Western Asphalt	3,175.00
W.H. Bottles	3,350.00
Bill Dahlke Trucking <i>Handwritten: HAVE MATERIAL</i>	1,600.00
<b>Phone Number</b> (208) 478-6449	<b>Total</b> \$8,701.00
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$8,701.00

<b>Phone #</b>
(208) 478-6449

**Eagle Rock Blasting, Inc.**  
 6992 N. 5th E.  
 Idaho Falls, ID 83401  
 (208) 524-4618

Invoice	
DATE	INVOICE #
5/7/2003	20447

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

P.A.A.

<b>PROJECT:</b>	<b>TERMS</b>	<b>DUE DATE</b>
South Cliff Drive	Due on receipt	5/7/2003

QUANTITY	DESCRIPTION	RATE	AMOUNT
	2/26/03 thru 2/28		
240	Drilling and blasting rock knob. 1-10x24	2.40	576.00
	Sales Tax	5.00%	0.00

 Received 5/20

*Prud*

Prices as per contract. Thank you for your business	<b>Total</b>	\$576.00
---	--------------	----------

# Western Asphalt & Gravel Hauling

P.O. Box 2939  
Pocatello, ID 83206-2939  
(208) 237-7749 Home (208) 317-0419 Cell  
(208) 241-8405 Cell (208) 237-3498 Fax

CASH	CHECK
CHARGE	ON ACCT
JOB NUMBER	

Name Tuscany Development Date 5-23-03

Address \_\_\_\_\_

City Pocatello State Idaho

Customer's P.O. # South Cliff Dr

5-19-03 - 5-22-03

HOURS	DESCRIPTION	PRICE	AMOUNT
32	Equip rental D# 9 81 lds	50 <sup>00</sup>	1600 <sup>00</sup>
37 1/2	# 124 71 lds	50 <sup>00</sup>	1375 <sup>00</sup>

RECEIVED  
MAY 27 2003

Terms and disclosure statement: Accounts are due and payable 10th of month following date of invoice. A finance charge of 1 1/2 % per month, which is 18% per annum, will be charged on the unpaid balance 30 days or more past due. Customer agrees to pay a reasonable attorney's fee and other costs of collection after default and referral to an attorney.

SUB-TOTAL	
SALES TAX	
TOTAL	
DEPOSIT	
BALANCE DUE	2975 <sup>00</sup>





# Western Asphalt & Gravel Hauling

P.O. Box 2939  
 Pocatello, ID 83206-2939  
 (208) 237-7749 Home (208) 317-0419 Cell  
 (208) 241-8405 Cell (208) 237-3498 Fax

CASH	CHECK
CHARGE	ON ACCT
JOB NUMBER	

Name Tuscany Building Date 5-23-03

Address \_\_\_\_\_

City Pocatello State Idaho

Customer's P.O. # South Giff Drive

HOURS	DESCRIPTION	PRICE	AMOUNT
4	5-13-03	50 <sup>00</sup>	200 <sup>00</sup>
	Equip rental		
	move dirt from		
	highway shoulder to		
	building site		
		RECEIVED	
		MAY 27 2003	
		SUB-TOTAL	
		SALES TAX	
		TOTAL	
		DEPOSIT	
		BALANCE DUE	200 <sup>00</sup>

Terms and disclosure statement: Accounts are due and payable 10th of month following date of invoice. A finance charge of 1 1/2 % per month, which is 18% per annum, will be charged on the unpaid balance 30 days or more past due. Customer agrees to pay a reasonable attorney's fee and other costs of collection after default and referral to an attorney.



# INVOICE

No.

W H BOTTLES  
 974 HIGHLAND BLVD  
 POCATELLO IDAHO 83204  
 PHONE 208 232-0655

INVOICE DATE 5/27/03
CUSTOMER'S ORDER NO.

SOLD TO Tuscany Builders LLC 444 Hospital Way Suite 777 Poc IN 83201
---

SHIP TO: Equipment Rent South Cliff Drive
---

SALESPERSON	SHIPPED VIA	TERMS 50hr	F.O.B.
-------------	-------------	---------------	--------

QTY. ORDERED	QTY. SHIPPED	DESCRIPTION	UNIT	AMOUNT
May	14	3 hrs Lds <del>16</del> 16		
"	19	16 hrs " 40		
"	20	16 hrs " 42		
"	21	16 hrs " 41		
"	27	16 hrs " 42		
		67 total hrs 181 Loads		
		Total		\$ 3,350 <sup>00</sup>

MAY-27 2003

Bill Dahlke

P.O. Box 553  
Inkom, ID 83245

Phone # 775-3484 or 251-3403

# Invoice

Date	Invoice #
5/22/2003	24

<b>Bill To</b>
Tuscany Builders LLC 444 Hospital Way, Suite 777 Pocatello, ID 83201

Description	Qty	Rate	Amount
Equipment rent hours - E. Center to So. 5th - 4 days May 19, 20, 21 & 22, 2003 - 8 hrs per day	32	50.00	1,600.00
<b>Total</b>			\$1,600.00
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$1,600.00

**CONSOLIDATED CENTRAL  
CORRIDOR URBAN RENEWAL  
AREA**

**DRAFT AMENDMENT**

**June, 2003**

## 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.
- **Railroad and adjacent area property enhancement**—Construction of new or rehabilitation of existing facilities, placement or improvement of infrastructure and addressing any environmental barriers to development. Additionally, any other elements needed to allow for redevelopment and full use of the property is included.

Based on generalized estimates total cost to enhance a site for development will likely be up to \$7,500,000. 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 <sup>1</sup>
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 <sup>th</sup> & 5 <sup>th</sup> 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 <sup>th</sup> & 5 <sup>th</sup> Streets)	\$307,710	\$307,710	0	\$340,912
Transportation	South 5 <sup>th</sup> 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 <sup>2</sup>	Includes all identified and needed improvements to facilitate development of various sites in the Urban renewal Area			0	\$2,500,000
Railroad and adjacent property Redevelopment <sup>3</sup>					\$5,000,000
Total		\$12,604,369	\$12,219,569	\$5,884,800	\$13,766,862

<sup>1</sup> 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.

<sup>2</sup> The redevelopment project upgrades is one of two new proposed projects. All other projects and estimates were identified when the plan was originally approved. There have not been any updates on the original project list.

<sup>3</sup> The Railroad and adjacent property redevelopment project is also an additional project as part of this amendment.

**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	\$17,614,839	.024038880	\$423,441
Total	\$111,786,736	-----	\$3,110,668.94

The total tax due on the assessed valuation for the Revenue Allocation District Areas is \$3,110,668.94 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)	<sup>4</sup> 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	<sup>5</sup> Tax Levy	Central Corridor Base Valuation	Revenue
City of Pocatello	.009971656	\$119,594,590	\$1,192,556
Bannock County	.005390045	\$119,594,590	\$644,620
School District #25	.007706704	\$119,594,590	\$921,680
County Road & Bridge	.000706006	\$119,594,590	\$84,434
Ambulance	.000264469	\$119,594,590	\$31,629
Total	2.4038880	-----	\$2,874,919

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

<sup>4</sup> 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.

<sup>5</sup> 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.

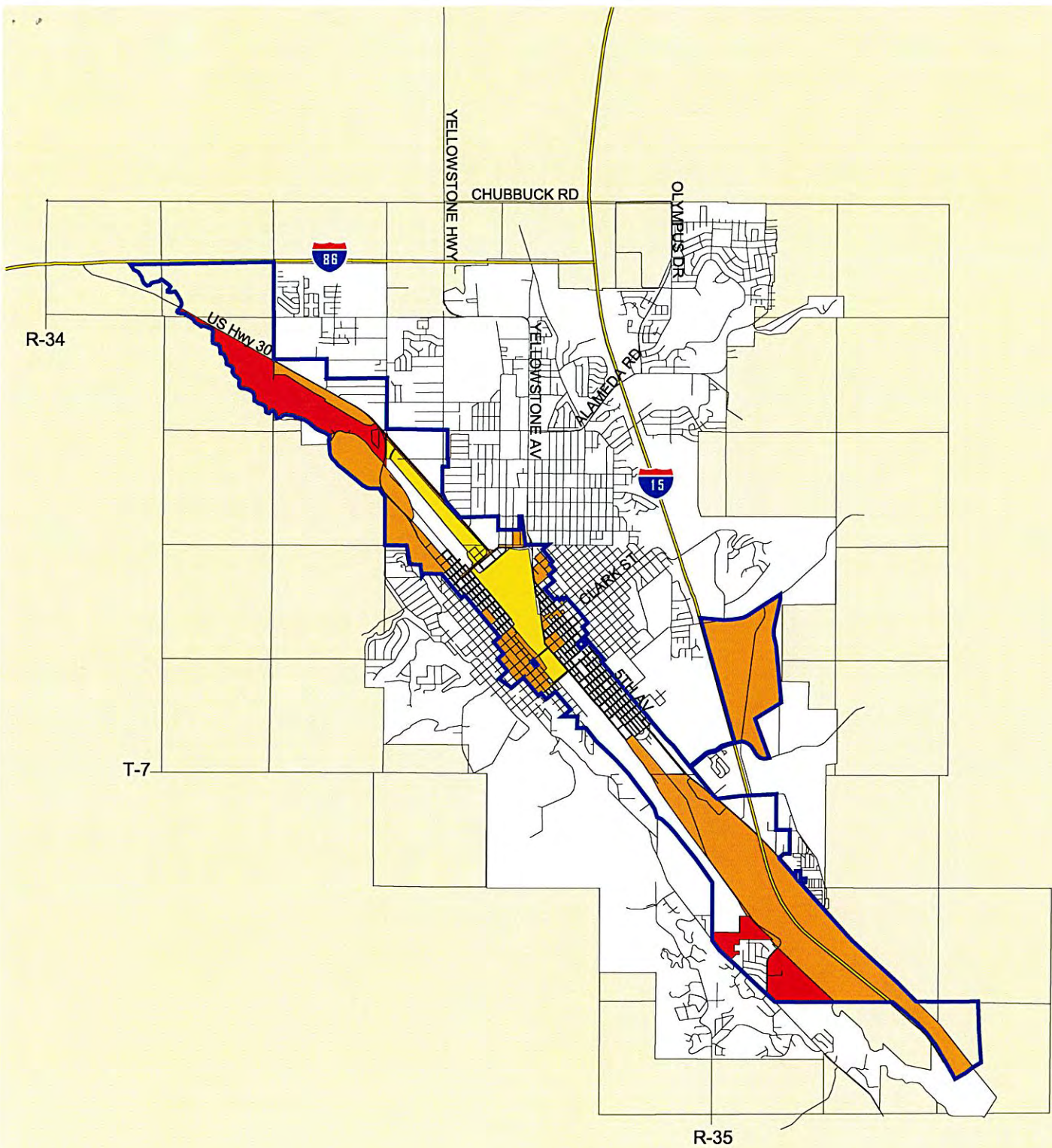
Table 6

Year 12 months ending	TIF Tax Value	Tax Levy Rate <sup>6</sup>	Gross Tax Revenue	School Levy Rate <sup>7</sup>	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.

<sup>6</sup> Calculations include 3% reduction of levy rate each year

<sup>7</sup> 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
-  April 2003 Proposed Amendment
-  June 2003 Additional Area
-  Original 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

**Central Corridor Urban Renewal Area Amendment Information**

**Central Corridor Valuation Table**

<b>Consolidated Areas</b>	<b>Base</b>	<b>Market</b>	<b>Differential</b>
<b>New Town</b>	\$648,186	\$3,583,006	\$2,934,820
<b>Old Town</b>	\$19,656,330	\$30,188,670	\$11,593,908
<b>No. Main</b>	\$1,080,303	\$7,440,853	\$6,360,550
<b>Alvin Ricken Dr.</b>	\$64,453,542	\$172,273,836	\$107,820,294
<b>98 New Area South</b>	\$558,016	\$675,540	\$117,524
<b>98 New Area North (Kraft Rd)</b>	\$2,582,659	\$3,638,425	\$1,055,766
<b>98 New Area (in City)</b>	\$13,000,715	\$27,649,212	\$14,648,497
<b>Total</b>	<b>101,979,951</b>		

**10 % Cap Information**

**Base Values**

<b>Kress</b>	\$43,050
<b>Roosevelt</b>	\$1,074,499
<b>Central Corridor</b>	\$101,979,751
<b>*New Central Corridor Proposed Area Amount</b>	\$17,614,839
<b>Possible American Foods Site URA</b>	<u>\$2,857,200</u>
<b>Total</b>	\$123,569,339
<b>City Valuation</b>	\$1,474,377,921

**With proposed amendment and potential Urban Renewal Area, the City of Pocatello Urban Renewal base is 8.4% of the actual City Valuation.**

\*Includes additional railroad and Highway 30 properties

June 9, 2003

Voice: (208) 234-0110 ♦ Fax: (208) 234-0111 ♦ email: rme@rmes.biz

City of Pocatello  
Attn: Cac Turner, P.E.  
Public Works Engineer  
P.O. Box 4169  
Pocatello, ID 83205-4169


RE: Roosevelt-Alameda Pay Request Analysis – Phase 1  
Pay Request #1

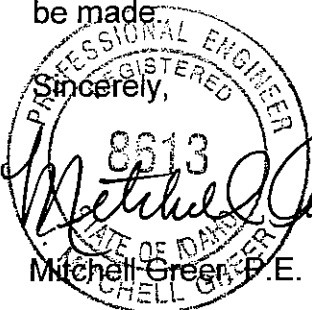
Dear Mr. Turner:

We propose the approval of a \$61,375.90 payment to Kiggin's Concrete for Construction Items completed on Phase 1 of the Roosevelt-Alameda Neighborhood Row Improvement Project. The payment is for work completed through June 1, 2003. The specific work that has been completed is as follows:

A total of 1486.06 linear feet of curb and gutter have been placed on the following streets: the 200 block of Pershing, the 100 block of Warren, the 200 block of Warren, and Elm. A total of 4299.47 square feet of sidewalk have been placed on the following streets: the 200 block of Pershing, the 100 block of Warren, the 200 block of Warren, and Elm. A total of 1738.22 square feet of driveway approaches have been placed on the following streets: the 200 block of Pershing, the 100 block of Warren, and Elm. A total of 50 linear feet of 4 feet concrete valley gutter have been placed on Elm Street. Prior to the laying of concrete, each street and avenue was cleared of all obstructions which include 560 linear feet of curb and gutter, 3761.33 square feet of concrete. 4 trees with a diameter between 0 and 6 inches, 3 trees with a diameter between 6 and 24 inches, and 3 trees with a diameter greater than 24 inches have all been removed. Compaction tests were also run prior to the placing of the sidewalk, curb and gutter. The concrete has also been tested. A more complete breakdown is available on the attached spreadsheet, along with a request for payment from Holm Construction.

The work has been generally progressing according to the specifications; however, there is some work that we have indicated that needs to be corrected. The contractor has been notified of the necessary corrections and has begun to complete them. Since work has continued on the project since this submittal, a significant more work has been completed than requested for payment, and we request that the payment as requested be made.

Sincerely,  
  
Mitchell Green, P.E.



Approved For Payment  
Londell W. Turner  
6/11/03

Attachments: Progress Report and Payment for Phase 1

## WORK PROGRESS BY STREET (PHASE 1)

ISPE #	ITEM	UNIT	QUANT.	ROADS		
				PERSHING (200 BLOCK)	WARREN (100 BLOCK)	WARRE
	<b>SITE PREP</b>					
207-A	Misc. Removal of Obstructions	L.S.	1			
207-C	Removal of Curb and Gutter	L.F.	750			0
207-C2	Removal of Concrete	L.F.	3600			0
207-D1	Removal of 0"-6" Dia. Tree	E.A.	1			0
207-D2	Removal of 6"-24" Dia. Tree	E.A.	4			1
207-D3	Removal of Tree (Larger than 24")	E.A.	3	2		0
210	SRW Retaining Wall	S.F.	50			0
	<b>SURFACE REPAIRS</b>					
307-A1	Misc. Surface Restoration	L.S.	1			?
307-D	(Asphalt) Restoration	S.F.	34000	500		250
307-B	(Concrete) Restoration	S.F.	1700			0
307-C	(Gravel) Restoration	S.F.	6500			0
307-E	Sod Restoration	S.F.	6700			0
	<b>STORM WATER IMPROVEMENTS</b>					
601-A	12" HDPE Storm Drain Pipe	L.F.	20			0
602-A	Catch Basin	E.A.	4			0
	<b>CONCRETE CONSTRUCTION</b>					
706-A	Curb and Gutter (Type Unspecified)	L.F.	5800	615.49		556.1
706-B	4' Concrete Valley Gutter	L.F.	50	0		0
706-E	Concrete Sidewalk	S.F.	19000	2343.44		743.32
706-F	Driveway Approach	S.F.	11000	670.47		476.96
	<b>MISC CONSTRUCTION</b>					
901	Irrigation System Repairs	L.F.	400			0
2040	Fence Repairs	L.F.	500			0
	<b>MISC ITEMS</b>					
1103	Traffic Control	L.S.	1			
2010	Mobilization	L.S.	1			
	Work Change Directive 1		1			

**PROGRESS REPORT AND PAYMENT FOR PHASE 1**

PERIOD START DATE: 5-1-2003 PERIOD END DATE: 5-31-2003

CONTRACTOR: KIGGIN'S CONCRETE

					MAY PROGRESS REPORT					
					CONTRACTOR'S #S		ENGINEER'S ESTIMATE	PAYMENT AMOUNT	REMAINING TOTAL	
ISPE #	ITEM	UNIT	QUANT.	UNIT PRICE	TOTAL	% COMPLETED				QUANT. COMPLETED
	<b>SITE PREP</b>									
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00	100.00%	0.25	0.25	\$ 250.00	\$ 750.00
207-C	Removal of Curb and Gutter	L.F.	750	\$ 2.00	\$ 1,500.00	75.00%	562.5	560	\$ 1,120.00	\$ 380.00
207-C2	Removal of Concrete	S.F.	3600	\$ 2.00	\$ 7,200.00	75.00%	2700	3761.33	\$ 7,522.66	\$ (322.66)
207-D1	Removal of 0"-6" Dia. Tree	E.A.	1	\$ 100.00	\$ 100.00	400.00%	4	4	\$ 400.00	\$ (300.00)
207-D2	Removal of 6"-24"Dia. Tree	E.A.	4	\$ 250.00	\$ 1,000.00	75.00%	3	3	\$ 750.00	\$ 250.00
207-D3	Removal of Tree (Larger than 24")	E.A.	3	\$ 675.00	\$ 2,025.00	100.00%	3	3	\$ 2,025.00	\$ -
210	SRW Retaining Wall	S.F.	50	\$ 25.00	\$ 1,250.00	0.00%	0	0	\$ -	\$ 1,250.00
	<b>SURFACE REPAIRS</b>									
307-A1	Misc. Surface Restoration	L.S.	1	\$ 14,700.00	\$ 14,700.00	25.00%	0.25	0.05	\$ 735.00	\$ 13,965.00
307-D	(Asphalt) Restoration	S.F.	34000	\$ 2.30	\$ 78,200.00	5.00%	1700	1234.22	\$ 2,838.71	\$ 75,361.29
307-B	(Concrete) Restoration	S.F.	1700	\$ 3.50	\$ 5,950.00	0.00%	0	0	\$ -	\$ 5,950.00
307-C	(Gravel) Restoration	S.F.	6500	\$ 1.50	\$ 9,750.00	0.00%	0	0	\$ -	\$ 9,750.00
307-E	Sod Restoration	S.F.	6700	\$ 0.75	\$ 5,025.00	0.00%	0	0	\$ -	\$ 5,025.00
	<b>STORM WATER IMPROVEMENTS</b>									
601-A	12" HDPE Storm Drain Pipe	L.F.	20	\$ 70.00	\$ 1,400.00	0.00%	0	0	\$ -	\$ 1,400.00
602-A	Catch Basin	E.A.	4	\$ 1,550.00	\$ 6,200.00	50.00%	2	2	\$ 3,100.00	\$ 3,100.00
	<b>CONCRETE CONSTRUCTION</b>									
706-A	Curb and Gutter (Type Unspecified)	L.F.	5800	\$ 11.00	\$ 63,800.00	25.00%	1450	1486.06	\$ 16,346.66	\$ 47,453.34
706-B	4' Concrete Valley Gutter	L.F.	50	\$ 27.00	\$ 1,350.00	100.00%	50	50	\$ 1,350.00	\$ -
706-E	Concrete Sidewalk	S.F.	19000	\$ 3.00	\$ 57,000.00	15.00%	2850	4299.47	\$ 12,898.41	\$ 44,101.59
706-F	Driveway Approach	S.F.	11000	\$ 3.50	\$ 38,500.00	10.00%	1100	1738.22	\$ 6,083.77	\$ 32,416.23
	<b>MISC CONSTRUCTION</b>									
901	Irrigation System Repairs	L.F.	400	\$ 3.00	\$ 1,200.00	0.00%	0	0	\$ -	\$ 1,200.00
2040	Fence Repairs	L.F.	500	\$ 10.00	\$ 5,000.00	0.00%	0	0	\$ -	\$ 5,000.00
	<b>MISC ITEMS</b>									
1103	Traffic Control	L.S.	1	\$ 4,500.00	\$ 4,500.00	50.00%	0.5	0.25	\$ 1,125.00	\$ 3,375.00
2010	Mobilization	L.S.	1	\$ 12,000.00	\$ 12,000.00	100.00%	1	0.6	\$ 7,200.00	\$ 4,800.00
	Work Change Directive 1		1	\$ 861.00	\$ 861.00	100.00%	1	1	\$ 861.00	\$ -
<b>TOTALS (BEFORE RETAINAGE)</b>					<b>\$ 319,511.00</b>				<b>\$ 64,606.21</b>	<b>\$ 254,904.79</b>
<b>LESS RETAINAGE OF 5%</b>									<b>\$ 3,230.31</b>	
<b>TOTALS (AFTER RETAINAGE)</b>									<b>\$ 61,375.90</b>	<b>\$ 193,528.90</b>

**PROGRESS REPORT AND PAYMENT FOR PHASE 1**

PERIOD START DATE: 5-1-2003 PERIOD END DATE: 5-31-2003

CONTRACTOR: KIGGIN'S CONCRETE

**MAY PAYMENT**

ORIGINAL CONTRACT AMOUNT		\$	318,650.00
APPROVED CHANGE ORDERS/ PLUS EXTRAS		\$	861.00
ADJUSTED CONTRACT AMOUNT		\$	319,511.00
VALUE OF WORK COMPLETED TO DATE / OR MATERIAL TO SITE		\$	63,745.21
VALUE OF CHANGE ORDERS COMPLETED TO DATE		\$	861.00
TOTAL % COMPLETED	0.00%	\$	64,606.21
LESS AMOUNT RETAINED (5%)		\$	3,230.31
TOTAL LESS RETAINED		\$	61,375.90
LESS PREVIOUS PAYMENTS		\$	-
BALANCE TO FINISH, INCLUDING RETAINAGE		\$	254,904.79
<b>AMOUNT DUE THIS REQUEST</b>		<b>\$</b>	<b>61,375.90</b>
<b>AMOUNT RETAINED DUE</b>		<b>\$</b>	<b>-</b>
<b>INTEREST ON AMOUNT DUE</b>		<b>\$</b>	<b>-</b>
<b>TOTAL AMOUNT</b>		<b>\$</b>	<b>61,375.90</b>



# Higgins Concrete & Construction

DATE: June 2, 2003

3610 Hwy 30 W  
Pocatello, ID 83201  
Phone: (208) 238-9165  
Fax: (208) 232-2790



FROM: Derek Nisson

TO: Mitch  
Fax: 208-234-0111

PROJECT: Roosevelt-Alameda Phase 1

REMARKS: Urgent For your Review Reply ASAP Please Comment

**CONFIDENTIALITY NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via US Postal Service.

Thank-you.

Cell Back: If the transmission to you was incomplete or not legible, please call the individual listed above.

## Pay Request #1



# Roosevelt-Alameda Neighborhood Phase 1

## Schedule of Values

Period Start Date: 9/1/2003 Period End Date: 9/31/2003

### Progress Payment #1 (6/02/03)

TO: Rocky Mountain Engineering

Attn: Mitch Green

FROM: KIBBINS CONCRETE, 3010 HWY 30 W, PULASKI, CO 81201, (303) 253-9100

Item #	Qty	Description	\$ Complete	% Complete	\$ Remaining	Contract \$
1	1	L.S. 207-A Misc Removal of Obstructions	1000.00	100.0%	0.00	1000.00
2	750	L.F. 207-C Removal of Curb & Gutter	1125.00	75.0%	375.00	1500.00
3	3600	L.F. 207-C2 Removal of Concrete	5400.00	75.0%	1800.00	7200.00
4	1	L.F. 207-D1 Removal of 0"-6" Dia Tree	400.00	400.0%	-300.00	100.00
5	4	L.F. 207-D2 Removal of 6"-24" Dia Trees	750.00	75.0%	250.00	1000.00
6	3	L.F. 207-D1 Removal of Larger than 24"	2025.00	100.0%	0.00	2025.00
7	50	S.F. of 210 SRW Retaining Wall	0.00	0.0%	1250.00	1250.00
8	1	L.S. 307-A1 Misc. Surface Restoration	3675.00	25.0%	11025.00	14700.00
9	34000	S.F. 307-D (Asphalt) Restoration	3910.00	5.0%	74290.00	78200.00
10	1700	S.F. 307-B (Concrete) Restoration	0.00	0.0%	5950.00	5950.00
11	6500	S.F. 307-C (Gravel) Restoration	0.00	0.0%	9750.00	9750.00
12	6700	S.F. 307-E Sod Restoration	0.00	0.0%	5025.00	5025.00
13	20	L.F. 601-A 12" HDPE Storm Drain Pipe	0.00	0.0%	1400.00	1400.00
14	4	E.A. 602-A Catch Basin	3100.00	50.0%	3100.00	6200.00
15	5800	L.F. 706-A Curb And Gutter Type Specified	15950.00	25.0%	47850.00	63800.00
16	50	L.F. 706-B 4' Concrete Valley Gutter	1350.00	100.0%	0.00	1350.00
17	19000	L.F. 706-E Concrete Sidewalk	8550.00	15.0%	48450.00	57000.00
18	11000	L.F. 706-F Driveway Approach	3850.00	10.0%	34650.00	38500.00
19	400	L.F. 901 Irrigation System Repairs	0.00	0.0%	1200.00	1200.00
20	500	L.F. 2040 Fence Repair	0.00	0.0%	5000.00	5000.00
21	1	Traffic Control	2250.00	50.0%	2250.00	4500.00
22	1	Mobilization	12000.00	100.0%	0.00	12000.00
23	1	Work Change Directive 1	861.00	100.0%	0.00	861.00
<b>TOTALS</b>			<b>66196.00</b>	<b>20.7%</b>	<b>253315.00</b>	<b>319511.00</b>

Original Contract Amount	318660.00
Approved Change Orders/ PLUS EXTRA'S	861.00
Adjusted Contract Amount	319511.00
Value of Work Completed to Date/or Material @ Site	65335.00
Value of Change Orders Completed to Date	861.00
Total to Date (____% Complete)	66196.00
Less Amount Retained (5%)	3309.80
Total Less Retainage	62886.20
Less Previous Payments	0.00
Balance to Finish, Including Retainage	256624.80
<b>Amount Due this Request</b>	<b>62886.20</b>
<b>Amount Retainage Due</b>	<b>0.00</b>
<b>Interest on amount Due</b>	<b>0.00</b>
<b>Total Amount Due</b>	<b>62886.20</b>



1. 1 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

Date 06/02/2003

Invoice No. 98442

Qty	Description	Unit Price	TOTAL
1	Stake curb and gutter (Phase 1 and phase 2)	\$2,200.00	\$2,200.00
1	Contract Administration	\$100.00	\$100.00
1	Project Inspections	\$650.00	\$650.00

*Approved For Payment  
Lundhill W. Jensen  
6/6/03*

**TOTAL \$2,950.00**

**WORK SUMMARY**

[Empty box for 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 98424	Invoice 98442	Invoice	Total	Remaining
<b>2.D</b>	<b>Design Reviews</b>							
<b>2.E</b>	<b>Project Bidding</b>	\$500	\$250				\$250	\$250
2.E.1	Create Bidding Documents	\$2,400	\$2,400				\$2,400	\$0
2.E.2	Advertisements (1)	\$350	\$350				\$350	\$0
2.E.3	Pre-Bid Meeting	\$250	\$250				\$250	\$0
2.E.4	Bid Addenda and Coordination	\$550	\$150				\$150	\$400
2.E.4	Bid Summaries and Award	\$300	\$300				\$300	\$0
	<b>Project Percentage</b>							
<b>2ER</b>	<b>Cost For 4X Bid Process (5)</b>	\$4,400					\$0	\$4,400
	<b>3.0 Construction Services</b>							
<b>3.A</b>	<b>Contractor Bid Awards</b>							
3.A.1	Review Contracts, Shop Drawings, Etc...	\$350		350			\$350	\$0
3.A.2	Review Contract Schedules and Sequencing	\$400		400			\$400	\$0
3.A.3	Public Information	\$750		750			\$750	\$0
<b>3ER</b>	<b>Cost For 4X Bid Process (5)</b>	\$2,650					\$0	\$2,650
<b>3.B</b>	<b>Construction Staking</b>							
3.B.1	Horizontal and Vertical Control for Imp. (4)	\$9,100		300	2200		\$2,500	\$6,600
<b>3.C</b>	<b>Construction Inspection and Management</b>							
3.C.1	Perform Project Inspections (2)	\$5,500			650		\$650	\$4,850
3.C.2	Administer Contract (pay req., change orders)	\$1,200			100		\$100	\$1,100
3.C.3	Progress meetings and prepare press releases	\$1,000		100			\$100	\$900
3.C.4	Final Inspection, Punch List and Closeout	\$950					\$0	\$950
	<b>Project Percentage</b>							
<b>4.0</b>	<b>Project Closeout Phase</b>							
<b>4.B</b>	<b>Prepare Record Drawings</b>							
4.B.1	Summarize Contractor Notations	\$1,350					\$0	\$1,350
4.B.2	Summarize Inspection Notes	\$1,050					\$0	\$1,050
<b>4.C</b>	<b>Warranty Inspections</b>							
4.D.1	One Year Inspection	\$400					\$0	\$400
4.D.2	Contractor Coordination	\$500					\$0	\$500
	<b>Project Percentage</b>							
	<b>TOTAL MAN HOURS</b>	\$33,950	\$3,700	\$1,900	\$2,950	\$0	\$8,550	\$25,400

## Background:

A group of Old Town members presented various options to the PDA for their Downtown Revitalization plan. The PDA authorized up to \$650,000.00 for certain improvements for the project for the year 2003, specifically lights, bollards, and some curb, gutter, and sidewalk improvements, including benches, trees and grates coinciding with the installation of the lights. Allowable costs included engineering costs for the right-of-way improvements. There was discussion as to whether Old Town or the PDA should be "in charge" of letting the bids, hiring the engineer, etc., and consensus appeared to be that PDA would handle these items.

At some point in time prior to PDA approval of the \$650,000, the Old Town group and others (referred to as the venture team) had requested proposals for architectural services in connection with later phases of the project, met and reviewed proposals those proposals, and chose the firm of Myers/Anderson for architectural work. The firm then prepared a contract for City Council approval, for a fee equal to 12% of the construction cost/value plus expenses. Also included in the agenda item is a request for Council to enter into a Memo of Understanding with the PDA for PDA to provide the money for the projects.

## ISSUES NEEDING SPECIFIC RESOLUTION.

1. This is no specific authorization from PDA for a contract for architectural services. There was approval for release of approximately \$40,000 for engineering costs. There was no authorization for a contract with a specific engineering firm to perform the services, nor specific authorization for other parties to act on behalf of PDA in obtaining an engineering firm. Work in the right of way for installation of curb, gutter, lights, etc., will be supervised, as usual, by City Engineering and Traffic Engineering Department staff and no contract or agreement is needed for that purpose.

### ACTION NEEDED:

1. Decision on **a)** whether to approve using an architectural firm instead of an engineering firm for project oversight and **b)** whether to approve contracting with the architectural firm of Myers/Anderson, which includes some engineering services by JUB Engineers, for the Option C work this year

2. If yes to all above, what services not already performed will be provided by architect? Shall it be a lump sum contract? Or a percentage of construction, plus costs, plus additional work, etc. (these are common provisions in the standard contract forms, but PDA members have expressed preference for lump-sum contracts in the past ) The contract proposed for Council approval is for 12% of estimated \$487,000 construction costs, plus reimbursable expenses and costs at specified rates, with a \$10,000 up-front preliminary payment. **NOTE; The Option C spending schedule sheet included in the proposed contract includes expenses for phases that have not been authorized by PDA.** X

3. If yes to all above, does PDA wish attorney review and approval before execution of the contract is allowed? If so, are there any other items to be included or excluded?

### Downtown Pocatello - Revitalization Project Option C - 2003 Spending Schedule

Phase I - Summer 2003

	Qty	Unit Cost	Amount
Lighting and Streetscape			
Lights (above Clark Street)	86	2,400	206,400
Spares	22	1,200	26,400
Demo/Salvage	20	400	8,000
Trees/Grates	30	1,200	36,000
Bollards/Benches <i>removed</i>	30%	120,750	36,225
Trash Receptacles <i>removed</i>	0	700	0
Sidewalks/Pedestrian Corners	30%	479,510	143,853
Engineering	60%	181,279	108,767
Contingency	20%	151,066	30,213

	Qty	Unit Cost	Amount
Economic Re-Development			
Penney's Parking Lot		52,225	0
Arthur/Lander Parking Lots		43,425	0
Garfield Property		71,550	0
Engineering	20%	132,610	26,522

Downtown Revitalization Project - Proposed 2003 Spending 622,381

2003 Downtown Revitalization Project Estimate 3,434,250

Proposed Spending for future Phases 2,811,869

## POCATELLO DOWNTOWN - 2003

June 17, 2003

PREPARED BY MYERS-ANDERSON

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total</u>
Purchased Lights	82	EA.	\$1,187.80	\$97,400
Lights Installed	79	EA.	1,200.00	94,800
Benches	8	EA.	2,500.00	20,000
Trees/Grates/Irrigation	32	EA.	1,200.00	38,400
Bollards	42	EA.	500.00	21,000
Curb and Gutter	2,320	L.F.	17.50	40,600
Sidewalk	19,034	S.F.	5.00	95,170
Landscape Parking Lot Pavers @ Intersections	7,208	S.F.	3.00	21,624
	6840	S.F.	15.00	102,600
<b>CONSTRUCTION TOTAL</b>				<b>\$531,594</b>
ARCH / ENGINEERING	12.00	%	\$531,593.60	\$63,791
SURVEYING	1.00	L.S.	18,000.00	18,000
TESTING	1.00	L.S.	10,000.00	10,000
CONTINGENCY	5.01	%	531,593.60	26,615
<b>TOTAL</b>				<b>\$650,000</b>

**2003 Downtown Pocatello - Revitalization Project  
Budget Reduction Summary - Breakdown**

15-Apr-03

2003 Overall Project Budget Total	\$	3,434,325
2003 - Phase I	\$	622,381
Downards Property Acquisition	\$	500,000
UP Marketplace	\$	400,000
Garfield Property / Parking	\$	71,550
Aurthur / Lander Parking Lots	\$	43,425
Penney's Parking Lot	\$	52,225
Picture Park Improvements	\$	33,900
Lander Street Mall	\$	225,000
Adjusted Subtotal	\$	1,485,844
Less 20% Engineering and Contingency	\$	297,169
Adjusted Total	\$	1,188,675

Old Town Pocatello TIF District  
Estimated Cash Flow

Year	Gross	Net	Comment	w/ 2% Interest	
1999	548	548	Transfer to GC District	559.0	
2000	208	131	less \$77k bond payment	703.8	estimated gross
2001	197	120	less \$77k bond payment	840.2	estimated gross
2002	233	156	less \$77k bond payment	1,016.2	per PDA
2003	250	173	less \$77k bond payment	1,212.9	gross not escalated
2004	250	173	less \$77k bond payment	1,413.7	gross not escalated
2005	250	173	less \$77k bond payment	1,618.4	gross not escalated
2006	250	173	less \$77k bond payment	1,827.2	gross not escalated
2007	250	173	less \$77k bond payment	2,040.2	gross not escalated
2008	250	250	bond repaid	2,336.0	gross not escalated
2009	250	250	bond repaid	2,637.8	gross not escalated
	2,936	2,320		2,637.8	

OTP URA Revenue

1995	38	Partial
1996	398	
1997	143	
1998	207	
1999	276	
Total	1062	

Less Projects equals the 548K Transfer in 1999

Total does not include Newtown District transfer to GC District or excess cash flow



**SOUTH CLIFFS PROJECT**  
**Phase I (grant)**

<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>BALANCE</b>
6/11/02	Board approved funding		\$275,000.00
8/13/02	Pay Request #1 (Req. #E-9)	42,365.00	\$232,635.00
10/8/02	Pay Request #2 (Req. E-12)	2,201.80	\$230,433.20
12/18/02	Pay Request #3 (Req. #E-17)	34,692.96	\$195,740.24
1/15/03	Pay Request #4 (Req. #E-20)	25,306.23	\$170,434.01
2/19/03	Pay Request #5 (Req. #E-22)	46,791.77	\$123,642.24
4/16/03	Pay Request #6 (Req. #E-24)	44,958.50	\$78,683.74
5/20/03	Pay Request #7 (Req. #E-26)	3,785.65	\$74,898.09
6/18/03	Pay Request #8 (Req. #E-27)	1,995.00	\$72,903.09

**SOUTH CLIFFS PROJECT**  
**Phase I--Landscaping (loan)**

<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>BALANCE</b>
6/11/02	Board approved funding		\$85,000.00
4/16/03	Pay Request #1 (Req. #E-24)	8,900.17	\$76,099.83
5/20/03	Pay Request #2 (Req. #E-26)	2,184.93	\$73,914.90
6/18/03	Pay Request #3 (Req. #E-27)	3,250.00	\$70,664.90

PDA/SouthCliffsProject/fundingphase1.landscaping.xls

NOTE: Repayment of loan is due 6/11/2005 or upon first sale whichever is first.

**SOUTH CLIFFS PROJECT**  
**Phase II (loan)**

<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>BALANCE</b>
10/22/02	Board approved funding		\$200,000.00
4/16/03	Pay Request #1 (Req. #E-25)	66,877.00	\$133,123.00
4/16/03	Pay Request #2 (Req. #E-25)	13,795.00	\$119,328.00
5/20/03	Pay Request #3 (Req. #E-26)	1,060.00	\$118,268.00
6/18/03	Pay Request #4 (Req. #E-27)	8,701.00	\$109,567.00