

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**July 16, 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 June 18, 2003 – Motion to Approve and/or Amend

Minutes for May 30, 2003, Special Meeting – Motion to Approve and/or Amend

Financial Report: June Income and Expenses

Consider Approving Payment of 2<sup>nd</sup> Quarter 2003 Administrative Fees

St. Vincent Property Proposal

Old Town Pocatello:

Downtown Revitalization Project Update

South Cliffs Project:

Consider Payment of Requisition #E-28

Roosevelt District:

Consider Approving Payment of Invoice #98485

Consider Approving Payment of Phase One Pay Request #2

Consider Approving Payment of Phase Two Pay Request #2

Project Update

Central Corridor District:

Amendment/Modification of Central Corridor TIF District

Consider Amending PDA Bylaws

**Executive Session, if required**

**POCATELLO DEVELOPMENT AUTHORITY**

**June 2003**

**INCOME:**

Al Ricken District: County tax receipts  
Old Town District: "  
Roosevelt District: "  
Central Corridor District: "  
Interest Income: \$875.54

**EXPENSES:**

Old Town District: \$247.90 (Public Notice in ISJ)  
Roosevelt District: \$127,897.25 (Approved work done in  
Roosevelt/Alameda Neighborhood by RMED, Holm,  
and Kiggin Construction)  
General Funds: \$3,685.00 (2002 Audit)

Pocatello Development Authority  
Cash Budget - 2003

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual 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	\$690,304.75	\$3,195,810.75	\$935,938.75	\$936,788.75	\$846,513.75	\$847,363.75	\$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	26,138.52	1,671,276.00	0.00	0.00	0.00	0.00	0.00	\$2,116,837.38	\$2,565,101.00
Old Town District	15,341.10	14,205.09	16,983.98	3,914.01	7,376.94	9,224.90	190,000.00	0.00	0.00	0.00	0.00	0.00	\$257,046.02	\$275,825.00
North Main District	55,448.34	0.00	0.00	22,855.21	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	3,249.10	255,559.00	0.00	0.00	0.00	0.00	0.00	\$470,640.85	\$505,559.00
Central Corridor District	165,661.10	11,520.71	13,116.32	5,782.82	4,808.11	12,982.86	258,491.00	0.00	0.00	120,000.00	0.00	0.00	\$592,362.92	\$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	416.96	480.37	875.54	1,000.00	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	\$11,583.43	\$14,500.00
<b>TOTAL</b>	<b>885,061.20</b>	<b>26,409.29</b>	<b>39,915.15</b>	<b>32,769.00</b>	<b>15,001.63</b>	<b>52,470.92</b>	<b>2,518,781.00</b>	<b>2,500.00</b>	<b>1,000.00</b>	<b>121,000.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>\$3,696,908.19</b>	<b>\$4,150,568.00</b>
<b>CASH AVAILABLE</b>	<b>\$1,391,584.67</b>	<b>\$1,414,731.35</b>	<b>\$741,139.78</b>	<b>\$770,275.70</b>	<b>\$778,269.14</b>	<b>\$822,134.90</b>	<b>\$3,209,085.75</b>	<b>\$3,198,310.75</b>	<b>\$936,938.75</b>	<b>\$1,057,788.75</b>	<b>\$847,513.75</b>	<b>\$848,363.75</b>	<b>\$4,203,431.66</b>	<b>\$4,716,568.00</b>
<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	\$2,565,101.00
Old Town District	0.00	36,062.22	0.00	0.00	0.00	247.90	0.00	190,000.00	0.00	0.00	0.00	0.00	\$226,310.12	\$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	127,897.25	0.00	0.00	0.00	198,000.00	0.00	0.00	\$339,378.73	\$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	3,685.00	3,225.00	100.00	100.00	3,225.00	100.00	100.00	\$17,211.26	\$13,700.00
Bank Charges	73.00	65.89	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	\$438.89	\$600.00
<b>TOTAL</b>	<b>3,262.61</b>	<b>713,506.72</b>	<b>3,633.08</b>	<b>7,008.19</b>	<b>8,605.16</b>	<b>131,830.15</b>	<b>13,275.00</b>	<b>2,262,372.00</b>	<b>150.00</b>	<b>211,275.00</b>	<b>150.00</b>	<b>150.00</b>	<b>\$3,355,217.91</b>	<b>\$3,781,695.00</b>
<b>ENDING BALANCE</b>	<b>\$1,388,322.06</b>	<b>\$701,224.63</b>	<b>\$737,506.70</b>	<b>\$763,267.51</b>	<b>\$769,663.98</b>	<b>\$690,304.75</b>	<b>\$3,195,810.75</b>	<b>\$935,938.75</b>	<b>\$936,788.75</b>	<b>\$846,513.75</b>	<b>\$847,363.75</b>	<b>\$848,213.75</b>	<b>\$848,213.75</b>	<b>\$934,873.00</b>



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

July 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  
Pay Request #2

Dear Mr. Turner:

We propose the approval of a \$90,348.00 payment to Holm Construction for Construction Items completed on Phase 2 of the Roosevelt-Alameda Neighborhood Row Improvement Project. The payment is for work completed through July 1, 2003.

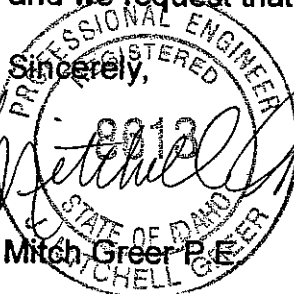
We estimate that 78% of Phase 2 has been completed. Remaining unfinished streets include the east side of the 400 block of Wayne, the east side of the 300 block of Randolph, the east side of the 300 block of Warren, and a few sections on Walnut.

There have been various work change directives that are being added into the progress report. Such changes include a change in the placing of a driveway approaches, extra removal of trees, and other changes that have been made. The work change directives are being tracked in the actual job quantities shown in the work progress report by sheet.

We expect an overrun on pavement patch due to the grade of the existing road. There has been an overrun on the amount of trees removed. 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 and contract, and we request that the payment as requested be made.

Sincerely,

  
*Mitchell Greer*  
Mitchell Greer P.E.

*Approved For Payment  
Lindell W. Turner 7/9/03*

Attachments: Progress Report and Payment for Phase 2

**PROGRESS REPORT AND PAYMENT FOR PHASE 2**  
**CONTRACTOR: HOLM CONSTRUCTION**

ISPE #	ITEM	UNIT	QUANT.	UNIT PRICE	TOTAL	% COMPLETED	MAY PROGRESS REPORT				JUNE PROGRESS REPORT					
							CONTACTORS ESTIMATE	ENGINEER'S ESTIMATE	PAYMENT AMOUNT	REMAINING TOTAL	CONTACTORS ESTIMATE	ENGINEER'S ESTIMATE	PAYMENT AMOUNT	REMAINING TOTAL		
	<b>SITE PREP</b>															
						100%	0.5	0.25	\$ 250.00	\$ 250.00	1	1	\$ 1,000.00	\$ -		
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00	104%	136	370.69	\$ 1,853.45	\$ (1,103.45)	156	156	\$ 780.00	\$ (30.00)		
207-C	Removal of Curb and Gutter	L.F.	150	\$ 5.00	\$ 750.00	98%	2508	2440.38	\$ 6,100.95	\$ 6,399.05	4880	4892.63	\$ 12,231.58	\$ 268.42		
207-C2	Removal of Concrete	S.F.	5000	\$ 2.50	\$ 12,500.00	100%	5	5	\$ 750.00	\$ -	5	5	\$ 750.00	\$ -		
207-D1	Removal of 0"-6" Dia. Tree	E.A.	5	\$ 150.00	\$ 750.00	77%	10	10	\$ 4,000.00	\$ 1,200.00	10	10	\$ 4,000.00	\$ 1,200.00		
207-D2	Removal of 6"-24" Dia. Tree	E.A.	13	\$ 400.00	\$ 5,200.00	143%	9	9	\$ 5,400.00	\$ (1,200.00)	10	10	\$ 6,000.00	\$ (1,800.00)		
207-D3	Removal of Tree (Larger than 24")	E.A.	7	\$ 600.00	\$ 4,200.00											
	<b>SURFACE REPAIRS</b>															
307-A1	Misc. Surface Restoration	L.S.	1	\$ 1,000.00	\$ 1,000.00	50%	0	0	\$ -	\$ 1,000.00	0.5	0.5	\$ 500.00	\$ 500.00		
307-D	(Asphalt) Restoration	S.F.	26500	\$ 1.25	\$ 33,125.00	71%	0	0	\$ -	\$ 33,125.00	24200	18853.01	\$ 23,566.26	\$ 9,558.74		
307-B	(Concrete) Restoration	S.F.	50	\$ 2.30	\$ 115.00	100%	0	0	\$ -	\$ 115.00	50	50	\$ 115.00	\$ -		
307-C	(Gravel) Restoration	S.F.	100	\$ 0.36	\$ 36.00	100%	0	0	\$ -	\$ 36.00	100	100	\$ 36.00	\$ -		
307-E	Sod Restoration	S.F.	9000	\$ 0.55	\$ 4,950.00	65%	0	0	\$ -	\$ 4,950.00	5873	5873	\$ 3,230.15	\$ 1,719.85		
	<b>CONCRETE CONSTRUCTION</b>															
706-A	Curb and Gutter (Type Unspecified)	L.F.	4600	\$ 15.00	\$ 69,000.00	95%	2380	2452.59	\$ 36,788.85	\$ 32,211.15	4356	4348.89	\$ 65,233.35	\$ 3,766.65		
706-B	4' Concrete Valley Gutter	L.F.	15	\$ 16.00	\$ 240.00	133%	0	0	\$ -	\$ 240.00	20	20	\$ 320.00	\$ (80.00)		
706-E	Concrete Sidewalk	S.F.	20000	\$ 2.30	\$ 46,000.00	60%	4664.5	4333.11	\$ 9,966.15	\$ 36,033.85	12042.5	12072.94	\$ 27,767.76	\$ 18,232.24		
706-F	Driveway Approach	S.F.	6500	\$ 3.40	\$ 22,100.00	53%	360	112.59	\$ 382.81	\$ 21,717.19	3295	3430.96	\$ 11,665.26	\$ 10,434.74		
	<b>MISC CONSTRUCTION</b>															
901	Irrigation System Repairs	L.F.	500	\$ 4.00	\$ 2,000.00	60%	50	50	\$ 200.00	\$ 1,800.00	300	300	\$ 1,200.00	\$ 800.00		
2040	Fence Repairs	L.F.	500	\$ 5.00	\$ 2,500.00	5%	0	0	\$ -	\$ 2,500.00	25	25	\$ 125.00	\$ 2,375.00		
	<b>MISC ITEMS</b>															
1103	Traffic Control	L.S.	1	\$ 2,500.00	\$ 2,500.00	100%	0.5	0.25	\$ 625.00	\$ 1,875.00	1	1	\$ 2,500.00	\$ -		
2010	Mobilization	L.S.	1	\$ 1,000.00	\$ 1,000.00	100%	1	0.6	\$ 600.00	\$ -	1	1	\$ 1,000.00	\$ -		
<b>TOTALS (BEFORE RETAINAGE)</b>					\$ 208,966.00	78%			\$ 66,917.21	\$ 142,048.79			\$ 162,020.36	\$ 93,891.27		
<b>LESS RETAINAGE OF 5%</b>								\$ 3,345.86					\$ 8,101.02			
<b>TOTALS (AFTER RETAINAGE)</b>								\$ 63,571.35	\$ 145,394.65				\$ 153,919.35	\$ 101,992.29		



**PROGRESS REPORT AND PAYMENT FOR PHASE 2**  
**CONTRACTOR: HOLM CONSTRUCTION**

<b>MAY PAYMENT</b>	
GROSS AMOUNT DUE	\$ 66,917.21
LESS 5% RETAINAGE	\$ 3,345.86
AMOUNT DUE TO DATE	\$ 63,571.35
LESS PREVIOUS PAYMENTS	\$ -
<b>AMOUNT DUE THIS DATE</b>	<b>\$ 63,571.35</b>

<b>JUNE PAYMENT</b>	
GROSS AMOUNT DUE	\$ 162,020.36
LESS 5% RETAINAGE	\$ 8,101.02
AMOUNT DUE TO DATE	\$ 153,919.35
LESS PREVIOUS PAYMENTS	\$ 63,571.35
<b>AMOUNT DUE THIS DATE</b>	<b>\$ 90,348.00</b>

<b>JULY PAYMENT</b>	
GROSS AMOUNT DUE	
LESS 5% RETAINAGE	
AMOUNT DUE TO DATE	
LESS PREVIOUS PAYMENTS	
<b>AMOUNT DUE THIS DATE</b>	

<b>AUGUST PAYMENT</b>	
GROSS AMOUNT DUE	
LESS 5% RETAINAGE	
AMOUNT DUE TO DATE	
LESS PREVIOUS PAYMENTS	
<b>AMOUNT DUE THIS DATE</b>	







**APPLICATION FOR PAYMENT**

NO. \_\_\_\_\_

TO: CITY OF POCATELLO (OWNER)

Contract for: ROOSEVELT-ALAMEDA NEIGHBORHOOD

OWNER'S Project No. \_\_\_\_\_ ENGINEER'S Project NO. 8613

For Work accomplished through the date July 3 2003

CONTRACTOR'S Schedule of Values

ITEM	UNIT PRICE	QUANTITY	AMOUNT	Work Completed	
				QUANTITY	AMOUNT
207A - MISC. REMOVAL OF OBRUCTIONS	\$ 1000.00	1	\$ 1,000.00	1	\$ 1,000.00
207C- REMOVAL OF CRUB & GUTTER	\$ 5.00	150	\$ 750.00	156	\$ 780.00
207C2- REMOVAL OF CONCRETE	\$ 2.50	5000	\$ 12500.00	4880	\$ 12200.00
207D1- REMOVAL OF 0'-6" DIA. TREE	\$ 150.00	5	\$ 750.00	5	\$ 750.00
207D2- REMOVAL OF 6"-24" DIA. TREE	\$ 400.00	13	\$ 5200.00	10	\$ 4000.00
207D3- REMOVAL OF TREE (LARGER THAN 24")	\$ 600.00	7	\$ 4200.00	10	\$ 6000.00
307A1- MISC. SURFACE RESTORATION	\$ 1000.00	1	\$ 1000.00	0.5	\$ 500.00
307D- (ASPHALT) RESTORATION	\$ 1.25	26500	\$ 33125.00	24,224	\$ 30280.00
307B- (CONCRETE) RESTORATION	\$ 2.30	50	\$ 115.00	50	\$ 115.00
307C- (GRAVEL) RESTORATION	\$ 0.36	100	\$ 36.00	100	\$ 36.00
307E- SOD RESTORATION	\$ 0.55	9000	\$ 4950.00	5873	\$ 3230.15
706A- CURB AND GUTTER	\$ 15.00	4600	\$ 69000.00	4356	\$ 65340.00
706B- 4' CONCRETE VALLEY GUTTER	\$ 16.00	15	\$ 240.00	20	\$ 320.00
706E- CONCRETE SIDEWALK	\$ 2.30	20000.00	\$ 46000.00	12042.5	\$ 27697.75
706F- DRIVEWAY APPROACH	\$ 3.40	6,500.00	\$ 22100.00	3,295.00	\$ 11203.00
901 IRRIGATION SYSTEM REPAIRS	\$ 4.00	500	\$ 2000.00	300	\$ 1200.00
2040 FENCE REPAIR	\$ 5.00	500	\$ 2500.00	25	\$ 125.00
1103 TRAFFIC CONTROL	\$ 2500.00	1	\$ 2500.00	1	\$ 2500.00
2010 MOBILIZATION	\$ 1000.00	1	\$ 1000.00	1	\$ 1000.00
<b>TOTAL</b>			<b>\$ 208,966.00</b>		<b>\$ 168,276.90</b>

(Orig. Contract)  
CO. NO. 1  
CO. NO. 2

Accompanying Documentation:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GROSS AMOUNT DUE	\$ 168,276.90
LESS 5% RETAINAGE	\$ 8,413.85
AMOUNT DUE TO DATE	\$ 159,863.05
LESS PREVIOUS PAYMENTS	\$ 64,312.48
AMOUNT DUE THIS APPLICATION	\$ 95,550.57

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment numbered 1 through— inclusive; and (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all liens, claims, security interests, and encumbrances ( expect such as covered by Bond acceptable to OWNER).

Dated: JULY 7, 2003

HOLM CONSTRUCTION LLC  
CONTRACTOR'S NAME

BY *[Signature]*  
OWNER

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_  
ENGINEER



OFFICE OF THE MAYOR  
911 North 7th Avenue  
P.O. Box 4169  
Pocatello, Idaho 83205  
(208) 234-6163  
Fax: (208) 234-6297  
www.cityofpocatello.org

ROGER W. CHASE  
Mayor

Pocatello City Council:  
RON FRASURE  
GARY MOORE  
HARRY NEUHARDT  
EVA JOHNSON NYE  
RICHARD STALLINGS  
BRIAN T. UNDERWOOD

June 24, 2003

Steve Brown  
288 Thurston  
Pocatello, Idaho 83201

Dear Mr. Brown:

This is to confirm, with many thanks, your reappointment as a member of the Pocatello Development Authority. Your additional four-year term will begin July 1, 2003 and will expire May 1, 2007.

You have performed an outstanding service for the community as a member of this organization, and we deeply appreciate your willingness to continue in this capacity.

Sincerely,

Roger W. Chase  
Mayor

/rw

Enclosure

cc: Anne Nichols, Assistant to the Mayor  
Rayna Valentine, Committee Secretary  
Harry Neuhardt, Committee Chair

**BANNOCK  
COUNTY**

**IDEAS  
WORKS**

JUL 18 2003  
**BANNOCK DEVELOPMENT CORPORATION**

ISU Research and Business Park  
1651 Alvin Ricken Drive  
Pocatello, Idaho 83201  
[www.bannockdevelopment.org](http://www.bannockdevelopment.org)

Committed to the continued economic development of Bannock County, Idaho

July 18, 2003

The Honorable Mayor, Roger Chase  
City of Pocatello  
P.O. Box 4169  
Pocatello, Idaho 83205-4169

RE: Commission Seat on the Pocatello Development Authority


Dear Mayor Chase,

Reflecting on my duties as the Executive Director of Bannock Development Corporation and realizing that there may be a misconception among some as to whom I would be representing on the Pocatello Development Authority Board, I am at this time submitting my resignation from the PDA Board of Commissioners. I appreciate the opportunity to serve, but my services can best be utilized as the administrative arm of the PDA.

I apologize for not realizing this conflict of interest earlier and I hope that my resignation does not cause undue hardship on you as Mayor or on the City Council who approved my appointment. Bannock Development Corporation will be more than happy to continue performing the administrative function of the PDA.

Thank you for this opportunity.

Cordially,

  
Raymond Burstedt  
Executive Director

Cc Harry Neuhardt, Chairman









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 07/08/2003  
Invoice No. 98485

Qty	Description	Unit Price	TOTAL
1	Horizontal Control Staking	\$1,750.00	\$1,750.00
1	Project Inspections	\$300.00	\$300.00
1	Administer Contract	\$200.00	\$200.00
1	Progress Meetings	\$200.00	\$200.00

*Approved For Payment  
Lindell W. Turner 7/19/03*

**TOTAL \$2,450.00**

**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 98386	Invoice 98424	Invoice 98442	Invoice 98485	Total	Remaining
2.D	<i>Design Reviews</i>	\$500	\$250				\$250	\$250
2.E	<i>Project Bidding</i>							
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
	<i>Project Percentage</i>							
2ER	Cost For 4X Bid Process (5)	\$4,400					\$0	\$4,400
	<b>3.0: Construction Services</b>							
3.A	<i>Contractor Bid Awards</i>							
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
3ER	Cost For 4X Bid Process (5)	\$2,650					\$0	\$2,650
3.B	<i>Construction Staking /</i>							
3.B.1	Horizontal and Vertical Control for Imp. (4)	\$9,100		300	2200	1750	\$4,250	\$4,850
3.C	<i>Construction Inspection and Management</i>							
3.C.1	Perform Project Inspections (2)	\$5,500			650	300	\$950	\$4,550
3.C.2	Administer Contract (pay req., change orders)	\$1,200			100	200	\$300	\$900
3.C.3	Progress meetings and prepare press releases	\$1,000		100		200	\$300	\$700
3.C.4	Final Inspection, Punch List and Closeout	\$950					\$0	\$950
	<i>Project Percentage</i>							
	<b>4.0, Project Closeout Phase</b>							
4.B	<i>Prepare Record Drawings</i>							
4.B.1	Summarize Contractor Notations	\$1,350					\$0	\$1,350
4.B.2	Summarize Inspection Notes	\$1,050					\$0	\$1,050
4.C	<i>Warranty Inspections</i>							
4.D.1	One Year Inspection	\$400					\$0	\$400
4.D.2	Contractor Coordination	\$500					\$0	\$500
	<i>Project Percentage</i>							
	<b>TOTAL MAN HOURS</b>	\$33,950	\$3,700	\$1,900	\$2,950	\$2,450	\$11,000	\$22,950

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

July 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 83205-4169RE: Roosevelt-Alameda Pay Request Analysis – Phase 1  
Pay Request #2

Dear Mr. Turner:

We propose the approval of a \$131,251.80 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 July 1, 2003.

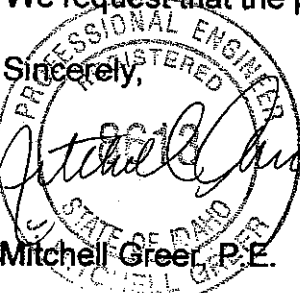
We estimate that approximately 70% of Phase 1 has been completed. The payment request is for 63.3% of the work. Remaining unfinished streets include the east side of the 100 block of Warren, the west side of the 100 block of Wayne, the east side of the 100 block of Park, along the intersection of Jefferson and Oak, and a few other smaller sections.

There have been various work change directives that are being added into the progress report. Such changes include a change in the placing of a driveway approach, extra removal of trees, and other changes that have been made. The work change directives are being tracked in the actual job quantities shown in the progress report by sheet.

We expect an overrun on pavement patch due to the grade of the existing road. There has been an overrun on the amount of trees removed. Refer to the attached spreadsheets for more specific information on the work progress.

The work has been generally progressing according to the specifications and contract. We request that the payment as requested be made.

Sincerely,



*Mitchell Greer*  
Mitchell Greer, P.E.

*Approved For Payment  
Lindell W. Turner 7/9/03*

Attachments: Progress Report and Payment for Phase 1

"Solutions by Design"

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

**PROGRESS REPORT AND PAYMENT FOR PHASE 1**

PERIOD START DATE: 6-1-2003 PERIOD END DATE: 6-31-2003

CONTRACTOR: KIGGIN'S CONCRETE

							MAY PROGRESS REPORT				
							CONTRACTOR'S #S		PAYMENT AMOUNT	REMAINING TOTAL	
ISPE #	ITEM	UNIT	QUANT.	UNIT PRICE	TOTAL	% COMPLETED	QUANT. COMPLETED	ENGINEER'S ESTIMATE			
	<b>SITE PREP</b>										
						100.00%	0.25	0.25	\$ 250.00	\$ 750.00	
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00						
207-C	Removal of Curb and Gutter	L.F.	750	\$ 2.00	\$ 1,500.00	74.67%	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	100.00%	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>										
						75.00%	0.25	0.05	\$ 735.00	\$ 13,965.00	
307-A1	Misc. Surface Restoration	L.S.	1	\$ 14,700.00	\$ 14,700.00						
307-D	(Asphalt) Restoration	S.F.	34000	\$ 2.30	\$ 78,200.00	87.77%	1700	1234.22	\$ 2,838.71	\$ 75,361.29	
307-B	(Concrete) Restoration	S.F.	1700	\$ 3.50	\$ 5,950.00	50.00%	0	0	\$ -	\$ 5,950.00	
307-C	(Gravel) Restoration	S.F.	6500	\$ 1.50	\$ 9,750.00	48.66%	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>										
						0.00%	0	0	\$ -	\$ 1,400.00	
601-A	12" HDPE Storm Drain Pipe	L.F.	20	\$ 70.00	\$ 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>										
						60.00%	1450	1486.06	\$ 16,346.66	\$ 47,453.34	
706-A	Curb and Gutter (Type Unspecified)	L.F.	5800	\$ 11.00	\$ 63,800.00						
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	60.00%	2850	4299.47	\$ 12,898.41	\$ 44,101.59	
706-F	Driveway Approach	S.F.	11000	\$ 3.50	\$ 38,500.00	48.14%	1100	1738.22	\$ 6,083.77	\$ 32,416.23	
	<b>MISC CONSTRUCTION</b>										
						0.00%	0	0	\$ -	\$ 1,200.00	
901	Irrigation System Repairs	L.F.	400	\$ 3.00	\$ 1,200.00						
2040	Fence Repairs	L.F.	500	\$ 10.00	\$ 5,000.00	10.00%	0	0	\$ -	\$ 5,000.00	
	<b>MISC ITEMS</b>										
						100.00%	0.5	0.25	\$ 1,125.00	\$ 3,375.00	
1103	Traffic Control	L.S.	1	\$ 4,500.00	\$ 4,500.00						
2010	Mobilization	L.S.	1	\$ 12,000.00	\$ 12,000.00	100.00%	1	0.6	\$ 7,200.00	\$ 4,800.00	
<b>TOTALS (BEFORE RETAINAGE)</b>					\$ 318,650.00	65.98%			\$ 63,745.21	\$ 254,904.79	
<b>LESS RETAINAGE OF 5%</b>									\$ 3,187.26		
<b>TOTALS (AFTER RETAINAGE)</b>									\$ 60,557.95	\$ 194,346.85	



**PROGRESS REPORT AND PAYMENT FOR PHASE 1**

PERIOD START DATE: 6-1-2003 PERIOD END DATE: 6-31-2003

CONTRACTOR: KIGGIN'S CONCRETE

<b>MAY PAYMENT</b>		
ORIGINAL CONTRACT AMOUNT		\$ 318,650.00
VALUE OF WORK COMPLETED TO DATE / OR MATERIAL TO SITE		\$ 210,237.57
TOTAL % COMPLETED	65.98%	\$ 210,237.57
LESS AMOUNT RETAINED (5%)		\$ 10,511.88
TOTAL LESS RETAINED		\$ 199,725.69
LESS PREVIOUS PAYMENTS		\$ 60,557.95
BALANCE TO FINISH, INCLUDING RETAINAGE		\$ 118,924.31
<b>AMOUNT DUE THIS REQUEST</b>		<b>\$ 139,167.74</b>
<b>AMOUNT RETAINED DUE</b>		<b>\$ -</b>
<b>INTEREST ON AMOUNT DUE</b>		<b>\$ -</b>
<b>TOTAL AMOUNT</b>		<b>\$ 139,167.74</b>

WORK PROGRESS BY STREET (PHASE 1)

ISPE #	ITEM	UNIT	QUANT.	ROADS					
				PERSHING (200 BLOCK)	WARREN (100 BLOCK)	WARREN (200 BLOCK)	WILLARD (100 BLOCK)	WILLARD (200 BLOCK)	WASH. (100 BLOCK)
<b>SITE PREP</b>									
207-A	Misc. Removal of Obstructions	L.S.	1		0	160			0
207-C	Removal of Curb and Gutter	L.F.	750	50	100	0			0
207-C2	Removal of Concrete	L.F.	3600	0	0	0			0
207-D1	Removal of 0"-6" Dia. Tree	E.A.	1		1	0			0
207-D2	Removal of 6"-24" Dia. Tree	E.A.	4		0	0			0
207-D3	Removal of Tree (Larger than 24")	E.A.	3	2	0	0			0
210	SRW Retaining Wall	S.F.	50						
<b>SURFACE REPAIRS</b>									
307-A1	Misc. Surface Restoration	L.S.	1		?	?			?
307-D	(Asphalt) Restoration	S.F.	34000	11032.8	9257.44	2913.69			2344.12
307-B	(Concrete) Restoration	S.F.	1700	0	0	0			0
307-C	(Gravel) Restoration	S.F.	6500	784.1	1709.84	93.57			35.13
307-E	Sod Restoration	S.F.	6700		0	0			0
<b>STORM WATER IMPROVEMENTS</b>									
601-A	12" HDPE Storm Drain Pipe	L.F.	20		0	0			0
602-A	Catch Basin	E.A.	4						0
<b>CONCRETE CONSTRUCTION</b>									
706-A	Curb and Gutter (Type Unspecified)	L.F.	5800	971.83	598.61	500.23			279.58
706-B	4' Concrete Valley Gutter	L.F.	50	0	0	0			0
706-E	Concrete Sidewalk	S.F.	19000	2825.53	1569.65	1867.16			860.49
706-F	Driveway Approach	S.F.	11000	932.5	852.89	877.63			277.73
<b>MISC CONSTRUCTION</b>									
901	Irrigation System Repairs	L.F.	400		0	0			0
2040	Fence Repairs	L.F.	500		0	0			0
<b>MISC ITEMS</b>									
1103	Traffic Control	L.S.	1						
2010	Mobilization	L.S.	1						
	Work Change Directive 1		1						



### Roosevelt-Alameda Neighborhood Phase I

#### Schedule of Values

Period Start Date: 07/17/2003 Period End Date: 07/30/2003

### Progress Payment #2 (7/03/03)

TO: Rocky Mountain Engineering

Attn: Mitch Greer

FROM: RIGGINS CONCRETE, 3010 HWY 30 W, PUGATELLO, UT 84201, (208) 233-9100

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	6	L.F. 207-D1 Removal of 0"-6" Dia Tree	900.00	100.0%	0.00	900.00
5	4	L.F. 207-D2 Removal of 6"-24" Dia Tree	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	11025.00	75.0%	3675.00	14700.00
9	34000	S.F. 307-D (Asphalt) Restoration	58650.00	75.0%	19550.00	78200.00
10	1700	S.F. 307-B (Concrete) Restoration	2975.00	50.0%	2975.00	5950.00
11	6500	S.F. 307-C (Gravel) Restoration	4875.00	50.0%	4875.00	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	38280.00	60.0%	25520.00	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	34200.00	60.0%	22800.00	57000.00
18	11000	L.F. 706-F Driveway Approach	19250.00	50.0%	19250.00	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	500.00	10.0%	4500.00	5000.00
21	1	Traffic Control	4500.00	100.0%	0.00	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>202766.00</b>	<b>63.3%</b>	<b>117545.00</b>	<b>320311.00</b>

Original Contract Amount	318650.00
Approved Change Orders/ PLUS EXTRA'S	861.00
Adjusted Contract Amount	319511.00
Value of Work Completed to Date/or Material @ Site	201905.00
Value of Change Orders Completed to Date	861.00
Total to Date (___% Complete)	63.3% 202766.00
Less Amount Retained (5%)	10138.30
Total Less Retainage	192627.70
Less Previous Payments	61375.90
Balance to Finish, Including Retainage	126883.30

Amount Due this Request	131251.80
Amount Retainage Due	0.00
Interest on amount Due	0.00
<b>Total Amount Due</b>	<b>131251.80</b>



**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
7/16/03	Pay Request #5 (Req. #E-28)	6,166.16	\$103,400.84

PDA/SouthCliffsProject/fundingphase1.xls

NOTE: Repayment of loan is due 1/1/2010.



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

July 9, 2003

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

RE: Tuscany Development- South Cliffs Drive Project  
Pay Estimate #5- Payment Request (Phase 2 Loan)

Dear Ray:

Please find the summary spreadsheet and invoice attached to this letter for pay request number 5 on South Cliffs Drive. The pay request is for blasting that had to be done to complete the gas, phone and power and for material import that was used to replace the blasted material.

Individual invoices are attached for your reference. Please call if you have questions.

Sincerely,

J. Mitchell Greer, P.E.  
RMES

*"Solutions by Design"*

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

# INVOICE

Tuscany Hills Development Co., LLC

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>
22

<b>Date</b>
7/8/2003

Description	Amount
South Cliffs	0.00
Bill Dahlke	500.00
Myers Anderson	1,982.50
Western States Equipment	1,263.00
Eagle Rock Blasting Co.	2,420.66
<b>Total</b>	<b>\$6,166.16</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$6,166.16</b>

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

### SOUTH CLIFFS DRIVE- Pay Estimate Summary (Phase 2 Loan)

				Engineer's Estimate							
ITEM #	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL	10-Mar-03	Apr-03	May-03	Jun-03	Jul-03	Total Remaining
						Pay Request #1	Pay Request #2	Pay Request #3	Pay Request #4	Pay Request #6	
<b>EARTHWORK</b>											
ea-1	Clear and Grub	AC.	12	\$ 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	\$		\$ 578.00		\$ 1,314.00
<b>WATER</b>											
cw-1	12" Class 50 Duclite 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	\$ 6,887.50	\$				\$ (2,427.50)
cw-6	Import	C.Y.	1200	\$ 8.50	\$ 10,200.00	\$					\$ 10,200.00
<b>SEWER</b>											
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	\$ 6,887.50	\$				\$ 1,612.50
ss-4	Import	C.Y.	1200	\$ 8.50	\$ 10,200.00	\$					\$ 10,200.00
<b>STORM WATER</b>											
sd-1	15" HOPE 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	\$	\$					\$ (2,420.88)
<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.	1675	\$ 3.50	\$ 5,812.50	\$					\$ 5,812.50
<b>ROADWAY</b>											
rw-1	Asphalt Pavement Section (3" ac, 4" 3/4, 8" 2")	S.F.	23685	\$ 1.55	\$ 36,727.25	\$					\$ 36,727.25
rw-2	Roadway Geotextile	S.F.	23685	\$ 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			\$ 8,125.00	\$ 1,783.00	\$ 550.00
<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	\$ 13,785.00	\$ 13,785.00	\$	13,785.00				\$
m-4	Private Utilities (2)	L.S.	1	\$	\$	\$				\$ 2,420.88	\$ (2,420.88)
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	\$	\$ 1,982.60	\$ 8,967.50
m-7	Landscaping	L.S.	1	\$ 17,300.00	\$ 17,300.00	\$					\$ 17,300.00
<b>Total</b>					\$ 227,651.50	\$ 66,877.00	\$ 13,795.00	\$ 1,060.00	\$ 8,701.00	\$ 6,166.15	\$ 128,531.68

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

Bill Dahlke

P.O. Box 553  
Inkom, ID 83245

Phone # 775-3484 or 251-3403

# Invoice

Date	Invoice #
7/1/2003	26

Bill To
Tuscany Builders LLC 444 Hospital Way, Suite 777 Pocatello, ID 83201

*SOUTH CLIFF*

Description	Qty	Rate	Amount
Equipment rent hours - E. Center to So. 5th - 6/5/03 - 8 loads red rock, 3 hours; 6/6/03 - 15 loads red rock, 7 hrs = 10 hrs	10	50.00	500.00
<b>Total</b>			\$500.00
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$500.00



101 North Main Street  
Pocatello, Idaho 83201  
Ph: (208)-232-3741

INVOICE FOR ARCHITECTURAL SERVICES

PROJECT: South Cliffs- BLM

DATE: July 1, 2003

Bill Isley  
444 Hospital Way  
Ste. 777  
Pocatello, Idaho 83201

INVOICE NO: One (1)

ARCHITECT'S  
PROJECT NO: 02794-A03

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

One Thousand Nine Hundred Eighty Two Dollars and Fifty Cents \$1,982.50

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:

Time and Materials	Rate	Hours	Total Amount	Previous Billing Amt	Net This Billing	
Principal Architect	\$80.00	0.00	\$0.00	\$0.00	0.00	
Project Architect	\$65.00	30.50	\$1,982.50	\$0.00	1,982.50	
Project Manager	\$45.00	0.00	\$0.00	\$0.00	0.00	
Draftsman/CADD Operator	\$40.00	0.00	\$0.00	\$0.00	0.00	
Administration	\$35.00	0.00	\$0.00	\$0.00	0.00	
Total			\$1,982.50	\$0.00	\$1,982.50	
			Subtotal	\$1,982.50	\$0.00	\$1,982.50
			Deposit			
			Previous Payments	\$0.00	0.00	
			Past Due			
			Total Due:	\$1,982.50		\$1,982.50

Last Payment Received:

Thank you:

Jim Jenkins

JUL -7 2003

Meridian 208-884-2300 Twin Falls 208/735-2300 Idaho Falls 208/552-3400 Pocatello 208/235-6400 Missoula 406-541-6300

Jackson 207-734-6866 Pasco 509-543-2200 Spokane 509-536-1520 Lewiston 208-298-3300 Kalispell 406-755-3300



MAILING ADDRESS FOR PAYMENTS  
 WESTERN STATES EQUIPMENT  
 PO BOX 3805  
 SEATTLE, WA 98124-3805

BILL TO

FRASURE CONSTRUCTION  
 444 HOSPITAL WAY STE 777  
 POCATELLO ID 83201

SHIP TO

TUSCANNY HILLS

PIA

UTILITIES

INVOICE NUMBER	INVOICE DATE	CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	STORE	DIV	SALESMAN	TERMS	PAGE
V0299001	04-15-03	2985400	27013 -	61	R	840	2	1
REFERENCE NO.	DOC DATE	PC	LG	MC	SHIP VIA	INV SEQ NO.		
V02990	04-07-03			10		132084		
MAKE	MODEL	SERIAL NUMBER	EQUIPMENT NUMBER	METER READING	MACH ID NO.			
AA	416C 2WD R	4ZN22380		1019.0	R2808			
QUANTITY	ITEM	N/R	MACHINE INVOICE/RENTAL CONTRACT	TOTAL				

CUSTOMER CONTACT: RICK

CLIFFS DRIVE  
 a SOUTH CLIFFS  
 JACKHAMMER  
 LIGHT POLES

*[Handwritten signature]*

1.0 EQUIPMENT RENTAL CATERPILLAR BACKHOE LOADERS ID NO: R2808 SERIAL NO: 4ZN22380 600.00

1.0 EQUIPMENT RENTAL NPK HAMMER ID NO: R1022 SERIAL NO: 51668 500.00

*[Handwritten initials]*

1.0 ENVIRO SURCHARGE 3.00

OUT 4/7 4:00 PM HOURS= 1019.0  
 IN 4/11 4:00 PM HOURS= 1039.0  
 BILLED 1 WEEK

\*\*\*\* THANK YOU FOR YOUR BUSINESS! \*\*\*\*

ID SALES TAX-05 60.00

*[Handwritten signature]*

**Received**  
 4/16

6/24

By signing below, you acknowledge that if equipment is returned damaged, you agree to pay loss of use damages in the same sum as rent until the machine is repaired to rent-ready status.  
 Lessee agrees to lease from Western States the machine, vehicle (including not limited to licensed and unlicensed trailers and motor vehicles), equipment and accessories described above (collectively, "the equipment") for the period, pursuant to the terms, and at the rates set forth on the face hereof and the reverse side.

PAY THIS AMOUNT	1263.00
AMOUNT CREDITED	

CUSTOMER SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_





DK

**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

COPY

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-28
2. Payment is due to: Tuscany Hills Development Co., LLC
3. The amount to be disbursed is: \$14,908.07
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: July 16, 2003

**POCATELLO DEVELOPMENT AUTHORITY**

\_\_\_\_\_  
Authorized Representative

**CITY OF POCATELLO**

\_\_\_\_\_  
Authorized Representative

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

**Preliminary Budget Estimate of Probable Construction Cost**  
**Downtown Pocatello - Revitalization Project - With Infrastructure**  
**City of Pocatello**

9/1/2003

Prepared by: Myers / Anderson Architects + JUB Engineers

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST	DT Revitalization	City Infrastructure
<b>PHASE I - 2004</b>						
<i>Main Street South, Side Streets, East Side</i>						
Lights	61	each	\$ 2,400.00	\$ 146,400	\$ 146,400	
Light Spares	6	each	\$ 1,200.00	\$ 7,200	\$ 7,200	
Trees, Grates and Irrigation	Incl. Below	each	\$ 1,200.00		\$ -	
Bollards	Incl. Below	each	\$ 400.00		\$ -	
Benches	13	each	\$ 1,200.00	\$ 15,600	\$ 15,600	
Trash Receptacles	24	each	\$ 800.00	\$ 19,200	\$ 19,200	
Pedestrian Bulbs	9	each	\$ 40,000.00	\$ 360,000	\$ 360,000	
Infrastructure, Main Street	5	Per Block	\$ 300,800.00	\$ 1,504,000		\$ 1,504,000
Infrastructure, Side Streets	3	Per Block	\$ 111,300.00	\$ 333,900		\$ 333,900
Lander Street Mall	0	sf	\$ 3.62	\$ -	\$ -	
Garfield Parking	0	sf	\$ 2.18	\$ -	\$ -	
Picture Parking Lot	16800	sf	\$ 2.05	\$ 34,440	\$ 34,440	
Penny's Parking lot	0	sf	\$ 0.80	\$ -	\$ -	
UP Pavilion @ 25%	1	ls	\$ 100,000.00	\$ 100,000	\$ 100,000	
Contingency @ 5%	1	ls		\$ 126,037	\$ 34,142	\$ 91,895
Engineering @ 15%	1	ls		\$ 397,017	\$ 107,547	\$ 289,469
<b>Phase I Subtotal</b>				<b>\$ 3,043,794</b>	<b>\$ 824,529</b>	<b>\$ 2,219,264</b>
<b>PHASE II - 2005</b>						
<i>Arthur Street South, Side Streets</i>						
Lights	47	each	\$ 2,400.00	\$ 112,800	\$ 112,800	
Light Spares	5	each	\$ 1,200.00	\$ 6,000	\$ 6,000	
Trees, Grates and Irrigation	Incl. Below	each	\$ 1,200.00		\$ -	
Bollards	Incl. Below	each	\$ 400.00		\$ -	
Benches	10	each	\$ 1,200.00	\$ 12,000	\$ 12,000	
Trash Receptacles	16	each	\$ 800.00	\$ 12,800	\$ 12,800	
Pedestrian Bulbs	Incl. Below	each	\$ 0,000.00		\$ -	
Infrastructure, Arthur Street	5	Per Block	\$ 258,700.00	\$ 1,293,500		\$ 1,293,500

Infrastructure, Side Streets						
Lander Street Mall	0	sf	\$ 3.62	\$ -	\$ -	
Garfield Parking	33000	sf	\$ 2.18	\$ 71,940	\$ 71,940	
Picture Parking Lot	0	sf	\$ 2.05	\$ -	\$ -	
Penny's Parking lot	0	sf	\$ 0.80	\$ -	\$ -	
UP Pavilion @25%	1	ls	\$ 100,000.00	\$ 100,000	\$ 100,000	
Contingency @ 5%	1	ls		\$ 102,712	\$ 15,777	\$ 86,935
Engineering @ 15%	1	ls		\$ 323,543	\$ 49,698	\$ 273,845
<b>Phase II Subtotal</b>				<b>\$ 2,480,495</b>	<b>\$ 381,015</b>	<b>\$ 2,099,480</b>

PHASE III - 2006		North Main and Arthur Streets, Side Streets				
Lights	9	each	\$ 2,400.00	\$ 21,600	\$ 21,600	
Light Spares	1	each	\$ 1,200.00	\$ 1,200	\$ 1,200	
Trees, Grates and Irrigation	Incl. Below	each	\$ 1,200.00		\$ -	
Bollards	Incl. Below	each	\$ 400.00		\$ -	
Benches	14	each	\$ 1,200.00	\$ 16,800	\$ 16,800	
Trash Receptacles	14	each	\$ 800.00	\$ 11,200	\$ 11,200	
Pedestrian Bulbs	Incl. Below	each	\$ 40,000.00		\$ -	
Infrastructure, Main Street	2	Per Block	\$ 303,700.00	\$ 607,400		\$ 607,400
Infrastructure, Arthur Street	2	Per Block	\$ 303,700.00	\$ 607,400		\$ 607,400
Infrastructure, Side Streets	1	Per Block	\$ 85,700.00	\$ 85,700		\$ 85,700
Lander Street Mall	62000	sf	\$ 3.62	\$ 224,440	\$ 224,440	
Garfield Parking	0	sf	\$ 2.18	\$ -	\$ -	
Picture Parking Lot	0	sf	\$ 2.05	\$ -	\$ -	
Penny's Parking lot	64800	sf	\$ 0.80	\$ 51,840	\$ 51,840	
UP Pavilion @ 50%	1	ls	\$ 200,000.00	\$ 200,000	\$ 200,000	
Contingency @ 5%	1	ls		\$ 91,379	\$ 26,354	\$ 65,025
Engineering @ 15%	1	ls		\$ 287,844	\$ 83,015	\$ 204,829
<b>Phase III Subtotal</b>				<b>\$ 2,206,803</b>	<b>\$ 636,449</b>	<b>\$ 1,570,354</b>
<b>Project Budget Estimate Total</b>				<b>\$ 7,731,091</b>	<b>\$ 1,841,993</b>	<b>\$ 5,889,098</b>
<b>Add for Current 2003 Project</b>				<b>\$ 650,000</b>	<b>\$ 650,000</b>	
<b>Project Budget Estimate Grand Total</b>				<b>\$ 8,381,091</b>	<b>\$ 2,491,993</b>	<b>\$ 5,889,098</b>

**SCHEDULE OF COSTS TO REQUISITION  
CERTIFICATE NO. E-28**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
South Cliffs Business Park Project—Phase One Pay Request #4 (Landscape)	Tuscany Hills Development Co., LLC 444 Hospital Way Suite #777 Pocatello, ID 83201	8,741.91
South Cliffs Business Park Project—Phase Two Pay Request #5	Tuscany Hills Development Co., LLC 444 Hospital Way Suite #777 Pocatello, ID 83201	6,166.16

**INVOICE TOTAL**      \$14,908.07

*Chad*

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

OK per  
Greg  
7/15/03

**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
7/16/03	Pay Request #4 (Req. #E-28)	8,741.91	\$61,922.99



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

July 9, 2003

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

RE: Tuscany Development- South Cliffs Project  
Landscape #4- Payment Request (Phase 1 ~~Grant~~) *Loan*

Dear Ray:

Please find the summary spreadsheet and invoice attached to this letter for pay request number 4 on the South Cliffs Project Landscaping. The request is for piping work and materials on the Water Features.

Individual invoices are attached for your reference. If you have questions or require further clarification, please contact Bill Isley or myself.

Sincerely,

J. Mitchell Greer, P.E.  
RMES

"Solutions by Design"

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

### CLIFFS DRIVE LANDSCAPE- Pay Estimate Summary (Phase 1 GRM)

*LOW*

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	\$ 4,622.00
cw-1	Babbling Brook- Concrete Rock Work	L.S.	1	\$ 15,000.00	\$ 15,000.00	\$ 5,637.97	\$ 231.00	\$ 3,250.00	\$ 5,590.91	\$ -	\$ -	\$ 284.22
cw-2	Babbling Brook- Waterfalls	L.S.	1	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 765.00	\$ -	\$ 3,145.00	\$ -	\$ 6,090.00	\$ -
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
<b>Total</b>					<b>\$ 85,000.00</b>	<b>\$ 8,900.17</b>	<b>\$ 2,184.93</b>	<b>\$ 3,260.00</b>	<b>\$ 8,741.91</b>	<b>\$ -</b>	<b>\$ 61,922.99</b>	<b>\$ 8,927.00</b>

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

ORIGINAL INVOICE

FNW POCATELLO #3056  
756 S 1ST AVE  
POCATELLO, ID  
83201

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FNW #3056  
12710 COLLECTIONS CENTER DR  
CHICAGO, IL  
60693  
(208) 233-4023

INVOICE NUMBER	
056-8193448	
INVOICE DATE	PAGE
6/16/03	1

PAY THIS AMOUNT
4,347.30

SUBJECT TO TERMS AND CONDITIONS  
ON REVERSE SIDE

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TUSCANY BUILDERS LLC  
444 HOSPITAL WAY  
STE 777  
POCATELLO, ID 83201-2744

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TUSCANY BUILDERS  
SOUTH CLIFF JOB  
SOUTH 5TH  
POCATELLO, ID 83201

00001247 5 1247

BR	CUSTOMER NO.	SHIPPING DATE	SHIPPED VIA	SHIPPING	CUSTOMER PURCHASE ORDER	CUSTOMER JOB DESCRIPTION									
056	134941	6/12/03	Our Truck	Prepaid	SOUTH CLIFF JOB	TUSCANY BLDRS	L/C	QUANTITY ORDERED	QUANTITY SHIPPED	BACK/ORDERED	ITEM DESCRIPTION	UNIT PRICE	U/M	DISC.	EXTENSION
							1	420	420		6 SDR 11 HDPE PIPE X40FT	4.77000	FT		2,003.40
							2	60	60		4 SDR 11 HDPE PIPE X 40FT AWWA	2.75000	FT		165.00
							3	280	280		2 SDR 11 HDPE PIPE X 40FT AWWA	.61000	FT		170.80
							4	6	6		101N-H-6.63 X 2IP SADDLE FOR HDPE	44.30000	EA		255.80
							5	6	6		101N-H-4.50 X 2IP SADDLE FOR HDPE	39.94000	EA		239.64
							6	1	1		6 SDR 11 HDPE MOLDED CAP	25.56000	EA		25.56
							7	1	1		4 SDR 11 HDPE MOLDED CAP	11.07000	EA		11.07
							8	1	1		6 SDR 11 HDPE MOLDED TEE	48.43000	EA		48.43
							9	1	1		6X4 SDR 11 HDPE MOLDED RED	48.43000	EA		27.71
							10	12	12		2 SDR 11 EXT/THD HDPE TRANS FTG	27.71000	EA		193.92
							11	12	12		2 SDR 11 HDPE MOLDED 90 ELL	16.16000	EA		193.92
							12	4	4		2 SDR 11 HDPE MOLDED 90 ELL	5.19000	EA		62.28
							13	2	2		2 SDR 11 HDPE FAB 45 ELL	34.67000	EA		138.68
							14	1	1		6 SDR 11 HDPE MOLDED 90 ELL	37.89000	EA		75.78
							15	1	1		6 SDR 11 HDPE MOLDED FLG ADPT	20.72000	EA		20.72
							16	6	6		6 150 LB DUCTILE IRON BACKUP RING	9.00000	EA		9.00
							17	6	6		FORD B11-777M CURB STOP MINN PTRN	71.36000	EA		428.16
							18	6	6		2 FNW 420 THR FP 2PC BRZ BALL VL	24.93000	EA		149.58
							19	6	6		2 STD GALV MI 150 LB GJ UNION D	9.00000	EA		54.00
							20	6	6		2 X CL STD GALV NIPPLE	.72000	EA		4.32
											2 X 4 STD GALV NIPPLE	1.23000	EA		7.38
											RENTAL ON MCELROY TRACK-STAR 412 BUTT FUSION MACHINE FOR 4 & 6 SIZE PER DAY \$250.00 PER WEEK \$1000.00				
												SUB-TOTAL		4,101.23	
OTHER CHARGES												OTHER CHARGES		.00	
												TAX		246.07	
												TOTAL DUE		4,347.30	

RECEIVED  
JUN 23 2003

Past due accounts will be charged a SERVICE CHARGE at an ANNUAL PERCENTAGE RATE of 18%.



FROM :

FAX NO. :

Jun. 26 2003 12:33PM P5

TRENT FRASURE  
11086 N RIO VISTA  
POCATELLO, ID 83202  
208-238-5376  
208-233-3113 (fax)

P.D.A.

TUSCANY PROPERTY MANAGEMENT  
444 HOSPITAL WAY. SUITE 777  
POCATELLO, ID 83204

JUNE 25, 2003

INVOICE 2300-05/02

LANDSCAPE ON CLIFF DRIVE

LOADER 20.5 HRS @ \$ 90.00/HR \$1,845.00

TOTAL DUE: \$1,845.00

THANK YOU FOR YOUR BUSINESS

ORIGINAL INVOICE

FNW POCATELLO #3056  
756 S 1ST AVE  
POCATELLO, ID  
83201

FNW #3056  
12710 COLLECTIONS CENTER DR  
CHICAGO, IL  
60693  
(208) 233-4023

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INVOICE NUMBER	
056-8080581	
PAY THIS AMOUNT	INVOICE DATE
838.25	6/16/03
	PAGE
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SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE

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

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PLEASE DELIVER TO  
BLM JOB SITE  
POCATELLO, ID 83201

~~POCATELLO~~  
WATER SERVICE  
Knoy

BR 056	CUSTOMER NO. 134941	SHIPPING DATE 6/10/03	SHIPPED VIA Our Truck	SHIPPING Prepaid	CUSTOMER PURCHASE ORDER 27011	CUSTOMER JOB DESCRIPTION TUSCANY BLDRS
-----------	------------------------	--------------------------	--------------------------	---------------------	----------------------------------	---

L/C	QUANTITY ORDERED	QUANTITY SHIPPED	BACK/ORDERED	ITEM DESCRIPTION	UNIT PRICE	U/M	DISC.	EXTENSION
1	120	120		6 TYTON JOINT PIPE W/GSKT CLASS 50 <i>CLIFF DRIVE LANDSCAPE</i>	6.59000	FT		790.80
<i>Order From 6/24 Bmad → Cliff or Landscape?</i>								

RECEIVED  
JUN 23 2003

OTHER CHARGES	SUB-TOTAL	790.80
	OTHER CHARGES	.00
6.000	TAX	47.45
	TOTAL DUE	838.25

Past due accounts will be charged a SERVICE CHARGE at an ANNUAL PERCENTAGE RATE of 18%.



ORIGINAL INVOICE

FROM

FNW POCATELLO #3056  
756 S 1ST AVE  
POCATELLO, ID  
83201

REMIT

FNW #3056		12710 COLLECTIONS CENTER DR		INVOICE NUMBER	
CHICAGO, IL		60693		055-8638289	
(208) 233-4023		PAY THIS AMOUNT		INVOICE DATE	
		146.36		6/25/03	
				PAGE	
				1	

SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE



5



CUSTOMER PICKUP

BITO L

TUSCANY BUILDERS LLC  
444 HOSPITAL WAY  
STE 777  
POCATELLO, ID 83201-2744

SHIP

00001511 10 1511

BR	CUSTOMER NO.	SHIPPING DATE	SHIPPED VIA	SHIPPING	CUSTOMER PURCHASE ORDER	CUSTOMER JOB DESCRIPTION		
056	134841	6/23/03	Pickup	Prepaid	SD CLIFF JOB (BLM)	TUSCANY BLDRS		
L/C	QUANTITY ORDERED	QUANTITY SHIPPED	BACK/ORDERED	ITEM DESCRIPTION	UNIT PRICE	U/M	DISC	EXTENSION
1	1	1		ROMAC 101S 4.50X1 IP SVC SDL	35.26000	EA	33	23.62
2	100	100		1 X100FT 200# BLK POLY PIPE NSF	.94950	FT	55	42.73
3	3	3		FORD C86-44G 1MIPX1PE PJ CPLG	15.98000	EA	25	35.96
4	1	1		FORD B11-444M CURB STOP MINN PTRN	47.69000	EA	25	35.77
<i>CLIFF LANDSCAPE</i>								
OTHER CHARGES						SUB-TOTAL	138.08	
						OTHER CHARGES	.00	
						6.000 TAX	8.28	
						TOTAL DUE	146.36	

RECEIVED  
JUN 30 2003

Past due accounts will be charged a SERVICE CHARGE at an ANNUAL PERCENTAGE RATE of 18%.



# Johnson Excavation

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

## Invoice

Date	Invoice #
5/22/2003	489

Bill To
Tuscany Hills Builders 444 Hospital Way Pocatello, ID 83201

*P.D.A.  
LANDSCAPING  
A Road*

Terms	Project
Due on receipt	

Quantity	Description	Rate	Amount
13	Hours trackhoe time to build rock wall on South Cliff project	100.00	1,300.00

RECEIVED  
JUN 19 2003

Thank you for your business.	<b>Total</b>	\$1,300.00
------------------------------	--------------	------------

**Proposed Amendment to the By-Laws of the Pocatello Development Authority**

Current State Code sets no criteria regarding the occupations of members, providing only that if the City Council does not choose to act as the local Development Authority the Mayor may appoint up to nine citizens to be commissioners of the agency. In the early years of the agency, members asked that the Mayor have a "banking" member on the committee to assist the other members in understanding and choosing among various bond proposals. A representative from each of the other two taxing entities was also requested so that each entity could have an understanding of the workings of this new agency and the effect on the entity's revenues. However, the statute actually carves out an exception and grants the School District a percentage of incremental revenue which is not allowed to the County. Additionally, the statute requires notification to each taxing entity prior to initiation of a district. There has been increased interest from citizens in serving on this Board but over half of its membership is set by the members themselves through the by-laws. This amendment would open two seats to the public.

**ARTICLE IV**

**BOARD OF COMMISSIONERS**

A. Appointment. The Board of Commissioners of the Pocatello Development Authority shall consist of nine members determined in accordance with the provisions of Section 50-2006, Idaho Code, as the same now exists, or as may be amended hereafter, which section provides for appointment by the Mayor with the advice and consent of the City Council. The qualifications and eligibility of persons who serve on the Board of Commissioners shall be as defined and described in Section 50-2006, Idaho Code, as the same now exists, or may be amended hereafter. Provided, however, that the membership shall be constituted as follows: one member of the Pocatello City Council, ~~one member from the local banking community, one School District representative,~~ one member of the Board of County Commissioners (or their designee), the Mayor of the City of Pocatello, and ~~four~~ <sup>two</sup> other members from the citizenry at large.

*one member w/ financial expertise (accounting, banking,  
loan institution)*  
*\* one member of the education community*

**Budget and Schedule Summary**  
**Downtown Pocatello - Revitalization Project - With Infrastructure**  
**City of Pocatello**  
**9/1/2003**  
 Prepared by: Myers / Anderson Architects + JUB Engineers

PHASE	WORK DATE	DT Revitalization	City Infrastructure	Cost Total	PDA \$ *	PDA % *			
Phase 0	2003	\$ 650,000	\$ -	\$ 650,000	650,000	100%			
Phase I	2004	\$ 824,529	\$ 2,219,264	\$ 3,043,793	1,934,161	64%			
Phase II	2005	\$ 381,015	\$ 2,099,480	\$ 2,480,495	1,430,755	58%			
Phase III	2006	\$ 636,449	\$ 1,570,354	\$ 2,206,803	1,421,626	64%			
		\$ 2,491,993	\$ 5,889,098	\$ 8,381,091	5,436,542	65%			
Notes:									
* Assumes PDA funding for 100% of Downtown Revitalization Project and 50% of City Infrastructure Project.									

**Eagle Rock Blasting, Inc.**

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

Invoice	
DATE	INVOICE #
6/17/2003	20460

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

*P.R.A.*  
*UTILITIES*  
*SOUTH CLIFF*

<b>PROJECT:</b>	<b>TERMS</b>	<b>DUE DATE</b>
South Cliff Drive	Net 30	7/17/2003

QUANTITY	DESCRIPTION	RATE	AMOUNT
	5/21/03		
1	11.5 hrs. Two personnel, prep. to hand drill, travel, survey project, unload hyd. drill. "8 hrs. Powderman @ 30.00/hr. w.o/powder truck, and 3.5 hrs. helper @ 24.00/hr." N/C on compressor and hand drill"	324.00	324.00
1	1 day drill truck.	50.00	50.00
3	Transport drill, to project.	85.00	255.00
	5/22/03		
2.5	Driller, setup/travel	22.00	55.00
3.5	Drill with operator	145.00	507.50
0.5	.5 day drill truck.	25.00	12.50
	5/23/03		
6	Powderman "includes powder truck and blasting equipment"	45.00	270.00
6	Powderman Helper	24.00	144.00
1	Explosives Materials	547.66	547.66
3	Transport drill back to I.F.	85.00	255.00
	Sales Tax	6.00%	0.00

RECEIVED

JUN 19 2003

All overdue invoices will be charged 1.5% monthly interest.  
Thank you for your business.

**Total** \$2,420.66



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>
21

<b>Date</b>
7/8/2003

Description	Amount
Cliff's Drive Landscaping	0.00
Trent Frasure	1,845.00
Familian Northwest	5,596.91
Johnson Excavation	1,300.00
<b>Total</b>	<b>\$8,741.91</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$8,741.91</b>

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