

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**August 20, 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 July 16, 2003 – Motion to Approve and/or Amend

Financial Report: July Income and Expenses

Newtown District:

    Consider Approving Requisition #E-29

Old Town Pocatello:

    Downtown Revitalization Project Update

    Downtown Revitalization Bid Report

    Consider Approving Payment of Requisition #E-30

    Consider Authorizing Payment to Requisition #E-31

Roosevelt District:

    Consider Approving Payment of Phase One Pay Request #3

    Consider Approving Payment of Phase Two Pay Request #3

    Project Update

Discussion Item:

    Items/Questions from Commissioners

**Executive Session, if required**

**POCATELLO DEVELOPMENT AUTHORITY  
CENTRAL CORRIDOR CASH FLOW PROJECTIONS  
2003 THROUGH 2011**

<b>YEARS ENDED</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
<b>Previous Year Balance:</b>		<b>\$1,335,374.14</b>	<b>\$3,640,036.77</b>	<b>\$6,255,666.92</b>	<b>\$9,189,277.07</b>	<b>\$12,312,182.26</b>	<b>\$15,348,707.81</b>	<b>\$18,487,899.64</b>	<b>\$21,935,261.58</b>
<b>INCOME:</b>									
Estimated Tax Revenues:	3,531,484.14	3,531,584.14	3,637,531.66	3,744,500.15	3,854,677.69	3,968,160.55	4,070,621.83	4,176,156.94	4,284,858.10
South Cliffs Repayment:			85,000.00					200,000.00	
Ross Park Pool Repayment:			120,000.00	120,000.00	200,000.00				
<b>Total Projected Income:</b>	<b>3,531,484.14</b>	<b>3,531,584.14</b>	<b>3,842,531.66</b>	<b>3,864,500.15</b>	<b>4,054,677.69</b>	<b>3,968,160.55</b>	<b>4,070,621.83</b>	<b>4,376,156.94</b>	<b>4,284,858.10</b>
<b>EXPENSE:</b>									
Current Year Debt Service*:	931,477.50	932,931.25	932,911.25	930,890.00	931,772.50	931,635.00	931,430.00	928,795.00	933,432.50
South Cliffs--Phase 1**:	208,642.24								
South Cliffs--Phase 2:	200,000.00								
School District--Tennis Courts:	162,000.00								
Positron:	400,000.00								
Cheyenne Crossing**:	293,990.26	293,990.26	293,990.26						
<b>Total Projected Expense:</b>	<b>2,196,110.00</b>	<b>1,226,921.51</b>	<b>1,226,901.51</b>	<b>930,890.00</b>	<b>931,772.50</b>	<b>931,635.00</b>	<b>931,430.00</b>	<b>928,795.00</b>	<b>933,432.50</b>
<b>CALCULATED BALANCE</b>	<b>\$1,335,374.14</b>	<b>\$3,640,036.77</b>	<b>\$6,255,666.92</b>	<b>\$9,189,277.07</b>	<b>\$12,312,182.26</b>	<b>\$15,348,707.81</b>	<b>\$18,487,899.64</b>	<b>\$21,935,261.58</b>	<b>\$25,286,687.18</b>

Notes:

\* Includes all Tax Districts

\*\* Remaining dollars committed as of 3/28/03.

\$3.4 million OTP project is not included in projection.

Cashflow doesn't include balances prior to 2003.

Repayment for AMIS \$1.2 million loan is due in 2012.

POCATELLO DEVELOPMENT AUTHORITY  
CENTRAL CORRIDOR CASH FLOW PROJECTIONS  
2003 THROUGH 2011

YEARS ENDED	2003	2004	2005	2006	2007	2008	2009	2010	2011
Previous Year Balance*:	\$4,372,442.67	\$4,984,433.20	\$7,287,810.22	\$9,902,154.76	\$12,835,764.91	\$15,958,670.10	\$18,995,195.65	\$22,134,387.48	\$25,581,749.42
<b>INCOME:</b>									
Estimated Tax Revenues:	3,531,484.14	3,531,584.14	3,637,531.66	3,744,500.15	3,854,677.69	3,968,160.55	4,070,621.83	4,176,156.94	4,284,858.10
South Cliffs Repayment:			85,000.00					200,000.00	
Ross Park Pool Repayment:			120,000.00	120,000.00	200,000.00				
<b>Total Projected Income:</b>	7,903,926.81	8,516,017.34	11,130,341.88	13,766,654.91	16,890,442.60	19,926,830.65	23,065,817.48	26,510,544.42	29,866,607.52
<b>EXPENSE:</b>									
Current Year Debt Service*:	931,477.50	932,931.25	932,911.25	930,890.00	931,772.50	931,635.00	931,430.00	928,795.00	933,432.50
South Cliffs--Phase 1**:	280,740.24								
South Cliffs--Phase 2**:	200,000.00								
School District--Tennis Courts:	162,000.00								
Old Town Revitalization**:	650,000.00								
Positron:	400,000.00								
Cheyenne Crossing**:	295,275.87	295,275.87	295,275.87						
<b>Total Projected Expense:</b>	2,919,493.61	1,228,207.12	1,228,187.12	930,890.00	931,772.50	931,635.00	931,430.00	928,795.00	933,432.50
<b>CALCULATED BALANCE</b>	\$4,984,433.20	\$7,287,810.22	\$9,902,154.76	\$12,835,764.91	\$15,958,670.10	\$18,995,195.65	\$22,134,387.48	\$25,581,749.42	\$28,933,175.02

Notes:

\* Includes all Central Corridor Tax Districts.  
 \*\* Project totals as of 1/1/03.  
 Beginning balance 2003 is total revenues held by Trustee as of 1/1/03.  
 Repayment for AMIS \$1.2 million loan is due in 2012.

*held by Trustee must leave 1.6 mill in here*

*-1.6 mill*

*-1.6*

*-1.6*

*-1.6 mill*

*11.2 mill avail*

*spend 3.3 million*

**DISTRICT ENDING BALANCES**  
**July 31, 2003**

<b>Bank Balance</b>		<b>\$2,442,255.23</b>
General Fund	44,643.93	
Discretionary Funds	15,911.14	
Kress Project	3,380.05	
Newtown District	32,179.37	
Alvin Ricken District	1,667,651.84	
Old Town District	181,381.37	
North Main District	27,049.48	
Roosevelt District	292,876.07	
Central Corridor District	<u>177,181.98</u>	
<b>District Totals</b>		<b>\$2,442,255.23</b>

**POCATELLO DEVELOPMENT AUTHORITY**

**July 2003**

**INCOME:**

Kress District: County tax receipts  
Newtown District: "  
Alvin Ricken District: "  
Old Town District: "  
North Main District: "  
Roosevelt District: "  
Central Corridor District: "  
Interest Income: \$450.90

**EXPENSES:**

Newtown District: Transferred to Trustee  
Alvin Ricken Drive: "  
Old Town District: "  
North Main District: "  
Roosevelt District: \$224,049.80 (Approved work done in  
Roosevelt/Alameda Neighborhood by RMED, Holm,  
and Kiggin Construction)  
Central Corridor: Transferred to Trustee  
General Funds: \$176.63—PDA lunch  
\$3,125—2<sup>nd</sup> qtr. Admin. Fee

Pocatello Development Authority  
Cash Budget - 2003

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual 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	\$2,442,255.23	\$182,383.23	\$183,233.23	\$92,958.23	\$93,808.23	\$506,523.47	\$666,000.00
<b>SOURCES OF FUNDS</b>														
Kress District	2,442.74	15.88	0.00	0.00	43.05	0.00	3,321.12	0.00	0.00	0.00	0.00	0.00	\$5,822.79	\$6,998.00
Newtown District	23,018.32	0.00	0.00	0.00	2,293.16	0.00	32,179.37	0.00	0.00	0.00	0.00	0.00	\$57,490.85	\$69,820.00
Al Ricken Drive District	419,422.86	0.00	0.00	0.00	0.00	26,138.52	1,667,651.84	0.00	0.00	0.00	0.00	0.00	\$2,113,213.22	\$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	181,381.37	0.00	0.00	0.00	0.00	0.00	\$248,427.39	\$275,825.00
North Main District	55,448.34	0.00	0.00	22,655.21	0.00	0.00	27,049.48	0.00	0.00	0.00	0.00	0.00	\$105,153.03	\$151,320.00
Roosevelt District	202,988.45	0.00	8,844.30	0.00	0.00	3,249.10	221,667.83	0.00	0.00	0.00	0.00	0.00	\$436,749.68	\$505,659.00
Central Corridor District	165,661.10	11,520.71	13,116.32	5,782.82	4,808.11	12,982.86	177,181.98	0.00	0.00	120,000.00	0.00	0.00	\$511,053.90	\$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	450.90	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	\$11,034.33	\$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>2,310,863.89</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>\$3,489,011.08</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>\$3,001,188.64</b>	<b>\$2,444,755.23</b>	<b>\$183,383.23</b>	<b>\$304,233.23</b>	<b>\$93,958.23</b>	<b>\$94,608.23</b>	<b>\$3,995,534.55</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	2,293.16	39,820.00	0.00	0.00	0.00	0.00	\$65,131.48	\$69,820.00
Al Ricken Drive District	0.00	419,422.86	0.00	0.00	0.00	0.00	28,138.52	1,671,276.00	0.00	0.00	0.00	0.00	\$2,116,837.38	\$2,565,101.00
Old Town District	0.00	36,062.22	0.00	0.00	0.00	247.90	51,457.02	190,000.00	0.00	0.00	0.00	0.00	\$277,767.14	\$275,825.00
North Main District	0.00	55,448.34	0.00	0.00	0.00	0.00	22,655.21	98,737.00	0.00	0.00	0.00	0.00	\$176,840.55	\$151,320.00
Roosevelt District	0.00	5,200.00	2,681.48	3,700.00	1,900.00	127,897.25	224,049.80	0.00	0.00	198,000.00	0.00	0.00	\$563,428.53	\$225,630.00
Central Corridor	0.00	171,735.48	855.00	0.00	6,705.16	0.00	229,038.07	258,491.00	0.00	10,000.00	0.00	0.00	\$676,824.71	\$468,903.00
General Funds	3,189.61	81.86	99.60	3,308.19	0.00	3,685.00	3,301.63	100.00	100.00	3,225.00	100.00	100.00	\$17,287.89	\$13,700.00
Bank Charges	73.00	65.89	0.00	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	\$388.89	\$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>558,933.41</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>\$3,900,876.32</b>	<b>\$3,761,695.00</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>\$2,442,255.23</b>	<b>\$182,383.23</b>	<b>\$183,233.23</b>	<b>\$92,958.23</b>	<b>\$93,808.23</b>	<b>\$94,658.23</b>	<b>\$94,658.23</b>	<b>\$934,873.00</b>

**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-29
2. Payment is due to: Pocatello Development Authority
3. The amount to be disbursed is: \$20,000.00
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: August 20, 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-29**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Newtown District (93-A) administration cost as provided for in the bond documents.	Pocatello Development Authority 1651 Alvin Ricken Drive Pocatello, ID 83201	20,000.00

INVOICE TOTAL      \$20,000.00

*Handwritten signature*

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



### 3. Deteriorating Property Acquisition and Demolition

#### BASIC PROPERTY CONDITIONS

Real property within the urban renewal area demonstrate a broad range of conditions. Fully one-quarter of the properties, however, are judged to be in a poor or vacant state. Of the remaining property, 31% are in fair condition, and 43% are in satisfactory condition (see Attachment K). Nearly 4% of all properties within the urban renewal area have been found to be abandoned.

37 individual sites exist which are within one block of the 4th-5th and Clark-Center corridors and are either in poor condition or are vacant. Such a proportionately high number of properties in close visual proximity to the corridors creates a negative impression of the area in general. Willingness, on the part of economic developers to invest in these areas can be stifled if such conditions are allowed to persist over a long period of time.

#### IMPLEMENTATION PLAN

The City of Pocatello, in conjunction with the PDA, will apply for Community Development Block Grant funds which will be used to acquire those properties which are detracting from the overall quality of the corridor area. Such funds will also be used to remove deteriorated, abandoned or dangerous structures and abate any known violations. Once the sites have been brought into compliance, an active marketing strategy will be developed and implemented to return the property to the private sector for appropriate development.

Acquisition and demolition activities shall focus on those properties which will not result in displacement of existing families or businesses. Primary emphasis will be given to unoccupied, abandoned or vacant structures and real estate. In the event relocation would become inevitable, such shall be in accordance with Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 which regulates the use of CDBG funding for such activities.

#### COST ESTIMATE

Real Property Acquisition.....	\$150,000
Demolition Activities.....	\$ 90,000
Site Improvements (Code Compliance).....	\$100,000
Legal, Design, Title Fees.....	\$ 40,000
Administration.....	\$ 20,000
Grand Total	\$400,000

**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-30
2. Payment is due to: Myers Anderson Architects
3. The amount to be disbursed is: \$19,767.85
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: August 20, 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-30**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Old Town Pocatello (97-A) downtown revitalization project—architectural services (pay request #1)	Myers Anderson Architects 101 North Main Street Pocatello, ID 83204	19,767.85

**INVOICE TOTAL      \$19,767.85**

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

101 North Main Street  
Pocatello, Idaho 83204  
Ph: (208)-232-3741

**INVOICE FOR ARCHITECTURAL SERVICES**

PROJECT: Downtown Pocatello Improvements      DATE: August 1, 2003  
  
Pocatello Development Authority      INVOICE NO: One (1)  
1651 Alvin Ricken Dr.  
Pocatello, Idaho 83201      ARCHITECT'S  
PROJECT NO: 02799

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

Nineteen Thousand Seven Hundred Sixty Seven Dollars and Eighty Five Cents      **\$19,767.85**

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:

Architectural Engineering Design, Construction Documents, Bidding and Construction Observation for Phase I of the Project: 12% of Construction Cost/Value of \$549,107.00

Total: \$65,892.84

Architectural Service	% Fee	Contract Amount	% Complete	Amt. Of Serv. Complete	Previous Billing Amt	Net This Billing
Programming	5%	\$3,294.64	100%	\$3,294.64	\$0.00	3,294.64
Schem.Des./Des.Develop	25%	\$16,473.21	100%	\$16,473.21	\$0.00	16,473.21
Construction Documents:	40%	\$26,357.14	0%	\$0.00	\$0.00	0.00
Bidding:	5%	\$3,294.64	0%	\$0.00	\$0.00	0.00
Construction:	25%	\$16,473.21	0%	\$0.00	\$0.00	0.00
		<b>\$65,892.84</b>	<b>30.00%</b>	<b>\$19,767.85</b>	<b>\$0.00</b>	<b>\$19,767.85</b>
Subtotal				<b>\$19,767.85</b>	<b>\$0.00</b>	<b>\$19,767.85</b>
Previous Payments				<b>\$0.00</b>		
Past Due						
Total Due:				<b><u>\$19,767.85</u></b>		<b><u>\$19,767.85</u></b>

Last Payment Received:

Thank you:

Jim Jenkins 

**POCATELLO DEVELOPMENT AUTHORITY**

**REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2000 SERIES A**

**REQUISITION PURSUANT TO BOND ORDINANCE**

Wells Fargo Bank  
MAC U1859-031  
999 Main Street, 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-31
2. Payment is due to: City of Pocatello
3. The amount to be disbursed is: \$97,400.00
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: August 20, 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-31**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Old Town District (97-A)— reimbursement for cost of light poles as approved 5/30/03.	City of Pocatello P. O. Box 4169 Pocatello, ID 83205-4169	97,400.00

**INVOICE TOTAL      \$97,400.00**

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

*Jim -  
Requested Invoice*

234-6586



CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC.

234 SO 2ND AVENUE  
POCATELLO, ID 83201  
(208) 232-2585  
FAX (208) 232-2230

US CREDIT CARD  
5946-431721  
07/30/03  
PLEASE SHOW INVOICE NO. AND REMIT TO:  
CED - DIVISION CREDIT OFFICE  
PO BOX 1120  
VANCOUVER, WA 98666

CITY OF POCATELLO  
PO BOX 4169  
POCATELLO, ID 83205

SHIP TO: CITY OF POCATELLO  
911 NORTH 7TH AVE.  
POCATELLO

10 83201

ACCOUNT NO. 25-28946	JOB NAME AND ADDRESS PUBLIC WORKS-OLD TOWN	CUSTOMER ORDER NO. DOWNTOWN PHASE 1	SHIP DATE 07/22/03
SUBSCRIPTION 0007 KG	SERIES/REGISTRATION PREPAID	SERIAL NO.	
QUANTITY 1	DESCRIPTION REBILL FROM INV 5946-17472 MISC 56825/SP5825-12-2 MISC LOT PRICING	QUANTITY 83	UNIT PRICE 97400.00
<p><i>St. J. [Signature]</i> 8/13/03</p>		DESCRIPTION DECOR POLE LIGHTS	UNIT PRICE .00
<p><b>TOTAL DUE</b></p>		<p>SALES TAX SHIPPING CHARGE</p>	<p>97400.00 0.00 97400.00</p>

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FORM NO. 1 (09/97) (C) CED

ALPHABETICAL FILE COPY

August 8, 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 #3

Dear Mr. Turner:

We propose the approval of a \$97,911.75 payment to Kiggin's Concrete for Construction Items completed on Phase 1 of the Roosevelt-Alameda Neighborhood Row Improvement Project. Our preliminary calculations imply that they are entitled to more than the requested amount. The payment is for work completed through August 1, 2003.

99 % of the Project has been complete, and the remaining work is to be completed by August 14, 2003. We are still waiting on Concrete Test Results to verify that the installed concrete meets the strength criteria.

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

Sincerely,

  
Mitchell Greer, P.E.

Attachments: Progress Report and Payment for Phase 1

*Approved For Payment*  
*Lindell N. Turner 8/12/03*



**PROGRESS REPORT AND PAYMENT FOR PHASE 1**  
 PERIOD START DATE: 6-1-2003 PERIOD END DATE: 6-31-2003

CONTRACTOR: KIGOR'S CONCRETE

LINE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL	MAY PROGRESS REPORT				JUNE PROGRESS REPORT				JULY PROGRESS REPORT			
						PAY REQ'D	WORK COMPLETED	PAYMENT AMOUNT	REMAINING TOTAL	PAY REQ'D	WORK COMPLETED	PAYMENT AMOUNT	REMAINING TOTAL	PAY REQ'D	WORK COMPLETED	PAYMENT AMOUNT	REMAINING TOTAL
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00		0.25	\$ 250.00	\$ 750.00		1	\$ 1,000.00	\$ -		1	\$ 1,000.00	\$ -
207-C	Removal of Curb and Gutter	L.F.	750	\$ 2.00	\$ 1,500.00		582.5	\$ 1,120.00	\$ 380.00		582.3	\$ 1,138.00	\$ 362.00		750	\$ 1,500.00	\$ 414.58
207-C2	Removal of Concrete	S.F.	3600	\$ 2.00	\$ 7,200.00		2700	\$ 5,400.00	\$ 1,800.00		2700	\$ 5,400.00	\$ 1,800.00		3600	\$ 7,200.00	\$ 3,480.00
207-D1	Removal of 6"-8" Dia. Tree	E.A.	1	\$ 100.00	\$ 100.00		1	\$ 100.00	\$ -		1	\$ 100.00	\$ -		1	\$ 100.00	\$ (500.00)
207-D2	Removal of 6"-24" Dia. Tree	E.A.	4	\$ 250.00	\$ 1,000.00		3	\$ 750.00	\$ 250.00		3	\$ 750.00	\$ 250.00		4	\$ 1,000.00	\$ -
207-D3	Removal of Tree (Larger than 24")	E.A.	3	\$ 875.00	\$ 2,625.00		3	\$ 2,625.00	\$ -		3	\$ 2,625.00	\$ -		3	\$ 2,625.00	\$ (1,350.00)
210	SRW Retaining Wall	S.F.	50	\$ 25.00	\$ 1,250.00		0	\$ -	\$ 1,250.00		0	\$ -	\$ 1,250.00		50	\$ 1,250.00	\$ 80.00
307-A1	Misc. Surface Restoration	L.S.	1	\$ 14,700.00	\$ 14,700.00		0.25	\$ 735.00	\$ 13,965.00		0.75	\$ 11,025.00	\$ 3,875.00		1	\$ 14,700.00	\$ -
307-D	(Asphalt) Restoration	S.F.	34000	\$ 2.30	\$ 79,200.00		17000	\$ 12,342.22	\$ 66,857.78		25600	\$ 28841.04	\$ 50,358.96		34000	\$ 79,200.00	\$ (33,267.54)
307-B	(Concrete) Restoration	S.F.	1700	\$ 3.50	\$ 5,950.00		0	\$ -	\$ 5,950.00		650	\$ 2,275.00	\$ 3,675.00		1700	\$ 5,950.00	\$ 3,111.73
307-C	(Gravel) Restoration	S.F.	6500	\$ 1.50	\$ 9,750.00		0	\$ -	\$ 9,750.00		3250	\$ 4,875.00	\$ 4,875.00		6500	\$ 9,750.00	\$ 1,902.50
307-E	Sod Restoration	S.F.	6700	\$ 0.75	\$ 5,025.00		0	\$ -	\$ 5,025.00		0	\$ -	\$ 5,025.00		6700	\$ 5,025.00	\$ 623.20
501-A	12" HDPE Storm Drain Pipe	L.F.	20	\$ 70.00	\$ 1,400.00		0	\$ -	\$ 1,400.00		0	\$ -	\$ 1,400.00		20	\$ 1,400.00	\$ -
602-A	Ditch Basin	E.A.	4	\$ 1,800.00	\$ 7,200.00		2	\$ 3,600.00	\$ 3,600.00		2	\$ 3,600.00	\$ 3,600.00		4	\$ 7,200.00	\$ -
706-A	CONCRETE CONSTRUCTION																
706-A	Curb and Gutter (Type Unspecified)	L.F.	5800	\$ 11.00	\$ 63,800.00		1450	\$ 15,948.00	\$ 47,852.00		3480	\$ 38,280.00	\$ 25,520.00		5220	\$ 57,420.00	\$ 20.54
706-B	4' Concrete Valley Gutter	L.F.	50	\$ 27.00	\$ 1,350.00		50	\$ 1,350.00	\$ -		50	\$ 1,350.00	\$ -		50	\$ 1,350.00	\$ -
706-E	Concrete Sidewalk	S.F.	19000	\$ 3.50	\$ 67,000.00		2850	\$ 10,025.00	\$ 56,975.00		11400	\$ 40,050.00	\$ 26,925.00		17100	\$ 60,150.00	\$ (3,011.70)
706-F	Driveway Approach	S.F.	11000	\$ 3.50	\$ 38,500.00		1100	\$ 3,850.00	\$ 34,650.00		5000	\$ 17,500.00	\$ 17,150.00		8900	\$ 31,150.00	\$ 11,697.07
801	IRRIGATION SYSTEM																
801	Irrigation System Repairs	L.F.	400	\$ 3.00	\$ 1,200.00		0	\$ -	\$ 1,200.00		0	\$ -	\$ 1,200.00		400	\$ 1,200.00	\$ -
2040	Fence Repairs	L.F.	500	\$ 10.00	\$ 5,000.00		0	\$ -	\$ 5,000.00		50	\$ 500.00	\$ 4,500.00		500	\$ 5,000.00	\$ -
1103	Traffic Control	L.S.	1	\$ 4,500.00	\$ 4,500.00		0.25	\$ 1,125.00	\$ 3,375.00		1	\$ 4,500.00	\$ -		1	\$ 4,500.00	\$ -
2010	Mobilization	L.S.	1	\$ 12,000.00	\$ 12,000.00		0.8	\$ 9,600.00	\$ 2,400.00		1	\$ 12,000.00	\$ -		1	\$ 12,000.00	\$ -
<b>TOTALS (BEFORE RETAINAGE)</b>					\$ 212,850.00			\$ 207,482.00	\$ 5,368.00			\$ 210,982.57	\$ 1,867.43			\$ 230,284.00	\$ (17,904.00)

ACCOUNT PROGRESS REPORT			
WORK	AMOUNT	PAYMENT	REMAINING
ITEM NO.	COMPLETED	AMOUNT	TOTAL

MAY PAYMENT	
GROSS AMOUNT DUE	\$ 63,745.21
LESS 5% RETAINAGE	\$ 3,187.26
AMOUNT DUE TO DATE	\$ 60,557.95
LESS PREVIOUS PAYMENTS	0
<b>AMOUNT DUE THIS DATE</b>	<b>\$ 60,557.95</b>

JUNE PAYMENT	
GROSS AMOUNT DUE	\$ 210,237.57
LESS 5% RETAINAGE	\$ 10,511.88
AMOUNT DUE TO DATE	\$ 199,725.69
LESS PREVIOUS PAYMENTS	\$ 60,557.95
<b>AMOUNT DUE THIS DATE</b>	<b>\$ 139,167.74</b>

JULY PAYMENT	
GROSS AMOUNT DUE	\$ 336,254.98
LESS 5% RETAINAGE	\$ 16,812.75
AMOUNT DUE TO DATE	\$ 319,442.23
LESS PREVIOUS PAYMENTS	\$ 199,725.69
<b>AMOUNT DUE THIS DATE</b>	<b>\$ 119,716.54</b>

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

# Roosevelt-Alameda Neighborhood Phase I

## Schedule of Values

Period Start Date: 11/1/2003 Period End Date: 11/31/2003

### Progress Payment #3 (8/01/03)

TO: Rocky Mountain Engineering  
Attn: Mitch Greer

FROM: KIBBINS CONCRETE, 3610 HWY 30 W, PUGA TELLO, ID 83201, (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	1500.00	100.0%	0.00	1500.00
3	3600	L.F. 207-C2 Removal of Concrete	7200.00	100.0%	0.00	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	5"	L.F. 207-D1 Removal of Larger than 24"	3375.00	100.0%	0.00	3375.00
7	100'	S.F. of 210 SRW Retaining Wall	2500.00	100.0%	0.00	2500.00
8	1	L.S. 307-A1 Misc. Surface Restoration	14700.00	100.0%	0.00	14700.00
9	34000	S.F. 307-D (Asphalt) Restoration	78200.00	100.0%	0.00	78200.00
10	1700	S.F. 307-B (Concrete) Restoration	5950.00	100.0%	0.00	5950.00
11	6500	S.F. 307-C (Gravel) Restoration	9750.00	100.0%	0.00	9750.00
12	6700	S.F. 307-E Sod Restoration	5025.00	100.0%	0.00	5025.00
13	20	L.F. 601-A 12" HDPE Storm Drain Pipe	1400.00	100.0%	0.00	1400.00
14	4	E.A. 602-A Catch Basin	6200.00	100.0%	0.00	6200.00
15	5800	L.F. 706-A Curb And Gutter Type Specified	57420.00	90.0%	6380.00	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	51300.00	90.0%	5700.00	57000.00
18	11000	L.F. 706-F Driveway Approach	34650.00	90.0%	3850.00	38500.00
19	400	L.F. 901 Irrigation System Repairs	300.00	25.0%	900.00	1200.00
20	500	L.F. 2040 Fence Repair	5000.00	100.0%	0.00	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
TOTALS.....			305831.00	94.7%	17080.00	322911.00

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	304970.00
Value of Change Orders Completed to Date	861.00
Total to Date (94.7% Complete)	305831.00
Less Amount Retained (5%)	15291.55
Total Less Retainage	290539.45
Less Previous Payments	192627.70
Balance to Finish, Including Retainage	28971.55

Amount Due this Request	97911.75
Amount Retainage Due	0.00
Interest on amount Due	0.00
<b>Total Amount Due</b>	<b>97911.75</b>

August 8, 2003

Voice: (208) 234-0110 ♦ Fax: (208) 234-0111 ♦ email: [rme@rmes.biz](mailto: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 2-Pay Request #3


Dear Mr. Turner:

We propose the approval of a \$52,169.72 payment to Holm Construction for Construction the completion of Phase 2 of the Roosevelt-Alameda Neighborhood Row Improvement Project. Holm Construction requested \$57,488.77; however, we have met with Jason Holm and there was a discrepancy in the quantities measured. He has agreed that our pay request total is correct.

Work was substantially completed on August 1, 2003. We have conducted a final walkthrough and there are some minor items that require correction.

The work has generally been completed according to the specifications and contract, and we request that the payment as detailed be made.

Sincerely,



*Mitchell Greer*  
Mitchell Greer P.E.

Attachments: Progress Report and Payment for Phase 2  
Final Payment Quantities

*Approved For Payment*  
*Lindell W. Turner 8/12/03*

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

ISPE #	ITEM	UNIT	QUANT.	UNIT PRICE	TOTAL	MAY PROGRESS REPORT				JUNE PROGRESS REPORT			
						HOLM PAY REQ. #1	ENGINEER'S ESTIMATE	WORK COMP.	REMAINING TOTAL	HOLM PAY REQ. #2	ENGINEER'S ESTIMATE	WORK COMP.	REMAINING TOTAL
<b>SITE PREP</b>													
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00	0.5	0.25	\$ 250.00	\$ 250.00	1	1	\$ 1,000.00	\$ -
207-C	Removal of Curb and Gutter	L.F.	150	\$ 5.00	\$ 750.00	136	370.69	\$ 1,853.45	\$ (1,103.45)	156	156	\$ 780.00	\$ (30.00)
207-C2	Removal of Concrete	S.F.	5000	\$ 2.50	\$ 12,500.00	2506	2440.38	\$ 6,100.95	\$ 6,399.05	4580	4592.63	\$ 12,231.58	\$ 268.42
207-D1	Removal of 0'-8" Dia. Tree	E.A.	5	\$ 150.00	\$ 750.00	5	5	\$ 750.00	\$ -	5	5	\$ 750.00	\$ -
207-D2	Removal of 6"-24" Dia. Tree	E.A.	13	\$ 400.00	\$ 5,200.00	10	10	\$ 4,000.00	\$ 1,200.00	10	10	\$ 4,000.00	\$ 1,200.00
207-D3	Removal of Tree (Larger than 24")	E.A.	7	\$ 600.00	\$ 4,200.00	9	9	\$ 5,400.00	\$ (1,200.00)	10	10	\$ 6,000.00	\$ (1,800.00)
<b>SURFACE REPAIRS</b>													
307-A1	Misc. Surface Restoration	L.S.	1	\$ 1,000.00	\$ 1,000.00	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	0	0	\$ -	\$ 33,125.00	24200	18853.01	\$ 23,586.26	\$ 9,558.74
307-B	(Concrete) Restoration	S.F.	50	\$ 2.30	\$ 115.00	0	0	\$ -	\$ 115.00	50	50	\$ 115.00	\$ -
307-C	(Gravel) Restoration	S.F.	100	\$ 0.36	\$ 36.00	0	0	\$ -	\$ 36.00	100	100	\$ 36.00	\$ -
307-E	Sod Restoration	S.F.	9000	\$ 0.55	\$ 4,950.00	0	0	\$ -	\$ 4,950.00	5673	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	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	0	0	\$ -	\$ 240.00	20	20	\$ 320.00	\$ (80.00)
706-E	Concrete Sidewalk	S.F.	20000	\$ 2.30	\$ 46,000.00	4864.5	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	360	112.59	\$ 362.81	\$ 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	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	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	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	1	0.6	\$ 600.00	\$ -	1	1	\$ 1,000.00	\$ -
<b>TOTALS (BEFORE RETAINAGE)</b>					\$ 208,866.00			\$ 66,917.21	\$ 142,048.79			\$ 162,020.36	\$ 98,891.27

JULY PROGRESS REPORT			
HOLM PAY REQ. #3	ENGINEER'S ESTIMATE	WORK COMP.	REMAINING TOTAL
1	1	\$ 1,000.00	\$ -
158	156.81	\$ 783.05	\$ (33.05)
4880	5120.63	\$ 12,801.58	\$ (301.58)
5	5	\$ 750.00	\$ -
10	10	\$ 4,000.00	\$ 1,200.00
10	10	\$ 6,000.00	\$ (1,800.00)
1	1	\$ 1,000.00	\$ -
33880	34004.97	\$ 42,506.21	\$ (9,381.21)
50	732.285	\$ 1,684.26	\$ (1,569.26)
100	388	\$ 142.56	\$ (106.56)
11273	11261.93	\$ 6,194.06	\$ (1,244.06)
4631	4629.15	\$ 89,437.25	\$ (437.25)
91	89.02	\$ 1,424.32	\$ (1,184.32)
17099.5	17954.15	\$ 41,294.55	\$ 4,705.46
10010	6409.715	\$ 21,793.03	\$ 306.97
500	500	\$ 2,000.00	\$ -
125	125	\$ 625.00	\$ 1,675.00
1	1	\$ 2,500.00	\$ -
1	1	\$ 1,000.00	\$ -
		\$ 216,935.86	\$ (7,869.86)

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

**MAY PAYMENT**

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>

**JUNE PAYMENT**

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>

**JULY PAYMENT**

GROSS AMOUNT DUE	\$ 216,935.86
LESS 5% RETAINAGE	\$ 10,846.79
AMOUNT DUE TO DATE	\$ 206,089.07
LESS PREVIOUS PAYMENTS	\$ 153,919.35
<b>AMOUNT DUE THIS DATE</b>	<b>\$ 52,169.72</b>





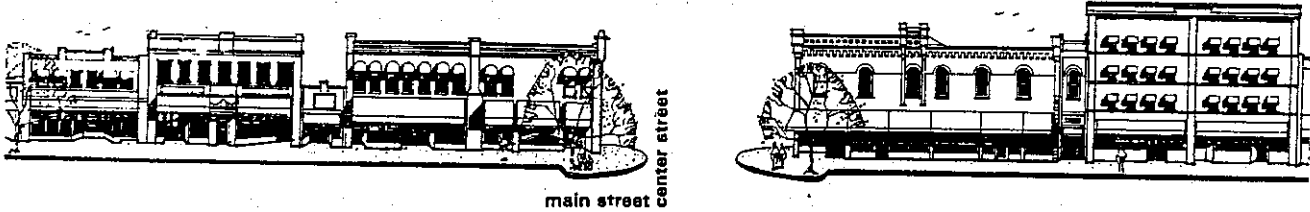
PARK (300 BLOCK)	PARK (400 BLOCK)	RAND. (300 BLOCK)	RAND. (400 BLOCK)	JEFF (300 BLOCK)	JEFF. (400 BLOCK)	MAPLE	WALNUT	PINE	TOTAL	UNIT PRICE	ACTUAL INSTALLED	BID TOTAL	DIFFERENCE	ITEM	UNIT	QUANT.		
LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00					
0	0	0	0	0	0	0	0	56	0	156.61	\$ 5.00	\$ 783.05	\$ 750.00		Misc. Removal of Obstructions	L.S.	1	
0	100	0	0	0	0	0	741.49	0	0	5120.63	\$ 2.50	\$ 12,801.58	\$ 12,500.00		Removal of Curb and Gutter	L.F.	150	
0	0	0	0	0	0	0	0	1	0	5	\$ 150.00	\$ 750.00	\$ 750.00		Removal of Concrete	L.F.	5000	
0	0	4	0	0	0	0	0	6	0	10	\$ 400.00	\$ 4,000.00	\$ 5,200.00		Removal of 0'-6" Dia. Tree	E.A.	5	
0	0	1	0	0	0	0	0	0	0	10	\$ 600.00	\$ 6,000.00	\$ 4,200.00		Removal of 6'-24" Dia. Tree	E.A.	13	
															Removal of Tree (> 24")	E.A.	7	
															SURFACE REPAIRS			
LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00		Misc. Surface Restoration	L.S.	1	
0	0	1207.88	0	0	0	0	12704.8	0	0	34004.97	\$ 1.25	\$ 42,506.21	\$ 33,125.00		(Asphalt) Restoration	S.F.	26500	
0	0	459.375	0	0	0	0	30	0	0	732.285	\$ 2.30	\$ 1,684.28	\$ 115.00		(Concrete) Restoration	S.F.	50	
0	0	200	0	0	0	0	30	0	0	395	\$ 0.36	\$ 142.56	\$ 36.00		(Gravel) Restoration	S.F.	100	
0	0	2860.55	0	0	0	0	3157	0	0	11281.93	\$ 0.55	\$ 8,194.06	\$ 4,950.00		Sod Restoration	S.F.	9000	
															CONCRETE CONSTRUCTION			
0	0	1069.4	0	0	0	0	1334.13	0	0	4629.15	\$ 15.00	\$ 69,437.25	\$ 66,000.00		Curb and Gutter	L.F.	4600	
0	0	0	0	0	0	0	89.02	0	0	89.02	\$ 15.00	\$ 1,424.32	\$ 240.00		4" Concrete Valley Gutter	L.F.	15	
0	100	3777.8	0	0	0	0	6364.65	0	0	17954.15	\$ 2.30	\$ 41,294.55	\$ 46,000.00		Concrete Sidewalk	S.F.	20000	
0	0	2172.73	0	0	0	0	534.38	0	0	6409.715	\$ 3.40	\$ 21,793.03	\$ 22,100.00		Driveway Approach	S.F.	6500	
											\$ 4.00				MISC CONSTRUCTION			
0	0	0	0	0	0	0	0	0	0	500	\$ 4.00	\$ 2,000.00	\$ 2,000.00		Irrigation System Repairs	L.F.	500	
0	0	0	0	0	0	0	0	0	0	125	\$ 5.00	\$ 625.00	\$ 2,500.00		Fence Repairs	L.F.	500	
															MISC ITEMS			
LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00		Traffic Control	L.S.	1	
LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00		Mobilization	L.S.	1	
<b>TOTALS</b>																		
											\$	215,935.66	\$	208,956.00	\$	6,979.66		



OLD TOWN  
URBAN RENEWAL PLAN  
CITY OF POCATELLO

August 1993

Old Town Urban Renewal Project  
Pocatello Development Authority



Ordinance No. \_\_\_\_\_  
Adopted \_\_\_\_\_  
Effective \_\_\_\_\_

# **ACKNOWLEDGMENTS**

Mayor Peter J. Angstadt

## **Pocatello City Council**

Greg Anderson

Roger Chase

L. Ed Brown

Karen A. McGee

Babe Caccia

Earl Pond

## **Pocatello Development Authority**

John E. Carlson, Chairman

G. Michael Ransom, Sec./Treasurer

Karen A. McGee, Vice Chairman

Robert Weppner, Commissioner

Peter J. Angstadt, Commissioner

Paul S. Olson, Commissioner

Mary Lee Shannon, Commissioner

## **Consultants**

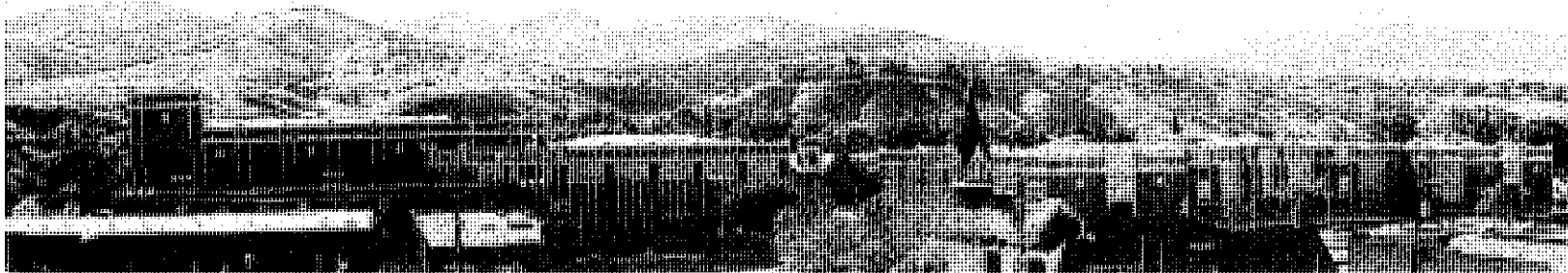
Bruce Wiggins

Jerry Myers

Harlan Mann

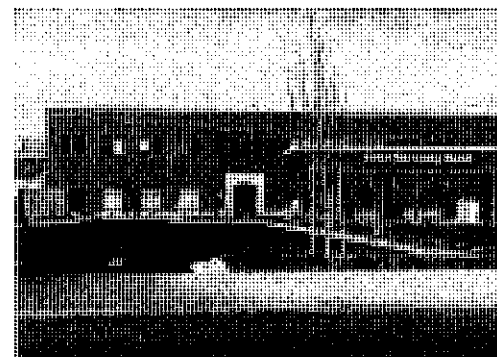
William Knickrehm

Ryan Armbruster



## Another Economic & Social Development Opportunity ...

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

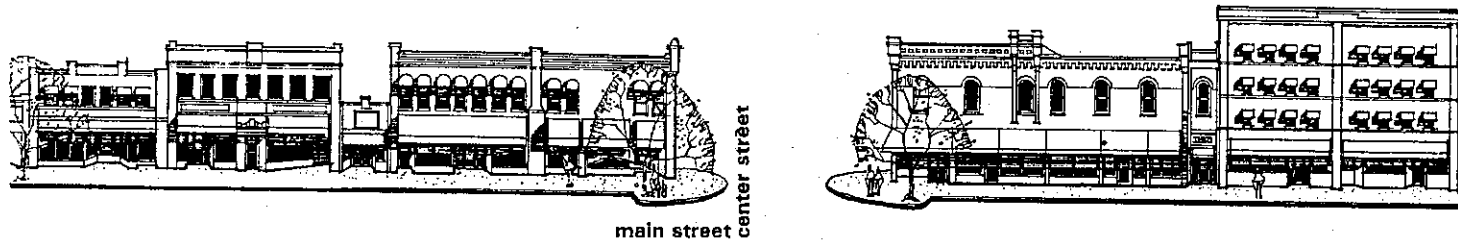


**Old Town Pocatello Revitalization Plan - 2003**

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# Old Town Pocatello Revitalization Plan

August 12, 1993



WKM

Wiggins, Knickrehm & Mann Associates  
123 North Main Street  
Pocatello, ID 83204

*in association with*

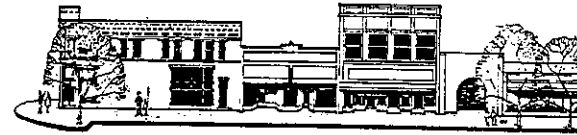
Myers/Anderson Architects, Pocatello



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# Old Town Pocatello Revitalization Plan

August 12, 1993



## WKM

Wiggins, Knickrehm & Mann Associates  
123 North Main Street  
Pocatello, ID 83204

*in association with*

Myers/Anderson Architects, Pocatello

This Plan was prepared for the City of Pocatello and Old Town Pocatello, Inc. (OTP). OTP was contracted by the City to manage and oversee preparation of the Plan. We want to thank the staff of the City, OTP, the Pocatello Development Authority and the many business people who contributed time and effort in developing this plan.

WKM Associates

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# Old Town Pocatello Revitalization Plan

## Summary

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- City government must take an active role in implementation, including project management and increasing staff.
- Annual revenues to Pocatello Development Authority from tax increment climb from \$45,000 to \$325,000
- Key short-term development projects:
  - Chief Theatre, Cultural Arts and Civic Center
  - Improved street lighting

### Development Improvements

PDA to facilitate development  
Construct Chief Theater, Cultural Arts and Civic Center  
Build, support and capitalize on new public library  
Develop Portneuf Greenway  
Construct new park & transit mall at Main/Whitman Streets tied into Greenway  
Develop Amtrak Station as railroad museum and office space  
Establish practical maintenance standards for buildings

### Transportation Improvements

Center St. two-way west of Second Ave.  
Second Ave. as feeder to Center St. underpass,  
Main St. as feeder to underpass on West Side (not UP Ave.)  
Modify Garfield Ave. - one way and diagonal parking  
Close selected streets, e.g. Lander and Whitman between Main/Arthur  
Acquire winterized trolleys to expand PUT Service  
Construct new transit stops at Chief, Center St. and Whitman St. park  
Bus loop connecting ISU, employment centers and Old Town  
Police precinct station PUT Transit Center

### Infrastructure Improvements

Replace water lines & hydrants - prepare definite schedule in cap. prog.  
Repair sanitary sewers - schedule in capital program  
Repair and/or clean storm sewers when street repaving and streetscapes are being done

### Housing Development

Develop housing on upper floors of buildings and at the edges of Old Town  
Develop housing incentives  
Support Neighborhood Housing Services

### Parking

Develop safe, secure public lots -- current UP lot upgrade as prototype  
Kiosks and attendants at selected public lots  
Joint parking for PHS & Chief Conference Center  
Diagonal parking on selected streets, e.g. Lewis St. between Arthur and Union Pacific .

### Public Spaces

Improve information and public service signs  
Construct directional signage to Old Town/Downtown  
Strategic Streetscape improvements

### Public Safety and Services

Install public restrooms at several key locations

### Zoning/Building Code

Prepare and adopt Development Plan for Central Commercial District  
Change boundary of Central Commercial District to match BID  
Adopt policy re. storm water retention

### Marketing-Promotion

Carry out active marketing promotion campaign

# Old Town Pocatello Revitalization Plan

## Contents

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C.	Urban Renewal Plan (under separate cover)

# Old Town Pocatello Revitalization Plan

## Introduction

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The Old Town Pocatello Revitalization Plan has been undertaken in response to changing conditions in the Old Town portion of the city. In the past few years, new businesses have been established in this area, buildings have been or are in the process of being rehabilitated and the City has reconstructed one of the public parking lots with lights and landscaping. Old Town Pocatello, Inc. has been established to provide professional management of the improvement effort and has achieved some notable accomplishments. Thus, there are reasons for optimism about the future.

At the same time, there are a number of problems, such as vacant buildings, which still cause some people to think of Old Town as a run-down area to be avoided. Further, there is a group of interrelated issues which need to be reviewed comprehensively in order to continue the revitalization and stimulate further development. These issues include infrastructure, zoning/building code, public services, traffic, transit, signage, and streetscape. Each of these issues needs to be analyzed in relation to other needs and overall development plans or potential.

One of the major tools available to cities in Idaho is tax increment financing. This tool becomes available when a revenue allocation area is defined and City Council adopts an urban renewal plan under terms specified in the Idaho Code. The additional tax money which accrues after adoption of the Plan (the incremental growth in revenues) is used by local redevelopment agencies to fund improvements in the urban renewal area. A key part of the planning process, therefore, was to meet the requirements of the Idaho Code for urban renewal and definition of revenue

allocation areas.

A variety of steps need to be taken by the public and private sectors. Individual property owners, local government (the City and its related agencies) and groups such as Old Town Pocatello, Inc. (OTP) must work in concert to carry out the actions described in this Plan.

## Planning Process

The consultants assessed Old Town's current condition and needs, plus held discussions with business persons, staff of Old Town Pocatello, Inc. and government officials. A review of written material pertaining to Old Town was also conducted. In particular, the City's 1991 application to the Idaho Department of Commerce for a Community Development Block Grant contains a wealth of material on history, economics and other factors. The 1983 Downtown Development Plan also contains some important historical and economic information.

A Draft Plan was prepared in July, in order to elicit comment from various audiences. Priorities were discussed, with a goal of achieving a consensus on needed actions. Revisions to the Draft Plan were made based on comments from interested parties. This Plan therefore reflects the opinions and input from many parties interested in the improvement of Old Town.

## Organization of Plan

In this Plan, the economic potential is described first, followed by the goals of the revitalization effort. A description of the Old Town urban renewal area then sets the stage for the next section, the vision. The vision of Old Town's roles in the City of Pocatello guides and supports the Revitalization Plan. The Revitalization Plan itself includes both actions and policies which should be implemented to achieve the overall, long-term revitalization of the district. Major sections describe activities and policies for:

- Development
- Infrastructure
- Transportation
- Parking
- Public Spaces
- Zoning and Building Code
- Public Safety and Services
- Implementation

Old Town meets the definition for a deteriorating/deteriorated area, as defined under Idaho Code. The findings of blight and deterioration are discussed briefly in the Old Town overview, with details available in a separate report.

The Urban Renewal Plan, meeting the specific requirements of the Idaho Code for definition of urban renewal and revenue allocation areas, is a separate report and can be considered a technical appendix to this Revitalization Plan.



## Old Town Pocatello Revitalization Plan

### Economic Potential and Impact

At the core of the Old Town Revitalization Plan are policies and activities that, undertaken through partnerships of the private and public sectors, create a dynamic and expanding Old Town Pocatello. These policies and activities are focused at stabilizing, expanding and diversifying the social and commercial functions of the Old Town area. The impact of the Revitalization Plan will be to increase business and job opportunities, private investment, land value, and tax revenues -- both revenues to the State (sales tax) and local governments (property and other local taxes).

Realistically, in this era of industrial and large business contraction, the Old Town area offers significant opportunities in that existing structures and related infrastructure can be "re-born" at costs significantly less than new facilities. These opportunities are enhanced by the unique blend of small business, finance and cultural opportunities already existing in Old Town Pocatello.

The policies and activities contained in the Revitalization Plan provide the means by which businesses will grow in Old Town. New development and rehabilitation with a value of \$6.5 million is anticipated within the district (see table).

These figures are reasonable growth projections for the next four year period, based on current market conditions and implementation of the Revitalization Plan. Public projects, described within the Plan, provide significant additional encouragement to private sector growth. Pocatello's new public library is an example. The proposed Chief Theater, Cultural Arts and Civic Center is even more significant. Conference and

theater attendees will provide business opportunities for the Old Town district. The construction of a hotel/motel within the district will be virtually dependent upon the completion of the Chief Center.

By 1998, the growth described will generate more than \$200,000 annually in additional tax dollars being available to the Pocatello Development Authority. These local tax increment dollars provide additional means to implement revitalization activities, to ensure Old Town's long term stability and growth. Details of the revenues and a ten year projection of impacts are found in the Implementation section and attachments to the Urban Renewal Plan.

The challenge of revitalizing Old Town can be seen from one stark statistic: the number of businesses declined from 380 in 1960 to 98 in 1990. [Source: Polk Directory Abstracts, quoted in the City of Pocatello's Community Development Block Grant to Idaho Dept. of Commerce, 1991.] In other words, long-term economic trends seem to be running towards businesses' locating elsewhere in the city. Yet, as

noted above, some new businesses have opened in Old Town recently. These, along with older businesses which have remained, must be the foundation of improvement efforts.

Economic realities, in terms of national trends and trends within the city of Pocatello, must be the foundation of any realistic plan. On the positive side, Idaho's economy is one of the strongest in the nation. With Pocatello's natural and locational advantages, the city may be well suited to take advantage of new business development and migration to southeast Idaho. With some strategic public improvements, key actions by the Pocatello Development Authority and continued management by Old Town Pocatello, Inc., the Old Town portion of Pocatello can take advantage of these trends.

*The litmus test used in determining which recommendations to make in this Plan were, "Will the proposed action or policy improve the business climate Downtown?"*

Year	Commercial/ Office	Residential Multi-family	Year Total	Cumulative Total
1993	\$1,500,000	\$0	\$1,500,000	\$1,500,000
1994	\$1,475,000	\$850,000	\$2,325,000	\$3,825,000
1995	\$1,325,000	\$525,000	\$1,850,000	\$5,675,000
1996	\$ 375,000	\$400,000	\$ 775,000	\$6,450,000

Value of Projected Development and Rehabilitation

## Old Town Pocatello Revitalization Plan

### Goals

---

The overall aim of this Plan can be simply stated: to revitalize Old Town Pocatello.

To achieve this end, the Old Town Revitalization Plan presents a vision to guide Old Town's growth into the 21st Century. The Plan is comprehensive, practical and feasible, encompassing short and long term actions for both the public and private sectors. The revitalization process will require concentrated efforts addressing a wide array of physical and intangible factors.

The National Trust for Historic Preservation's Main Street Program has had proven success in revitalizing downtowns by establishing four goals which must be met by any revitalization endeavor. The four goals are: organization, promotion, design, and business development.

**ORGANIZATION GOAL:** Establish strong leadership for Old Town Pocatello's Revitalization. This goal is accomplished by forging partnerships of the public and private sectors; by encouraging public participation in key organizations such as the Pocatello Development Authority and Old Town Pocatello, Inc.; and by developing public support for ongoing revitalization in general. As in most complicated public endeavors the responsibility for moving ahead with the revitalization of Old Town will lie principally with the City of Pocatello. The City must continue to work closely with the Pocatello Development Authority and Old Town Pocatello, Inc.

**PROMOTION GOAL:** Market Pocatello's Old Town District as the center of activities, high-quality goods and services. The audiences are consumers, tourists, merchants, investors and entrepreneurs. A unified and professional campaign will promote positive attitudes and images of Old Town. Communication links have to be established and marketing programs coordinated between groups having a stake in Old Town -- groups such as the Chamber of Commerce, Chief Foundation, Portneuf Greenway Foundation and Bannock Development Corporation. Market-based campaigns need to be carried out, focused on identified consumer demand and market segments. Community and family-oriented events/ activities can capitalize on the non-commercial attributes of Old Town, such as cultural facilities, arts and cultural resources, etc. Events and publications will improve public awareness of the community's heritage.

**DESIGN GOAL:** Facilitate and encourage improvements, both visual and functional, which complement or enhance Old Town's unique character and history. Construction of buildings, signs and improvements to public areas should be carefully designed, taking into account the district's history and character. Incentives (e.g. low interest facade improvement loans) will help to preserve historically significant resources. The functional and aesthetic quality of public spaces, streets, parking, signage, parks as well as other improvements should respect the area's history and be of high quality.

**BUSINESS DEVELOPMENT GOAL:** Strengthen and broaden the economic base of Old Town Pocatello. Public sector actions support and sometimes stimulate the private development which must, in the end, be the basis of any successful redevelopment effort. Incentives can be developed to stimulate new construction and rehabilitation of underutilized or vacant buildings. Public investment in infrastructure and public areas can remove barriers to investment and instill an atmosphere which invites private sector development. An ongoing business retention, expansion and recruitment program needs to continue and intensify, based on market forces and consumer demand.

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It is important to the success of *each sector* of the Revitalization Plan that each of the four goals be met. For example, in constructing the Chief Theater, Cultural Arts and Civic Center, it will be important to have strong leadership to guide the project (organizational goal); to market Old Town as an appropriate area for the Center (promotional goal); to develop designs for the Center which are functional, visually appealing and respectful of the historic context (design goal); and to develop the business capacity and support to carry out as well as complement the Center (business development goal). In other words, these goals can be seen as a four part "test" for each revitalization activity, and these goals cut across many of the actions described in the Revitalization Plan.

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# Old Town Pocatello Revitalization Plan

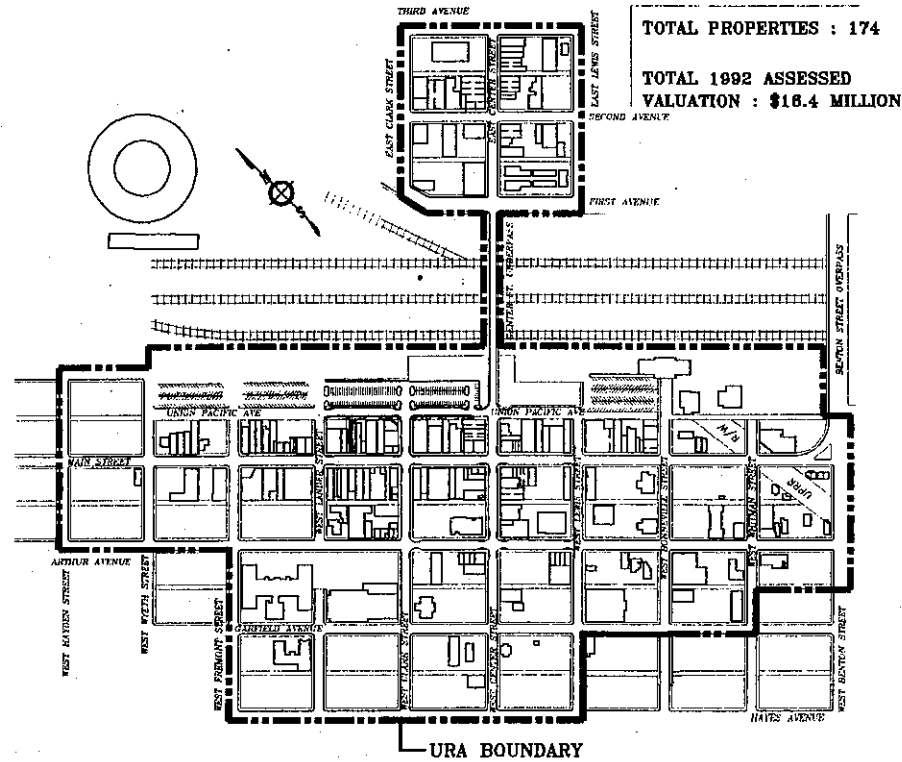
## Old Town

The Old Town Urban Renewal Area (OTURA) includes all or parts of 34 blocks plus adjacent streets. OTURA encompasses the old commercial core of Pocatello and nearly corresponds to the Old Town Business Improvement District (BID). The Urban Renewal Area is divided by the Union Pacific Railroad tracks into two areas, called here the "east side" and "west side." The area is shown on the attached map.

The area has been delineated based on four considerations: (1) the requirements of Idaho Code for blighted conditions, (2) the need for redevelopment and (3) what is likely to be redeveloped, providing a tax increment for the revenue allocation area (RAA), and (4) the request by the Bannock County Assessor's Office that the area boundary by streets and alleys, because of the need to keep accurate records of taxes in the future -- designating half blocks is consistent with their record-keeping system. Blighted conditions are shown on maps in Appendix B and described in more detail in a separate report which has been forwarded to the Pocatello Development Authority (PDA) and Pocatello City Council. A list of the items in the Idaho Code which constitute blight is found in Appendix A.

Some blocks and streets are excluded from the Revenue Allocation Area (RAA) because they have been included in other RAA's approved by City Council, i.e. the Kress Building and streets on the east side which are part of the Newtown RAA.

The URA includes 174 properties with a total assessed valuation in 1992 of approximately \$16,400,000.



### OLD TOWN POCATELLO URBAN RENEWAL AREA

OLD TOWN URBAN RENEWAL AREA, POCATELLO, IDAHO

## Old Town Pocatello Revitalization Plan

### Transportation Improvements

Transportation actions to be taken fall into three categories:

- traffic -- to improve safety and traffic flow,
- transit -- to make Old Town more accessible and
- pedestrian -- to make Old Town more pedestrian-friendly.

These changes complement and support a number of other improvements in the Plan. Preliminary discussions on these ideas have been held with planning staff at the City and Bannock Planning Organization (BPO). BPO is the transportation planning arm of the Southeast Idaho Council of Governments (SICOG).

#### TRAFFIC IMPROVEMENTS

Several changes in traffic flow patterns will improve traffic circulation and aid motorists in reaching their destinations. City Planning and BPO staff expressed preliminary support for the following actions, though final support in several cases depends on detailed engineering which is necessary to determine precise impact, timing and costs. The recommended changes are shown on the map on the next page.

Make Center St. two-way west of Second Avenue. In 1988, Community Development staff asked BPO whether this would be feasible, thinking it would facilitate traffic flow and avoid a difficult corner at First Ave. and Center St. BPO found such a change was feasible from a traffic engineering viewpoint, but with the loss of a few on-street parking spaces. Consequently, there was little business support for the

idea. With some of the parking improvements recommended in this Plan, businesses' fear of loss of parking are addressed.

Two way traffic on Center west of the underpass will facilitate access to and from the new library, at Center and Garfield. The changes in feeder patterns recommended below also support this change.

Make Second Ave. the feeder to Center St. and, long-term, a north-south bypass of Downtown. On the east side of the URA, traffic travelling on Pocatello Ave. or Clark St. to the Center St. underpass would turn left at Second Ave. To go through the underpass, traffic would turn right on Center from Second. At least two blocks of Second, between Clark and Lewis Streets, would probably have to be converted to one-way. This change would have the benefit of putting more traffic on Second Ave., helping to stimulate retail and restaurant business.

This action is primarily an economic development strategy, to provide more traffic on Second Ave. and Center St. It will slow down traffic. This is advantageous from the point of view of the area's retailers and property-owners. The intersections and traffic flow can be engineered to prevent undue congestion or delays.

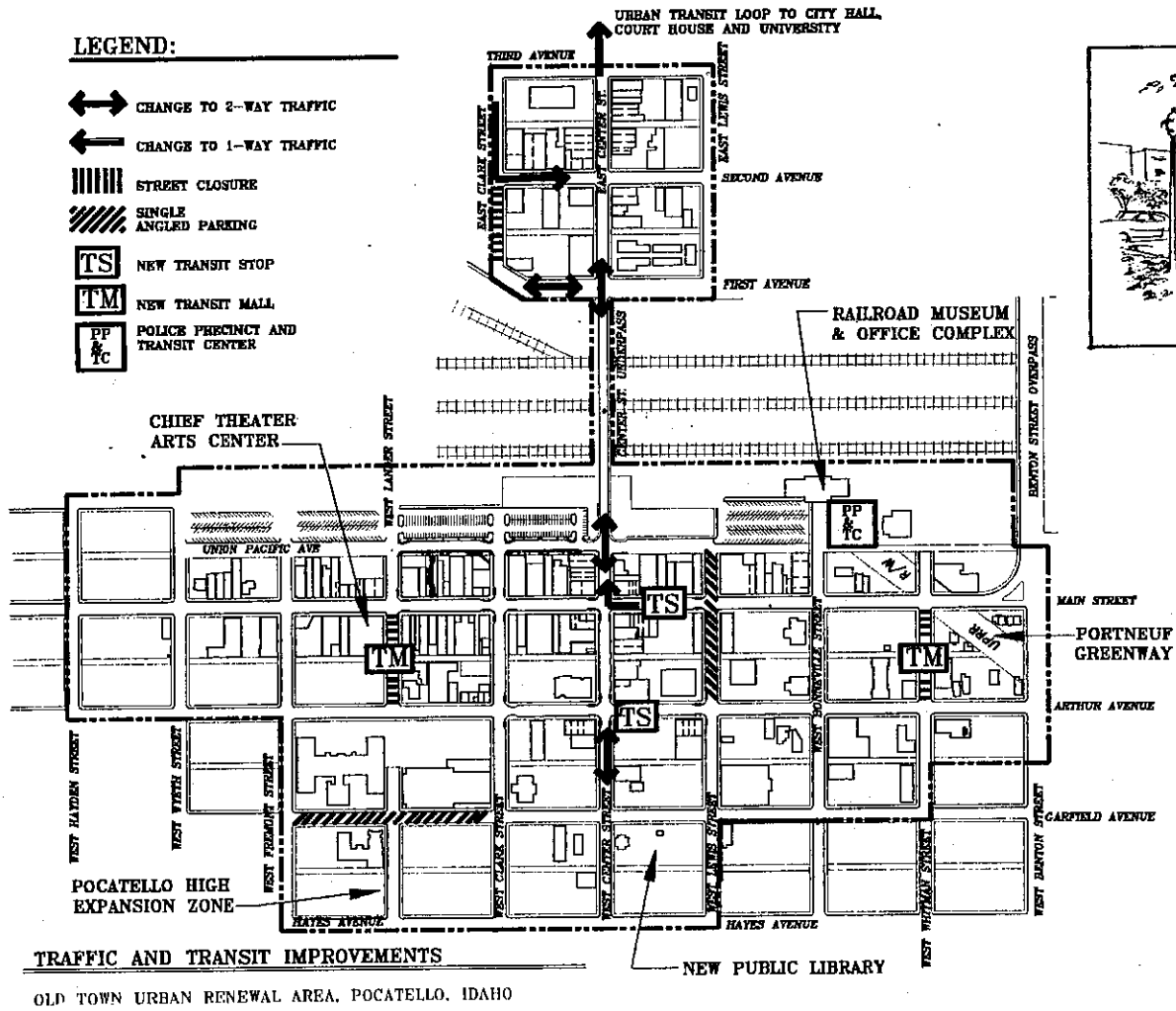
In the future, if a bridge were constructed over the rail line on Cheyenne Ave. (three miles to the south), traffic could continue on Second Ave. to the Cheyenne overpass. Second Ave. would become a by-pass for traffic going between the south of town and the university, I-15 or other points on the east side of the

city. This change would fit in with traffic changes defined in the Ross Park Master Plan and help stimulate development in the warehouse district south of Old Town along Second Ave. -- an underutilized part of the city. This long-term improvement would help take some of the through traffic out of Old Town -- a positive development allowing Old Town to become more of a destination for shoppers and visitors.

Use Main St. as a feeder to the Center St. underpass, closing Union Pacific Ave. to through traffic. In 1990, the Historic Preservation Commission (HPC) asked BPO if this change were possible. HPC thought that the rears of stores along Union Pacific Ave. convey a negative image of Old Town. In addition, the street is narrow, with no curb or sidewalk between the right of way and the rear property lines. This creates dangerous conditions for pedestrians, delivery trucks serving the stores, and traffic in general. BPO found this change could be made if Center St. were two-way between the underpass and Main St. -- which is recommended above. Lewis St. could become a two-way street, or (preferably) it could be converted to diagonal parking, as described below.

Modify Garfield Ave. at Pocatello High School. Pocatello High School (PHS) needs more land and parking. BPO's 1991 traffic/parking study found a need for 700 parking spaces per day -- more than the number of spaces currently available. It also documented the large volume of traffic generated by the school. Surveys have documented traffic conflicts at PHS from the point of view of pedestrians and motorists. Garfield Ave. between Fremont and Clark Streets

Old Town Pocatello Revitalization Plan



# Old Town Pocatello Revitalization Plan

## Vision

If you don't much care where you're going, it doesn't matter which way you go. You're sure to get somewhere if you keep at it long enough.

The Cheshire Cat in Alice's Adventure in Wonderland, by Lewis Carroll

### The Importance of Vision

Based on an analysis of Old Town's history, its current conditions, recent development activity and proposals, together with economic analyses, it is clear that Old Town plays five essential roles in the City of Pocatello: (1) the historical, cultural and arts center for the City; (2) the center of financial services; (3) a restaurant and specialty retail center; (4) a residential center; and (5) the hub of a transportation system for the entire city. With appropriate actions, these roles can be enhanced and Old Town will continue to play these roles in the future.

### HISTORICAL, CULTURAL AND ARTS CENTER

The very fibre of Old Town consists of buildings recognized for their historic value. Old Town contains both a national and local historic district. There is a collection of historic, arts, dance, cultural and other features in the district. It is essential to Old Town's

economic vitality that these strengths be built upon. Old Town must become a *destination* for visitors and city residents, not merely a place to pass through.

Many steps have already been taken, or are underway.

- The City's Historic Preservation Commission plays an active role in the area's development.
- The historic Carnegie Library is being remodeled and expanded into a state-of-the-art public library.
- The Portneuf Greenway, a greenbelt with hiking/biking trails, is well begun. The first area of development is to be the "Downtown Reach." This will help bikers and hikers reach Old Town for special events and visits or to shop. It will beautify the southern end of Old Town and could include sculpture or other artistic endeavors.
- Art and dance are well founded within the district.
- Perhaps foremost among the city's cultural achievements was the development of the historic Chief Theater into a modern theater. From the depths of despair following the fire which consumed the Chief has arisen new optimism as the Chief Foundation has recently announced plans to develop a new Chief Theater, Cultural Arts and Civic Center.

The new Chief facility, along with the new library, are the cornerstones of Old Town as a culture and arts center.

### FINANCIAL CENTER

In today's service economy, downtowns in cities across the country are major nuclei for finance, insurance and real estate. Old Town Pocatello already has the headquarters of the city's major banks, along with two-thirds of its title insurance companies. Efforts must be made to assure that financial institutions remain there. Additional efforts should be undertaken to increase the number of financial service, mortgage, insurance and real estate firms.



Numerous Bank headquarters, title companies and financial service businesses are located in Old Town

## Old Town Pocatello Revitalization Plan

### Implementation

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Together, the Old Town Revitalization Plan and Urban Renewal Plan provide a blueprint and implementation mechanism for renewal of Old Town Pocatello. The Revitalization Plan supplies vision, goals, actions and policies to renew Old Town over the long term. The Urban Renewal Plan is a technical document which meets the requirements of the Idaho Code for urban renewal and revenue allocation areas. The Urban Renewal Plan provides authority for the Pocatello Development Authority to act with its broad powers, and contains revenue financing provisions as a financing tool for future growth.

When enacted into law by Pocatello city government, the Old Town Pocatello Urban Renewal Plan will establish a base year (1992) for real estate taxes. As improvements continue and tax revenues increase above the level of the base year, the incremental increase ("new" dollars) is allocated to the RAA. These monies can be spent exclusively within the confines of the RAA, and only with the specific approval by the PDA Board.

Over time, the funds become substantial and could help construct public improvements, such as sewers and street lighting, or fund other activities PDA is authorized to undertake -- including staffing and overhead involved with administering the renewal program. Incremental revenue increases caused by growth will allow the PDA to sell bonds, paying off the bond holders over time with the tax revenues. As an example, earlier this year, PDA sold bonds for sidewalks and trees in the Newtown Urban Renewal Area based on growth in that specific area.

The Revitalization Program, to be carried out, requires that \$13.5 million be raised from a variety of sources, including federal and state grants, foundation grants, private donations, and appropriations from City government. The major responsibility for initiating or carrying out actions are shown in the chart below. Details of timing and costs are also provided in the chart. This chart is also reproduced as Attachment 5E of the Urban Renewal Plan as the Implementation Plan.

Based on conservative projections of real estate improvements, the annual revenues which will accrue to PDA for continued renewal efforts grow from \$45,000 in 1994 to over \$325,000 in the year 2003. Details of these projections and calculations are found in the Urban Renewal Plan.

The first priorities for development and public investment are street lighting along with streetscape improvements, and construction of the Chief Theater, Cultural Arts and Civic Center. These are crucial actions which will lead to new private investment and tax revenues for local government. PDA action to acquire land for the Chief is likely and is a worthy public purpose, both in terms of providing a public facility and increasing tax revenues to government through the related development which will result.

Staff must be hired to initiate and control the renewal program. In order to achieve the anticipated results, the City government of Pocatello must take an active and aggressive role in promoting economic growth and development.

The renewal plan is broad based and comprehensive. Many City departments are involved in this renewal

effort. A person appointed by, and accountable to, the mayor for spearheading and coordinating efforts will be of immeasurable help in moving the renewal forward.

There are two probable opportunities to acquire the needed staff. First, the City can strengthen the PDA as has been suggested previously in this Plan. This is the minimum step which should be taken.

Second, the City can establish a position of Economic Development Director. The Director would have several lines of authority and responsibility: (1) manage the PDA and coordinate its programs with City departments; (2) coordinate the efforts of various city departments on special projects such as infrastructure and streetscape improvements; (3) minimize costs and maximize progress; (4) enter into micro-management agreements with various public and private entities as needs dictate -- as an example, Old Town Pocatello, Inc. could be hired to micro-manage development projects within its boundaries; to be aware of state and federal grant programs for economic development, and write grant proposals to raise funds for projects.

Promotion and marketing programs must continue. Old Town Pocatello, Inc. is doing an excellent job managing the Business Improvement District, acting as an advocate for Old Town, and promoting the area. Activities which need to be carried out or continued include the following:

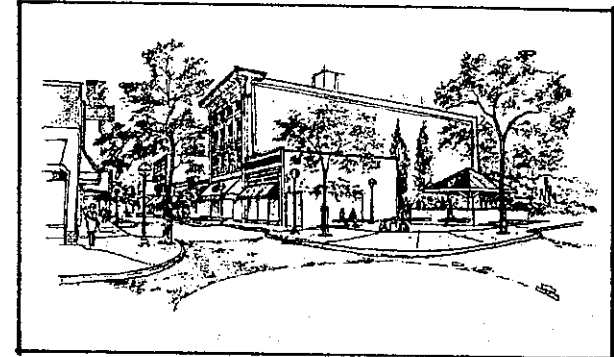
- pro-active market-based promotion to attract new businesses and customers,
- events, written materials and other efforts to promote the special historical character of Old Town,

Old Town Pocatello Revitalization Plan

- promotions of Old Town as the community's social, cultural, financial, entertainment and professional office center

A list of activities, timing, costs and responsibilities is found in the chart below. Each activity may involve several steps or actions. Phase 1 is up to three years, phase 2 is 3-6 years, and phase 3 is seven or more years. Some activities may be initiated in one phase and completed in another. The costs are current costs - no adjustment is made for inflation or the time value of money. The responsible agencies are listed. They must take the lead in the activity, though other groups, agencies or departments might have to be involved.

In summary, this Plan has provided a blueprint and implementation mechanism for the renewal and growth of Old Town Pocatello. This plan, however, must be considered a dynamic and evolving process. It will require alteration, amendment, and modification. Most of all, it will require commitment and management.



Activity <sup>1</sup>	Phase <sup>2</sup>	Cost (\$) <sup>3</sup>		Responsibility <sup>4</sup>
		Local \$	Other Public \$	
PDA to facilitate development --HIRE STAFF	1	80,000		City, PDA
	2	80,000		
	3	80,000		
Construct Chief Theater, Conference and Arts Center	1	2 - 3,000,000	1,000,000	City, PDA, Chief Fdn.
Build, Support and Capitalize on new public library	1	2,000,000		City
Develop Portneuf Greenway	1	500,000		Portneuf Greenway Fdn.
Construct new park & Transit Mall at Main/Whitman Streets tied into Greenway	2		125,000	City, Portneuf Greenway Fdn.
Develop Amtrak Station as railroad museum and office space	2	unknown		City, PDA, OTP
Establish practical maintenance standards for buildings	1	0		City



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Activity	Phase	Cost (\$)		Responsibility
		Local \$	Other Public \$	
<b><u>Housing</u></b>				
Develop housing on upper floors of buildings and at the edges of Old Town (Waiver of Fees)	1	18,000	IHA/PHA Funds	OTP, Businesses, developers
	2	16,000		
Support Neighborhood Housing Services	1	Staff Support Infrastructure		City, Businesses, OTP
	2			
<b><u>Infrastructure</u></b>				
Replace water lines & hydrants - prepare definite schedule in cap. prog.	1	500,000		City Water Dept. City Water Dept.
	2	500,000		
Repair sanitary sewers - schedule in capital program	1	760,000		City Water Pollution Control City Water Pollution Control
	2	1,600,000		
Repair and/or clean storm sewers when street repaving and streetscapes are being done	1	125,000		City Engineering Dept. and City Water Pollution Control
	2	150,000		
<b><u>Transportation</u></b>				
Center St. two-way west of Second Ave.	1	80,000		City Traffic Engineering
Second Ave. as feeder to Center St. underpass, and (long-term) South Pocatello connector	2	20,000		City Traffic Engineering
Main St. as feeder to underpass (not UP Ave.)	1	15,000		City Traffic Engineering
Modify Garfield Ave. - one way and diagonal parking	1	15,000		City Traffic Engineering
Close selected streets, e.g. Lander and Whitman between Main/Arthur	1	5,000		City Traffic Engineering
Improve signal timing/signage	1	5,000		City Traffic Engineering
Adequate signal timing for pedestrians to cross streets	1	5,000		City Traffic Engineering

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Activity	Phase	Cost (\$)		Responsibility
		Local \$	Other Public \$	
<u>Transportation-continued</u>				
Acquire winterized Trolley's to expand PUT Service	1	70,000	280,000	City, PUT
Construct new transit stops at Chief, Center St. and Whitman St. park	1	55,000		City, PUT
Lunch time shuttle from City Hall & Court House to Old Town	1	N/A		City, PUT
Bus loop connecting ISU, employment centers and Old Town	1	N/A		City, PUT
Police precinct station PUT Transit Center	2	N/A	65,000	City, PUT
<u>Parking</u>				
Develop safe, secure public lots -- current UP lot upgrade as prototype	1	0	275,000	City, OTP
Kiosks and attendants at selected public lots	1	26,000		City, OTP
Advertise parking	1	3,500		City, OTP
Joint parking for PHS & Chief Conference Center	1	230,000		City, School District #25
Diagonal parking on selected streets, e.g. Lewis St. between Arthur and Union Pacific Ave.	1	15,000		City, OTP
<u>Public Spaces</u>				
Improve information and public service signs	1	12,500		City, ID Transp. Dept.
Construct directional signage to Old Town/Downtown	1	12,500		City, ID Transp. Dept.
Strategic Streetscape improvements (e.g. lighting, signs, sidewalks, bus stops, large trees placed to avoid blocking retailers' signs)	1	350,000	1,000,000	City

Old Town Pocatello Revitalization Plan

Activity	Phase	Cost (\$)		Responsibility
		Local \$	Other Public \$	
<b><u>Public Safety and Services</u></b>				
Install public restrooms at several key locations (Other activities also improve public safety and services -- see text)	2	25,000		City, PDA
<b><u>Zoning/Building Code</u></b>				
Prepare and adopt Development Plan (specific development controls and standards for Commercial Center District)	1	City Staff Time		City, PDA
Change boundary of Central Commercial District to match BID	1	City Staff Time		City, PDA
Adopt policy re. storm water retention (exempt Old Town until comprehensive storm water drainage program develop by City)	1	City Staff Time		City, PDA
<b><u>Promotion and Marketing</u></b>				
Implement pro-active market-based promotion strategies	1,2,3	OTP Staff Time		OTP
Promote the special historic character of Old Town for its heritage and sentimental value to the community	1,2,3	OTP Staff Time		OTP
Promote Old Town as the community's social, cultural, financial, entertainment and professional office center	1,2,3	OTP Staff Time		OTP

**Footnotes and Abbreviations**

- <sup>1</sup> The activity is listed, not specific actions. The responsible agency may have to take several steps or actions to carry out the activity.
- <sup>2</sup> Phase 1 is up to three years, phase 2 is 3-6 years and phase 3 is seven or more years. Some activities may be initiated in one phase and completed in another.
- <sup>3</sup> Current costs -- no adjustment for inflation or the time value of money.
- <sup>4</sup> The responsibility may involve several organizations which must work together, and other groups or agencies may need to be involved, under the leadership of the responsible party.

City = City of Pocatello      PUT = Pocatello Urban Transit      OTP = Old Town Pocatello, Inc.      IHA = Idaho Housing Agency      PHA = Pocatello Housing Authority

## Old Town Pocatello Urban Renewal Plan

### Appendices

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- A. Definition of Deteriorating/Deteriorated Conditions in Idaho Code
- B. Deteriorating and Deteriorated Conditions
  - B1. Western Portion of Old Town
  - B2. Eastern Portion of Old Town
- C. Urban Renewal Plan  
(under separate cover)

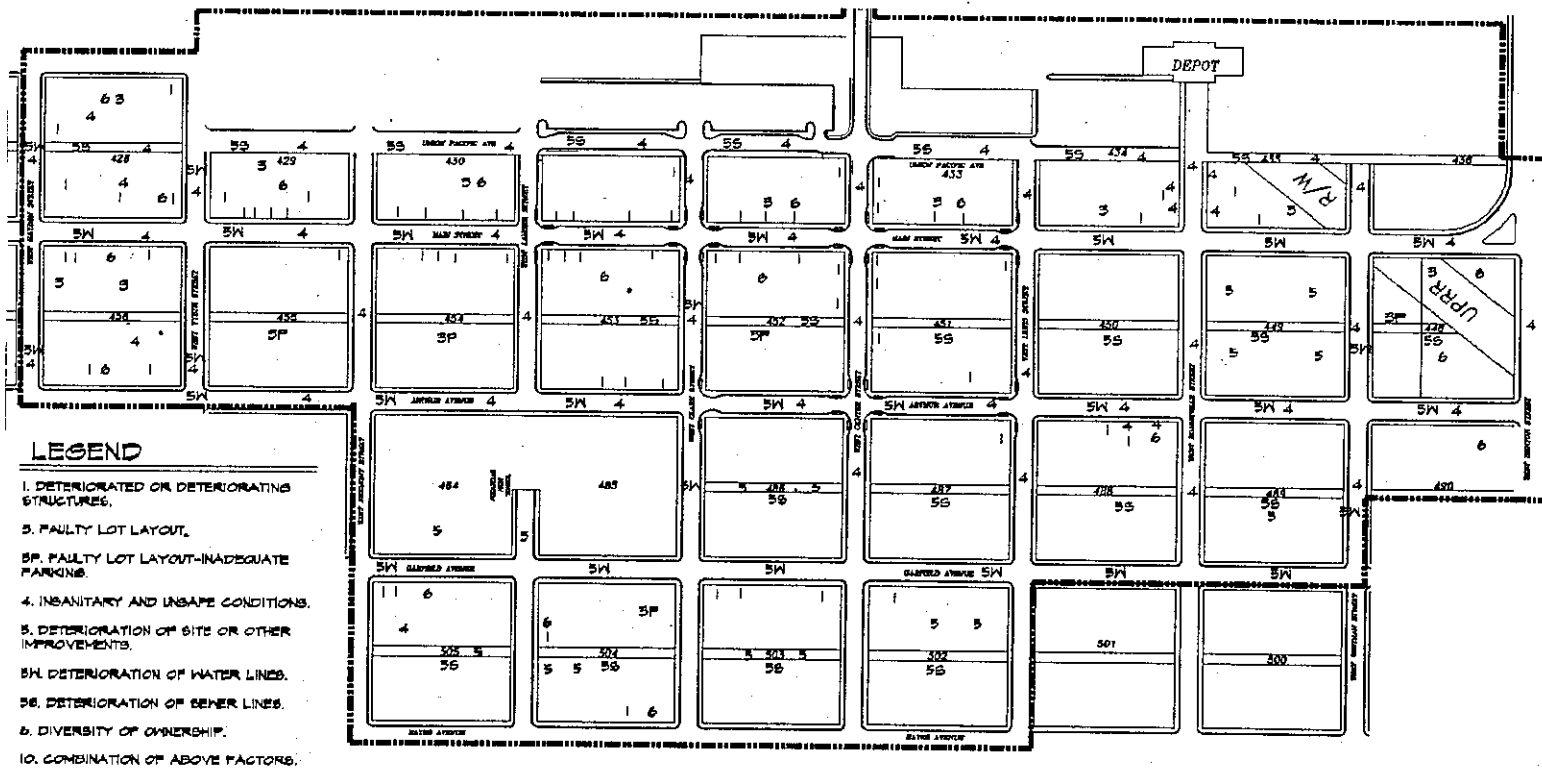
## APPENDIX A

### DEFINITION OF DETERIORATING AREA I.C. Sec. 50-2018(i) AND DETERIORATED AREA I.C. Sec. 50-2903(6)(b)

Any area which by reason of the presence of (1) a substantial number of deteriorated or deteriorating structures; (2) predominance of defective or inadequate street layout; (3) faulty lot layout in relation to size, adequacy, accessibility or usefulness; (4) insanitary or unsafe conditions; (5) deterioration of site or other improvements; (6) diversity of ownership; (7) tax or special assessment delinquency, exceeding the fair market value of the land; (8) defective or unusual conditions of title; (9) or the existence of conditions which endanger life or property by fire and other causes; (10) or any combination of factors, (a) results in economic underdevelopment of the area\*; (b) substantially impairs or arrests the sound growth of a municipality; (c) retards the provisions of housing accommodations; or (d) constitutes an economic or social liability; and (e) is a menace to the public health, safety, morals or welfare in its present condition or use.

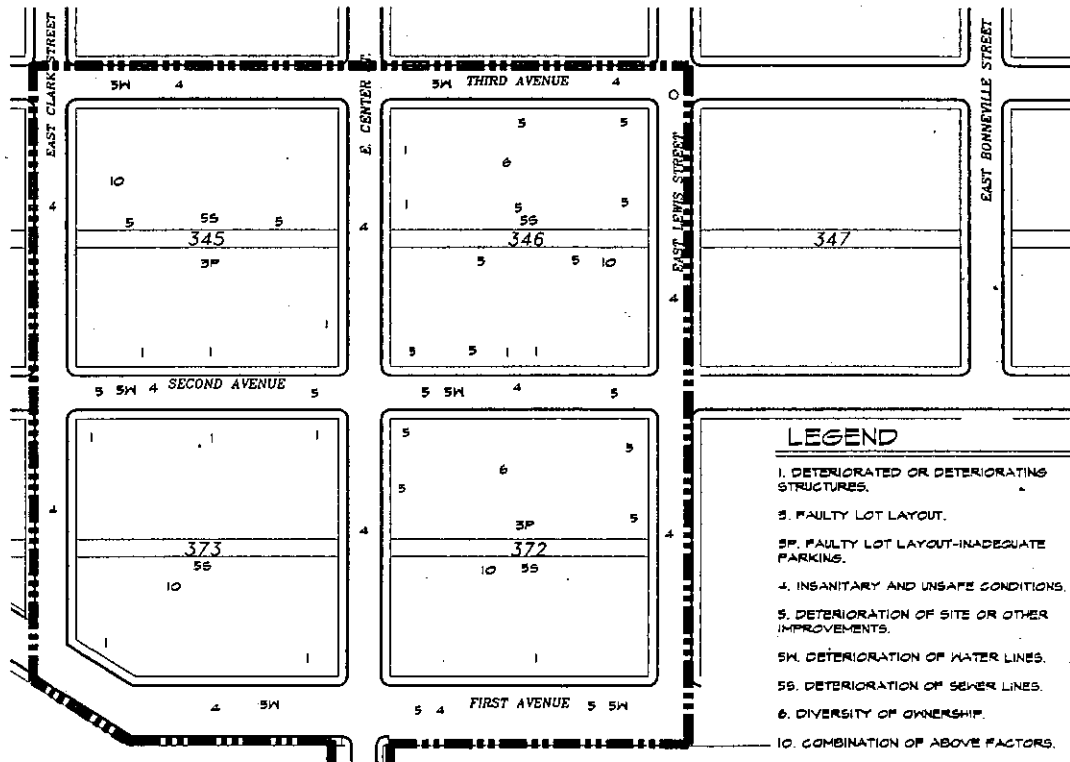
\* Appears only in the revenue allocation statute, I.C. 50-2903(6)(b)

**APPENDIX B: Deteriorating and Deteriorated Conditions**



Western Portion of Old Town

**APPENDIX B: Deteriorating and Deteriorated Conditions**



Eastern Portion of Old Town

## **Appendix C: Urban Renewal Plan**

The Old Town Revitalization Plan includes this report and also a separate report, the Urban Renewal Plan. The Urban Renewal Plan meets the requirements of the Idaho Code for Urban Renewal projects and Revenue Allocation Areas. The Urban Renewal Plan is contained in a separate document.