

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**February 18, 2004**  
**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 January 21, 2004 – Motion to Approve and/or Amend

Financial Report: January Income and Expenses

Discuss Revised Projected Cash Flow Spreadsheets

Old Town Pocatello District:

- Downtown Revitalization Project Update
- Downtown Reinvestment Project Update
- Consider Approving Change Order #2
- Consider Approving Payment of Requisition #E-46
- Consider Approving Payment of Requisition #E-47

Roosevelt District:

- Project Financing Update
- Approval of Phase III Bid Process
- Approve Payment of Invoice #98613
- Approve Payment of Invoice #98614
- Resolution Clarification--Rayna *postpone*

Central Corridor District:

- Proposed Modification
- Consider Payment of Invoice #6802 (Cheyenne Crossing)

Discussion Items:

- Miscellaneous Items/Questions from Commissioners, if needed

**Executive Session, if required**

**POCATELLO DEVELOPMENT AUTHORITY**  
**January 2004**

**INCOME:**

Kress District:	\$2379.21	(tax receipts)		
Newtown District:	\$23,756.01	“	“	
Alvin Ricken Dr. District:	\$376,654.81	“	“	
Old Town District:	\$2,792.21	“	“	
North Main District:	\$19,464.77	“	“	
Roosevelt District:	\$211,787.32	“	“	
Central Corridor:	\$30,116.60	“	“	
Interest Income:	\$282.13			

**EXPENSES:**

General Funds:	\$3125.00	—4 <sup>th</sup> qtr. admin. fee
	\$137.06	—PDA lunch

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Pocatello Development Authority  
Cash Budget - 2004

	Actual	February	March	April	May	June	July	August	September	October	November	December	Current Estimate	Approved
<b>SOURCES OF FUNDS</b>														
Kress District	2,379.21	0.00	0.00	0.00	0.00	0.00	3,799.72	0.00	0.00	0.00	0.00	0.00	\$6,178.93	\$5,699.58
Newtown District	23,756.01	0.00	0.00	0.00	0.00	0.00	38,714.38	0.00	0.00	0.00	0.00	0.00	\$62,470.39	\$58,071.57
Al Ricken Drive District	376,654.81	0.00	0.00	0.00	0.00	0.00	1,561,785.93	0.00	0.00	0.00	0.00	0.00	\$1,938,440.74	\$1,585,652.60
Old Town District	2,792.21	0.00	0.00	0.00	0.00	0.00	159,206.63	0.00	0.00	0.00	0.00	0.00	\$161,998.84	\$238,809.95
North Main District	19,464.77	0.00	0.00	0.00	0.00	0.00	69,564.97	0.00	0.00	0.00	0.00	0.00	\$89,029.74	\$104,347.46
Roosevelt District	211,787.32	0.00	0.00	0.00	0.00	0.00	299,173.21	0.00	0.00	0.00	0.00	0.00	\$510,960.53	\$448,759.81
Central Corridor District	30,116.60	0.00	0.00	0.00	0.00	0.00	227,646.24	0.00	0.00	0.00	0.00	0.00	\$257,762.84	\$342,827.69
General Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
Interest Income	282.13	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$3,040,624.14	\$2,798,668.66
TOTAL	667,233.06	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	2,360,891.08	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	\$3,342,469.74	\$3,100,514.26
<b>CASH AVAILABLE</b>	\$969,078.66	\$967,816.60	\$685,205.62	\$681,285.62	\$674,240.62	\$663,620.62	\$2,899,190.70	\$2,773,244.70	\$588,204.83	\$589,054.83	\$576,279.83	\$577,129.83	\$3,342,469.74	\$3,100,514.26
<b>APPLICATION OF FUNDS</b>														
Kress District	0.00	1,899.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$5,699.58	\$5,699.58
Newtown District	0.00	19,357.19	0.00	0.00	0.00	0.00	38,714.38	0.00	0.00	0.00	0.00	0.00	\$58,071.57	\$58,071.57
Al Ricken Drive District	0.00	23,866.67	0.00	0.00	0.00	0.00	1,561,785.93	0.00	0.00	0.00	0.00	0.00	\$1,585,652.60	\$1,585,652.60
Old Town District	0.00	79,603.32	0.00	0.00	0.00	0.00	159,206.63	0.00	0.00	0.00	0.00	0.00	\$238,809.95	\$238,809.95
North Main District	0.00	34,782.49	0.00	0.00	0.00	0.00	69,564.97	0.00	0.00	0.00	0.00	0.00	\$104,347.46	\$104,347.46
Roosevelt District	0.00	4,770.00	4,770.00	4,770.00	4,770.00	125,171.00	125,172.00	0.00	0.00	0.00	0.00	0.00	\$448,759.81	\$448,759.81
Central Corridor	0.00	119,181.45	0.00	0.00	6,700.00	0.00	227,646.24	0.00	10,500.00	0.00	0.00	0.00	\$364,027.69	\$364,027.69
General Funds	3,262.06	100.00	100.00	3,225.00	100.00	3,225.00	100.00	100.00	3,225.00	100.00	100.00	100.00	\$13,737.06	\$13,700.00
Bank Charges	0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$550.00	\$600.00
TOTAL	3,262.06	283,610.98	4,920.00	8,045.00	11,620.00	125,321.00	2,186,039.87	2,186,039.87	150.00	13,775.00	150.00	49,545.81	\$2,814,885.72	\$2,819,668.66
<b>ENDING BALANCE</b>	\$965,816.60	\$684,205.62	\$680,285.62	\$673,240.62	\$662,620.62	\$538,299.62	\$2,770,744.70	\$587,204.83	\$588,054.83	\$575,279.83	\$576,129.83	\$527,584.02	\$527,584.02	\$280,845.60

PDA Meeting 2-18-04

Mr. Chairman, I move the PDA board of commissioners recommend the Pocatello City Council approve the expansion of the central corridor urban renewal district with the following conditions and considerations.

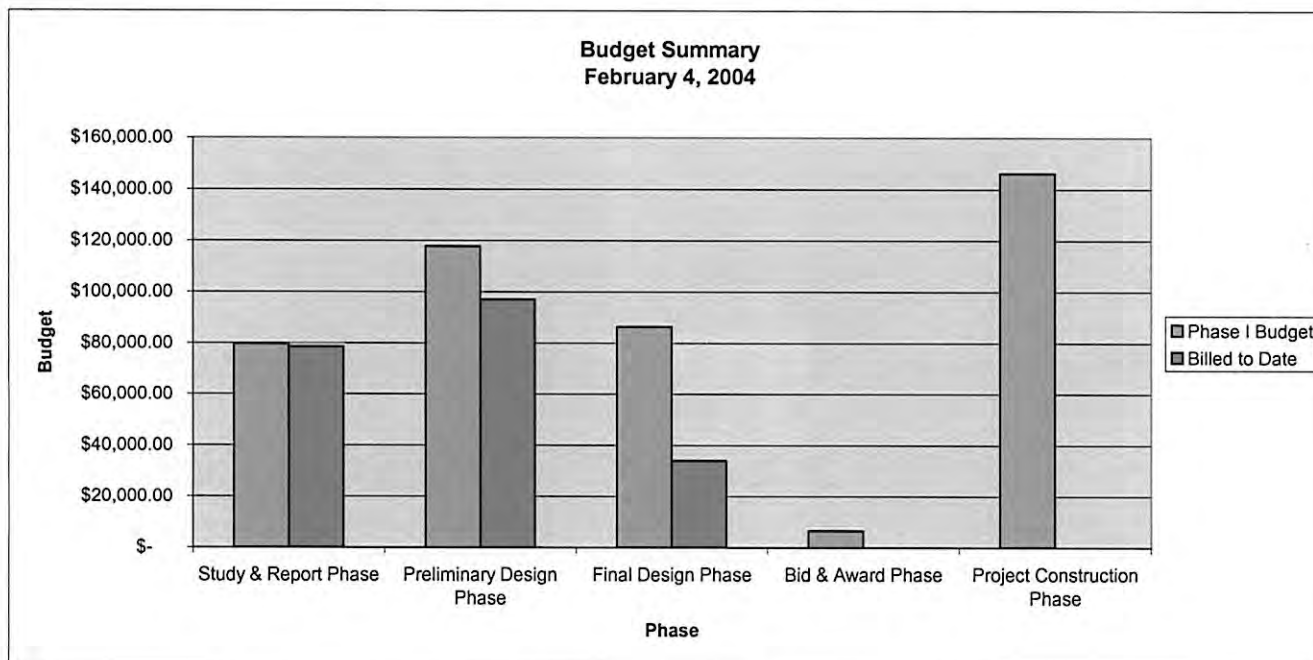
1. The PDA board intends to be very selective as to projects funded with emphasis on sewer, water, road construction, projects that don't compete, and those contributing in a positive fashion to the employment and economic landscape.
2. It has long been communicated by this PDA board it's intention to retire the central corridor district in 2009. Technically, it could be extended beyond then. By this motion, we offer clear direction that at a minimum, the expansion portion of the central corridor, or property value equal to the increment portion thereof, be retired in or before 2009.
3. Recognizing the potential for significant build-out in the area by Portneuf Medical Center we further propose limitations on the amount of increment value in the central corridor district.
  - a. In the event increment property values in the central corridor exceed 125% of present values, property in the central corridor will be placed back on the tax roles. This revenue will then of course go to the appropriate taxing districts. Example.
    - (1) Current increment value of central corridor is about \$100,000,000.
    - (2)  $\$100,000,000 \times 125\% = \$125,000,000$ . Once this threshold is reached increment property in the central corridor would be retired until we see those increment values at or below \$100,000,000.
    - (3) This exercise will be employed as needed until retirement in 2009.
4. These reasonable limitations will make the transition to retirement of the central corridor urban renewal district in 2009 much easier.

**Progress Report Exhibit**  
2/4/04

Pocatello Downtown Reinvestment Project, Phase I - Budget Summary				
Progress Report - 2/4/2004				
	Phase I Budget	Billed to Date	Remaining	% - Complete
Study & Report Phase	\$ 79,683.00	\$ 78,522.97	\$ 1,160.03	99%
Preliminary Design Phase	\$ 117,728.00	\$ 96,996.06	\$ 20,731.94	82%
Final Design Phase	\$ 86,368.00	\$ 33,982.51	\$ 52,385.49	39%
Bid & Award Phase	\$ 6,555.00	\$ -	\$ 6,555.00	0%
Project Construction Phase	\$ 146,156.00	\$ -	\$ 146,156.00	0%
<b>Project Total Engineering Services Budget</b>	<b>\$ 436,490.00</b>	<b>\$ 209,501.54</b>	<b>\$ 226,988.46</b>	<b>48%</b>

Pocatello Downtown Reinvestment Project, Phase I - General Schedule Summary				
Progress Report - 2/4/2004				
	Projected Start Date	Submittal Date	Actual Start Date	Actual Submittal Date
Study & Report Phase	11/7/03	12/1/04	11/10/03	12/24/03
Preliminary Design Phase	11/10/03	1/7/04	11/10/03	1/8/04
Final Design Phase	1/8/04	2/2/04	1/8/04	2/3/04
Bid & Award Phase	3/15/04	4/22/04	N/A	N/A
Project Construction Phase	4/22/04	Summer 2004	N/A	N/A



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-46
2. Payment is due to: Meyers Anderson Architects
3. The amount to be disbursed is: \$16,031.62
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: February 18, 2004

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-46

COPY

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Old Town Pocatello (97-A) downtown revitalization project—architectural and surveying services. (pay request #7)	Meyers Anderson Architects 101 North Main Street Pocatello, ID 83204	16,031.62

INVOICE TOTAL \$16,031.62

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: February 11, 2004  
 Pocatello Development Authority      INVOICE NO: Seven (7)  
 1851 Alvin Rickett 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 February 11, 2004, the sum of:

*Sixteen Thousand Thirty One Dollars and Sixty-Two Cents*      **\$16,031.62**

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:

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	\$3,294.64	0.00
Schem.Des./Des.Develop	25%	\$16,473.21	100%	\$16,473.21	\$16,473.21	0.00
Construction Documents:	40%	\$26,357.14	100%	\$26,357.14	\$26,357.14	0.00
Bidding:	5%	\$3,294.64	100%	\$3,294.64	\$3,294.64	0.00
Construction:	25%	\$16,473.21	95%	\$15,649.55	\$15,649.55	0.00
		<b>\$65,892.84</b>	<b>98.75%</b>	<b>\$65,069.18</b>	<b>\$65,069.18</b>	<b>(\$0.00)</b>
Reimbursables:						
JUB Design Survey				\$15,000.00	\$15,000.00	\$0.00
JUB Construction Support				\$14,629.13	\$0.00	\$14,629.13
Printing				\$242.41	\$242.41	\$0.00
Strata-testing				\$2,999.50	\$1,597.00	\$1,402.50
Advertising-bid				\$204.10	\$204.10	\$0.00
Specs, Prints, Shipping				\$681.31	\$681.31	(\$0.00)
Subtotal				<b>\$98,825.62</b>	<b>\$82,794.00</b>	<b>\$16,031.62</b>
Previous Payments				\$82,793.98		
Past Due						
Total Due:				<b><u>\$16,031.64</u></b>		<b><u>\$16,031.62</u></b>

Last Payment Received: \$7,412.95 on January 26, 2004.

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

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-47
2. Payment is due to: J-U-B Engineers, Inc.
3. The amount to be disbursed is: \$106,844.32
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: February 18, 2004

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-47

COPY

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Old Town Pocatello (97-A) downtown reinvestment project. (pay request #3)	J-U-B Engineers, Inc. Center 151 Building 151 North Third Avenue Pocatello, ID 83201	106,844.32

INVOICE TOTAL \$106,844.32

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

**Pocatello Downtown Reinvestment Project, Phase I  
Periodic Progress Report**

February 4, 2004

From: December 27, 2003 to January 31, 2004

J-U-B ENGINEERS, inc. Project # 58122

✓ **DESCRIPTION OF WORK PERFORMED:**

- 1) Attended Open House on January 7, 2004 and Compiled Comments
- 2) Held Preliminary Design Review Meeting on January 8, 2004 with City's Technical Design Team
- 3) Received Depth Information for Qwest Line Crossings on Main Street at Lewis Street and at Clark Street
- 4) Met with Building and Fire Departments for Fire Line Rating and Procedure
- 5) Met with Parks and Recreation Department to Discuss Tree and Irrigation Preferences
- 6) Documented Location and Size of Vaults on Plans
- 7) Corresponded with the City's American with Disabilities Act and Transit Authority
- 8) Worked to Prepare Plans for DEQ are 95% Complete for City and DEQ Review
- 9) Submitted Opinion of Probable Cost based on Preliminary Design
- 10) Met with Budget Committee to Establish Guidelines for Final Budgets
- 11) Received Comments from City's Review of the Design Study Report and Incorporated revisions into Final Draft.

✓ **INFORMATION REQUIRED TO AVOID DELAYS:**

- 1) Direction on street width, pavement section, vaults, and storm sewer layout and routing

✓ **CHANGES IN SCOPE OR COMPLEXITY REQUIRING CONTRACT COST ADJUSTMENT:**

- 1) None this period.

✓ **BUDGET UPDATE:**

- 1) The Study and Design Phase is 95% - complete pending the final submittal of the Design Study Report. The budget for this phase is about 95% expended. The Preliminary Design Phase is in good standing. The Final Design Phase is well under budget. We are currently under budget for these phases. See the attached Progress Report Exhibit.

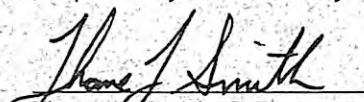
✓ **CHANGES IN SCOPE OR COMPLEXITY REQUIRING CONTRACT TIME ADJUSTMENT:**

- 1) None this period

✓ **ACTION ITEMS:**

- 1) Prepare Specifications and Bidding Documents
- 2) Submit Final Draft of the Design Study Report
- 3) Conduct 95% Design Review with City's Technical Design Team
- 4) Commission Electrical Engineer to Complete Design of Electrical and Lighting Systems
- 5) Discuss Traffic Control Plan and Incorporate into Plans and Specifications
- 6) Receive Comments from DEQ
- 7) Incorporate Comments and Direction from City's Technical Design Team into Bid Set
- 8) Pre-qualify Contractors for Bidding

Respectfully Submitted by:

  
Thane L. Smith, P.E.





Invoice

J-U-B ENGINEERS, Inc.  
ENGINEERS • SURVEYORS • PLANNERS

Center 151 Building  
151 North Third Avenue  
Pocatello, ID 83201

208-232-1313  
Fax: 208-232-3489  
www.jub.com

HARRY NEUHARDT, CHAIR  
POCATELLO DEVELOPMENT AUTHORITY  
1651 ALVIN RICKEN DRIVE  
POCATELLO, ID 83201

February 4, 2004  
Project No: 00-58-122  
Invoice No: 0024363  
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COPY TO:  
GREG LANNING  
CITY OF POCATELLO  
911 N. 7<sup>TH</sup> STREET  
POCATELLO, ID 83201

Project: 00-58-122 POCATELLO DOWNTOWN REINVESTMENT, PHASE I

Professional services from December 28, 2003 to January 30, 2004

Task: 010 STUDY AND REPORT PHASE

**Professional Personnel**

	Hours	Amount
PROJECT MANAGER	27.50	3,619.48
PROJECT ENGINEER	78.75	6,474.90
DESIGN ENGINEER	149.75	9,564.53
TECHNICIAN	112.25	3,969.00
PLANNER	47.50	4,910.40
CLERICAL	6.00	255.96
Totals	421.75	28,794.27

**Total Labor**

**28,794.27**

**Consultants**

SUBCONSULTANTS 5,093.00

**Total Consultants**

**5,093.00**

**Reimbursable Expenses**

MEALS AND LODGING 424.44

PHONE/COPIES/OTHER 46.09

**Total Reimbursables**

**470.53**



Billing Limits		Current	Prior	To-date	
Total Billings		34,357.80	44,165.17	78,522.97	
Limit				79,683.00	
Remaining				1,160.03	
				<b>Total this task</b>	<b><u>\$34,357.80</u></b>
Billings to date		Current	Prior	Total	
Labor		28,794.27	41,732.31	70,526.58	
Consultant		5,093.00	0.00	5,093.00	
Expense		470.53	2,432.86	2,903.39	
<b>Totals</b>		<b>34,357.80</b>	<b>44,165.17</b>	<b>78,522.97</b>	

**Task: 020 PRELIMINARY DESIGN PHASE**

**Professional Personnel**

	Hours	Amount
PROJECT MANAGER	55.50	9,220.77
PROJECT ENGINEER	135.00	12,444.70
DESIGN ENGINEER	37.75	2,501.79
TECHNICIAN	33.00	1,108.80
DRAFTER-CAD	164.00	12,070.40
CLERICAL	6.00	379.98
Totals	431.25	37,726.44
<b>Total Labor</b>		<b>37,726.44</b>

**Reimbursable Expenses**

MEALS AND LODGING	167.61
MILEAGE	75.18
PHONE/COPIES/OTHER	534.78
<b>Total Reimbursables</b>	<b>777.57</b>

Billing Limits		Current	Prior	To-date	
Total Billings		38,504.01	58,492.05	96,996.06	
Limit				117,728.00	
Remaining				20,731.94	
				<b>Total this task</b>	<b><u>\$38,504.01</u></b>
Billings to date		Current	Prior	Total	
Labor		37,726.44	56,347.31	94,073.75	
Expense		777.57	1,020.34	1,797.91	
Unit		0.00	1,124.40	1,124.40	
<b>Totals</b>		<b>38,504.01</b>	<b>58,492.05</b>	<b>96,996.06</b>	



**Task: 030 FINAL DESIGN PHASE**

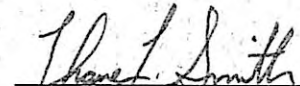
**Professional Personnel**

	Hours	Amount
PROJECT ENGINEER	115.00	12,357.90
DESIGN ENGINEER	123.25	8,215.20
TECHNICIAN	99.50	6,582.16
DRAFTER-CAD	106.50	6,827.25
Totals	444.25	33,982.51
<b>Total Labor</b>		<b>33,982.51</b>

Billing Limits	Current	Prior	To-date
Total Billings	33,982.51	0.00	33,982.51
Limit			86,368.00

Billings to date	Current	Prior	Total	Total this task
Labor	33,982.51	0.00	33,982.51	<u>\$33,982.51</u>
Totals	33,982.51	0.00	33,982.51	

Total this invoice \$106,844.32

  
 \_\_\_\_\_  
 DALE R. BAUNE, P.E.  
 PROJECT MANAGER

# **Idaho Voice For Responsible Government**

*A Foundation of Excellence for Future Generations in Idaho*

## **Business Plan**

*Revised 2-24-2004*

**2004-2005**



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**Committee Chairs**

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# Executive Summary

*Idaho Voice for Responsible Government* is a foundation formed to provide education, information, communication and lobbying resources to broaden and deepen the awareness of the citizens of Idaho regarding legislative issues at all levels of government.

*Idaho Voice for Responsible Government* is a 501c3 organization that focuses on research and education to promote the public interest and the empowerment of people to make democracy work.

*Idaho Voice for Responsible Government* is a community-region based information and educational clearing house offering a wide range of service to add value to the voice and position of Idaho Citizens..

## Vision and Mission

### **Vision**

That all citizens in the region and state will be afforded the opportunity to interact with each other, elected officials and government entities at all levels. Develop local chapters within the state of Idaho.

### **Mission**

To promote limited use of government and the encouragement of a healthy community, region and state environment. We will focus on:

- \* Responsible use of all government monies and resources
- \* Community involvement, education and volunteer citizen participation
- \* Limit government activities that are better left to private sector or which compete with private sector.
- \* Promote fair, equitable policies that allow all citizens

*Idaho Voice for Responsible Government* will promote participation in civic life to enhance the community socially, culturally, politically and economically. It is our goal to make the region and state a better place to live, learn, grow and prosper. *Pg.1*

# History

*Idaho Voice for Responsible Government* was founded on December 16, 2003 out of a profound need to sustain the interest and momentum of its predecessor "Committee for Storm Water Referendum". That committee was organized as a PAC (*Political Action Committee*) in May of 2002 for the direct purpose to educate our community as to the ramifications of an ordinance, city legislation that would have been detrimental to its citizens and business owners due to the manner in which it was drawn.

The committee's center held for over eighteen months during which it remained vigilant in its purpose and mission, to educate and inform the public, the share holders of the community. They lobbied vigorously proving to the public and the elected officials of the City of Pocatello that this ordinance little, if anything, to provide any additional services that were not already being provided by general fund dollars for true "core" services.

This committee obtained over 4500 signatures, really citizens voices laid to paper in order to legally block the elected officials implementation of this illegitimate ordinance. This legal instrument was a referendum petition. This small group of persistent, well informed community share holders were successful in forcing the City of Pocatello's elected official to place the issue on a ballot for voter approval during the election in November of 2003. The outcome was successful, the citizens of the community voted a resounding **no** to the implementation of the ordinance and its questionable legality.

The elected officials in the City had a severe budget deficit and were hoping to bridge the monetary gap with the new ordinance.

The committee did not disagree with the premise that we must take care of storm water issues. The need for a comprehensive, all encompassing strategic plan was needed to take care of water issues including the Portneuf river and the lifeblood of our community the aquifer. Elected officials repeatedly tried to intimate that the revenue generated by this "new" ordinance would take care of everything that was previously mentioned. Certainly this would have been impossible as millions of dollars over many years would have been required to properly plan for this magnitude of

*Civic pride, consistency, persistency and a willingness to self educate in order to properly educate the community is exactly what made the committee successful.*

## Legal Status

*Idaho Voice for Responsible Government, Inc.* Is organized exclusively as education, charitable and religious within the meaning of Section 501(c)(3) 501(h) of the internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law. The corporation elected under the Internal Revenue Code 501(h) to make expenditures to influence legislation at all levels of government.

# Market Needs Assessment

We have developed committees to address the needs of our communities based on issues and immediacy of specific concerns regarding current or pending legislation. The committees will organize a strong grassroots downline to work closely with the Idaho Voice for Responsible Government Foundation. We will partner with other interested communities to form chapter affiliations with the foundation.

The foundation will support a committee, group, organization or chapter by providing expertise, volunteer support, funding in order to build long term relationships with all interested parties.

Currently there is no entity in the state of Idaho that serves the communities at large with the type of service and support that this foundation offers which consists of:

- \* Legislative or policy education and research
- \* Voter education - candidate statements and values
- \* Public Forums and activities during political campaigns
- \* Issue briefing for candidates
- \* True "Pro and Con" reporting on issues and accountability conduct
- \* Community based fund raising events
- \* Economic Development
- \* Charitable giving
- \* Advocacy - lobbying

As we work toward collaborative implementation of our stated mission the concept that the share holders of a community and region can and do make a difference will increase our purpose and scope of the operation.

Comprehensive outreach efforts will help in refining our mission and structure. We shall always strive to engage and all interested parties that wish to play a vital role in securing and maintaining the sanctity and well being of our communities across the state of Idaho.

# Marketing

## *Capacity and Coalition Building*

*Idaho Voice for Responsible Government* first looked to its Board of Directors, Executive Board and committee members for start-up monies. Monies that permitted the organization to move forward in an assertive, timely manner to file the necessary paperwork to become a tax-empt entity. We believe strongly that fund raising should be a joint responsibility of the boards, committees and staff.

We are also cognizant that much of the funding will be community based for the first two years as we work diligently to carry out our stated mission and goals.

Overall, fund raising is a major component of our board and how we choose to fund the organization will determine how extensive our programs will be and how quickly we can serve the needs of our community and region. We will utilize the following methods of marketing and fund raising.

**Peer to Peer, “friends of”** the foundation and its mission. This will raise money for operating expenses. One on one meetings with individuals, business owners and civic organizations. In-kind donations of hard goods will also be a large part of the giving process.

**Quarterly Campaigns** to raise money for lobbying legislative entities at all four levels of government. To educate communities and chapters regarding the issues and entities involved and why their participation is needed to effect change. Radio, television shows, newspapers press releases will provide a continual source of exposure.

**Capital Campaigns** to raise money for new brick and mortar projects, or to replace existing equipment or facilities.

**Special Events** to raise money for annual operating expenses and these events are often thought of in the community as the organization’s “signature fund raiser.”

**Planned Giving** - endowment to help secure the organization’s future.

Fee for Services -Membership as the organization continues to expand.



# Marketing - Fund Raising - cont

## Endowment Fund

Our Board of Directors and Executive Board realize the importance of long term sustainable funding and the commitment that must be made to think first beyond today, or even tomorrow and well into the future. By establishing an endowment fund we are taking an active role in securing the foundations longevity so that future generations can carry out the stated mission of the organization.

The following have been identified as possible sources of funding:

- \* small and large businesses
- \* corporate foundations
- \* private foundations
- \* community foundations
- \* service - civic clubs
- \* religious groups
- \* employee funds - match funds for specific events or issues
- \* professional groups (Home Builders Association, Business Women's Associations, etc).
- \* other non profits that are well established and share and affinity
- \* state and federal grant money
- \* municipal, county, regional, including boards of education, public health, etc.
- \* grant funding

## Other ideas for "Special Events"

Auctions - Raffles  
Educational Events  
Fairs and Carnivals  
Haunted Houses  
Whodunit Murder Parties - Treasure Hunts  
Sports Tournaments - Karate exhibitions - golf tournaments  
VAL-O-GRAMS, singing Valentines  
Stadium-Coliseum - River clean ups - Road Races-Bike, car and people.



# Operating Procedures

*Idaho Voice for Responsible Government will strictly adhere to the guidelines that are set forth in the IRS Tax Code for the operation of a non profit organization.*

## Leadership

The organization has chosen it's leadership team from the business community, lobbying entities, labor related industry, political strategists and professionals in our community and region.

## Staff Support

The staff consists of volunteers from the board, committee members and recruitment of "funding partners" that may provide staff support on a shared basis.

## Budget-Accounting

Annual operating expenses at this time are relatively small and projected expenditures for a two year period are under \$10,000 per year, this only includes basic operating expenses. Dependent upon aggressive marketing this figure is subject to change for each forecast year. *Note:* Some budget amounts may come in the form of in-kind services of tangible value to the organization.

## Guiding Principles Statement

*Amid the local, regional and national tragedy of leadership failures and breached ethics of corporations and government, it is particularly important to establish strong principles to guide the organization.*

## Long-term commitment

Transforming the ways in which a community and it's share holders think is indeed a long-term process. Our goal is to reestablish the faith in their ability to effect change by standing together to expect and demand continuity and accountability of all elected officials in government. To bring economic development to their community. To help people from all walks of life to engage in the business of realignment and design of their own communities. To educate people as to the importance of voting. *Pg. 7*

# Governance

*Idaho Voice For Responsible Government* has a diverse Board to ensure that many perspectives are covered and addressed. Our Board of Directors and Executive Board has a genuine interest in building a strong grassroots, volunteer organization and will continue to be active in recruiting people to build the capacity of the foundation. In some cases they will actively participate as members of a committee or lead a project. They are also involved in building coalitions with other organizations and businesses that have a shared interest in what the foundation's vision is to better serve the communities and share holders in the state of Idaho.

The board(s) will make decisions by voting or using consensus. At times they may opt to utilize another option "loose consensus" which will seek general agreement, but has no provision for voting when necessary. The committee chairperson will report directly to the boards when an issue arises, if the issue meets the mission criteria then the organization may opt to pursue take action.

The Board of Directors and the Executive Board have very clearly delineated responsibilities:

- \* electing leaders
- \* Running meeting
- \* Committee Chair selection and Committee oversight
- \* Dealing with conflict of interest issues
- \* Sets policies and procedures for the organization
- \* Tracking the organization's finances and budget
- \* Keeping good notes and records

The Board is responsible for ensuring that the organization meets the legal requirements and that it is operating in accordance with its mission and the purpose for which it was granted tax-exempt status. They must exercise the duty of care (*meaning they must attend meetings, be prepared to make informed decision by reading information provided and carry out their duties in a reasonable and responsible manner*). As safeguards of a public trust, board members are responsible for protecting the organizations assets which include any and all data regarding the formation and on going strategic plans by signing of non-disclosure agreements. Pg8

# Supporting Data

## **Board of Directors**

Dale Kirkham  
Bernard McDevitt  
Val Stoddard  
Earl Swift

## **Executive Board**

Sharon Nilson - President  
Richard Kirkham - Vice President  
Jean Atkison - Treasurer  
Brenda Brodin - Secretary

Support to Executive Board

Kirk Kirkham - Committee Liaison

## **Support Advisors**

Verna Walker - Political Advisor  
Bernard (BA) McDevitt - Political Advisor  
Paul Gregersen - Publicity Coordinator  
Barbara Roberts - Publicity Coordinator  
Bodell Kirkham - Registered Agent

Committee Members - Leslie Romriell, Logan Robinson, Bart Armstrong, John Brodin, Ed Cook, John Coray, Rick Robinson, Don Zebe, Sharon Nilson, Barbara Roberts, Rich Kirkham, Kirk Kirkham, BA McDevitt, Val Stoddard, Dale Kirkham, Brenda Brodin, Bodell Kirkham, Jean Atkison, Earl Swift

## **Foundation Information**

Idaho Voice For Responsible Government  
2055 Garrett Way, Bldg. 1 Ste. 2  
Pocatello, Id 83201  
Mailing Address: PO Box 2046, Pocatello, Id 83205  
Telephone - 208-232-6886  
Alternate - Sharon Nilson - 208-604-1202

Green - Board of Directors

Yellow denotes Executive Board

Committee liaison reports to Executive Board

Red reports to Committee Liason

Liason coordinates & conveys concerns of committee(s) and sets meeting with Executive Board -and Board of Directors

# Four (4) Board of Directors

**President**

**Secretary**

**Vice-President**

**Treasurer**

**Committee Liason**

**Fundraising  
Coordinator**

**Political Advisor(s)**

**Publicity  
Coordinator(s)**

*Any entity above the bold black line is the "Executive Board". The President, Vice-President-Treasurer-Secretary and Board of Directors are voting members of the board. The committee liaison is in an advisory capacity to the "Executive Board. All above the line report directly to the "Board of Directors"*

*Any entity below the bold black line reports to and coordinates issues with the "Committee Liason" in order to expedite issues and answers to the committee chairs and participants*

**Legal Advisor(s)**

**Economic  
Development**

**Community  
Relations/Education**

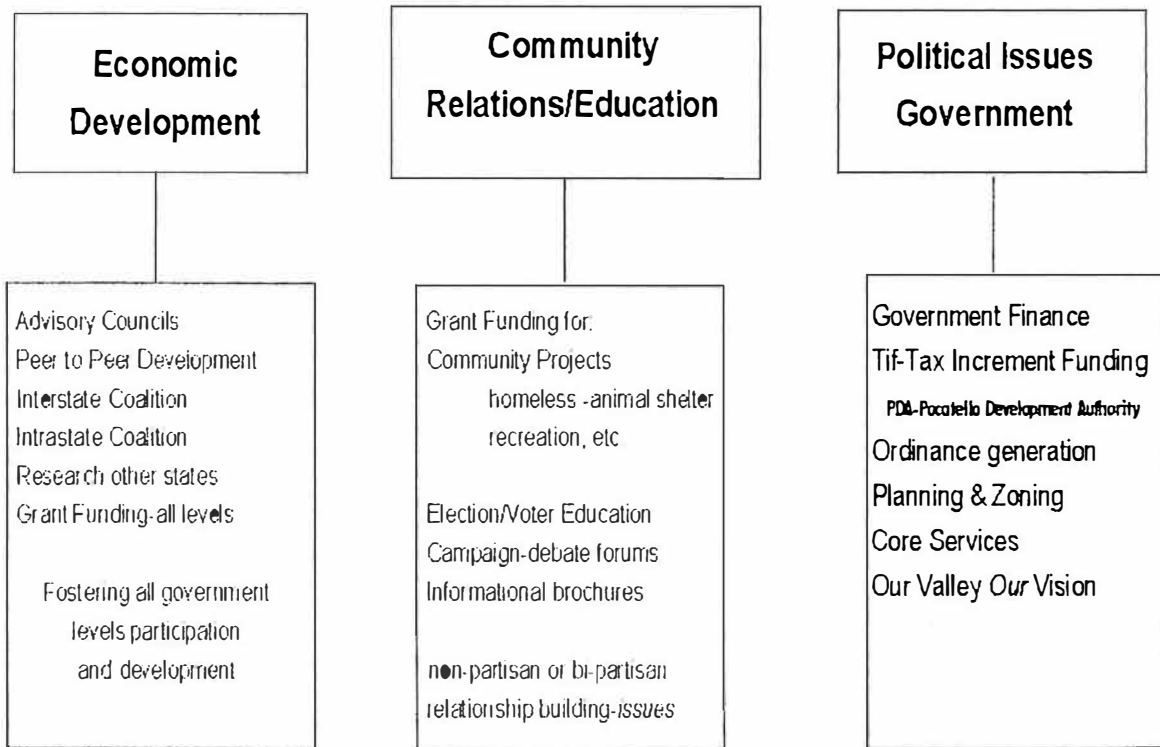
**Political Issues  
Government**

Perpetual-peer to peer/local-interstate/intrastate

Election/voting-volunteerism-committee recruitment

Gov't Finance-TIF-Ordinance/Enterprise Entity, etc

## Flow Chart- Committee Chair and Committee Issues



**NOTE: All committee issues/subjects are "examples" and are always subject to change  
 "Choose your issue and commit"**

POCATELLO DEVELOPMENT AUTHORITY  
CENTRAL CORRIDOR CASH FLOW PROJECTIONS  
2004 THROUGH 2009

YEARS ENDED	2004	2005	2006	2007	2008	2009
Previous Year Balance*:	\$4,593,086.79	\$3,075,981.60	-\$43,491.49	\$460,008.63	\$2,326,408.31	\$2,218,291.23
<b>INCOME:</b>						
Estimated Tax Revenues:	2,798,668.66	2,882,628.72	2,969,107.58	3,058,180.81	3,149,926.23	3,244,424.02
South Cliffs Repayment:		85,000.00				
Ross Park Pool Repayment:		120,000.00	120,000.00	200,000.00		
Positron Repayment:						
AMIS Repayment:						
Total Projected Income:	2,798,668.66	3,087,628.72	3,089,107.58	3,258,180.81	3,149,926.23	3,244,424.02
<b>TOTAL AVAILABLE INCOME:</b>	\$7,391,755.45	\$6,163,610.32	\$3,045,616.09	\$3,718,189.44	\$5,476,334.54	\$5,462,715.25
<b>EXPENSE:</b>						
Current Year Debt Service*:	932,931.25	932,911.25	930,890.00	931,772.50	931,635.00	2,793,657.50
South Cliffs--Phase 1**:	19,636.53					
South Cliffs--Phase 2**:	2,997.11					
Old Town Revitalization:	622,000.00					
Proposed Revitalization:	(382,657.95)	(947,992.00)	(878,032.00)			
Old Town Reinvestment***:	2,050,000.00	1,910,000.00	1,410,000.00			
Positron:	400,000.00					
Cheyenne Crossing**:	288,208.96	288,208.96	288,208.95			
Total Projected Expense:	4,315,773.85	3,131,120.21	2,629,098.95	931,772.50	931,635.00	2,793,657.50
<b>CALCULATED ANNUAL BALANCE</b>	\$3,075,981.60	-\$43,491.49	\$460,008.63	\$2,326,408.31	\$2,218,291.23	\$450,766.52
<b>CUMULATIVE BALANCE:</b>	\$3,075,981.60	\$3,032,490.11	\$3,492,498.74	\$5,818,907.05	\$8,037,198.28	\$8,487,964.80

**Notes:**

\* Includes all Central Corridor Tax Districts--Newtown, Alvin Ricken, Old Town, North Main, Central Corridor

\*\* Project totals as of 1/1/04.

\*\*\* Anticipated cost as per file documents--includes portions of project not yet approved by board.

Beginning balance 2003 is total revenues held by Trustee as of 1/1/04.

Repayments in 2010: \$400,000 from Positron, & \$200,000 from South Cliffs.

AMI repayment of \$1.2 million is due in 2012.



Post-It* Fax Note	7671	Date	2-11-04	# of pages	3
To	Char	From	Alesha		
Co./Dept.	PDA	Co.	Myers/Anderson		
Phone #	233-0267	Phone #	232-3741		
Fax #	233-0268	Fax #	232-3782		



January 14, 2004

Mr. Harry Neuhart  
 Chairman, Pocatello Development Authority  
 1651 Alvin Ricken Drive  
 Pocatello, Idaho 83201

Re: Pocatello Downtown Revitalization 2003 – Change Order

Dear Mr. Neuhart:

Enclosed is Change Order #2 for additional work for the above referenced project. This Change Order requires the "Owners" approval and signature to become effective. Please review, sign, and return to this office at your earliest convenience.

The work authorized by this Change Order is required due to less than necessary electrical capacity at one of the existing power sources being utilized for this project. The original information provided by the City indicated to our electrical engineer that adequate capacity was available.

Please be advised that Change Order #1 (10-23-03 / \$6,445.00) was rescinded at the request of Greg Lanning prior to the work being commenced.

Please contact me if you have any questions.

Sincerely,

Jim Jenkins, ASLA  
 Myers/Anderson Architects

tjj  
 Enclosure

cc: Kiggins Concrete  
 Cac Turner  
 Greg Lanning  
 Dean Turner

101 North Main Street  
 Pocatello, Idaho 83201  
 p 208-232-3741  
 f 208-232-3782  
 msa@myers-anderson.com



# AIA<sup>®</sup> Document G701<sup>™</sup> - 2001

## Change Order

OWNER	<input type="checkbox"/>
ARCHITECT	<input type="checkbox"/>
CONTRACTOR	<input type="checkbox"/>
FIELD	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

<b>PROJECT (Name and address).</b> Downtown Pocatello Revitalization - 2003 Downtown Pocatello.	<b>CHANGE ORDER NUMBER:</b> 002
<b>TO CONTRACTOR (Name and address).</b> Kiggins Concrete 3610 US Highway 30 West Pocatello, Idaho 83201	<b>DATE:</b> January 14, 2004
	<b>ARCHITECT'S PROJECT NUMBER:</b> 02799
	<b>CONTRACT DATE:</b> October 23, 2003
	<b>CONTRACT FOR:</b> General Construction

**THE CONTRACT IS CHANGED AS FOLLOWS:**  
*(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)*


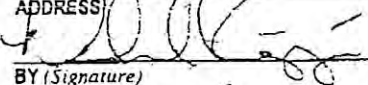
- Relocate contractors from P-6 to P-4.
- Provide and install new 6 pole contractor in P-6.

The original Contract Sum was	\$	198,000.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	198,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$	1,092.24
The new Contract Sum including this Change Order will be	\$	199,092.24

The Contract Time will be increased by Zero ( 0 ) days.  
The date of Substantial Completion as of the date of this Change Order therefore is December 29, 2003

**NOTE:** This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

<u>Myers-Anderson Architects, PLLP</u> <b>ARCHITECT (Firm name)</b>	<u>Kiggins Concrete</u> <b>CONTRACTOR (Firm name)</b>	<u>Pocatello Development Authority</u> <b>OWNER (Firm name)</b>
<u>101 North Main Street, Pocatello, Idaho 83204</u> <b>ADDRESS</b>	<u>3610 US Highway 30 West, Pocatello, Idaho 83201</u> <b>ADDRESS</b>	<u>1651 Alvin Ricken Drive, Pocatello, Idaho 83201</u> <b>ADDRESS</b>
 <b>BY (Signature)</b>	 <b>BY (Signature)</b>	 <b>BY (Signature)</b>
<u>James B Jenkins</u> <b>(Typed name)</b>	<u>Donald Kiggins</u> <b>(Typed name)</b>	 <b>(Typed name)</b>
<u>1-14-04</u> <b>DATE</b>	<u>1-21-04</u> <b>DATE</b>	 <b>DATE</b>



**Kiggins Concrete & Construction**

3610 Hwy 30 W -- Pocatello, ID 83201

Phone: (208) 233-9165

Fax: (208) 232-2790

Monday, January 05, 2004

Dear Jerry Meyers,

Per Snake River

The existing power supplies P-6 and P-4 don't have any capacity left on the contactor to control the lights.

In talking with the city, the easiest fix is to move the contactors from P-6 to P-4 and install a new 6 pole contactor in P-6

The Cost to make theses changes

Electrical Contractor	\$888.00
O&P and Bond	\$204.24

Total	\$1092.24
-------	-----------

Please advice us on what solution to implement as soon as possible.

Thanks

Derek

# Pocatello Development Authority

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

*An urban renewal agency for the City of Pocatello, Idaho*

February 11, 2004

Verna Walker  
2539 South Fairway  
Pocatello, ID 83201

Dear Mrs. Walker:

Enclosed are the December minutes for the Pocatello Development Authority. The Board of Directors has not yet received for review either my portion of the January minutes nor the remaining minutes which were taken by Char DeWall. There may be corrections made at the February meeting before the full set is approved.

I have made a note for my file to send you a copy of those January minutes after they have been approved next week.

Sincerely,

Rayna Valentine, Secretary  
Pocatello Development Authority

Enc.

FILE COPY

**TO:** Pocatello Development Authority Commissioners

**FROM:** Robert Chambers, Director, Planning and Development Services  
 Tim Tingey, Division Manager, Neighborhood and Community Services

**DATE:** February 9, 2004

**RE:** Roosevelt Urban Renewal Area Update

Attached is Roosevelt Urban Renewal Area project information provided by Rocky Mountain Engineering and Surveying (RMES). They have prepared an engineering estimate for work in Phases 3 and 4 of the Roosevelt Urban Renewal Area right-of-way project.

According to the information provided by RMES, completion of the work in Phases 3 and 4 including engineering will increase the project costs by 13%, or \$130,689 over the original \$1,027,000 approved by the PDA. The reasoning for the increased costs are addressed by RMES in the memorandum section of the attachments and are primarily based on rising materials costs since the original project estimate.

During Phases 1 and 2 of the project, there were a number of unanticipated requests by residents as well as areas identified by RMES and City staff for other improvements. While not yet approved by PDA, these costs were evaluated on site by both City staff and RMES as warranted to enhance the neighborhood improvements. These additional enhancements for Phases 1 and 2 and future needs for phases 3 and 4 total approximately \$100,000. RMES has also included contingency amounts of \$40,000 for Phases 3 and 4. Therefore, according to current RMES estimates, there is the potential to expend \$270,589 above the amount originally identified as the total project cost.

Based on the information submitted by RMES, Bannock Development Corporation and City staff updated revenue projections for this area. The following projection to project completion analyzes dollars needed to accomplish all identified improvements in the area:

Funding Description	Revenue Amount	Expenditures
2004 Expected Revenue (based on 2003 Tax Receipts)	\$437,186	
<b>Fred Meyer Payments</b>		
2004		\$49,395
2005		\$93,107
<b>Expected Income (minus funds paid off to Fred Meyer)</b>		
2004	\$387,790	
2005	\$344,079	
<b>Total Expected Revenue</b>	<b>\$731,869</b>	
<b>Phase 3 Estimate</b>		<b>\$303,500</b>
<b>Phase 4 Estimate</b>		<b>\$191,400</b>
<b>Engineering</b>		<b>\$34,460</b>
<b>Project Contingencies</b>		<b>\$40,000</b>
<b>Additional Work Requests (Estimate)</b>		<b>\$100,000</b>
<b>Subtotal</b>		<b>\$669,360</b>
<b>Ending District Balance</b>	<b>\$62,509</b>	

The PDA has the following options to consider in finalizing the Roosevelt Urban Renewal Area project:

1. Direct RMES to scale back the project improvements on Phases 3 and 4 to stay within the original budget amount approved of \$1,027,000 and direct RMES to begin the bidding process for Phase 3;
2. Expand the funding by \$130,689 and direct RMES to begin the bidding process for Phase 3;
3. Expand the funding to include cost increases of Phases 3 and 4, contingency amounts and additional work requests and direct RMES to begin the bidding process for phase 3. While \$270,589 is above the original approved amount it is still within the anticipated tax receipts for the remaining two years of the Urban Renewal Area.

**ROOSEVELT-ALAMEDA NEIGHBORHOOD PHASE 3  
ENGINEER'S OPINION OF COSTS**

21-Jan-04

				Engineer's Estimate	
ISPE #	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
<b>SITE PREP</b>					
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00
207-C1	Removal of Curb and Gutter	L.F.	150	\$ 3.00	\$ 450.00
207-C2	Removal of Concrete	S.F.	5000	\$ 2.50	\$ 12,500.00
207-D2	Removal of 6"-24" dia. Tree	E.A.	7	\$ 250.00	\$ 1,750.00
207-D3	Removal of tree (larger than 24")	E.A.	2	\$ 500.00	\$ 1,000.00
210	SRW Retaining Wall	S.F.	100	\$ 25.00	\$ 2,500.00
<b>SURFACE REPAIRS</b>					
307-A1	Misc. Surface Restoration	C.A.	1	\$ 10,000.00	\$ 10,000.00
307-C	(Gravel) Restoration	S.F.	1500	\$ 0.80	\$ 1,200.00
307-D	(Asphalt) Restoration	S.F.	34000	\$ 2.05	\$ 69,700.00
307-E	Sod Restoration	S.F.	15000	\$ 0.60	\$ 9,000.00
<b>CONCRETE CONSTRUCTION</b>					
706-A	Curb and Gutter (Type Unspecified)	L.F.	5600	\$ 12.15	\$ 68,040.00
706-B	4' Concrete Valley Gutter	L.F.	400	\$ 6.00	\$ 2,400.00
706-E	Concrete (Sidewalk, Driveway, Handicap Ramp & Approach)	S.F.	24,500	\$ 3.10	\$ 75,950.00
<b>MISC CONSTRUCTION</b>					
901	Irrigation System Repairs	L.F.	500	\$ 3.75	\$ 1,875.00
2040	Fence Repair	L.F.	1100	\$ 4.00	\$ 4,400.00
<b>MISC ITEMS</b>					
1103	Traffic Control	L.S.	1	\$ 6,000.00	\$ 6,000.00
2010	Mobilization	L.S.	1	\$ 5,000.00	\$ 5,000.00
2020	Tree Installation	E.A.	10	\$ 300.00	\$ 3,000.00
2050	Towing	C.A.	1	\$ 500.00	\$ 500.00
Contingency (10%)				\$	27,276.50
<b>Total Estimated Phase 3 Construction Cost</b>				\$	<b>303,541.50</b>



# ROOSEVELT-ALAMEDA NEIGHBORHOOD PHASE 4 ENGINEER'S OPINION OF COSTS

21-Jan-04

			Engineer's Estimate	
ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
<b>SITE PREP</b>				
Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00
Removal of Curb and Gutter	L.F.	500	\$ 3.00	\$ 1,500.00
Removal of Concrete	S.F.	1200	\$ 2.50	\$ 3,000.00
Removal of 6"-24" dia. Tree	E.A.	4	\$ 300.00	\$ 1,200.00
Removal of tree (larger than 24")	E.A.	5	\$ 600.00	\$ 3,000.00
SRW Retaining Wall	S.F.	200	\$ 25.00	\$ 5,000.00
<b>SURFACE REPAIRS</b>				
Misc. Surface Restoration	C.A.	1	\$ 7,500.00	\$ 7,500.00
(Gravel) Restoration	S.F.	2500	\$ 0.70	\$ 1,750.00
(Asphalt) Restoration	S.F.	15000	\$ 2.05	\$ 30,750.00
Sod Restoration	S.F.	7000	\$ 0.80	\$ 5,600.00
<b>CONCRETE CONSTRUCTION</b>				
Curb and Gutter (Type Unspecified)	L.F.	800	\$ 12.25	\$ 9,800.00
4' Concrete Valley Gutter	L.F.	0	\$ 8.50	\$ -
Concrete (Sidewalk, Driveway, Handicap Ramp & Approach)	S.F.	29,000	\$ 3.05	\$ 88,450.00
<b>MISC CONSTRUCTION</b>				
Irrigation System Repairs	L.F.	500	\$ 4.30	\$ 2,150.00
Fence Repair	L.F.	200	\$ 4.00	\$ 800.00
<b>MISC ITEMS</b>				
Traffic Control	L.S.	1	\$ 5,000.00	\$ 5,000.00
Mobilization	L.S.	1	\$ 5,000.00	\$ 5,000.00
Tree Installation	E.A.	9	\$ 250.00	\$ 2,250.00
Towing	C.A.	1	\$ 500.00	\$ 500.00

Contingency (10%) \$ 17,150.00

**Total Estimated Phase 4 Construction Cost \$ 191,400.00**

**Roosevelt- Alameda Cost Comparisons  
Actual vs. 2001 Budget Estimates**

	<b>2003/2004 Actuals</b>	<b>2001 Budget</b>	<b>% Increase</b>
Phase 1	\$ 353,267.74	\$ 315,000.00	\$ 0.12
Phase 2	\$ 217,001.07	\$ 175,000.00	\$ 0.24
Phase 3	\$ 303,500.00	\$ 287,000.00	\$ 0.06
Phase 4	\$ 191,400.00	\$ 165,000.00	\$ 0.16
Engineering	\$ 92,520.00	\$ 85,000.00	\$ 0.09
<b>Totals</b>	<b>\$ 1,157,688.81</b>	<b>\$ 1,027,000.00</b>	
<b>Total Project Increase</b>		<b>13%</b>	



## Roosevelt- Alameda Project Cost Summary

### Cost Item (Total Project)

Planned Construction Projects		
Phase 1 (Complete)	\$	353,267.74
Phase 2 (Complete)	\$	217,001.07
Phase 3 (Estimate)	\$	303,500.00
Phase 4 (Estimate)	\$	191,400.00
<b>Total Planned Construction Costs</b>	<b>\$</b>	<b>1,065,168.81</b>
Proj. Engineering and Management	\$	92,520.00
Contingencies	\$	40,000.00
<b>Additional Work Requests (Estimate)</b>		<b>\$100,000.00</b>
<b>Total Estimated Project Expenses</b>	<b>\$</b>	<b>1,297,688.81</b>

### Cost Items (Work Remaining)

Phase 3 (Estimate)	\$	303,500.00
Phase 4 (Estimate)	\$	191,400.00
Engineering	\$	34,460.00
<u>Phase 3 and 4 Project Contingencies</u>	<u>\$</u>	<u>40,000.00</u>
<b>Total Estimated Work Remaining</b>	<b>\$</b>	<b>569,360.00</b>

**Cost Items (Completed Work)**

Phase 1 (Complete)	\$	353,267.74
Phase 2 (Complete)	\$	217,001.07
Engineering (Phase 1 and 2)	\$	50,070.00
<u>Engineering (Phase 3 and 4)- Not Paid</u>	<u>\$</u>	<u>7,890.00</u>
Total Project Expenditures (February 2004)	\$	628,228.81
<u>Total Approved Project</u>	<u>\$</u>	<u>1,027,000.00</u>
<u>Approved Budget Remaining</u>	<u>\$</u>	<u>398,771.19</u>
Est. Budget Shortfall To Complete Planned Projects	\$	170,588.81
<b><u>Total Requested dollars (Inc. Additional Prop Req.)</u></b>	<b><u>\$</u></b>	<b><u>270,588.81</u></b>

**ROOSEVELT-ALAMEDA NEIGHBORHOOD PHASE 3  
ENGINEER'S OPINION OF COSTS**

21-Jan-04

ISPE #	ITEM	UNIT	QUANTITY	2001 Estimates		2003 Construction \$\$\$\$		2004 Estimates		Est Percent PH3 PROJECT
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
<b>REMOVAL ITEMS</b>										
207-C1	Removal of Curb and Gutter	L.F.	1	\$ 1.75	\$ 1.75	\$ 2.00	\$ 2.00	\$ 3.00	\$ 3.00	
207-C2	Removal of Concrete	S.F.	1	\$ 1.75	\$ 1.75	\$ 2.00	\$ 2.00	\$ 3.00	\$ 3.00	
207-D2	Removal of Tree	E.A.	1	\$ 130.00	\$ 130.00	\$ 150.00	\$ 150.00	\$ 300.00	\$ 300.00	
<b>SURFACE REPAIRS</b>										
307-C	(Gravel) Restoration	S.F.	1	\$ 0.20	\$ 0.20	\$ 0.36	\$ 0.36	\$ 0.45	\$ 0.45	
307-D	(Asphalt) Restoration	S.F.	1	\$ 1.20	\$ 1.20	\$ 1.25	\$ 1.25	\$ 2.05	\$ 2.05	20%
307-E	Sod Restoration	S.F.	1	\$ 0.54	\$ 0.54	\$ 0.55	\$ 0.55	\$ 0.60	\$ 0.60	
<b>CONCRETE CONSTRUCTION</b>										
706-A	Curb and Gutter (Type Unspecified)	L.F.	1	\$ 10.50	\$ 10.50	\$ 11.00	\$ 11.00	\$ 12.10	\$ 12.10	22%
706-B	4' Concrete Valley Gutter	L.F.	1	\$ 3.75	\$ 3.75	\$ 4.00	\$ 4.00	\$ 6.00	\$ 6.00	
706-E	Concrete (Sidewalk, Driveway, Handicap Ramp & Approach)	S.F.	1	\$ 2.60	\$ 2.60	\$ 3.00	\$ 3.00	\$ 3.05	\$ 3.05	32%
<b>Project Totals By Unit</b>				<b>\$</b>	<b>152.29</b>	<b>\$</b>	<b>174.16</b>	<b>\$</b>	<b>330.25</b>	

Percentage Increase (All ITEMS)

14%

117%

Percentage Increase (Concrete And Asphalt)

14%

16%

Table Summary

1. Concrete and Asphalt make up approximately 74% of the total cost of the project.
2. The 2003 construction prices show an approximate 14% increase in these items over 2001 Estimates.
3. 2001 Estimates were taken from actual projects bid in 2001
4. We anticipate a 16% increase in costs over 2001 prices for 2004 construction.
5. Costs may be over estimates based on the intricacy of the work and amount of coordination effort involved in the project.
6. A factor in the increase of costs may be related to the increase in the cost of fuel that occurred in 2002.
7. Costs vary to due design changes in the project, i.e. planters, street widths, etc...

MEMORANDUM

January 26, 2004  
RMES 21347

To: The Files

From: Hagius

Subject: Analysis of cost data for Phases 1 and 2 of the Alameda TIF project and a revision of the RMES cost estimates for Phases 2 and 3.

The bid and actual costs of Phases 1 and 2 of the subject project were compared with the December 12, 2001, RMES bid<sup>1</sup> which was submitted to the City of Pocatello. See attached revised RMES spreadsheet.

The ratio of actual costs versus estimated costs for the first two phases is 1.1724 (approximately 17% higher than estimated). The ratio of the bid submitted price versus estimated costs for the first two phases is 1.0852 (approximately 8½% higher than estimated).

**Phase 3 Estimate:** Using the bid ratio, the revised RMES spreadsheet indicates that the future Phase 3 bid costs may be in the range of \$311,100. Using the actual cost<sup>2</sup> ratio, the revised RMES spreadsheet indicates that the future Phase 4 actual costs may be in the range of \$336,100.

**Phase 4 Estimate:** Using the bid ratio, the revised RMES spreadsheet indicates that the future Phase 4 bid costs may be in the range of \$173,200. Using the actual cost ratio, the revised RMES spreadsheet indicates that the future Phase 3 actual costs may be in the range of \$187,100.

Project costs have been higher than estimated. Increased costs have resulted from changes in project design, i.e. running curb/gutter to match landscaping rather than in a straight line, building planters, larger asphalt patches than anticipated and increased materials<sup>3</sup> costs.

Based upon the revised January 2004 spreadsheet, the total cost to complete phases 3 and 4 may range between \$484,300 and \$523,100.



<sup>1</sup> The original December 12, 2001, estimated total cost of the Alameda project was revised and resubmitted to the City on March 28, 2002, for \$1,027,000.

<sup>2</sup> Actual cost were higher than the bid costs due to unforeseen change order expense.

<sup>3</sup> Asphalt prices used in the original Dec. 2001 estimate have risen about 15%.

**Revised RMES spreadsheet**  
**Estimated costs to complete Phases 3 and 4**

January 27, 2004

ALAMEDA - ROOSEVELT COST ANALYSIS  
 DATA FROM DECEMBER 12, 2001 SPREADSHEETS

PHASE BREAK DOWN  
 January 27, 2004

AVERAGE PHASE 1 AND PHASE 2 COST PER SIDE OF WORK = \$2,464.84  
 AVERAGE PHASE 1 AND PHASE 2 BID PRICE / ESTIMATE = 1.0852  
 AVERAGE PHASE 1 AND PHASE 2 COST RATIO ACTUAL / ESTIMATE = 1.1724  
 VALLEY GUTTERS FOR EACH PHASE = \$11,250

	RMES SPREADSHEET ESTIMATE COST	ESTIMATE W/ VALLEY GUTTERS	ESTIMATED COST WITH 10% CONTINGENCY	ORIGINAL CONSTRUCTION BID	ACTUAL CONSTRUCT COST WITH CHANGE ORDERS	NUMBER OF SIDES WITH WORK	COST PER SIDE WITH WORK	RATIO OF BID VS ESTIMATED COST	RATIO OF ACTUAL VS ESTIMATE COST	PRE DICTED COST USING BID VS ESTIMATE COST	PRE DICTED COST USING ACTUAL VS ESTIMATE COST	PRE- DICTED COST USING AVE. SIDE
PHASE 1	\$273,307	\$284,557	\$313,012	\$318,850	\$353,000	130	\$2,715	1.0180	1.1278			
PHASE 2	\$146,189	\$157,439	\$173,183	\$208,966	\$217,000	98	\$2,214	1.2068	1.2530			
PHASE 3	\$249,340	\$260,590	\$286,649			133				\$311,069	\$336,058	\$327,823
PHASE 4	\$133,815	\$145,065	\$159,571			113				\$173,168	\$187,077	\$278,528
TOTALS	\$802,650	\$847,650	\$932,415							\$484,235	\$523,134	

ACTUAL PHASE 1 AND PHASE 2 COST = \$570,000  
 BID PRICE PHASE 1 AND 2 = \$527,616  
 ESTIMATED PHASE 1 AND PHASE 2 COSTS = \$486,195

OVERAGE AFTER CHANGE ORDERS, RATIO  
 PHASE 1 = 1.1078  
 PHASE 2 = 1.0384

NOTE: THE ORIGINAL PROJECT SPREADSHEET ESTIMATE ( DEC. 12, 2001) DID NOT INCLUDE VALLEY GUTTERS. ON THIS SHEET, 1/4TH OF THE COST OF THE VALLEY GUTTERS IS ADDED TO EACH OF THE 4 PHASES, I.E. TOTAL VALLEY GUTTER COST ESTIMATE OF DEC. 2001 WAS \$45,000. THEREFORE, \$11,250 WAS ADDED TO THE RMES ESTIMATE FOR EACH PHASE.


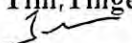


## PLANNING & DEVELOPMENT SERVICES

911 North 7th Avenue P.O. Box 4169  
Pocatello, Idaho 83205-4169

### EXECUTIVE SUMMARY

**TO:** Pocatello Development Authority

**FROM:** Robert Chambers, Director, Planning and Development Services   
Tim Tingey, Division Manager, Neighborhood and Community Services 

**DATE:** February 9, 2004

**RE:** Consolidated Central Corridor Urban Renewal Area Plan Proposed Modifications

As you are aware, Planning and Development Services staff have prepared proposed modifications to the Consolidated Urban Renewal Area plan as directed. Attached is the draft of the modifications which includes a map of the areas to be added to the revenue allocation district.

The Modifications consists of three elements:

1. Expansion of areas near East Center Street and Hospital Way for future redevelopment of property which may include site, infrastructure and roadway enhancements;
2. Expansion of areas in the south near the Cheyenne crossing to allow for spending to occur for work on the South Connector project;
3. An updated economic feasibility study.

Planning and Development Services staff will be present to discuss the proposed modifications at the February 18<sup>th</sup> meeting. If you have any questions prior to the meeting please contact us at 234-6583 or 234-6188.

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**Plan Review/  
Planning Services**

Phone: (208) 234-6161  
Fax: (208) 234-6257  
(208) 234-6586

**Neighborhood &  
Community Services**

Phone: (208) 234-6185  
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**Permits & Licenses/  
Building & Inspection  
Services**

Phone: (208) 234-6158  
Fax: (208) 234-6257  
(208) 234-6586



# CONSOLIDATED CENTRAL CORRIDOR URBAN RENEWAL AREA

## PROPOSED MODIFICATIONS

**FEBRUARY 2004**

## INTRODUCTION

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

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

**Neighborhood Revitalization**-increasing market values and monetary investment in residential properties by enhancing resident confidence in the neighborhoods.

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

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

## PROPOSED PROJECTS

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

- **Sanitary Sewer System Upgrade**—extension of sanitary sewer lines for development purposes.
- **Roadway Improvements**—Construction of new roads (on site and off site), widening and improving roadways and infrastructure including installation of curb, gutter, sidewalk, patch back, streetscape enhancements, landscaping, irrigation, lighting, signs, banners and intersection radii where needed for development of a particular site. Additionally, any street upgrades necessary to facilitate redevelopment of certain sites within the Revenue Allocation District Area.
- **Off Street parking Facilities**—Design and construction of parking facilities to park automobiles, facilitate development, reduce storm water runoff and increase property area for development.
- **Drainage and Detention**—Install drainage detention ponds, ditches, inlets, piping and other structures to promote drainage and retain storm water.
- **Water line and Water System Upgrades**—Install needed water line improvements.
- **Winter Weather/Fast Track Contingency**—Includes 15% of construction costs to work in winter weather conditions, expedite design and fast track projects for early completion.
- **Contingency costs**--an additional cost was calculated for work related to preparation of legal descriptions including survey work and other administrative costs associated with the project.
- **Other proposed work may include**-- Site demolition, survey and layout work, soils testing (including any environmental assessment and clean-up work), clearing and grading, off street parking and paving, curb, gutter, sidewalk, street lighting, street landscaping/amenities open space landscaping, parking lot lighting, gas line extension work, Idaho Power service upgrades and the engineering associated with these projects.

Based on generalized estimates total cost to enhance a site for development will likely be up to \$12,242,000. The following Table identifies proposed project estimates of all previously identified projects and the proposed costs as part of this amendment:

TABLE 1.

## Project Costs

Project		Original Estimated Cost	Original Projected TIF Funds	Original projected Other Funds	2003 Estimated Cost Increase <sup>1</sup>
Urban Infrastructure	Storm Sewer (Halliday Street)	\$3,393,780	\$3,393,780	0	Work Completed
	Storm Sewer (Main Street)	\$300,000	\$300,000	0	\$332,370
	Water line (Main St.)	\$475,000	\$475,000	0	\$526,253
	Engineering & Contingency (Water & Storm Sewer projects)	\$554,067	\$554,067	0	Work Completed or unplanned
	Curb, Gutter, Sidewalk, Lighting & Streetscape Amenities (Main St.)	\$1,307,412	\$1,117,912	\$189,500(3.5% property owner cost for curb, gutter & sidewalks)	\$1,448,482
Transportation	South 5 <sup>th</sup> Connector	\$3,000,000	\$3,000,000	\$5,500,000	To be Determined
Park Improvements	Optimist Park Property Acquisition (Development with Amenities)	\$80,000	\$80,000	0	\$88,632
	Bonneville Neighborhood Park (Park with Amenities)	\$80,000	\$80,000	0	\$88,632
	Freckleton Park (Park with Amenities)	\$80,000	\$80,000	0	\$88,632
Commercial Acquisition & Building Improvement Funds	Commercial Property Funds	\$425,000	\$425,000	0	\$470,858
Brownfields Development	Mitigation and Acquisition Funds	\$300,000	\$300,000	0	\$332,370
Downtown Parking		\$250,000	\$250,000	0	\$276,975
Redevelopment Project upgrades <sup>2</sup> (including public infrastructure, transportation system improvements, and all other needed site and right-of-way enhancements)	Includes all identified and needed improvements to facilitate development of various sites in the urban renewal Area			0	\$12,242,000
Total		\$12,604,369	\$12,219,569	\$5,884,800	\$15,895,204

**REVISED ECONOMIC FEASIBILITY STUDY**

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

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

<sup>2</sup> The redevelopment project upgrades is the only new proposed project. All but two projects (south 4<sup>th</sup> and 5<sup>th</sup> right-of-way improvements and engineering expenses) and estimates were identified when the plan was originally approved. There have not been any updates on the original project list.

**TABLE 2**

Area	Assessed Value (or Base Assessment Roll Value)	2003 Total Levy rate (for all taxing entities)	Full Tax Payment
Alvin Ricken Dr.	\$64,453,542	.023991395	\$1,546,330
Newtown	\$648,186	.023991395	\$15,551
Oldtown	\$19,656,330	.023991395	\$471,583
North Main	\$1,080,303	.023991395	\$25,918
1998 Additional Revenue Allocation District Area	\$15,821,787	.023991395	\$379,586
2004 proposed Additional revenue allocation district area	\$6,260,057	.023991395	\$150,187
<b>Total</b>	<b>\$107,920,205</b>	<b>-----</b>	<b>\$2,589,156</b>

The total tax due on the assessed valuation for the Revenue Allocation District Areas is \$2,589,156 according to the base assessment roll for each district area. Each taxing entity will continue to receive amounts collected for its base assessment roll in upcoming years. All revenue above the base value assessments will be distributed to the PDA to be used to finance projects identified in this Plan. The projected increment value, (assessed value above the base value) over the life of the bonds is shown in table 3. This includes existing tax increment financing areas and new proposed areas to be accounted for in the Consolidated Central Corridor Revenue Allocation District:

**TABLE 3.**

12 Months Ending 12/31	Expanded 2004 Area (Taxable TIF Value)	1998 Expanded Area (Taxable TIF value)	<sup>3</sup> Alvin Ricken Dr. (Taxable TIF value)	Newtown (Taxable TIF value)	Oldtown (Taxable TIF value)	North Main (Taxable TIF value)	Total (Taxable TIF value)
2004	0	\$15,821,787	\$64,278,867	\$2,934,820	\$11,593,908	\$6,360,550	\$100,989,932
2005	0	\$15,821,787	\$63,564,924	\$2,934,820	\$11,539,908	\$6,360,550	\$100,275,989
2006	0	\$15,821,787	\$60,386,678	\$2,934,820	\$11,593,908	\$6,360,550	\$97,097,743
2007	0	\$15,821,787	\$57,367,344	\$2,934,820	\$11,593,908	\$6,360,550	\$94,078,409
2008	0	\$15,821,787	\$55,646,324	\$2,934,820	\$11,593,908	\$6,360,550	\$92,357,389
2009	0	\$15,821,787	\$53,976,934	\$2,934,820	\$11,593,908	\$6,360,550	\$90,687,999
2010	0	\$15,821,787	\$52,357,626	\$2,934,820	\$11,593,908	\$6,360,550	\$89,068,691
<b>Total</b>							<b>\$664,556,152</b>

The tax levy rates applied in calculating tax collection for taxing entities and the Consolidated Central Corridor Revenue Allocation District is set out below. The 2003 tax levies for each of the five taxing jurisdictions as supplied by the Bannock County Clerk's Office are as follows:

<u>Taxing Jurisdictions</u>	<u>Tax levy</u>
City of Pocatello	.009817479
Bannock County	.005385154
School District # 25	.007952107
County Road & Bridge	.000568679
Ambulance	.000267976
<b>Total</b>	<b>.023991395</b>

<sup>3</sup> Dollar amount includes depreciation of the differential from the base value to current market value of the Alvin Ricken Drive URA at a rate of 5% for three years and 3% for the remaining years. Additionally, \$2,500,000 is included in year 2004 as an additional taxable amount resulting from assessment of the new AMIS building.

**TABLE 4.**

Taxing Entity	<sup>4</sup> Tax Levy	Central Corridor Base Valuation	Revenue
City of Pocatello	.009817479	\$107,920,205	\$1,059,504
Bannock County	.005385154	\$107,920,205	\$581,167
School District #25	.007952107	\$107,920,205	\$858,193
County Road & Bridge	.000568679	\$107,920,205	\$61,372
Ambulance	.000267976	\$107,920,205	\$28,920
Total	.023991395	-----	\$2,589,156

Table 4 shows the amount of revenue that the taxing jurisdictions will be allocated until the repayment of the bonds, based on the base assessment roll value of the four revenue allocation districts that will be consolidated. In order to be fiscally conservative, no increment revenue has been projected for the additional area to be included in the Consolidated Central Corridor Revenue Allocation District.

Table 5 depicts the projected revenue to be allocated to the PDA from the Consolidated Central Corridor Revenue Allocation District. Levy rates set in 2003 have been used for the first year's figures and the net revenue to be collected and distributed to the PDA is figured by subtracting the standard amount (.0040 levy rate) allocated to School District #25 in compliance with State law. These amounts are estimated to be available to pay debt service on the bonds issued to refund existing revenue allocation bonds and to finance the projects discussed previously.

**TABLE 5**

Year 12 months ending	TIF Tax Value	<sup>5</sup> Tax Levy Rate	Gross Tax Revenue	<sup>6</sup> School Levy Rate	Net Revenue to PDA
2003					(Previous Year Balance) \$4,593,087
2004	\$100,989,932	0.023991395	\$2,422,889	\$403,960	\$2,018,939
2005	\$100,275,989	0.023271653	\$2,333,588	\$401,104	\$1,932,484
2006	\$97,097,743	0.022573504	\$2,191,836	\$388,391	\$1,803,445
2007	\$94,078,409	0.022573504	\$2,123,679	\$376,314	\$1,747,365
2008	\$92,357,389	0.022573504	\$2,084,830	\$369,430	\$1,715,400
2009	\$90,687,999	0.022573504	\$2,047,146	\$362,752	\$1,684,394
2010	\$89,068,691	0.022573504	\$2,010,592	\$356,275	\$1,654,317
Total					\$17,149,431

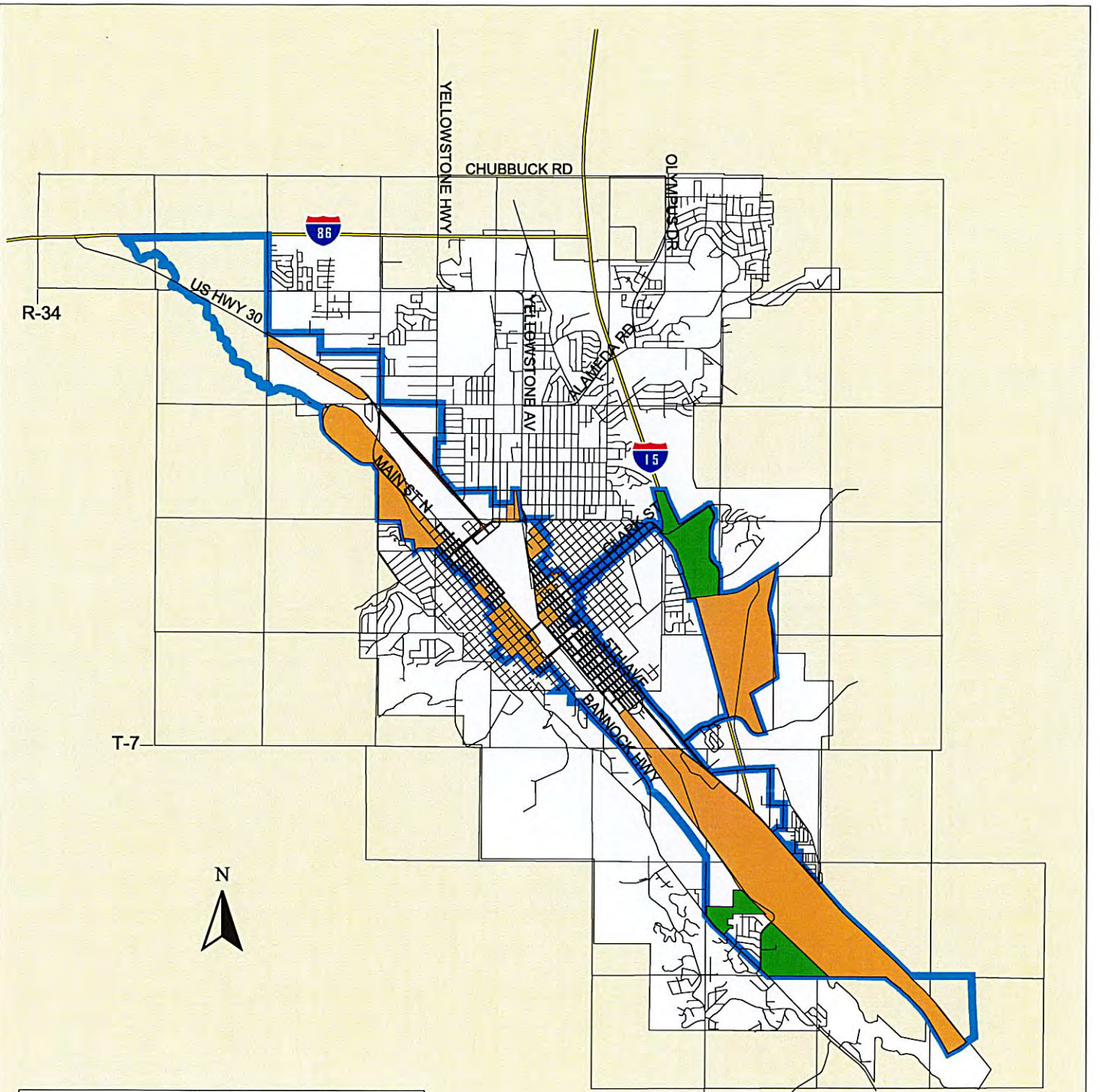
The total dollar amount under this conservative estimate to be distributed to the PDA through the year 2010 which includes a previous balance amount in 2003 is approximately \$17,149,431. This amount will be used to finance public improvement projects within the Consolidated Central Corridor Urban Renewal Area.

<sup>4</sup> 2003 levy rate obtained from Bannock County

<sup>5</sup> Calculations include 3% reduction of levy rate each year for the first two years.

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





**Consolidated Revenue Allocation District**

- Urban Renewal Area
- Original Area
- February 2004 Proposed Modification

# Central Corridor Urban Renewal Area

1:80000



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





MOUNTAIN STATES APPRAISAL  
AND CONSULTING, INC.  
1459 Tyrell Lane, Suite B  
Boise, Idaho 83706

Jon C. Corlett, MAI  
G. Joseph Corlett, MAI, SRA  
Maurice J. Therrien, MAI  
Darrel Matthews, MAI  
Scott R. Haxton, MAI  
Alan K. Marchbanks  
Scott A. Fernand

February 3, 2004

**CONFIDENTIAL!**

Mr. Tim Whiteus  
Whitman Building, LLC  
P.O. Box 547  
Pocatello, Idaho 83024

Re: Preliminary Demand Analysis  
For LIHTC Apartments in  
Pocatello MSA, Idaho  
MS-6592-04

Mr. Whiteus:

At your request, we have completed our initial review of supply and demand characteristics in response to your proposal to renovate and then rent an apartment complex in Pocatello, Idaho, to income-qualifying households. It is our understanding your proposal at this point is preliminary, and we have analyzed data for potential tenant occupancy by both family and senior income-qualifying households.

Our preliminary conclusion of current unmet demand for income-qualifying apartments in the Pocatello MSA (defined as including Bannock and Power Counties), was determined by several factors to include: 1) current vacancy of the income-qualifying apartment submarkets within the MSA, 2) a preliminary analysis of MSA census data, 3) the ratio(s) of affordable rental supply(s) versus qualifying households, and 4) consideration of competing projects that are existing and/or proposed. The ratio analysis is primarily applicable to households with income levels at or below 50 percent of the area median income (AMI). Our statistics show demand is moderately higher if households qualifying at 60 percent of AMI were included; however, our experience in markets throughout Idaho suggest prevailing market rents are similar to program maximum rents at 60 percent AMI levels and the conventional rent market serves to satisfy perceived demand in a portion of those qualifying households.

Our preliminary survey of the Pocatello MSA rental market included 395 income-qualifying family apartments and 280 income-qualifying senior apartments. These segments of the rental market survey report vacancy below five percent; indicating a full market. This conclusion is further supported by reported waiting lists at several projects and with consideration that multi-family markets throughout Idaho trend to report increased vacancy rates during winter months; however, this trend was not apparent in our current survey and we conclude the identified markets are undersupplied with evidence of pent-up demand.

**Our minimum estimate of current unmet demand for family LIHTC apartments in the Pocatello MSA is in the range of 360 units.** At this level, the market is expected to remain balanced. Our preliminary investigation revealed Avalon Park Apartments has received a recent reservation of tax credits to construct 54 apartments, with 44 tax credit units, in Chubbuck. These proposed units were included in the demand conclusions reported earlier.

Our minimum estimate of current unmet demand for senior LIHTC apartments in the Pocatello MSA is in the range of 35 units. At this level, the market is expected to remain balanced. Our preliminary investigation revealed no new apartment projects targeting occupancy by income-qualifying senior tenants are proposed or currently developing in the Pocatello MSA.

Provided the apartment mix of your final development proposal aligns with these current demand estimates, we could provide support by a narrative market study conforming to Idaho Housing and Finance Association (IHFA) requirements as outlined in the Idaho Tax Credit Allocation Plan (ITCAP). As outlined in the ITCAP, the shelf life for all components of the market study is six months.

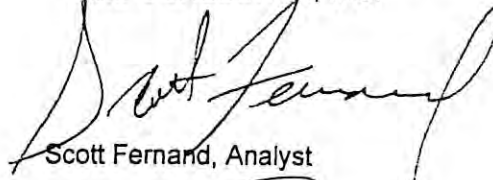
As a footnote to these discussions, we have been provided with data acceptable to IHFA that would allow us to forecast our estimates to 2008. If the time table for your development proposal indicates an expected "on-line" completion date that could benefit from a forecast of demand, based on projected household growth over the period, we could accommodate that analysis, if appropriate.

Unless you direct us otherwise, our work regarding this matter is complete. We had discussed our fee for this initial work before beginning the assignment and our invoice for the initial work is enclosed. Should you require a market study conforming to IHFA requirements for the September 10, 2004 application period, we would appreciate timely notification (by mid-July 2004) and would require reasonable detail regarding the project location, development proposal, and would discuss report format and related fee structure at that time.

Thank you for the opportunity to have been of service.

Respectfully submitted,

MOUNTAIN STATES APPRAISAL  
AND CONSULTING, INC.



Scott Fernand, Analyst



Moe Therrien, MAI

SF:vg

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City of Pocatello  
Attorney's Office

# Fax

Date: 2/24/04 Total Number of Pages: 5

To: Jim Guthrie

Fax Number: 236-7363

From: Rayna

Comments: Section 4 of the ordinance  
ends the district in 2009 - the  
amount expendable was increased after  
the revenue stream was found to be  
greater  
Call if you have any questions