

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
March 17, 2004
11:00 a.m.

City Hall
911 North 7th 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 February 18, 2004 – Motion to Approve and/or Amend

Financial Report: February Income and Expenses

Report on Training Session/Delivery of Certificates

Old Town Pocatello District:

Downtown Revitalization Project Update
Downtown Reinvestment Project Update
Consider Approving Payment of Requisition #E-48
Discussion of Letter Received from Whitman LLC (if needed)

Roosevelt District:

Approval of Phase III Bid
Approve Payment of Invoice #98646
Resolution Setting Out PDA Actions Regarding the District Since the
Original Resolution in 1997

Central Corridor District:

Update on AMIS Engineering Building—Consider Possible Proposal
Approve Payment of Requisition #E-49 for Positron Project

Miscellaneous Items/Questions from Commissioners, if needed

Executive Session, if required

POCATELLO DEVELOPMENT AUTHORITY
February 2004

INCOME:

Interest Income: \$264.17

EXPENSES:

Kress District: \$2,379.21 (loan pymt. #1—2004)
Newtown District: \$23,756.01 (transfer to Trustee—RAF)
Alvin Ricken District: \$376,654.81 “ “ “
Old Town District: \$13,129.41 “ “ “
North Main District: \$19,464.77 “ “ “
Roosevelt District: \$7,890—RMES (approved contract pymts.)
Central Corridor District: \$3,469.04—Cheyenne Crossing pymt.
\$29,382.86 (transfer to Trustee—RAF)
General Funds: \$107.04—PDA lunch
\$94.39—Training Session lunch
Banking Expnses: \$5.38

**POCATELLO
DEVELOPMENT
AUTHORITY**

**PROJECT
APPLICATION
PACKET**

March 2004

**POCATELLO DEVELOPMENT AUTHORITY (PDA)
Pre-Application for use of Tax Increment Financing**

Instructions:

1. Please complete each section of this pre-application.
2. The applicant should be the project owner or the duly appointed representative of the project owner.
3. This pre-application must be completed and submitted (PDA, 1651 Alvin Ricken Drive, Pocatello ID, 83201) by the first Monday of the month to be considered for the PDA meeting agenda on the 3rd Wednesday of that month.
4. Each pre-application is screened by staff and must meet a minimum score of 70 points (out of 100) for it to be considered for approval by the PDA Board.
5. PDA approval of this application is authorization to proceed to a full application.
6. A full application will consist of at minimum the following:
 - a. Project purpose statement.
 - i. Description of deteriorated or deteriorating conditions.
 - ii. Description of public benefits.
 - b. Scope of work.
 - i. The kind, number, and location of all proposed public works or improvements.
 - ii. A detailed list of estimated project costs.
 - iii. Construction timetables (including any proposed phasing).
 - iv. A detailed map and legal description of the project area.
 - c. Economic Analysis.
 - i. An economic feasibility study.
 - ii. A fiscal impact statement showing the impact of the project upon all taxing districts.
 - iii. A description of the methods of financing all estimated project costs.
7. Questions may be directed to the Executive Director for the Development Authority, 233-3500.

Application:

Name: BRAD INVESTMENTS LLC Date: 4/20/04

Mailing Address: 444 Hospital Way #777

Work Phone: 243-4446 Cell Phone: 243-4446 E-Mail: bill@tusconvdev.com

Project Description: North Entrance in the South Cliffs Business Park

Project Location: 4200 S. 5th Avenue

Is this project currently in an urban renewal area? Yes No

Is this project currently in a revenue allocation area? Yes No

If you answered 'no' to both questions above, please describe the "deteriorated or deteriorating" conditions associated with this location:

Current Assessed Value of Project Location: _____

Estimated Construction Value of Project: _____

Number of jobs created by this project: _____ Wage range of jobs: _____

Employee Benefits? Yes No If yes, please describe _____

PDA Pre-Application, Page 2

Time frame for job creation: _____

Construction start date for Project: MAY 04 Anticipated completion date OCT 04

Briefly describe other public benefit(s) associated with this project: A catalyst to help the City ~~grow~~ grow into the South Valley Preserve & beautify remove graffiti of Laem Cliffs -
Does this project compete with other, already established businesses? How? _____

NO - It competes with Business Parks in Chubbuck, Idaho Falls & Blackfoot -

Is this project currently subject to a competitive bid process? Please explain:

NO

Are there other applicants that may be interested in applying for PDA assistance for this same project? Please explain: NO - However Businesses that decide to locate w/ project may apply -

Relationship of named applicant to the project: OWNER

Type of Assistance Requested (check all that apply):

- Public Infrastructure (water, sewer, street, etc.).
- Public Facility (building, park, parking lot, etc.).
- Match for other funding.
- Inspections, tests, surveys, appraisals, etc.
- Property Acquisition.
- Structure Demolition and Clearance.
- Other? Please Specify _____

Amount of Assistance Requested: \$ 225,000

Form of Assistance Requested: Grant of Funds. \$100,000 < blast & remove rock >
 Loan of Funds. \$125,000 < water, sewer, paving >
 Reimbursement for Approved Expenditures.
 Pay-As-You Go.
 Bonding.
 Other? Please Specify _____

Other helpful information? Please list: This project was considered worthy when PDA gave a grant to build the main entrance & loans to landscape and build infrastructure in 2001

THANK YOU!

PDA PRE-APPLICATION
REVIEW MATRIX

Reviewer Name: Raymond Rustey

Date: 05/14/04

Review Element	Point Value Earned				
	0-Points	3-Points	5-Points	7-Points	10-Points
Deteriorated/Deteriorating Condition	✓				
Ratio of Construction Value to Current Assessed Value					✓
Quantity of Jobs Created		✓			
Quality of Jobs Created (Type/Wage)		✓			
Public Benefit of Project		✓			
Competition With Other Businesses		✓			
Ratio of Project Costs To Project Revenue			✓		
Certainty and Immediacy of the Project			✓		
Type of Assistance Requested			✓		
Form of Assistance Requested			✓		
Column Totals		12	20		10
All Total					42

BBAD Investments, LLC

PDA PRE-APPLICATION
REVIEW MATRIX

Reviewer Name:

Robert Chamber

Date:

9 June 04

Review Element	Point Value Earned				
	0-Points	3-Points	5-Points	7-Points	10-Points
Condition of Blight (Part of Existing Inventory)?		X			
Ratio of Construction Value to Current Assessed Value					X
Quantity of Jobs Created		X			
Quality of Jobs Created (Type/Wage)		X			
Public Benefit of Project			X		
Competition With Other Businesses			X		
Ratio of Project Costs To Project Revenue			X		
Certainty and Immediacy of the Project				X	
Type of Assistance Requested				X	
Form of Assistance Requested				X	
Column Totals		9	15	21	10
All Total					55

**ROOSEVELT-ALAMEDA NEIGHBORHOOD PHASE 3
ENGINEER'S ASSESSMENT OF BIDS**

9-Mar-04



BPE #	ITEM	UNIT	QUANTITY	Engineer's Estimate		Mickelsen Construction		Holm Construction		Kiggins Concrete		Edstrom Construction, Inc	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
	SITE PREP												
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00	\$ 4,875.00	\$ 4,875.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 4,500.00	\$ 4,500.00
207-C1	Removal of Curb and Gutter	L.F.	150	\$ 3.00	\$ 450.00	\$ 3.05	\$ 457.50	\$ 5.00	\$ 750.00	\$ 3.00	\$ 450.00	\$ 41.00	\$ 6,150.00
207-C2	Removal of Concrete	S.F.	5000	\$ 2.50	\$ 12,500.00	\$ 2.26	\$ 11,300.00	\$ 0.50	\$ 2,500.00	\$ 0.75	\$ 3,750.00	\$ 2.50	\$ 12,500.00
207-D2	Removal of 6"-24" dia. Tree	E.A.	7	\$ 250.00	\$ 1,750.00	\$ 400.00	\$ 2,800.00	\$ 500.00	\$ 3,500.00	\$ 275.00	\$ 1,925.00	\$ 530.00	\$ 3,710.00
207-D3	Removal of tree (larger than 24")	E.A.	2	\$ 500.00	\$ 1,000.00	\$ 900.00	\$ 1,800.00	\$ 800.00	\$ 1,600.00	\$ 500.00	\$ 1,000.00	\$ 3,375.00	\$ 6,750.00
210	SRW Retaining Wall	S.F.	100	\$ 25.00	\$ 2,500.00	\$ 48.00	\$ 4,800.00	\$ 25.00	\$ 2,500.00	\$ 20.00	\$ 2,000.00	\$ 30.00	\$ 3,000.00
	SURFACE REPAIRS												
307-A1	Misc. Surface Restoration	C.A.	1	\$ 10,000.00	\$ 10,000.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00
307-C	(Gravel) Restoration	S.F.	1500	\$ 0.80	\$ 1,200.00	\$ 1.50	\$ 2,250.00	\$ 1.30	\$ 1,950.00	\$ 1.00	\$ 1,500.00	\$ 4.30	\$ 6,450.00
307-D	(Asphalt) Restoration	S.F.	34000	\$ 2.05	\$ 69,700.00	\$ 1.85	\$ 62,900.00	\$ 1.75	\$ 59,500.00	\$ 1.60	\$ 54,400.00	\$ 2.15	\$ 73,100.00
307-E	Sod Restoration	S.F.	15000	\$ 0.60	\$ 9,000.00	\$ 0.60	\$ 9,000.00	\$ 0.65	\$ 9,750.00	\$ 0.65	\$ 9,750.00	\$ 0.55	\$ 8,250.00
	CONCRETE CONSTRUCTION												
706-A	Curb and Gutter (Type Unspecified)	L.F.	5600	\$ 12.15	\$ 68,040.00	\$ 11.15	\$ 62,440.00	\$ 12.00	\$ 67,200.00	\$ 11.50	\$ 64,400.00	\$ 11.60	\$ 64,960.00
706-B	4' Concrete Valley Gutter	L.F.	400	\$ 6.00	\$ 2,400.00	\$ 7.15	\$ 2,860.00	\$ 24.00	\$ 9,600.00	\$ 20.00	\$ 8,000.00	\$ 32.00	\$ 12,800.00
706-E	Concrete (S.W., Handicap Ramp & Approach)	S.F.	24,500	\$ 3.10	\$ 75,950.00	\$ 2.90	\$ 71,050.00	\$ 3.00	\$ 73,500.00	\$ 2.75	\$ 67,375.00	\$ 2.70	\$ 66,150.00
	MISC CONSTRUCTION												
901	Irrigation System Repairs	L.F.	500	\$ 3.75	\$ 1,875.00	\$ 5.51	\$ 2,755.00	\$ 4.00	\$ 2,000.00	\$ 3.00	\$ 1,500.00	\$ 6.00	\$ 3,000.00
2040	Fence Repair	L.F.	1100	\$ 4.00	\$ 4,400.00	\$ 5.78	\$ 6,358.00	\$ 5.00	\$ 5,500.00	\$ 5.00	\$ 5,500.00	\$ 5.60	\$ 6,160.00
	MISC ITEMS												
1103	Traffic Control	L.S.	1	\$ 6,000.00	\$ 6,000.00	\$ 7,000.00	\$ 7,000.00	\$ 3,500.00	\$ 3,500.00	\$ 4,000.00	\$ 4,000.00	\$ 9,590.00	\$ 9,590.00
2010	Mobilization	L.S.	1	\$ 5,000.00	\$ 5,000.00	\$ 6,825.00	\$ 6,825.00	\$ 7,500.00	\$ 7,500.00	\$ 8,500.00	\$ 8,500.00	\$ 21,700.00	\$ 21,700.00
2020	Tree Installation	E.A.	10	\$ 300.00	\$ 3,000.00	\$ 420.00	\$ 4,200.00	\$ 300.00	\$ 3,000.00	\$ 400.00	\$ 4,000.00	\$ 200.00	\$ 2,000.00
2050	Towing	C.A.	1	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
TOTAL BID PRICES FOR PHASE 3					\$ 276,265.00		\$ 268,670.50		\$ 259,350.00		\$ 244,050.00		\$ 315,770.00

Pocatello Development Authority Presentation
Downtown Reinvestment
17-Mar-04

TOTAL BUDGET				
		PDA	City	Total
PHASE I	PDA	1,842,421		1,842,421
	City		376,843	376,843
PHASE II	PDA	1,742,977		1,742,977
	City		356,503	356,503
PHASE III	PDA	1,303,699		1,303,699
	City		266,655	266,655
TOTAL		\$4,889,097	\$1,000,001	\$5,889,098

Phase I Budget				
		Budget	Expenses	Difference
Water		764,974	773,690	(8,716)
Stormwater		270,632	237,649	32,983
Streets		426,262	514,000	(87,738)
WPC		325,071	231,849	93,222
Streetscape		225,000	458,180	(233,180)
Engineering		289,469	436,490	(147,021)
TOTAL		\$2,301,408	\$2,651,858	(\$350,450)

POCATELLO DEVELOPMENT AUTHORITY

REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2000 SERIES A

REQUISITION PURSUANT TO BOND ORDINANCE

Wells Fargo Bank
MAC U1859-031
999 Main Street, 3rd Floor
Boise, Idaho 83702
Attn: Corporate Trust Services

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-49
2. Payment is due to: Idaho State University
3. The amount to be disbursed is: \$400,000.00
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: March 17, 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-49

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Central Corridor District-- Positron project.	Idaho State University Financial Services Campus Box 8219 Pocatello, ID 83209	400,000.00

INVOICE TOTAL \$400,000.00

COPY

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



INVOICE NO. 88105780-01

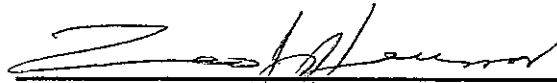
08-Mar-04

Bannock Development Authority
ATTN: Ray Burststed

Please reference the Invoice No. on all payments

Date	Description	Balance
	RE: Matching Share for Accelerator Center Addition	400,000.00
	TOTAL DUE.....	400,000.00

I hereby certify that the above amounts are just and correct, that the amount claimed is legally due after all just credits and that no part of the same has been paid.



Leo J. Herrman
Budget Officer

PLEASE MAKE REMITTANCES PAYABLE TO IDAHO STATE UNIVERSITY

Financial Services
Campus Box 8219
Pocatello, ID
83209

208) 282-4277



Invoice

6151 N. Discovery Way
Boise, ID 83713
Telephone: (208) 672-1923
Fax: (208) 672-8012

Bill To:

Pocatello Development Authority

Invoice Date: 3/15/2004

Invoice Number: 821

P.O. Number:

Terms:

Construction of Positron Systems, Inc. Test and Analysis Center at the Idaho Accelerator Center	400,000.00
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See attached invoice from Idaho State University for billing to Positron Systems, Inc. of costs of construction.

By: Steven E. Rolen

Steven E. Rolen
President & CEO

Total \$400,000.00

Remit Payment to
address above

or

Wire Instructions

Washington Trust Bank
P.O. Box 2127
Spokane, WA 99210
Routing & Transit No: 125100089
Account Number: 1003939121



Financial Services
Campus Box 8219
Pocatello, ID
83209

INVOICE NO. **89105780-01**

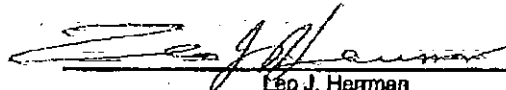
15-Mar-04

Positron Systems
6151 N. Discovery Way
Boise, Id. 83713
ATTN: Brad Grover

Please reference the Invoice No. on all payments

Date	Description	Balance
	RE: Matching Share for Accelerator Center Addition (Bannock Development Funding)	400,000.00
	TOTAL DUE.....	400,000.00

I hereby certify that the above amounts are just and correct, that the amount claimed is legally due after all just credits and that no part of the same has been paid.


Leo J. Herman
Budget Officer

(208) 282-4277

PLEASE MAKE REMITTANCES PAYABLE TO IDAHO STATE UNIVERSITY

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

March 15, 2004

Mr. Brad Grover
c/o Positron Systems
6151 N. Discovery Way
Boise, ID 83713

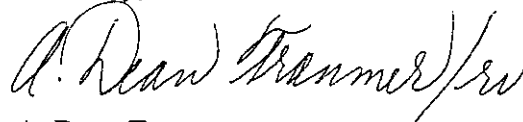
Re: Economic development Loan Agreement between the Pocatello Development Authority
and Positron Systems

Dear Brad:

Enclosed please find a copy of the fully-executed Economic Development Loan Agreement for your file. In your December 16, 2003, letter you indicated you would forward the additional documents required to release the funds. Payment of the funds to Positron is a scheduled Agenda Item at the March 17, 2004, Pocatello Development Authority meeting. I assume you will send the additional documents soon.

If there are questions regarding those documents, please contact me.

Sincerely,



A. Dean Tranmer
City Attorney

Signed in his absence to avoid delay.

OLD TOWN DISTRICT

ACTIVITY STATEMENT REINVESTMENT PROJECT ENGINEERING CONTRACT--JUB

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
11/7/2003	Study/Report Phase			\$79,683.00
12/17/2003	Requisition #E-41	7,717.53	\$7,717.53	\$71,965.47
1/21/2004	Requisition #E-44	36,447.64	\$44,165.17	\$35,517.83
2/18/2004	Requisition #E-47	34,357.80	\$78,522.97	\$1,160.03
3/17/2004	Requisition #E-48	1,160.03	\$79,683.00	\$0.00

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
11/7/2003	Preliminary Design Phase			\$117,728.00
12/17/2003	Requisition #E-41	33,727.94	\$33,727.94	\$84,000.06
1/21/2004	Requisition #E-44	24,764.11	\$58,492.05	\$59,235.95
2/18/2004	Requisition #E-47	38,504.01	\$96,996.06	\$20,731.94
3/17/2004	Requisition #E-48	20,631.01	\$117,627.07	\$100.93

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
11/7/2003	Final Design Phase			\$86,368.00
2/18/2004	Requisition #E-47	33,982.51	\$33,982.51	\$52,385.49
3/17/2004	Requisition #E-48	37,849.20	\$37,849.20	\$14,536.29

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
11/7/2003	Bidding/Award Phase			\$6,555.00

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
11/7/2003	Construction Phase			\$146,156.00

*Pocatello Development Authority Presentation
Downtown Reinvestment
17-Mar-04*

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Streetscape		225,000	458,180	(233,180)
Engineering		289,469	436,490	(147,021)
TOTAL		\$2,301,408	\$2,651,858	(\$350,450)

Homeless and Housing Coalition of South East Idaho

"working and sharing together; valuing everyone"



RESOLUTION OF SUPPORT

March 4, 2004

BE IT RESOLVED that the Homeless and Housing Coalition of South East Idaho supports local community efforts to renovate the upper levels of the Whitman and Yellowstone Hotels in Old Town Pocatello into quality, affordable rental units.

The Coalition represents a diverse group of interests in the region and focuses on homeless and housing issues in South East Idaho. Furthermore, the organization has contributed to the *Housing Market Study* and pledges its support to work with community leaders and local groups on this worthwhile project.

Handwritten signature of Barbara Nash in cursive script.

Barbara Nash, President
Homeless and Housing Coalition

Handwritten signature of Chris Peirsol in cursive script.

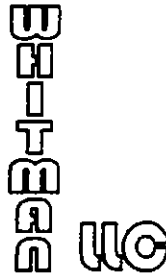
Chris Peirsol, Vice President
Homeless and Housing Coalition

President Barbara Nash
People 2 Gente

Secretary LaMae Weber
Family Services Alliance

Vice President Chris Peirsol
Aid For Friends

Treasurer Brenda Ames
The Salvation Army



P.O. Box 715
Pocatello, Idaho 83204

March 4, 2004

Harry Neuhardt
Pocatello Development Authority
1651 Alvin Ricken Drive
Pocatello, Idaho 83201

Re: Whitman and Yellowstone Upper Level Housing Project.

Dear Mr. Neuhardt:

This letter is an update as to the progress regarding the Whitman and Yellowstone Upper Level Housing Project. First and foremost, I want to assure you that the Whitman LLC's enthusiasm and commitment to the full revitalization of these two landmark buildings is strong. There has been great progress made in the continuing development of the project. Our February timeline for submittals of the application to Idaho Housing and Financial Administration (IHFA) concerning the Low Income Housing Tax Credits (LIHTC) proved a bit too aggressive, therefore we are on schedule to submit in the next round which is in September 2004. The project developer, The Housing Company (non-profit affiliate to IHFA) has continued in the development of the application and continues to be very supportive and positive about the project.

Regarding the Challenge Grant Application from the Federal Home Loan Bank submitted by PNHS, this was not awarded in this round. Re-application is being requested, made, and is due mid March. The first phase of the Market Study has been completed by Mountain States. The Preliminary Demand Analysis for LIHTC Apartments in the Pocatello MSA, Idaho, indicates a minimum demand in the range of 360 units. A copy of this report is attached. (It is considered confidential please.) Whitman LLC has authorized Mountain States to proceed with the second phase of the analysis which will be a closer focus on the Whitman and Yellowstone Buildings particularly the type and number of units, the Downtown location and other particular aspects pertinent to the specifics of this project. This phase will be complete the first part of May. This could be accomplished sooner however, IHFA required the submitted market study be within the previous six months prior to the application submission date.

Over the past two months, we have also accomplished the following tasks:

1. Building Closure / Protection – City bid maintenance building closure work to close and protect the building. This was going to be done and paid for by the City with a lien upon the property for repayment. Clear title was not able to be secured and this bid was not awarded. Subsequently, Whitman LLC received clearance of all legitimate clouds on the title for the building. A significant amount of time and energy has been spent with the current Owner and her attorney in this effort. Whitman LLC has also patched areas of the roof, which were the most significant leaking portions.

The windows and other openings into the buildings have been closed up to eliminate entry to the building by pigeons or other undesired elements.

2. Site Control – Whitman LLC has obtained site control of the building, re-keyed the building and secured it against unauthorized entry.
3. Purchase Option – Whitman LLC has purchased an option to buy the building. As part of this option agreement, a significant portion of the back taxes have been paid and some monies paid to the current Owner.
4. Commercial Spaces – Whitman LLC is working on development plans for renovation of the main level of the Whitman Building and are in pursuit of occupants for this space. Whitman LLC will also be pursuing traditional funding for the development of these commercial spaces.
5. Support Letter – Enclosed is a copy of a Resolution of Support from the Homeless and Housing Coalition of Southeast Idaho. HHC has also contributed \$500 towards the Housing Market Study.

As you can see, there is a great deal of work that has been accomplished and is ongoing with much work ahead as well. We are committed to make every effort to bring these two landmark buildings into full use. To provide needed housing, increasing the tax base, and enhancing economic and social vitality of downtown are our goals. It is about good stewardship. To that end we very much appreciate yours and all others efforts to that end.

We anticipate coming to PDA in June 2004 with an update and a request for funding for this project. Reference materials will be forwarded prior to this meeting. If there are any questions, please do not hesitate contacting us.

Sincerely,



Whitman LLC

Dick Carroll	233-7676	dickcarroll1@aol.com
Jerry T. Myers	232-3741	jerry_myers@myers-anderson.com
Allen Collins	232-5603	acollins@dancecollins.com
Tim Whiteus	232-4885	timwhiteus@cableone.net

Enclosure: Mountain States Letter of 2/3/04

cc: PDA Board Members
Robert Chambers, City of Pocatello
Mayor Chase, City of Pocatello
Cary Jones, PNHS



P.O. Box 715
Pocatello, Idaho 83204

March 4, 2004

Harry Neuhardt
Pocatello Development Authority
1651 Alvin Ricken Drive
Pocatello, Idaho 83201

Re: Whitman and Yellowstone Upper Level Housing Project.

Dear Mr. Neuhardt:

This letter is an update as to the progress regarding the Whitman and Yellowstone Upper Level Housing Project. First and foremost, I want to assure you that the Whitman LLC's enthusiasm and commitment to the full revitalization of these two landmark buildings is strong. There has been great progress made in the continuing development of the project. Our February timeline for submittals of the application to Idaho Housing and Financial Administration (IHFA) concerning the Low Income Housing Tax Credits (LIHTC) proved a bit too aggressive, therefore we are on schedule to submit in the next round which is in September 2004. The project developer, The Housing Company (non-profit affiliate to IHFA) has continued in the development of the application and continues to be very supportive and positive about the project.

Regarding the Challenge Grant Application from the Federal Home Loan Bank submitted by PNHS, this was not awarded in this round. Re-application is being requested, made, and is due mid March. The first phase of the Market Study has been completed by Mountain States. The Preliminary Demand Analysis for LIHTC Apartments in the Pocatello MSA, Idaho, indicates a minimum demand in the range of 360 units. A copy of this report is attached. (It is considered confidential please.) Whitman LLC has authorized Mountain States to proceed with the second phase of the analysis which will be a closer focus on the Whitman and Yellowstone Buildings particularly the type and number of units, the Downtown location and other particular aspects pertinent to the specifics of this project. This phase will be complete the first part of May. This could be accomplished sooner however, IHFA required the submitted market study be within the previous six months prior to the application submission date.

Over the past two months, we have also accomplished the following tasks:

1. Building Closure / Protection – City bid maintenance building closure work to close and protect the building. This was going to be done and paid for by the City with a lien upon the property for repayment. Clear title was not able to be secured and this bid was not awarded. Subsequently, Whitman LLC received clearance of all legitimate clouds on the title for the building. A significant amount of time and energy has been spent with the current Owner and her attorney in this effort. Whitman LLC has also patched areas of the roof, which were the most significant leaking portions.

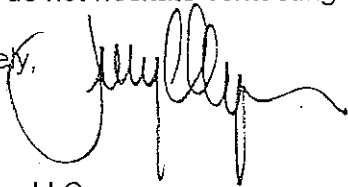
The windows and other openings into the buildings have been closed up to eliminate entry to the building by pigeons or other undesired elements.

2. Site Control – Whitman LLC has obtained site control of the building, re-keyed the building and secured it against unauthorized entry.
3. Purchase Option – Whitman LLC has purchased an option to buy the building. As part of this option agreement, a significant portion of the back taxes have been paid and some monies paid to the current Owner.
4. Commercial Spaces – Whitman LLC is working on development plans for renovation of the main level of the Whitman Building and are in pursuit of occupants for this space. Whitman LLC will also be pursuing traditional funding for the development of these commercial spaces.
5. Support Letter – Enclosed is a copy of a Resolution of Support from the Homeless and Housing Coalition of Southeast Idaho. HHC has also contributed \$500 towards the Housing Market Study.

As you can see, there is a great deal of work that has been accomplished and is ongoing with much work ahead as well. We are committed to make every effort to bring these two landmark buildings into full use. To provide needed housing, increasing the tax base, and enhancing economic and social vitality of downtown are our goals. It is about good stewardship. To that end we very much appreciate yours and all others efforts to that end.

We anticipate coming to PDA in June 2004 with an update and a request for funding for this project. Reference materials will be forwarded prior to this meeting. If there are any questions, please do not hesitate contacting us.

Sincerely,



Whitman LLC

Dick Carroll	233-7676	dickcarroll1@aol.com
Jerry T. Myers	232-3741	jerry_myers@myers-anderson.com
Allen Collins	232-5603	acollins@dancecollins.com
Tim Whiteus	232-4885	timwhiteus@cableone.net

Enclosure: Mountain States Letter of 2/3/04

cc: PDA Board Members
Robert Chambers, City of Pocatello
Mayor Chase, City of Pocatello
Cary Jones, PNHS



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.

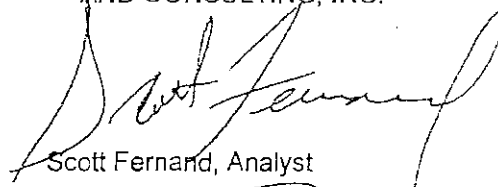
As a footnote to these discussions, we have been provided with data acceptable to IHFA that would allow us to forecast our estimates to 2008. If the time table for your development proposal indicates an expected "on-line" completion date that could benefit from a forecast of demand, based on projected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

HOMELESS & HOUSING COALITION OF SOUTHEAST IDAHO

DRAFT

RESOLUTION OF SUPPORT

BE IT RESOLVED that the Homeless & Housing Coalition of Southeast Idaho supports local community efforts to renovate the upper levels of the Whitman and Yellowstone Hotels in Old Town Pocatello into quality, affordable rental units. This project addresses an important housing need in the community and will help revitalize the Old Town area.

The Coalition represents a diverse group of interests in the region and focuses on homeless and housing issues in Southeast Idaho. Furthermore, the organization has contributed to the Housing Market Study and pledges its support to work with community leaders and local groups on this worthwhile project.

Barbara Nash, Chair
Homeless & Housing Coalition

Chris Piersol, Vice Chair
Homeless & Housing Coalition

Approved January 20, 2004

Note:

Signed Resolution is in the mail & was not received in time for this mailing...
Jemy.

HOUSING & COMMERCIAL BREAKOUT - PERMANENT PHASE*

HOUSING:

ESTIMATED SOURCES FOR HOUSING COMPONENT:

Housing & Historic Credits	\$	3,729,564
Developer Contribution		172,810
HOME Funds		600,000
Permanent Loan		457,000
Limited Partner Contribution		30,000
Estimated Total Sources	\$	4,989,374

ESTIMATED USES FOR HOUSING COMPONENT:

Development Costs	\$	4,974,374
Organizational Expense		30,000
Lease-up Reserve		60,000
Operating Reserve		100,000
Estimated Total Uses	\$	5,164,374

FUNDING GAP \$ (175,000)

COMMERCIAL: (Whitman Only)

ESTIMATED SOURCES FOR COMMERCIAL COMPONENT:

Owner Equity: Historical Tax Credits		92,900
Commercial Loan		125,677
City Funded Façade Loan		25,000
Total Estimated Sources	\$	243,577

ESTIMATED USES FOR COMMERCIAL COMPONENT:

Acquisition	\$	27,400
Renovation and Structural Costs		499,420
Soft costs		54,936
Total Estimated Uses	\$	581,756

FUNDING GAP \$ (338,179)

TOTAL FUNDING GAP \$ (513,179)

* all funding sources and project uses are assumptions based on best current information. Actual totals may vary.

**Whitman Hotel Building
Forecasted Cash Flows**

	<u>Whitman Building</u>
Estimated Sources:	
Owner Equity: Historical tax credits (93% of 20% of cost)	92,900
Commercial loan (8% @ 20 yrs)	125,677
City funded façade loan - 5%	25,000
	243,577
Estimated Uses:	
Acquisition costs	27,400
Structural/Exterior	110,920
Renovation costs based on \$50/sf (Vanilla Shell)	388,500
Soft Costs	54,936
Total Uses:	581,756
Funding Gap	(338,179)

POCATELLO DEVELOPMENT AUTHORITY

REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2000 SERIES A

REQUISITION PURSUANT TO BOND ORDINANCE

Wells Fargo Bank
MAC U1859-031
999 Main Street, 3rd Floor
Boise, Idaho 83702
Attn: Corporate Trust Services

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-48
2. Payment is due to: J-U-B Engineers, Inc.
3. The amount to be disbursed is: \$59,664.30 *59,640.24*
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: March 17, 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-48

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Old Town Pocatello (97-A) downtown reinvestment project. (pay request #4)	J-U-B Engineers, Inc. Center 151 Building 151 North Third Avenue Pocatello, ID 83201	59,664.30

INVOICE TOTAL \$59,664.30



COPY

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



Pocatello Downtown Reinvestment Project, Phase I
Periodic Progress Report

March 3, 2004

From: January 31, 2004 to February 29, 2004

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

✓ **DESCRIPTION OF WORK PERFORMED:**

- 1) Conducted Design Review Meetings on February 12 & 13, 2004 and received comments and preferences from City's Technical Design Committee
- 2) Incorporated comments into plans and specifications
- 3) Finalized decorative street light layout with City Staff
- 4) Met with Tree Commission and received direction on tree species and layout
- 5) Received comments from Tree Commission regarding planting specification
- 6) Conducted sign inventory to be incorporated into final drawings
- 7) Received and reported gradation results from City's rejects stock piles
- 8) Provided draft form for Pre-qualification of contractors
- 9) Submitted tree grate and paver information for City's selection & received tree grate preferences

✓ **INFORMATION REQUIRED TO AVOID DELAYS:**

- 1) Direction on Irrigation details and specifications
- 2) Locations of signal controllers and power sources for controllers and decorative street lights from Street Department;
- 3) Receive information plumbing information from Water Department for installation of meters inside of buildings

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

- 1) None this period.

✓ **BUDGET UPDATE:**

- 1) The Study and Design Phase is basically complete pending a final Quality Control in house review and submittal to the City. The budget for this phase is about 100% expended. The Preliminary Design Phase is in good standing and is complete. The Final Design Phase is well under budget. See the attached March 24, 2004 Progress Report Exhibit.

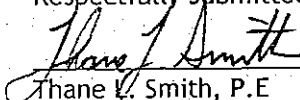
✓ **CHANGES IN SCOPE OR COMPLEXITY REQUIRING CONTRACT TIME ADJUSTMENT:**

- 1) Due to the change in direction in street width from 11.5-foot travel lanes to 12-foot travel lanes, as well as the redesign of the storm sewer due to change in material type, we are approximately two weeks behind schedule. At this point, it appears that the plans the budget is adequate for re-doing this work.

✓ **ACTION ITEMS:**

- 1) Conduct meeting on March 24, 2004
- 2) Begin process for Pre-Qualification of Contractors
- 3) Submit Final Draft of the Design Study Report
- 4) Commission Electrical Engineer to Complete Design of Electrical and Lighting Systems
- 5) Discuss Traffic Control Plan with Technical Design Committee on March 24, 2004
- 6) Submit Final Plans to DEQ

Respectfully Submitted by:


Thane V. 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

March 3, 2004
Project No: 00-58-122
Invoice No: 0024779
Page 1 of 3

COPY TO:

GREG LANNING
PUBLIC WORKS DIRECTOR
CITY OF POCATELLO
911 N. 7TH STREET
POCATELLO, ID 83201

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

Professional services from February 1, 2004 to February 28, 2004

Task: 010 STUDY AND REPORT PHASE

Professional Personnel

Table with 3 columns: Personnel Role, Hours, Amount. Rows include PROJECT MANAGER, PROJECT ENGINEER, DESIGN ENGINEER, CLERICAL, Totals, and Total Labor.

Table with 4 columns: Billing Limits, Current, Prior, To-date. Rows include Total Billings and Limit. Summary row: Total this task \$1,184.09.

Table with 4 columns: Billings to date, Current, Prior, Total. Rows include Labor, Consultant, Expense, and Totals.

Task: 020 PRELIMINARY DESIGN PHASE

Professional Personnel

Table with 3 columns: Personnel Role, Hours, Amount. Rows include PROJECT MANAGER, PROJECT ENGINEER, DESIGN ENGINEER.



TECHNICIAN	28.00		1,517.04
DRAFTER-CAD	43.90		2,995.84
CLERICAL	9.50		503.46
Totals	233.65		19,175.50
Total Labor			19,175.50

Reimbursable Expenses			
MEALS AND LODGING			120.01
MILEAGE			37.80
MATERIALS / EQUIPMENT			122.32
PHONE/COPIES/OTHER			1,175.38
Total Reimbursables			1,455.51

Billing Limits	Current	Prior	To-date
Total Billings	20,631.01	96,996.06	117,627.07
Limit			117,735.51
Remaining			108.44
			Total this task
			<u>\$20,631.01</u>

Billings to date	Current	Prior	Total
Labor	19,175.50	94,073.75	113,249.25
Expense	1,455.51	1,797.91	3,253.42
Unit	0.00	1,124.40	1,124.40
Totals	20,631.01	96,996.06	117,627.07

Task: 030 FINAL DESIGN PHASE

Professional Personnel			
	Hours		Amount
PROJECT MANAGER	9.00		1,495.26
PROJECT ENGINEER	195.25		19,823.55
DESIGN ENGINEER	53.00		3,465.77
TECHNICIAN	16.50		554.40
DRAFTER-CAD	170.00		11,310.59
CLERICAL	15.00		648.00
Totals	458.75		37,297.57
Total Labor			37,297.57

Reimbursable Expenses			
MILEAGE			16.80
PHONE/COPIES/OTHER			534.83
Total Reimbursables			551.63

Billing Limits	Current	Prior	To-date
Total Billings	37,849.20	33,982.51	71,831.71
Limit			86,368.00
Remaining			14,536.29
			Total this task
			<u>\$37,849.20</u>

Project: 00-58-122

POCATELLO DOWNTOWN REINVESTMENT, PHASE I

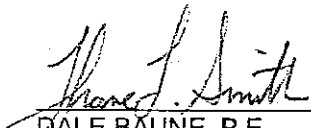
Invoice No:0024779

Page 3 of 3

Billings to date

	Current	Prior	Total
Labor	37,297.57	33,982.51	71,280.08
Expense	551.63	0.00	551.63
Totals	37,849.20	33,982.51	71,831.71

Total this invoice \$59,664.30

 P.E. FOR
DALE BAUNE, P.E.
PROJECT MANAGER

Idaho Falls gets high in fiber



Robert Komer / Post Register
MSI Communications is just one of the companies using the new fiber-optic system installed by the city of Idaho Falls. These phones by Cisco are able to utilize Internet access as well as local and long-distance service, all on the same strands of fiber. Idaho Falls has strung 50 miles of fiber-optic cable, encircling the city from Sage Lakes Golf Course to the Gem State Hydroelectric Dam.

Fiber-optic system is paying dividends

By PAUL MENSER
Post Register

In the boom of the late 1990s, there was widespread belief among economic-development people that high-speed Internet access was essential to eastern Idaho's prosperity.

There also was a general sense that Idaho Falls was lacking bandwidth. To put it metaphorically, the roads weren't wide enough to carry all the traffic the region would need to be competitive.

That isn't the case anymore.

In the past five years, the city of Idaho Falls has

INSIDE

■ Rigby business owner wants to make sure your drinking water is safe / **Shoptalk, A11**

strung 50 miles of fiber-optic cable in a ring that stretches from Sage Lakes Golf Course to the Gem State Hydroelectric Dam.

The \$2 million network was originally conceived as a tool for the city and Bonneville County to increase

See FIBER, Page A4

FIBER

From Page A1

efficiency and cut costs.

It has done that by eliminating dial-up modems and establishing faster Internet access.

Offices can communicate faster with one another. And perhaps the most dramatic outcome has been in the court system. Inmates are now being arraigned on camera from the Bonneville County Jail, saving the sheriff's office the expense of driving them to and from the courthouse.

"It has drastically reduced their costs," said Mark Reed, information systems supervisor for Idaho Falls Power.

But a byproduct of the fiber-optic network has been that the city can now wholesale Internet bandwidth to private companies, recouping the costs such as building the system. Companies such as MicroServ, FreTel and NSI Communications have signed on offering high-speed, fiber-

optic connections to their contract customers.

"There's a lot of bandwidth out there right now," said Doug Bird, principal of NSI Communications, which offers Cisco voice-over-IP service to local customers.

Using special phones, voice-over-IP users are able to have local phone service, long distance and Internet access all run on the same strands of fiber at considerable savings.

Dependability is still a factor (traditional phone customers expect dial tone 99.99 percent of the time, and voice-over-IP customers can still lose service for lengths of time they might find unacceptable), but it's getting better.

Bird said the city's fiber-optic system has offered NSI another option for its customers, who would otherwise be limited to Qwest's system. Bird is careful not to disparage Qwest, with which his company frequently partners not only in Idaho Falls but also in Boise; Portland, Ore.; Seattle; and Salt Lake City.

But more fiber options make for lower costs, and in Idaho Falls, circuit costs have dropped dramatically, he said.

That it is managed by Idaho Falls Power is no accident or coincidence. It is being managed like a utility, and the city wants no say in how the fiber is used.

The fiber ring cost the city less than was originally thought, and much less than what it would have cost a private company to string, because the city's electric utility already had the power poles and rights-of-way in place.

"We're not in it to make a profit," said City Attorney Dale Storer, who has been drafting a fiber ordinance, officially setting rates and prices, for the City Council to vote on this month. "Our profit is to enhance the economic viability of the city."

Travis Johnson of MicroServ called the city's monthly wholesale charge of \$1,340 for two fiber strands reasonable and the service capable.

"Everybody that's an ISP (Internet service provider) needs to look at it as a possible route," he said.

At \$350 a month, fiber is more expensive than the wireless Internet service MicroServ continues to offer for \$50 a month. But for some business-

es, having a high-speed connection makes a lot of sense.

"We're not going to get rich from it, but it's enabled us to provide another service, and it's profitable," he said.

On the retail end, Hart's Tux and Gowns now has a voice-over-IP system through NSI that allows it direct communication between its store on 17th Street and its plant downtown.

The system allows the store to network all its computers with its server's software and talk on the phone at the same time.

"We can look up orders anywhere," said John Hart, the owner of the company, which also has shops in Casper, Wyo., and Twin Falls.

Randy Kern, president of DataWav.Net, said he is looking for the right customer before hooking up to the city's fiber ring, but he figures it will happen eventually.

A former chairman of the Eastern Idaho Economic Development Council, Kern praised the city for building the fiber ring.

"I think 10 years from now we'll be glad we did it," he said. "It's an efficient and quick method to deliver bandwidth."

Staff writer Paul Menser can be reached at 542-6752 or via e-mail at pmenser@postregister.com.



155 South 2nd Avenue
Pocatello, ID 83201
(208) 234-0110

460 Lincoln Street
Suite C
American Falls, ID 83211

INVOICE

Customer

Name City of Pocatello Attn Tim Tingey
 Address P.O. Box 4169
 City Pocatello State ID ZIP 83205-4169
 Project: Roosevelt Alameda Neighborhood Project

Date 3/10/2004
 Invoice No. 98646

Qty	Description	Unit Price	TOTAL
1	Phase 3 Bid Process, Contractor Summaries, Contractor Bid Coordination, Contract Preparation	\$1,200.00	\$1,200.00

*work performed as billed
R. L. [Signature]*

TOTAL | **\$1,200.00**

WORK SUMMARY

Terms: Net 15

Payment to be made within fifteen days of receipt of this invoice. Finance charges of one and one-half percent per month will be added to all unpaid balances.

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

Billing Summary-Contract # 3

Task	Description	Dollar Value of Item	Invoice 98388	Invoice 98424	Invoice 98442	Invoice 98485	Invoice 98999	Invoice 98614	Invoice 98646				Total	Remaining	
2.D	<i>Design Reviews</i>	\$500	\$250										\$250	\$250	
2.E	<i>Project Bidding</i>														
2.E.1	Create Bidding Documents	\$2,400	\$2,400										\$2,400	\$0	
2.E.2	Advertisements (1)	\$350	\$350										\$350	\$0	
2.E.3	Pre-Bid Meeting	\$250	\$250										\$250	\$0	
2.E.4	Bid Addenda and Coordination	\$550	\$150										\$150	\$400	
2.E.4	Bid Summaries and Award	\$300	\$300										\$300	\$0	
	<i>Project Percentage</i>														
2ER	Cost For 4X Bid Process (5)	\$4,400						1000	1200				\$2,200	\$2,200	
	<i>3.0 Construction Services</i>														
3.A	<i>Contractor Bid Awards</i>														
3.A.1	Review Contracts, Shop Drawings, Etc...	\$350		350									\$350	\$0	
3.A.2	Review Contract Schedules and Sequencing	\$400		400									\$400	\$0	
3.A.3	Public Information	\$750		750									\$750	\$0	
3ER	Cost For 4X Bid Process (5)	\$2,650											\$0	\$2,650	
3.B	<i>Construction Staking</i>														
3.B.1	Horizontal and Vertical Control for Imp. (4)	\$9,100		300	2200	1750	200						\$4,450	\$4,650	
3.C	<i>Construction Inspection and Management</i>														
3.C.1	Perform Project Inspections (2)	\$5,500			650	300	1800						\$2,750	\$2,750	
3.C.2	Administer Contract (pay req., change orders)	\$1,200			100	200	300						\$600	\$600	
3.C.3	Progress meetings and prepare press releases	\$1,000		100		200	100						\$400	\$600	
3.C.4	Final Inspection, Punch List and Closeout	\$950					400						\$400	\$550	
	<i>Project Percentage</i>														
	<i>4.0 Project Closeout Phase</i>														
4.B	<i>Prepare Record Drawings</i>														
4.B.1	Summarize Contractor Notations	\$1,350						400					\$400	\$950	
4.B.2	Summarize Inspection Notes	\$1,050						500					\$500	\$550	
4.C	<i>Warranty Inspections</i>														
4.D.1	One Year Inspection	\$400											\$0	\$400	
4.D.2	Contractor Coordination	\$500											\$0	\$500	
	<i>Project Percentage</i>														
	TOTAL MAN HOURS	\$33,950	\$3,700	\$1,900	\$2,950	\$2,450	\$3,700	\$1,000	\$1,200				\$0	\$16,900	\$17,050

ROOSEVELT DISTRICT

ACTIVITY STATEMENT CONTRACT WITH ROCKY MOUNTAIN ENGINEERING PHASE THREE

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
3/19/2003	Total Motion Amount			\$33,950.00
4/16/2003	Inv. #98388 (ck#1365)	3,700.00	\$3,700.00	\$30,250.00
5/20/2003	Inv. #98424 (ck #1371)	1,900.00	\$5,600.00	\$28,350.00
6/18/2003	Inv. #98442 (ck #1373)	2,950.00	\$8,550.00	\$25,400.00
7/16/2003	Inv. #98485 (ck #1380)	2,450.00	\$11,000.00	\$22,950.00
9/17/2003	Inv. #98510 (ck #1392)	3,700.00	\$14,700.00	\$19,250.00
2/18/2004	Inv. #98614 (ck #1422)	1,000.00	\$15,700.00	\$18,250.00
3/17/2004	Inv. #98646 (ck #1429)	1,200.00	\$16,900.00	\$17,050.00

POCATELLO DEVELOPMENT AUTHORITY
1651 ALVIN RICKEN DRIVE
POCATELLO, ID 83201
(208) 233-3500

FIRST SECURITY BANK, N.A.
1-800-574-4200
92-6/04
1241

1429

3/17/2004

PAY TO THE ORDER OF RMES

\$ **1,200.00

One Thousand Two Hundred and 00/100 ***** DOLLARS

FOR

Inv. #98646 (Roosevelt District)

MP

⑈001129⑈ ⑈12100064⑈001 00247 39⑈

THIS DOCUMENT CONTAINS A COLORED BACKGROUND ON WHITE PAPER. MICROPRINT IS LOCATED BELOW THIS WARNING BAND.



Invoice

6151 N. Discovery Way
Boise, ID 83713
Telephone: (208) 672-1923
Fax: (208) 672-8012

Bill To:

Pocatello-Development Authority

Invoice Date: 3/15/2004

Invoice Number: 821

P.O. Number:

Terms:

Construction of Positron Systems, Inc. Test and Analysis Center at the Idaho Accelerator Center	400,000.00
---	------------

See attached invoice from Idaho State University for billing to Positron Systems, Inc. of costs of construction.

By: Steven E. Bolen

Steven E. Bolen
President & CEO

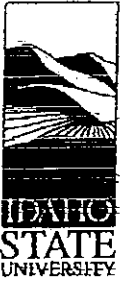
Total \$400,000.00

Remit Payment to
address above

or

Wire Instructions

Washington Trust Bank
P.O. Box 2127
Spokane, WA 99210
Routing & Transit No: 125100089
Account Number: 1003939121



Financial Services
Campus Box 8219
Pocatello, ID
83209

INVOICE NO. **89105780-01**

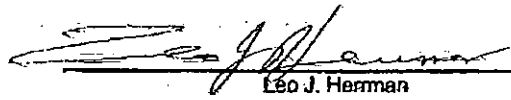
15-Mar-04

Positron Systems
6151 N. Discovery Way
Boise, Id. 83713
ATTN: Brad Grover

Please reference the Invoice No. on all payments

Date	Description	Balance
	RE: Matching Share for Accelerator Center Addition (Bannock Development Funding)	400,000.00
TOTAL DUE.....		400,000.00

I hereby certify that the above amounts are just and correct, that the amount claimed is legally due after all just credits and that no part of the same has been paid.


Leo J. Herman
Budget Officer

(208) 282-4277

PLEASE MAKE REMITTANCES PAYABLE TO IDAHO STATE UNIVERSITY

**POCATELLO
DEVELOPMENT
AUTHORITY**

**PROJECT
APPLICATION
PACKET**

March 2004

**POCATELLO DEVELOPMENT AUTHORITY (PDA)
Pre-Application for use of Tax Increment Financing**

Instructions:

1. Please complete each section of this pre-application.
2. The applicant should be the project owner or the duly appointed representative of the project owner.
3. This pre-application must be completed and submitted (PDA, 1651 Alvin Ricken Drive, Pocatello ID, 83201) by the first Monday of the month to be considered for the PDA meeting agenda on the 3rd Wednesday of that month.
4. Each pre-application is screened by staff and must meet a minimum score of 70 points (out of 100) for it to be considered for approval by the PDA Board.
5. PDA approval of this application is authorization to proceed to a full application.
6. A full application will consist of at minimum the following:
 - a. Project purpose statement.
 - i. Description of deteriorated or deteriorating conditions.
 - ii. Description of public benefits.
 - b. Scope of work.
 - i. The kind, number, and location of all proposed public works or improvements.
 - ii. A detailed list of estimated project costs.
 - iii. Construction timetables (including any proposed phasing).
 - iv. A detailed map and legal description of the project area.
 - c. Economic Analysis.
 - i. An economic feasibility study.
 - ii. A fiscal impact statement showing the impact of the project upon all taxing districts.
 - iii. A description of the methods of financing all estimated project costs.
7. Questions may be directed to the Executive Director for the Development Authority, 233-3500.

Application:

Name: Community Care, PLLC Date: 5-21-04

Mailing Address: 2725 Channing Way

Work Phone: 525-8448 Cell Phone: 520-8143 E-Mail: commcare@ida.net

Project Description: Medical Clinic / urgent care

Project Location: Pocatello Avenue

Is this project currently in an urban renewal area? Yes No

Is this project currently in a revenue allocation area? Yes No

If you answered 'no' to both questions above, please describe the "deteriorated or deteriorating" conditions associated with this location:

Current Assessed Value of Project Location: _____

Estimated Construction Value of Project: \$750,000 for building w/o land or site improvements

Number of jobs created by this project: 25 to 38 Wage range of jobs: 15,000 to 185,000
Fuller Part Time

Employee Benefits? Yes No If yes, please describe _____

Health - Dental, HRA, IRA 3% match, Paid time off
Profit Sharing, Free in clinic healthcare

PDA Pre-Application, Page 2

Time frame for job creation: As soon as project complete up to five years
will create close to 40 jobs. see Job creation list.
Construction start date for Project: TBD Anticipated completion date: TBD

Briefly describe other public benefit(s) associated with this project: Quality,
Cost effective, medical care open 7 days a week. Easy
access to physician care and medical treatment for all ages.
Does this project compete with other, already established businesses? How? _____

Other Urgent Care Centers

Is this project currently subject to a competitive bid process? Please explain:

N/A

Are there other applicants that may be interested in applying for PDA assistance for this same project? Please explain: _____

N/A

Relationship of named applicant to the project: Community Care - Business Name
for a Physician Group Practice

Type of Assistance Requested (check all that apply):

- Public Infrastructure (water, sewer, street, etc.).
- Public Facility (building, park, parking lot, etc.).
- Match for other funding.
- Inspections, tests, surveys, appraisals, etc.
- Property Acquisition.
- Structure Demolition and Clearance.
- Other? Please Specify PDA - approved subsidized
lease for building/equipment/furnishings

Amount of Assistance Requested: Subsidized lease for Building/Equipment/Furnishings

Form of Assistance Requested:

- Grant of Funds.
- Loan of Funds.
- Reimbursement for Approved Expenditures.
- Pay-As-You Go.
- Bonding.
- Other? Please Specify subsidized lease

Other helpful information? Please list: Pocastello/PDA to acquire and develop

Pocastello Avenue site with County Care able to have a
approved subsidized lease from PDA for Building, Equipment, and

THANK YOU!

Furnishings.

Community Case
 PDA PRE-APPLICATION
 REVIEW MATRIX

Reviewer Name: Chambers

Date: 23 June 04

Review Element	Point Value Earned				
	0-Points	3-Points	5-Points	7-Points	10-Points
Condition of Blight (Part of Existing Inventory)?					10
Ratio of Construction Value to Current Assessed Value					10
Quantity of Jobs Created					10
Quality of Jobs Created (Type/Wage)					10
Public Benefit of Project					10
Competition With Other Businesses				7	
Ratio of Project Costs To Project Revenue				7	
Certainty and Immediacy of the Project					10
Type of Assistance Requested				7	
Form of Assistance Requested				7	
Column Totals				28	60
All Total					88

INVOICE

CITY OF POCA TELLO
911 NORTH 7TH AVENUE
P O BOX 4169
POCA TELLO, ID 83205-4169

(208) 234-6214

TO: POCA TELLO DEV AUTHORITY
1651 ALVIN RICKEN
POCA TELLO, ID 83201

INVOICE NO: 6802
DATE: 1/16/04

CUSTOMER NO: 495/660

TYPE: EN - ENGINEERING CUSTOMERS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	ENG/CHEYENNE CORRIDOR	3,469.04	3,469.04

*** THE CITY OF POCA TELLO THANKS YOU FOR YOUR ***
** PROMPT PAYMENTS !!! **

TOTAL DUE: \$3,469.04

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 1/16/04 DUE DATE: 2/16/04 NAME: POCA TELLO DEV AUTHORITY
CUSTOMER NO: 495/660 TYPE: EN - ENGINEERING CUSTOMERS

REMIT AND MAKE CHECK PAYABLE TO:

CITY OF POCA TELLO
ATTN: FINANCE DEPT
P O BOX 4169
POCA TELLO

ID 83205-4169 (208) 234-6214

INVOICE NO: 6802
TERMS: NET 30 DAYS

AMOUNT: \$3,469.04

CITY OF POCATELLO

P O BOX 4169
 POCATELLO, ID 83205
 (208)234-6225 fax (208)234-6279

Invoice No. 51-87

INVOICE

Customer

Name <u>POCATELLO DEVELOPMENT AUTHORITY</u>	Date <u>01/06/2004</u>
Address <u>1651 ALVIN RICKEN DR</u>	Order No. _____
City <u>POCATELLO</u> State ID _____ ZIP <u>83201</u>	Rep _____
Phone _____	FOB _____

Qty	Description	Unit Price	TOTAL
1	CHEYENNE CORRIDOR STUDY 20% OF COSTS ASSOCIATED WITH ENGINEERING SERVICES FROM HDR INC TO NOVEMBER 27, 2003	\$3,469.04	\$3,469.04

Payment Details

Cash
 Check
 Credit Card

Name _____

CC # _____ Expires _____

SubTotal	\$3,469.04
Shipping & Handling	\$0.00
Taxes	_____
TOTAL	\$3,469.04

Office Use Only

CHEYENNE CORRIDOR STUDY

COSTS ASSOCIATED WITH ENGINEERING SERVICES FROM HDR INC

PERIOD ENDING	INVOICE AMOUNT (PAID BY CITY)	ITD AMOUNT DUE (80%)	PDA AMOUNT DUE (20%)
09/27/03	\$ 5,126.29	\$ 4,101.03	\$ 1,025.26
11/01/03	7,457.10	5,965.68	1,491.42
11/27/03	4,761.80	3,809.44	952.36
TOTAL DUE THIS QUARTER	\$17,345.19	\$13,876.15	\$3,469.04

A/P 03

Invoice

Please send remittance with copy of invoice to
P.O. Box 3480
Omaha, NE 68103-0480

HDR Engineering, Inc.
Salt Lake City, UT 84107
Phone: (801) 281-8892

City of Pocatello
P.O. Box 4169
Pocatello, ID 83205-4169

Attn: Cac Turner
Agreement Administrator

Invoice No.: M-31270
Invoice Date: 10/1/2003
Period Ending: 9/27/2003
HDR Project No.: 09400-001-143
Amount Due: \$ 5,126.29

Professional services for month ending 6/28/03 for Cheyenne Overpass Pocatello.
Project No. DHP-1564(001), Key No. 7508, Agreement No. 4014.

LABOR	Hours	Rate	Cost
Charles Greenland	6	26.70	160.20
Lee Arnold	0	45.00	-
Curt Overcast	0	36.75	-
Michael Gordon	0	32.25	-
Tom Smith	22	45.00	990.00
Heidi Spoor	0	24.50	-
David Statkus	0	31.25	-
Carrie Ulrich	0	21.00	-
Jaron Green	0	20.30	-
TOTAL DIRECT LABOR	28		\$ 1,150.20
OVERHEAD @ 1.6309			1,875.86
Subtotal labor			\$ 3,026.06
EXPENSES			
Postage/Shipping			\$ -
Travel			156.24
Phone/Fax			1.94
Printing/Copies			201.30
Computer			351.90
Subtotal expenses			\$ 711.38
Subtotal HDR			\$ 3,737.44
SUBCONTRACTORS			
Shapiro			\$ -
Harper-Leavitt			-
Kleinfelder			1,388.85
Subtotal subcontractors			\$ 1,388.85
Amount Due This Invoice			\$ 5,126.29

10/27/03
070-6001-425
40-02
PROJ. #/AMT. FAG-050
T. INV. AMT. \$ 5,126.29
APPROV. BY [Signature]
SIGNATURE

PROFESSIONAL SERVICES AUTHORIZATION and INVOICE SUMMARY



Consultant: **HDR Engineering, Inc.**

Agreement No: **4014**

Billing Ref No: **401404**

PSA No: **3**

Agreement Amounts	
Original Agreement:	\$675,670.00
Additional Services:	\$34,330.00
Supplementals:	\$144,680.00
TOTAL:	\$854,680.00

Consultant Invoice No:

PROJECT	<u>Key Number</u>	<u>ProjectNo</u>	<u>Route</u>	<u>Location</u>
	7508	DHP-1564(001)	LOCAL	CHEYENNE OVERPASS, POCATELLO

This PSA authorizes **ORIGINAL AGREEMENT SERVICES** to be performed as described below:

<u>Number</u>	<u>Description:</u>	<u>Amount</u>
7508	Continue work	\$175,000

Compensation for Services Shall not Exceed: **\$175,000**
Which Increases the Total Authorized Amount to: **\$525,000**

PSA Issued (Consultant Admin. Unit)

PSA Accepted (Consultant)

<div style="display: flex; justify-content: space-between;"> <div style="border-bottom: 1px solid black; width: 80%;"><i>Holly Mc Cleve</i></div> <div style="border-bottom: 1px solid black; width: 15%; text-align: center;"><i>6/21/02</i></div> </div> <div style="display: flex; justify-content: space-between; font-size: small; margin-top: 2px;"> Signature: Date: </div>	<div style="display: flex; justify-content: space-between;"> <div style="border-bottom: 1px solid black; width: 80%;"><i>John Batters</i></div> <div style="border-bottom: 1px solid black; width: 15%; text-align: center;"><i>6/21/02</i></div> </div> <div style="display: flex; justify-content: space-between; font-size: small; margin-top: 2px;"> Signature: Date: </div>
--	--

Authorized Amount	Previous Invoices	This Invoice	Total to Date	Balance Authorized
\$175,000	<i>168380.57</i>	<i>5126.29</i>	<i>173506.86</i>	<i>\$149314</i>

Payment Requested (Consultant)

Payment Recommended (Agreement Administrator)

<div style="display: flex; justify-content: space-between;"> <div style="border-bottom: 1px solid black; width: 80%;"><i>[Signature]</i></div> <div style="border-bottom: 1px solid black; width: 15%; text-align: center;"><i>10/10/03</i></div> </div> <div style="display: flex; justify-content: space-between; font-size: small; margin-top: 2px;"> Signature: Date: </div>	<div style="display: flex; justify-content: space-between;"> <div style="border-bottom: 1px solid black; width: 80%;"><i>Linell W. Turner</i></div> <div style="border-bottom: 1px solid black; width: 15%; text-align: center;"><i>10/23/03</i></div> </div> <div style="display: flex; justify-content: space-between; font-size: small; margin-top: 2px;"> Signature: Date: </div>
--	---



ONE COMPANY
Many Solutions™

Invoice

Please send remittance with copy of invoice to

P.O. Box 3480

Omaha, NE 68103-0480

HDR Engineering, Inc.
Salt Lake City, UT 84107
Phone: (801) 281-8892

City of Pocatello
P.O. Box 4169
Pocatello, ID 83205-4169

Attn: Cac Turner
Agreement Administrator

Invoice No.: M-34411
Invoice Date: 11/4/2003
Period Ending: 11/1/2003
HDR Project No.: 09400-001-143
Amount Due: \$ 7,457.10

Professional services for month ending 6/28/03 for Cheyenne Overpass Pocatello.
Project No. DHP-1564(001), Key No. 7508, Agreement No. 4014.

LABOR	Hours	Rate	Cost
Charles Greenland	1	26.70	26.70
Lee Arnold	0	45.00	-
Curt Overcast	0	36.75	-
Michael Gordon	0	32.25	-
Tom Smith	32	45.00	1,440.00
Heidi Spoor	0	24.50	-
David Statkus	0	31.25	-
Carrie Ulrich	0	21.00	-
Jaron Green	0	20.30	-
TOTAL DIRECT LABOR	33		\$ 1,466.70
OVERHEAD @ 1.6309			2,392.04
Subtotal labor			\$ 3,858.74
<p>11/25/03 070-6001-425 40-02 FAG 050 7457.10 BY: [Signature]</p>			
EXPENSES			
Postage/Shipping			\$ 13.16
Travel			
Phone/Fax			1.20
Printing/Copies			
Computer			
Subtotal expenses			\$ 14.36
Subtotal HDR			\$ 3,873.10
SUBCONTRACTORS			
Shapiro			\$
Harper-Leavitt			
Kleinfelder			1,333.65
Intermountain Demographics			
HDR - Boise			2,250.35
Intermountain Aerial			
Subtotal subcontractors			\$ 3,584.00
Due This Invoice			\$ 7,457.10

PROFESSIONAL SERVICES AUTHORIZATION and INVOICE SUMMARY



Consultant: HDR Engineering, Inc.

Agreement No: 4014

Billing Ref No: 401404

PSA No: 3

Consultant Invoice No:

Agreement Amounts	
Original Agreement:	\$675,670.00
Additional Services:	\$34,330.00
Supplementals:	\$144,680.00
TOTAL:	\$854,680.00

PROJECT	<u>Key Number</u>	<u>ProjectNo</u>	<u>Route</u>	<u>Location</u>
	7508	DHP-1564(001)	LOCAL	CHEYENNE OVERPASS, POCATELLO

This PSA authorizes ORIGINAL AGREEMENT SERVICES to be performed as described below:

<u>Number</u>	<u>Description:</u>	<u>Amount</u>
7508	Continue work	\$175,000

Compensation for Services Shall not Exceed: **\$175,000**
Which Increases the Total Authorized Amount to: **\$525,000**

PSA Issued (Consultant Admin. Unit)

PSA Accepted (Consultant)

<i>Holly Mc Cleve</i> <small>Signature:</small>	<i>6/21/02</i> <small>Date:</small>	<i>Alan Batters</i> <small>Signature:</small>	<i>6/29/02</i> <small>Date:</small>
--	--	--	--

Authorized Amount	Previous Invoices	This Invoice	Total to Date	Balance Authorized
\$175,000	173506 ⁸⁶	1493 ¹⁴	175000 ⁰⁰	0-

Payment Requested (Consultant)

Payment Recommended (Agreement Administrator)

<i>R. Smith, Inc. - Pocatello</i> <small>Signature:</small>	<i>11/12/03</i> <small>Date:</small>	<i>Lindell W. Turner</i> <small>Signature:</small>	<i>12/11/03</i> <small>Date:</small>
--	---	---	---

**IDAHO TRANSPORTATION DEPARTMENT
Payment Request for Consultant Services**

Payment Request No. 40 Month End 11/27/2003 Progress Final
 Contract No. DHP-1564(001) Contract Modifications _____ FA Non FA
 Work Task Order No. N/A CID 70004
 Project CHEYENNE OVERPASS, POCATELLO
 Name of Consultant PROJECT SUMMARY (HDR AND SUBCONTRACTORS)
 % Work 70.0% % Time 93.4% % Billed 84.7%
 Date Work Started 3/20/2000 Contract Completion Date 3/1/2004 NTP Date: 3/20/2000

SUMMARY OF WORK FOR WHICH PAYMENT IS REQUESTED

Task or Item	Task Description	Estimated Cost	Accumulative Amount	Current Month
	ADMINISTRATION	\$ 127,733.00	\$ 100,284.30	\$ 1,765.20
	ALTERNATIVE DEVELOPMENT	106,227.00	97,775.70	-
	CONCEPT DRAINAGE	8,085.00	7,609.87	-
	ROADWAY DESIGN	10,366.00	3,523.12	-
	TRAFFIC DATA & MODELING	22,156.00	20,205.97	-
	LOCATION HEARING & STUDY REPORT	14,303.00	6,483.85	-
	CONCEPT DESIGN REPORT	14,355.00	12,644.22	-
	UTILITY PLANS	5,495.00	-	-
	PRELIMINARY DRAINAGE	2,200.00	-	-
	PERMITS, APPROVALS & MITIGATION	6,644.00	51.30	-
	PRELIMINARY PLANS	22,555.00	1,420.69	-
	PRELIMINARY DESIGN REVIEW	5,507.00	-	-
	DESIGN STUDY REPORT	6,388.00	910.29	-
	HDR DIRECT EXPENSES	42,720.00	30,480.13	191.75
	OUT OF SCOPE SERVICES	63,503.00	61,936.02	2,729.80
	FEE BILLED		42,781.66	-
	SUBCONTRACTORS DIRECT EXPENSES	29,741.35	6,336.13	-
	SUBCONTRACTOR LABOR	331,926.84	301,767.48	75.05
	Totals	\$ 819,905.19	\$ 694,210.72	\$ 4,761.80
	Totals Less Retention		\$ 694,210.72	\$ 4,761.80

Approved by Project Manager:



Date:

12/10/03

Approved by Agreement Administrator:



Date:

1/6/04



ONE COMPANY
Many Solutions™

Invoice

Please send remittance with copy of invoice to

P.O. Box 3480

Omaha, NE 68103-0480

HDR Engineering, Inc.
Salt Lake City, UT 84107
Phone: (801) 281-8892

City of Pocatello
P.O. Box 4169
Pocatello, ID 83205-4169

Attn: Cac Turner
Agreement Administrator

Invoice No.: M-38911
Invoice Date: 12/2/2003
Period Ending: 11/27/2003
HDR Project No.: 09400-001-143
Amount Due: \$ 4,761.80

Professional services for period ending 11/27/03 for Cheyenne Overpass Pocatello.
Project No. DHP-1564(001), Key No. 7508, Agreement No. 4014.

LABOR	Hours	Rate	Cost
Charles Greenland	1	26.70	26.70
Lee Arnold	0	45.00	-
Curt Overcast	20.5	36.75	753.39
Michael Gordon	0	32.25	-
Tom Smith	10	45.00	450.00
Heidi Spoor	0	24.50	-
David Statkus	0	31.25	-
Carrie Ulrich	9.25	21.00	194.25
Jaron Green	14	20.30	284.20
TOTAL DIRECT LABOR	54.75		\$ 1,708.54
OVERHEAD @ 1.6309			2,786.46
Subtotal labor			\$ 4,495.00
EXPENSES			
Postage/Shipping			\$ -
Travel			-
Phone/Fax			-
Printing/Copies			10.40
Computer			181.35
Subtotal expenses			\$ 191.75
Subtotal HDR			\$ 4,686.75
SUBCONTRACTORS			
Shapiro			\$ -
Harper-Leavitt			-
Kleinfelder			75.05
Intermountain Demographics			-
HDR - Boise			-
Intermountain Aerial			-
Subtotal subcontractors			\$ 75.05

Total Due This Invoice

\$ 4,761.80

DATE 12/23/03
 070-6001-425
 40-02
 EQUIPMENT FAGOSO
 4761 80
 APPROVED BY Ba
 DATE 12/23/03

ROOSEVELT DISTRICT

**ACTIVITY STATEMENT
CONTRACT WITH ROCKY MOUNTAIN ENGINEERING
PHASE THREE**

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
3/19/2003	Total Motion Amount			\$33,950.00
4/16/2003	Inv. #98388 (ck#1365)	3,700.00	\$3,700.00	\$30,250.00
5/20/2003	Inv. #98424 (ck #1371)	1,900.00	\$5,600.00	\$28,350.00
6/18/2003	Inv. #98442 (ck #1373)	2,950.00	\$8,550.00	\$25,400.00
7/16/2003	Inv. #98485 (ck #1380)	2,450.00	\$11,000.00	\$22,950.00
9/17/2003	Inv. #98510 (ck #1392)	3,700.00	\$14,700.00	\$19,250.00
2/18/2004	Inv. #98614 (ck #1422)	1,000.00	\$15,700.00	\$18,250.00



155 South 2nd Avenue
 Pocatello, ID 83201
 (208) 234 0110

460 Lincoln Street
 Suite C
 American Falls, ID 83211

INVOICE

Customer

Name City of Pocatello Attn Tim Tingey
 Address P.O. Box 4169
 City Pocatello State ID ZIP 83205-4169
 Project: Roosevelt Alameda Neighborhood Project

Date 1/29/2004

Invoice No. 98614

Qty	Description	Unit Price	TOTAL
1	Cost 4X Bid Process	\$1,000.00	\$1,000.00
<i>Approved For Payment Lindell W. Horner 2/6/04</i>			

TOTAL \$1,000.00

WORK SUMMARY

Terms: Net 15

Payment to be made within fifteen days of receipt of this invoice. Finance charges of one and one-half percent per month will be added to all unpaid balances.

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

Billing Summary-Contract # 3

Task	Description	Dollar Value of Item	Invoice 98388	Invoice 98424	Invoice 98442	Invoice 98485	Invoice 98999	Invoice 98614					Total	Remaining
2.D	<i>Design Reviews</i>	\$500	\$250											
2.E	<i>Project Bidding</i>												\$250	\$250
2.E.1	Create Bidding Documents	\$2,400	\$2,400										\$2,400	\$0
2.E.2	Advertisements (1)	\$350	\$350										\$350	\$0
2.E.3	Pre-Bid Meeting	\$250	\$250										\$250	\$0
2.E.4	Bid Addenda and Coordination	\$550	\$150										\$150	\$400
2.E.4	Bid Summaries and Award	\$300	\$300										\$300	\$0
	<i>Project Percentage</i>													
2ER	Cost For 4X Bid Process (5)	\$4,400						1000					\$1,000	\$3,400
	<i>3.0 Construction Services</i>													
3.A	<i>Contractor Bid Awards</i>													
3.A.1	Review Contracts, Shop Drawings, Etc...	\$350		350									\$350	\$0
3.A.2	Review Contract Schedules and Sequencing	\$400		400									\$400	\$0
3.A.3	Public Information	\$750		750									\$750	\$0
3ER	Cost For 4X Bid Process (5)	\$2,650											\$0	\$2,650
3.B	<i>Construction Staking</i>													
3.B.1	Horizontal and Vertical Control for Imp. (4)	\$9,100		300	2200	1750	200						\$4,450	\$4,650
3.C	<i>Construction Inspection and Management</i>													
3.C.1	Perform Project Inspections (2)	\$5,500			650	300	1800						\$2,750	\$2,750
3.C.2	Administer Contract (pay req., change orders)	\$1,200			100	200	300						\$600	\$600
3.C.3	Progress meetings and prepare press releases	\$1,000		100		200	100						\$400	\$600
3.C.4	Final Inspection, Punch List and Closeout	\$950					400						\$400	\$550
	<i>Project Percentage</i>													
	<i>4.0 Project Closeout Phase</i>													
4.B	<i>Prepare Record Drawings</i>													
4.B.1	Summarize Contractor Notations	\$1,350						400					\$400	\$950
4.B.2	Summarize Inspection Notes	\$1,050						500					\$500	\$550
4.C	<i>Warranty Inspections</i>													
4.D.1	One Year Inspection	\$400											\$0	\$400
4.D.2	Contractor Coordination	\$500											\$0	\$500
	<i>Project Percentage</i>												\$0	\$500
	TOTAL MAN HOURS	\$33,950	\$3,700	\$1,900	\$2,950	\$2,450	\$3,700	\$1,000				\$0	\$15,700	\$18,250

HOMELESS & HOUSING COALITION OF SOUTHEAST IDAHO

DRAFT

RESOLUTION OF SUPPORT

BE IT RESOLVED that the Homeless & Housing Coalition of Southeast Idaho supports local community efforts to renovate the upper levels of the Whitman and Yellowstone Hotels in Old Town Pocatello into quality, affordable rental units. This project addresses an important housing need in the community and will help revitalize the Old Town area.

The Coalition represents a diverse group of interests in the region and focuses on homeless and housing issues in Southeast Idaho. Furthermore, the organization has contributed to the Housing Market Study and pledges its support to work with community leaders and local groups on this worthwhile project.

*Barbara Nash, Chair
Homeless & Housing Coalition*

*Chris Piersol, Vice Chair
Homeless & Housing Coalition*

Approved January 20, 2004

Note:

*Signed Resolution is in the mail & was not received in time for this mailing...
Jemy.*

ROOSEVELT DISTRICT

ACTIVITY STATEMENT CONTRACT WITH ROCKY MOUNTAIN ENGINEERING PHASE TWO

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
1/14/2002	Total Motion Amount			\$58,470.00
3/12/2002	Inv. #98065 (ck #1317)	5,400.00	\$5,400.00	\$53,070.00
4/9/2002	Inv. #98086 (ck #1322)	5,700.00	\$11,100.00	\$47,370.00
5/14/2002	Inv. #98114 (ck #1324)	4,530.00	\$15,630.00	\$42,840.00
8/13/2002	Inv. #98202 (ck #1335)	5,890.00	\$21,520.00	\$36,950.00
9/10/2002	Inv. #98229 (ck #1341)	4,400.00	\$25,920.00	\$32,550.00
12/18/2002	Inv. #98285 (ck #1353)	5,020.00	\$30,940.00	\$27,530.00
2/19/2003	Inv. #98339 (ck #1356)	5,200.00	\$36,140.00	\$22,330.00
3/19/2003	Inv. #98365 (ck #1361)	2,500.00	\$38,640.00	\$19,830.00
12/17/2003	Inv. #98590 (ck #1409)	4,620.00	\$43,260.00	\$15,210.00
2/18/2004	Inv. #98613 (ck #1423)	6,890.00	\$50,150.00	\$8,320.00



155 South 2nd Avenue
 Pocatello, ID 83201
 (208) 234 0110

460 Lincoln Street
 Suite C
 American Falls, ID 83211

INVOICE

Customer

Name City of Pocatello Attn Tim Tingey
 Address P.O. Box 4169
 City Pocatello State ID ZIP 83205-4169
 Project: Roosevelt Alameda Neighborhood Project

Date 1/29/2004

Invoice No. 98613

Qty	Description	Unit Price	TOTAL
1	Develop Control Network	\$1,340.00	\$1,340.00
1	Topographical Surveys	\$1,900.00	\$1,900.00
1	Analyze gutter slopes and cross slopes	\$500.00	\$500.00
1	Drainage Analysis	\$100.00	\$100.00
1	Utility Relocations and Adjustments	\$200.00	\$200.00
1	Traffic Control Concepts	\$200.00	\$200.00
1	Geotechnical Investigations	\$800.00	\$800.00
1	Curb, Gutter and Sidewalk Plans	\$1,200.00	\$1,200.00
1	Construction Details	\$200.00	\$200.00
1	Drainage and SWPP Plans	\$250.00	\$250.00
1	Design Reviews	\$200.00	\$200.00

*Approved For Payment
 Lindell W. Turner 3/6/04*

TOTAL \$6,890.00

WORK SUMMARY

Terms: Net 15

Payment to be made within fifteen days of receipt of this invoice. Finance charges of one and one-half percent per month will be added to all unpaid balances.

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

MAN DAY ESTIMATE

Billing Summary- Contract #2																
Task	Description	Dollar Value of Item	Invoice 98065	Invoice 98086	Invoice 98114	Invoice 98202	Invoice 98229	Invoice 98285	Invoice 98339	Invoice 98365	Invoice 98590	Invoice 98613	Invoice	Invoice	Total	Remaining
2.0 Project Design																
2.A Complete Design Surveys																
2.A.1	Develop Control Network (4)	\$5,400.00	\$400.00	\$2,160.00				\$500.00	\$500.00		\$500.00	\$1,340.00			\$5,400.00	\$0.00
2.A.2	Topographical Surveys	\$10,400.00		\$1,440.00	\$1,080.00	\$540.00		\$220.00	\$2,500.00	\$700.00	\$1,920.00	\$1,900.00			\$10,300.00	\$100.00
2.A.3	Photo Documentation- organize	\$1,500.00	\$1,600.00												\$1,600.00	-\$100.00
2.A.4	Modify concept plans based on surveys	\$3,250.00	\$1,200.00	\$900.00		\$1,150.00									\$3,250.00	\$0.00
2.B Final Designs																
2.B.1	Analyze gutter slopes and cross slopes	\$5,400.00	\$100.00	\$200.00	\$1,200.00	\$400.00		\$500.00			\$1,000.00	\$500.00			\$3,900.00	\$1,500.00
2.B.2	Drainage Analysis	\$1,400.00		\$100.00	\$100.00	\$200.00	\$500.00	\$200.00				\$100.00			\$1,200.00	\$200.00
2.B.3	Utility Relocations and Adjustments	\$1,200.00	\$100.00	\$100.00	\$100.00	\$200.00		\$200.00				\$200.00			\$900.00	\$300.00
2.B.4	Traffic Control Concepts	\$2,100.00	\$100.00	\$200.00	\$200.00	\$400.00		\$800.00				\$200.00			\$1,900.00	\$200.00
2.B.5	Geotechnical Investigations (2)	\$4,020.00				\$500.00		\$200.00	\$500.00	\$1,900.00		\$800.00			\$3,000.00	\$1,020.00
2.C Final Plans and Specifications																
2.C.1	Curb, Gutter and Sidewalk Plans	\$9,100.00	\$800.00	\$300.00	\$1,050.00			\$900.00	\$1,100.00	\$300.00	\$1,000.00	\$1,200.00			\$6,650.00	\$2,450.00
2.C.2	Construction Details	\$2,250.00	\$500.00	\$100.00	\$100.00	\$250.00		\$500.00	\$200.00		\$200.00	\$200.00			\$2,050.00	\$200.00
2.C.3	Traffic Control Plans (5)	\$2,200.00	\$600.00		\$600.00	\$500.00	\$200.00	\$300.00							\$2,200.00	\$0.00
2.C.4	Drainage and SWPP Plans	\$1,650.00		\$200.00	\$100.00	\$100.00	\$100.00	\$100.00	\$300.00			\$250.00			\$1,150.00	\$500.00
2.C.5	Utility Coordination	\$900.00				\$50.00		\$200.00							\$250.00	\$650.00
2.C.3	Meet with Affected Property Owners (8)	\$3,700.00					\$500.00		\$100.00	\$500.00					\$1,100.00	\$2,600.00
2.C.4	Construction Specifications and Provisions	\$2,000.00				\$1,200.00	\$800.00								\$2,000.00	\$0.00
2.C.5	Engineer's Estimate	\$800.00													\$0.00	\$800.00
2.D	Design Reviews	\$1,200.00				\$400.00		\$400.00				\$200.00			\$1,000.00	\$200.00
<i>Total Manhours- Design</i>																
NON-SCOPE ITEMS- phase 1 bid																
TOTAL MAN HOURS																
		\$58,470.00	\$5,400.00	\$5,700.00	\$4,530.00	\$5,890.00	\$4,400.00	\$5,020.00	\$5,200.00	\$2,500.00	\$4,620.00	\$6,890.00	\$0.00	\$0.00	\$50,150.00	\$8,320.00

Valentine, Rayna

From: Tranmer, Dean
Sent: Monday, February 23, 2004 4:25 PM
To: Chase, Roger
Cc: Valentine, Rayna
Subject: Kress Bld----Dick Carroll & PDA funds

Roger:

I have reviewed the Agreement with Oldtown Investments (Dick Carroll and Doug Houston). It clearly states that PDA will make payments until 8-1-07, or until such time as the debt is retired, whichever is sooner. Therefore if Dick pays off the loan, PDA's obligation to pay ends. If you have any further questions, please let me know.

ADT

**POCATELLO
DEVELOPMENT
AUTHORITY**

**PROJECT
APPLICATION
PACKET**

March 2004

**POCATELLO DEVELOPMENT AUTHORITY (PDA)
Pre-Application for use of Tax Increment Financing**

Instructions:

1. Please complete each section of this pre-application.
2. The applicant should be the project owner or the duly appointed representative of the project owner.
3. This pre-application must be completed and submitted (PDA, 1651 Alvin Ricken Drive, Pocatello ID, 83201) by the first Monday of the month to be considered for the PDA meeting agenda on the 3rd Wednesday of that month.
4. Each pre-application is screened by staff and must meet a minimum score of 70 points (out of 100) for it to be considered for approval by the PDA Board.
5. PDA approval of this application is authorization to proceed to a full application.
6. A full application will consist of at minimum the following:
 - a. Project purpose statement.
 - i. Description of deteriorated or deteriorating conditions.
 - ii. Description of public benefits.
 - b. Scope of work.
 - i. The kind, number, and location of all proposed public works or improvements.
 - ii. A detailed list of estimated project costs.
 - iii. Construction timetables (including any proposed phasing).
 - iv. A detailed map and legal description of the project area.
 - c. Economic Analysis.
 - i. An economic feasibility study.
 - ii. A fiscal impact statement showing the impact of the project upon all taxing districts.
 - iii. A description of the methods of financing all estimated project costs.
7. Questions may be directed to the Executive Director for the Development Authority, 233-3500.

Application:

Name: BRAD INVESTMENTS LLC Date: 4/20/04

Mailing Address: 444 Hospital Way #777

Work Phone: 243-4441 Cell Phone: 243-4441 E-Mail: bill@tuscanycdev.com

Project Description: North Entrance in the South Cliffs Business Park

Project Location: 4200 S. 5th Avenue

Is this project currently in an urban renewal area? Yes ___ No

Is this project currently in a revenue allocation area? Yes ___ No

If you answered 'no' to both questions above, please describe the "deteriorated or deteriorating" conditions associated with this location:

Current Assessed Value of Project Location: _____

Estimated Construction Value of Project: _____

Number of jobs created by this project: _____ Wage range of jobs: _____

Employee Benefits? ___ Yes ___ No If yes, please describe _____

PDA Pre-Application, Page 2

Time frame for job creation: _____

Construction start date for Project: MAY 04 Anticipated completion date: OCT 04

Briefly describe other public benefit(s) associated with this project: A catalyst to

help the City ~~grow~~ grow into the South Valley
Presence & beautify remove graffiti of Laem Cliffs -
Does this project compete with other, already established businesses? How? _____

NO - It competes with Business Parks in Chubbuck,
Edinboro Falls & Blackfoot -

Is this project currently subject to a competitive bid process? Please explain:

NO

Are there other applicants that may be interested in applying for PDA assistance for this same project? Please explain: NO - However Businesses that

decide to locate w/ project may apply -

Relationship of named applicant to the project: OWNER

Type of Assistance Requested (check all that apply):

- Public Infrastructure (water, sewer, street, etc.).
- Public Facility (building, park, parking lot, etc.).
- Match for other funding.
- Inspections, tests, surveys, appraisals, etc.
- Property Acquisition.
- Structure Demolition and Clearance.
- Other? Please Specify _____

Amount of Assistance Requested: \$ 225,000

Form of Assistance Requested:

- Grant of Funds. \$100,000 < blast & remove rock >
- Loan of Funds. \$ 125,000 < water, sewer, paving >
- Reimbursement for Approved Expenditures.
- Pay-As-You Go.
- Bonding.
- Other? Please Specify _____

Other helpful information? Please list: This project was considered worthy
when PDA gave a grant to build the main entrance
& loans to landscape and build infrastructure in 2001

THANK YOU!

PDA PRE-APPLICATION
REVIEW MATRIX

Reviewer Name: _____

Date: _____

Review Element	Point Value Earned				
	0-Points	3-Points	5-Points	7-Points	10-Points
Deteriorated/Deteriorating Condition					
Ratio of Construction Value to Current Assessed Value					
Quantity of Jobs Created					
Quality of Jobs Created (Type/Wage)					
Public Benefit of Project					
Competition With Other Businesses					
Ratio of Project Costs To Project Revenue					
Certainty and Immediacy of the Project					
Type of Assistance Requested					
Form of Assistance Requested					
Column Totals					
All Total					

Review Elements Description (Each element has a point value potential of 10-points):

Condition of Blight

The City of Pocatello has created an inventory of properties meeting the conditions of blight. A project proposed that redevelops one of these sites will receive maximum points for this element. If a project is proposed for a location not on the inventory, it must meet blight criteria which generally include:

- Deteriorated/deteriorating areas injurious to public health, safety and welfare;
- Areas contributing to spread of disease and crime constituting an economic and social liability;
- Areas imposing onerous municipal burdens which decrease tax base or substantially impairs the sound growth of the community, retards the provision of housing, aggravates traffic problems, etc.;
- Areas which promote juvenile delinquency and consume an excessive proportion of its revenue due to extra services required by police, fire, etc.;
- Predominately open areas which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of the municipality.

Ratio of Construction Value to Current Assessed Value

The difference between these values may constitute the increment, or revenue available for project implementation. It also describes the degree to which the value of the property location will be affected by the project. Obviously, the more value added by construction or redevelopment the greater the economic impact to the community.

Quantity of Jobs Created

All jobs created by the project should be provided. Estimates are acceptable with more firm numbers coming at full application (if invited). The higher the job creation potential, the higher the rating possible. Project phasing, which may affect the timing of job creation should also be explained. Be advised, that if the project is awarded funding assistance from the PDA, such assistance may be linked to a job creation requirement. Documentation will be required showing actual jobs created with a possible "payback" provision if targets are not met.

Quality of Jobs Created

Jobs having a higher "living wage" salary with benefit packages will be rated higher than those with lower wage scales and no benefits. Also, those jobs that are complimentary to the City's economic growth goals will be rated higher than those that are not.

Public Benefit of Project

All projects should have public benefit. The stronger the public benefit, the higher the rating.

Review Elements Description, Page 2

Competition with Other Businesses

Projects which may harm existing businesses or which provide an unfair advantage to one development firm over another may be ranked lower than those complimentary to the community.

Ratio of Project Costs to Project Revenue

The project should at minimum, generate enough increment revenue to fund the project proposed. Stronger projects may actually generate excess revenue allowing the potential shortening of increment requirements. Most revenue allocation districts do not extend beyond 10-years – the shorter, the better.

Certainty and Immanency of the Project

Speculative projects will be rated lower than projects that have firm timelines and commitments. In either case, the PDA should not be considered the sole source of funds for any project.

Type of Assistance Requested

Projects may be ranked in importance to the PDA by the following categories:

- Public infrastructure.
- Public facilities.
- Property acquisition.
- Site preparations including demolition and clearance.
- Match or leverage for other funding sources.
- Inspections, tests, surveys, appraisals, etc.
- Other (this category may rise in importance based upon public benefit).

Form of Assistance Requested

Projects may be ranked by PDA preference for how the projects are funded as follows:

- Loan of funds.
- Reimbursement for approved expenditures.
- Pay-as-you-go.
- Grant of funds.
- Bonding.
- Other (this category may rise in importance based upon benefit to PDA).

TAX INCREMENT FINANCING
Urban Renewal Law, IC Title 50, Chapter 20
Process Outline

Urban Renewal Law – Findings and Declaration of Necessity

Findings and declaration of necessity, adopted by resolution of the city's governing body finding that one or more deteriorated areas exist:

- Deteriorated/deteriorating areas injurious to public health, safety and welfare;
- Areas contributing to spread of disease and crime constituting an economic and social liability;
- Areas imposing onerous municipal burdens which decrease tax base or substantially impairs the sound growth of the community, retards the provision of housing, aggravates traffic problems, etc.;
- Areas which promote juvenile delinquency and consume an excessive proportion of its revenue due to extra services required by police, fire, etc.

Finding that the rehabilitation, conservation, redevelopment, or a combination thereof is necessary and in the public interest.

Finding that there is a need for an urban renewal agency to function in the City (may be an appointed board of commissioners, or may be the local governing board).

Urban Renewal Law – Powers

Powers of the urban renewal agency in carrying out urban renewal projects include:

1. contract making;
2. disseminating slum clearance and urban renewal information;
3. furnishing, repairing, installing, constructing, streets, public utilities, parks, playgrounds, off-street parking facilities, public facilities, other buildings or public improvements, and other improvements necessary or incidental to a redevelopment project;
4. accepting and agreeing to conditions attached to federal funding sources;
5. entering buildings and/or property to make inspections, surveys, appraisals, soundings or test borings, etc. with sufficient cause, hearing, and order from the court;
6. acquiring and disposing of real property (even by eminent domain);
7. demolition and clearance of blighted structures;
8. investing urban renewal funds held in reserves, borrowing money, accepting advances, loans, grants, contributions for the purposes outlined;
9. developing and demonstrating new or improved means of providing housing for low income person or families;
10. assisting in the relocation of persons displaced from an urban renewal area

Urban Renewal Law – Plan Preparation and Approval

Public or private submission of a plan is acceptable.

Plans are submitted by the local governing board to the planning commission for determination of conformity to the general plan of the community. The planning commission has 30-days after receipt of the plan to provide its recommendations.

Public hearing held before the local governing board.

Approval is subject to findings that:

1. A feasible method exists for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families.
2. The urban renewal plan conforms to the general plan of the City.
3. The urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement.
4. The urban renewal plan will afford maximum opportunity for the rehabilitation or redevelopment of the area by private enterprise.

Urban Renewal – Limitations

Action against a plan may not be taken until after the effective date of the ordinance adopting the plan.

For a period of 30-days following adoption of the plan, any person may contest the legality of the ordinance. After the expiration of the 30-day period, the validity, legality and regularity of the ordinance shall be conclusively presumed and no court shall thereafter have authority to inquire into such matters.

TAX INCREMENT FINANCING
Local Economic Development Act, IC Title 50, Chapter 29
Process Outline

Local Economic Development Act – Findings and Purpose

It is, by this act, found and declared that there exists in cities a need to raise revenue to finance the economic growth and development of urban renewal areas.

The purpose of this act is to provide for the allocation of a portion of the property taxes levied against taxable property located in a revenue allocation area for:

- a limited period of time;
- to encourage private development;
- to prevent or arrest decay of urban renewal areas due to the inability of existing financing methods to promote needed public improvements;
- to encourage taxing districts to cooperate in the allocation of future tax revenues;
- to facilitate the long-term growth of the common tax base; and
- to encourage private investment.

Local Economic Development Act – Deteriorated Area

This act re-emphasizes the conditions outlined in the Urban Renewal Law – Findings and Declaration Necessity. In addition, this act adds to the definition:

1. Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area.
2. any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development which would promote the purposes of this chapter.

Local Economic Development Act – Increment Value

Increment value is the total value calculated by summing the differences between the current equalized value of each taxable property in the revenue allocation area and that property's current base value on the base assessment roll, provided such difference is a positive value.

Local Economic Development Act – Eligible Projects

Eligible projects are similar to those outlined in the Urban Renewal Law – Powers.

Local Economic Development Act – Eligible Project Costs

Capital Costs, including the actual costs of the construction of public works or improvements, facilities, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; and the clearing and grading of land.

Financing Costs, including interest during construction and capitalized debt service or repair and replacement or other appropriate reserves.

Real Property Assembly Costs, meaning any deficit incurred from the sale or lease by a municipality of real or personal property within a revenue allocation district.

Professional Service Costs, including those costs incurred for architectural, planning, engineering, and legal advice and services.

Direct Administrative Costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a project plan.

Relocation Costs.

Other Costs, incidental to any of the foregoing costs.

Local Economic Development Act – Revenue Allocation Area

A revenue allocation area is that portion of an urban renewal area which the local governing board has determined will likely increase in value as a result of implementing projects within the urban renewal plan. The base assessment roll or rolls of revenue allocation areas shall not exceed at any time 10% of the current assessed valuation of all taxable property within the City.

Local Economic Development Act – Termination Date

Termination date means a specific date no later than 24-years from the effective date of an urban renewal plan (limited exceptions for bonding exist) in which a new revenue allocation provision must expire.

Local Economic Development Act – Recommendation of Urban Renewal Agency

A plan must be prepared and adopted by the local governing board for each revenue allocation area. The plan must include a statement listing:

1. The kind, number, and location of all proposed public works or improvements within the revenue allocation area.
2. An economic feasibility study.
3. A detailed list of estimated project costs.
4. A fiscal impact statement showing the impact of the revenue allocation area upon all taxing districts.
5. A description of the methods of financing all estimated project costs.
6. A termination date for the plan and the revenue allocation area.
7. A description of the disposition or retention of any assets of the agency upon the termination date.

Local Economic Development Act – Public Hearing and Ordinance Required

To adopt a new urban renewal plan with a revenue allocation provision, a public hearing is required at least 30-days but not more than 60-days prior to the date set for final reading of the ordinance.

Local Economic Development Act – Transfer of Power Ordinance

Urban renewal plans and revenue allocation financing provisions may be held ineffective if an urban renewal area or revenue allocation area extends outside the municipal boundary of an authorized City and a transfer of powers ordinance has not been adopted by the cooperating county.

Local Economic Development Act – Documents to Taxing Agencies

After the effective date of an ordinance enacted, the clerk of the authorized City shall transmit a copy of the ordinance, a copy of the legal description and map of the boundaries of the revenue allocation area, and a copy of the transfer of powers ordinance (if one is adopted). These documents are sent to:

- The County Auditor
- The Tax Assessor of the County
- The Affected Taxing Districts
- The State Tax Commission

Local Economic Development Act – Obligation of City

Bonds issued or other obligations incurred by any agency shall not constitute a general obligation or debt of any city, the state or any of its political subdivisions.

Local Economic Development Act – Limitations on Review

This is the same as the Urban Renewal Limitations regarding the contestation or litigation of plans and the ordinance.

ROOSEVELT DISTRICT REIMBURSEMENT CLARIFICATION

A recent review of the resolutions, ordinances, minutes, and payment requests for reimbursement related to the Roosevelt District has revealed a discrepancy, which needs PDA Board action.

The PDA passed Resolution #1997-4, approving this proposed tax increment financing district, authorizing presentation to the Council of the plan for its approval of the project and passage of an ordinance to establish the District, and limiting its reimbursement to Fred Meyer (FM) as follows:

Additionally, PDA expenditures for FM curb, gutter, and sidewalk improvements shall be no greater than 35% of those costs incurred by FM as verified through invoices duly presented. Regardless of the invoices presented for any approved costs, reimbursement to FM shall be limited to the lesser of one-half the revenue stream received from this District through calendar year 2004 or \$765,000.00.

However, the City Council imposed a further limitation by prohibiting reimbursement for landscaping costs.

In other words, the first restriction is that PDA will pay no more than 35% of verified non-landscaping costs incurred, but if 35% turns out to be higher than either ½ the revenue or \$765,000, the lesser of the 3 amounts is the maximum reimbursement according to PDA's restrictions.

Example 1: Revenue received by PDA totals \$3 million dollars. FM provides invoices showing its payment of \$1 million dollars in approved costs. PDA will pay "no greater than 35%", or \$350,000.00 of those costs, because that is the "lesser maximum."

Example 2: Revenue received totals \$3 million dollars. FM provides invoices showing its payment of \$2.5 million dollars in approved costs. PDA can reimburse neither the full 35% of \$2.5 million (\$875,000) nor one-half the \$2.5 million, because those amounts are both greater than the established maximum dollar amount. PDA can reimburse \$765,000.00 of the approved costs.

PROBLEM: Fred Meyer has submitted invoices totaling \$474,979.05. Under the resolution no more than \$166,242.67 should have been reimbursed to Fred Meyer; PDA has been approving payments which now exceed \$300,000.00. However, since the minutes indicate that Fred Meyer was to pay 35% of the costs of the improvements, I believe that the 35% figure for PDA reimbursement may be a typographical error which should read "65%" instead. The maximum amount reimbursed under the 65% should be \$308,736.38. PDA approved payments have exceeded that sum.

SOLUTION: A vote or Resolution from the Board authorizing either no more than the current amount paid out or the full amount of \$474,979.05.

POCATELLO DEVELOPMENT AUTHORITY
Fred Meyer Reimbursement
Roosevelt District

DATE	ACTION	AMOUNT	TOTAL PAID TO-DATE	BALANCE OWING
12/11/01	Approved reimbursement			\$474,979.05
12/11/01	Payment--check #1307	84,200.75	\$84,200.75	\$390,778.30
12/18/02	Payment--check #1351	187,139.70	\$271,340.45	\$203,638.60
12/17/03	Payment--check #1410	61,135.36	\$332,475.81	\$142,503.24

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
Meeting December 11, 2001

Members present: Greg Anderson, Steve Brown, J.O. Cotant, Darsi Johnson, Dave Sanna, and Dan Schroeder

Staff present: D. Tranmer, City Attorney; R. Burstedt, C. DeWall, Bannock Development

1. Preliminary matters. Meeting called to order at 11:04 by Vice-Chairman Brown. A quorum was declared. No conflicts were declared. Agenda changes: C. DeWall requested the addition of an item for review of the 2002 cash budget. The City has a request for funding assistance.

2. Minutes and financial matters. It was MSC (Anderson, Sanna) to approve the minutes from the November meeting. C. DeWall reviewed income and expenditures for financial reports, noting tax receipts and a payment on the Outlet Inc. promissory note in addition to interest for income; expenditures included payments to bond trustee, lunch, and the payment towards the La Paloma building purchase. R. Burstedt reported on his meeting with bank officials regarding the type of bank account, interest rates payable, and the like. Future bank charges will be lowered and interest rates increased slightly. It was MSC (Johnson, Schroeder) to approve the November financial report.

3. Board Membership. PDA by-laws set membership as follows: 4 at-large members, one financial institution member, the Mayor of Pocatello, a City Council representative (usually the president of the Council), a County Commissioner (or designee), and a School District representative. The current Council appointee is Ron Frasure, as President of the Council, which means that for the present H. Neuhardt is serving as an at-large member.

4. Annual Audit: R. Burstedt provided a proposal from Deaton and Company to the Board for handling the required annual audit; estimated cost is \$3,400.00. It was MSC (Anderson, Sanna) to authorize execution of a contract with that firm. The Vice Chair was authorized to sign the contract.

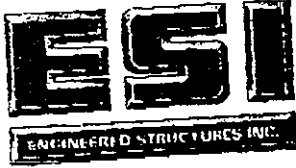
4. Roosevelt District. R. Burstedt reported that \$84,200.75 (one-half of the District funds currently held) will be sent to Fred Meyer as the first installment towards reimbursed expenses. Reminder: Total eligible Fred Meyer expenses are calculated to be \$474,979.05, with PDA reimbursing those expenses (maximum of 50% of district receipts) It was MSC (Schroeder, Johnson) to approve the expenditure. A third invoice has been received from Rocky Mountain Engineering for services under the contract. It was MSC (Anderson, Schroeder) to approve payment of the \$5,460.00 invoice. ←

Tim Tingey and Rocky Mountain Engineering reported on status of project. About 1000 properties were reviewed, detailed drawing prepared showing sidewalks, curb, and gutter for each property including notations as to condition, drainage problems, and other considerations such as water meter installations. After the field survey, brochures/surveys were mailed to the owners. The engineers received about a 10% return in response, showing mostly positive comments, but with many owners expressing serious concerns about affordability. Serviceability numbers were assigned, (0 = not serviceable due to lack of improvements; 100 = all improvements in place and in good condition) and anything with 30 or less was included in the project, estimated to cost

**POCATELLO DEVELOPMENT AUTHORITY
Fred Meyer Reimbursement
Roosevelt District**

Traffic Signal	290,530.00
Street Improvements	147,268.00
Off Site Work	11,392.50
Engineering Invoices	<u>25,788.55</u>
Total Reimbursement	\$474,979.05

presented @ PDA
Bd mtg -
12-11-01
abd



GENERAL CONTRACTORS

12400 West Overland Road
www.esiconstruction.com

Boise, Idaho 83709

(208) 362-3040
FAX (208) 362-3113

August 27, 2001

Fred Meyer, Inc.
1540 S. Redwood Road
Salt Lake City, Utah 84104

ATTN: Tom Rogers

RE: Fred Meyer - Pocatello, Idaho
Off Site Costs

Dear Tom,

Per the attached Application for Payment # Thirteen, Page 2, following are the Off Site Improvement Costs for the Fred Meyer Store in Pocatello, Idaho:

Traffic Signal - See Application for Payment Line #7, plus a percentage of General Conditions and Overhead and Profit.

\$290,530.00

Street Improvements - See Application for Payment Line # 2, 3, 5, plus a percentage of General Conditions and Overhead and Profit. This price also includes a Change Order for Changing the Radius of Entrance for \$18,475.00 and A Retaining Wall for \$4,875.00.

\$147,268.00

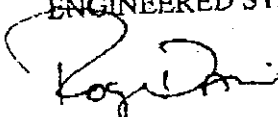
The Landscape and Irrigation improvements were all on site.

Total Cost for Off Site Improvements is:

\$437,798.00

Please let me know if you require additional information.

Sincerely,
ENGINEERED STRUCTURES, INC.


Roger Davis
Project Manager

OCT-10-01 WED 14:33

EAT I 'N ENGR-SOUTH

FAX NO. 8 521# 1

P. 02/02

September 19, 2001

Fred Meyer, Inc.
1540 So. Redwood Road
Salt Lake City, Utah 84104

Attn: Tom Rogers

Re: Fred Meyer - Pocatello, Idaho, Off Site Costs

Dear Tom:

Attached please find 5 invoices which represent the total charges of \$75,950.00 to Fred Meyer Stores for the Surveying, Subdividing and Design of the entire Fred Meyer Shopping Center located at Yellowstone and Alameda in Pocatello, which includes both onsite and offsite work performed.

The invoice dated Dec. 31, 1997 for the amount of \$5,250.00 is for a topographic survey of the old existing mall and portions of the adjoining streets. Invoice #97-76-0998 for the amount of \$4,200.00 is for the survey of the car dealership and remaining portions of the adjoining streets. Invoice #12256 represents the final billing of the contract for \$7,500.00 for the subdivision of the center including dedication of additional right of way along Cedar, Yellowstone and Alameda Streets. Invoice #12088 represents the final billing of the contract for \$49,000.00 for engineering design and construction drawings of the entire center including new curb and gutter, sidewalk, widening and deceleration lanes on adjoining streets. Invoice #12861 represents the final billing of the contract for \$10,000.00 for construction administration which includes review of submittals and inspection.

The amount of this overall cost which is attributable to Off-Site Improvement related work is \$11,392.50 or 15% of the overall total charges to Fred Meyer.

If I can be of further assistance or if you require additional information please let me know.

Sincerely

Kirk Randall
Project Manager

3800 SE 22nd Avenue
Portland, OR 97202

503.797.3193 voice
503.797.3539 fax
hlovell@fredmeyer.com

Fred Meyer

Fax

To: Ray Burstedt/Pocatello Development
208.233.0268

From: Heather D. Lovell

Pages: 6 incl cover

Date: September 28, 2001

Re: Pocatello Fred Meyer Development

CC: File

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

Please find attached for your review copies of Doble Engineering invoices for traffic analysis, preparation of traffic study, signal construction plans, and signal construction permit at Pocatello. We would like to include these costs in our reimbursement total.

The invoice dates and amounts are as follows:

April 21, 1998	\$ 7,000.00
January 14, 1999	\$ 3,187.50
December 20, 1999	\$11,554.55
July 27, 2000	\$ 3,371.50 and
December 13, 2000	\$ 675.00
TOTAL	\$25,788.55

Please contact me with any questions or concerns. Thank you for your attention to this matter.

Sincerely,

Heather Lovell
Entitlements Coordinator

5. **Roosevelt Neighborhood URA (Fred Meyer project)** Robert Chambers and Tim Tingey presented the proposed project map which extends from Yellowstons to Jefferson and Alameda to Oak, with residential property exempted insofar as possible. A three-year district, in keeping with PDA guidelines is being proposed, with 50% of the revenue received being made available to Fred Meyers and 50% made available for sidewalk improvements for the residences in the district. The residential half of the revenues will be used to provide a 65% match to homeowners for the sidewalk improvements. Fred Meyers' representatives next discussed their request for the Board to change its September decision in order to provide for a ten-year or six-year district in order to recover the larger amount of money they are requesting-- approximately \$800,000 to include reimbursement for landscaping costs which were not originally approved by the Board.

Previous action taken by the Board (Item 8 on minutes from Sept. 9):

"... it was MSC (Ransom, Knick) to approve recommending the area for Urban Renewal Area designation, and to create a tax increment financing district in order to fund sidewalk, curb, and gutter improvements for the residential areas within the District, as well as for the area adjoining Fred Meyers. . . . The district will be for a maximum of 3 years, and in light of the 35% match being asked of residential property owners abutting improvements, Fred Meyers will be required to provide 35% of the funding for the curb, gutter, sidewalk improvements abutting its property, also."

Board noted that guidelines for financing previously adopted by the Board do not allow reimbursement for landscaping costs, so that acceptance of this proposal would require specific wording to waive the prohibition. After further discussion, it was MSC (Ransom, Byrne) to approve and recommend establishment of a 6-year district, with one-half of the revenues to be used for curb, gutter, and sidewalk improvements and administrative costs in residential areas abutting the district and one-half available for Fred Meyers' costs for traffic signals, curb, gutter, and sidewalk improvements, and landscaping, for which a specific waiver from the guidelines is hereby given. Fred Meyers and homeowners will each be required to pay outright for 35% of the costs of curb, gutter, and sidewalk improvements. Reimbursement to Fred Meyers will be capped at the estimates (NOTE: specific costs not provided, but will be distributed to Board when available) but not to exceed \$765,000 (\$800,000 less 35% of curb, gutter, & sidewalk costs) or one-half of the District revenues regardless of the amount of the detailed specs and cost estimates provided. [Note: Projected revenues show approximately \$740,000 available for each half of the Roosevelt Area project] Any money above that which is necessary to provide for the neighborhood improvements as set forth in the proposal and the approved Fred Meyers improvements as limited herein will be considered to be administrative funds for the Board's discretionary use. [Note on voting: 2 yes, one abstention, one no; abstentions are deemed to be votes for the prevailing side--hence the motion carried]

6. **Varsity request.** The proposal distributed shows a ten-year district's revenue stream, with costs for curb, gutter, sidewalk, paving, and landscaping estimated at \$48,910. (More detail will be provided at next meeting.) After discussion of the problems with one-block districts, lengthy time-frames, landscaping, possible base-year problems, and the like, it was MSC (Angstadt, Willes) to create a three-year district, with one-half of the district revenues available to Varsity for reimbursement of curb, gutter, and sidewalk improvements; provided that, regardless of the total revenue stream, PDA will reimburse Varsity the lesser of 50% of the revenues or a maximum of 35% of the costs of the curb, gutter, and sidewalk improvements, said 35% to be capped at 35% of the estimated \$48,910. [Note: 35% of \$48,910 = \$17,118.50; but, one-half of projected revenues to District = \$13,987]

7. **Gateway.** Ray Burstedt presented the invoices for \$27,607.13 for wire and transformer for replacing the power feed to Building #28's new tenant, SME Steel Contractors. The Board had approved expenditure of up to \$60,000 from District funds providing the tenant signed a lease for occupancy of the building. It was MSC (Angstadt, Willes) to approve payment.

RESOLUTION 1997-4

A RESOLUTION OF THE POCATELLO DEVELOPMENT AUTHORITY APPROVING THE DEVELOPMENT PLAN AND PROJECT FOR A REVENUE ALLOCATION AREA KNOWN AS THE "ROOSEVELT NEIGHBORHOOD/FRED MEYER PROJECTS" WITHIN THE ROOSEVELT NEIGHBORHOOD URBAN RENEWAL AREA AND RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PLAN AND PROJECT AND ESTABLISH THE REVENUE ALLOCATION PROVISIONS FOR A PERIOD OF SIX YEARS BY ORDINANCE.

WHEREAS, the Pocatello Development Authority has been presented with plans for curb, gutter, and sidewalk improvements for certain areas within the Roosevelt Neighborhood Urban Renewal Area and for assistance with traffic signal installation, curb, gutter, sidewalk, and landscaping costs for the Fred Meyers new store site, also within the Roosevelt Neighborhood Urban Renewal Area; and

WHEREAS, the PDA has reviewed the projects and determined that they are suitable for tax revenue allocation limited to a six-year collection period, subject to other restrictions as hereinafter provided;

NOW, THEREFORE, BE IT RESOLVED BY THE POCATELLO DEVELOPMENT AUTHORITY AS FOLLOWS:

1. That the Pocatello Development Authority hereby approves the proposed tax increment financing district within the Roosevelt Urban Renewal Area to be known as the "Roosevelt Neighborhood Improvement/Fred Meyer District" and authorizes its presentation to the City Council for approval and passage of an ordinance to establish said District. This project will not include bond financing, and will be limited to six years of collection of tax increment revenue, (terminating after collections in calendar year 2004) with one-half of the district revenues available to the Roosevelt Neighborhood Improvement (RNI) portion and one-half available to the Fred Meyer improvement portion.

2. That, regardless of the total revenue stream, in the event the district is

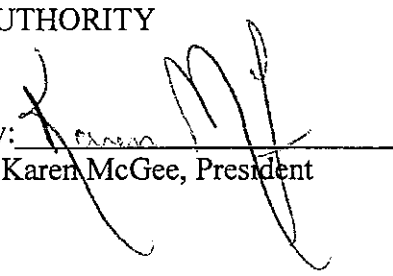
formed, PDA funds for the Fred Meyer (FM) portion will be limited to reimbursement of verified costs for landscaping, traffic signals, curb, gutter, and sidewalk. Additionally, PDA expenditures for FM curb, gutter, and sidewalk improvements shall be no greater than 35% of those costs incurred by FM as verified through invoices duly presented. Regardless of the invoices presented for any approved costs, reimbursement to FM shall be limited to the lesser of one-half the revenue stream received from this District through calendar year 2004 or \$765,000.00.

3. That the base year of the District will be 1997, and that the District shall last through taxing year 2003, with collection of tax increment monies lasting through calendar year 2004.


4. That this Resolution shall be effective the 14th day of October, 1997, the date of the meeting at which the unanimous vote approving said project was held.

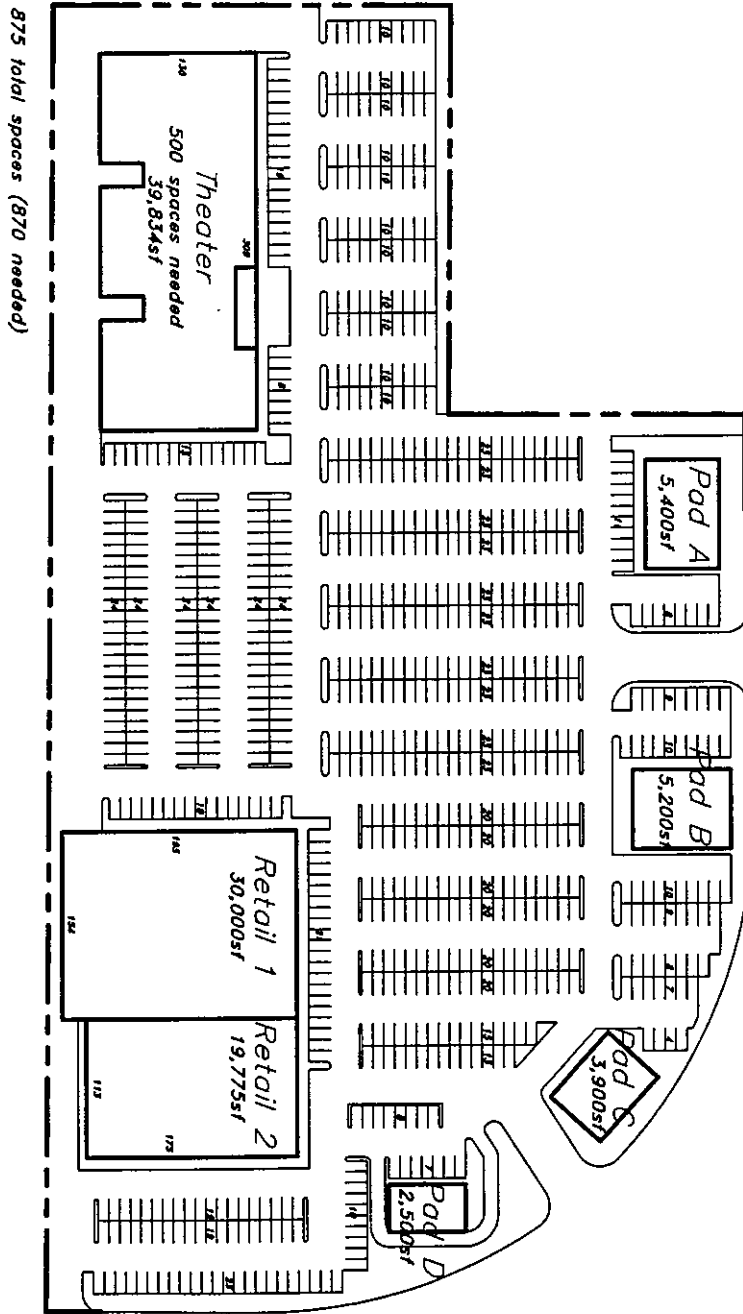
RESOLVED this 14th day of October, 1997.

POCATELLO DEVELOPMENT
AUTHORITY

By: 
Karen McGee, President

ATTEST:


~~Mike Ransom, Secretary/Treasurer~~
DON BYRNE, Vice-Chairman



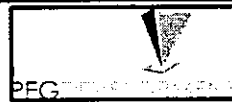
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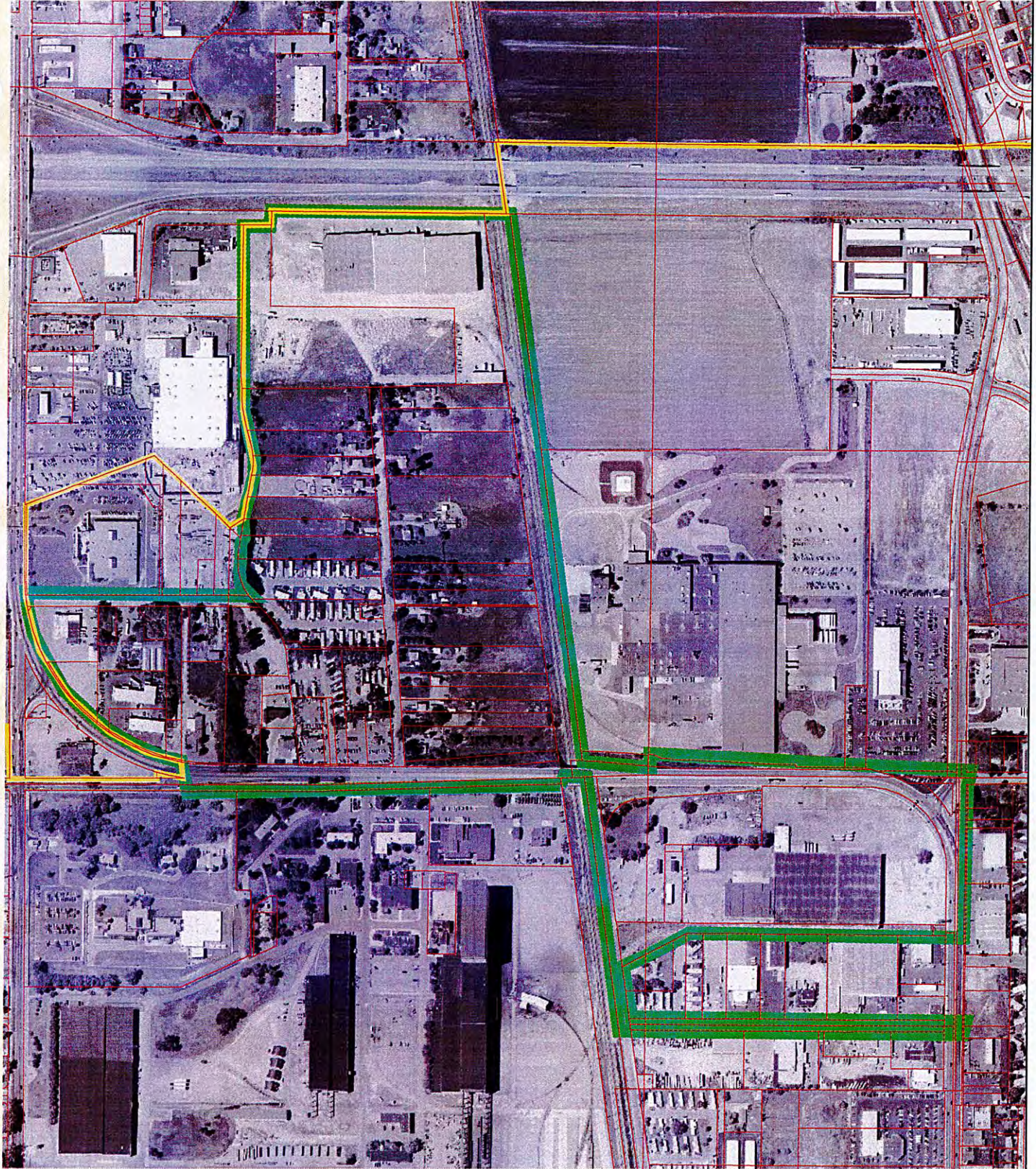
ARCHITECT/ENGINEER:
DATE:
MODIFIED BY PEG DEVELOPMENT
DATE: 02.17.2004

POCATELLO




SCALE: 1/16"=1'-0"



PAGE
1/1



North Yellowstone Urban Renewal Area

-  Urban renewal area and revenue allocation district boundary.shp
-  Parcel boundaries.shp
-  Pocatello city limits.shp



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