

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**May 19, 2004**  
**11:00 a.m.**

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

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

- Call to Order – Chairman Neuhardt
- Acknowledge Guests of Board, if any
- Disclosure of Conflicts of Interest, if any
- Agenda - Add or Delete Action or Discussion Items

**Action and Discussion Items:**

Minutes for April 21, 2004 – Motion to Approve and/or Amend

Financial Report: April Income and Expenses

Consider Approving 2003 Audit

Old Town Pocatello District:

- Downtown Revitalization Project Update
- Downtown Reinvestment Project Update
- Consider Approving Payment of Requisition #E-51
- Consider Approving Payment of Requisition #E-52
- Consider School District #25 Project

Central Corridor District:

- Consider Approving South Cliffs Project Funding Request
- Consider Approving Payment of Requisition #E-53
- Consider Iron Triangle Property Acquisition

Consider Application Submitted by PEGDevelopment

Miscellaneous Items/Questions from Commissioners:  
Report on District Retirement Process

**Executive Session, if required**

**DISTRICT ENDING BALANCES**  
**April 30, 2004**

<b>Bank Balance</b>		<b>\$568,735.42</b>
General Fund	40,668.51	
Discretionary Funds	115,911.14	
Kress Project	32.73	
Newtown District	549.70	
Alvin Ricken District	10,019.48	
Old Town District	15,713.73	
North Main District	22,725.01	
Roosevelt District	203,720.02	
Central Corridor District	<u>159,395.10</u>	
<b>District Totals</b>		<b>\$568,735.42</b>

Focalite Development Authority  
Cash Budget - 2004

	Actual	February	March	April	May	June	July	August	September	October	November	December	Current Estimate 2004	Approved 2004
Beginning Balance	\$301,845.60	\$489,747.85	\$557,971.05	\$568,735.42	\$558,115.42	\$433,794.42	\$2,666,239.50	\$482,699.63	\$483,549.63	\$470,774.63	\$471,624.63	\$423,078.82	\$423,078.82	\$301,845.60
<b>SOURCES OF FUNDS</b>														
Kress District	2,379.21	0.00	32.73	0.00	0.00	0.00	3,798.72	0.00	0.00	0.00	0.00	0.00	\$6,176.93	\$5,699.58
Newtown District	23,756.01	0.00	0.00	549.70	0.00	0.00	38,714.38	0.00	0.00	0.00	0.00	0.00	\$62,470.39	\$58,071.57
Al Ricken Drive District	376,654.81	0.00	10,019,481.90	5,146,544.00	0.00	0.00	1,581,785.93	0.00	0.00	0.00	0.00	0.00	\$1,938,440.74	\$1,656,652.60
Old Town District	2,792.21	0.00	21,910.57	814.44	0.00	0.00	69,564.97	0.00	0.00	0.00	0.00	0.00	\$177,712.57	\$238,809.95
North Main District	19,464.77	0.00	0.00	1,198.90	0.00	0.00	229,173.21	0.00	0.00	0.00	0.00	0.00	\$511,754.75	\$448,759.81
Roosevelt District	121,787.32	0.00	27,212.51	6,136.96	0.00	0.00	227,646.24	0.00	0.00	0.00	0.00	0.00	\$291,112.31	\$342,827.69
Central Corridor District	30,116.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
General Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$14,500.00
Interest Income	282.13	264.17	282.65	281.78	1,000.00	1,000.00	1,000.00	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	\$10,590.73	\$2,798,668.66
TOTAL	667,233.06	70,025.13	14,108.32	1,000.00	1,000.00	2,360,891.08	\$2,666,239.50	\$482,699.63	\$483,549.63	\$471,774.63	\$472,624.63	\$423,078.82	\$3,100,514.26	
<b>CASH AVAILABLE</b>														
Kress District	0.00	2,379.21	0.00	0.00	0.00	0.00	3,798.72	0.00	0.00	0.00	0.00	0.00	\$6,176.93	\$5,699.58
Newtown District	0.00	23,756.01	0.00	549.70	0.00	0.00	38,714.38	0.00	0.00	0.00	0.00	0.00	\$62,470.39	\$58,071.57
Al Ricken Drive District	0.00	376,654.81	0.00	10,019,481.90	5,146,544.00	0.00	1,581,785.93	0.00	0.00	0.00	0.00	0.00	\$1,938,440.74	\$1,656,652.60
Old Town District	0.00	2,792.21	0.00	21,910.57	814.44	0.00	69,564.97	0.00	0.00	0.00	0.00	0.00	\$177,712.57	\$238,809.95
North Main District	0.00	19,464.77	0.00	1,198.90	0.00	0.00	229,173.21	0.00	0.00	0.00	0.00	0.00	\$511,754.75	\$448,759.81
Roosevelt District	0.00	30,116.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
Central Corridor District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
General Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$14,500.00
Interest Income	282.13	264.17	282.65	281.78	1,000.00	1,000.00	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$10,590.73	\$2,798,668.66
TOTAL	\$969,078.66	\$966,080.77	\$559,772.98	\$572,079.37	\$569,735.42	\$559,115.42	\$2,794,695.50	\$2,666,239.50	\$483,699.63	\$484,549.63	\$471,774.63	\$472,624.63	\$3,422,867.36	\$3,100,514.26
<b>APPLICATION OF FUNDS</b>														
Kress District	0.00	2,379.21	0.00	0.00	0.00	0.00	3,798.72	0.00	0.00	0.00	0.00	0.00	\$6,176.93	\$5,699.58
Newtown District	0.00	23,756.01	0.00	549.70	0.00	0.00	38,714.38	0.00	0.00	0.00	0.00	0.00	\$62,470.39	\$58,071.57
Al Ricken Drive District	0.00	376,654.81	0.00	10,019,481.90	5,146,544.00	0.00	1,581,785.93	0.00	0.00	0.00	0.00	0.00	\$1,938,440.74	\$1,656,652.60
Old Town District	0.00	2,792.21	0.00	21,910.57	814.44	0.00	69,564.97	0.00	0.00	0.00	0.00	0.00	\$177,712.57	\$238,809.95
North Main District	0.00	19,464.77	0.00	1,198.90	0.00	0.00	229,173.21	0.00	0.00	0.00	0.00	0.00	\$511,754.75	\$448,759.81
Roosevelt District	0.00	30,116.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
Central Corridor District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
General Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$14,500.00
Interest Income	282.13	264.17	282.65	281.78	1,000.00	1,000.00	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$10,590.73	\$2,798,668.66
TOTAL	\$969,078.66	\$966,080.77	\$559,772.98	\$572,079.37	\$569,735.42	\$559,115.42	\$2,794,695.50	\$2,666,239.50	\$483,699.63	\$484,549.63	\$471,774.63	\$472,624.63	\$3,422,867.36	\$3,100,514.26
<b>ENDING BALANCE</b>														
Kress District	\$965,816.60	\$489,747.85	\$557,971.05	\$568,735.42	\$558,115.42	\$433,794.42	\$2,666,239.50	\$482,699.63	\$483,549.63	\$470,774.63	\$471,624.63	\$423,078.82	\$423,078.82	\$280,845.60
Newtown District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$62,470.39	\$58,071.57
Al Ricken Drive District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,938,440.74	\$1,656,652.60
Old Town District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$177,712.57	\$238,809.95
North Main District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$511,754.75	\$448,759.81
Roosevelt District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
Central Corridor District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
General Funds	3,262.06	201.43	330.05	3,248.07	100.00	100.00	3,225.00	100.00	100.00	100.00	100.00	100.00	\$14,091.61	\$13,700.00
Bank Charges	0.00	5.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
TOTAL	\$965,816.60	\$489,747.85	\$557,971.05	\$568,735.42	\$558,115.42	\$433,794.42	\$2,666,239.50	\$482,699.63	\$483,549.63	\$470,774.63	\$471,624.63	\$423,078.82	\$423,078.82	\$280,845.60

**TIF INCREMENT BREAKDOWN  
Inception to Current Valuation  
April 2004**

ENDING YEAR	BASE VALUATION	CURRENT VALUATION	CONSTRUCTION VALUE	INCREMENT TO PDA (to date)	PROJECTS	KNOWN JOBS
1999	376,491.00	238,784.00	<del>-\$137,707.00</del>	\$69,275.87	sewer improvements, water upgrades	
1993	50,000 (sale price)	2,170,500.00	\$2,120,500.00	\$0.00	curb, gutter, sidewalk, streetscape	d
2007	43,581.00	328,684.00	\$285,103.00	\$77,436.41	owner improvements, building rehab	
1999	4,378,588.00	6,856,579.00	\$2,477,991.00	\$602,281.50	sewer upgrade, water line replacement, repair equipment	
2001	2,159,862.00	3,065,442.00	\$905,580.00	\$64,009.04	curb, gutter, sidewalk, streetscape	38
2006	1,298,309.00	23,745,958.00	\$22,447,649.00	\$1,191,653.95	curb, gutter, sidewalks, traffic signal	a 205
2009	14,624,134.00	36,412,348.00	\$21,788,214.00	\$1,359,374.35	roads, water, sewer, parking, property access	
2009	648,186.00	3,487,461.00	\$2,839,275.00	\$550,488.97	curbs, gutters, sidewalks, utility upgrades	b
2009	65,565,274.00	132,567,322.00	\$67,002,048.00	\$11,956,912.37	roads, water, sewer, gas, parking, land acquisition, lighting, electric upgrade, building--AMIS	b 764
2009	19,845,526.00	35,242,599.00	\$15,397,073.00	\$1,593,253.35	streetscape, curb, gutter, lighting, building façade	b,c 300
2009	1,085,677.00	6,305,296.00	\$5,219,619.00	\$464,379.11	building facade, water, sewer, streetscape, parking, fiberoptics, demolition	b,c 800
<b>Totals:</b>			<b>\$140,345,345.00</b>	<b>\$17,929,064.92</b>		<b>2,107</b>

1999 District prior to demolition was \$2,536,002.00.  
 Four districts included in the Central Corridor equaled \$135,060,358.00.  
 District was 2023, and 2011 for the North Main District.  
 The project was to revitalize a vacant lot in Old Town Pocatello.

DISTRICT	CREATION YEAR
Domsea	1988
Main & Bonneville	1988
Kress	1990
Gateway West	
	1989
Varsity Square	1997
Roosevelt	1997
Central Corridor	2000
Newtown	
	1991
Alvin Ricken	
	1996
Old Town	1997
North Main	
	1997

**NOTES:**

- a Original base valuation in the Roose
- b Total construction value in 1999 of fi
- c Original ending date for Old Town D
- d The purpose of the Main & Bonnevil

**POCATELLO DEVELOPMENT AUTHORITY**

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

**REQUISITION PURSUANT TO BOND ORDINANCE**

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

**COPY**

The undersigned, who is authorized to make such request under Section 11 of the Bond Ordinance, dated as of July 27, 2000, between First Security Bank, N.A. ("Trustee") and the Pocatello Development Authority (the "Agency"), hereby requests the above Trustee as follows:

1. Requisition Number: E-51
2. Payment is due to: Kiggins Concrete
3. The amount to be disbursed is: \$12,417.24
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: May 19, 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-51**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Old Town Pocatello (97-A) downtown revitalization project. (pay request #4—final)	Kiggins Concrete 3610 US Hwy. 30 West Pocatello, ID 83201	12,417.24

**INVOICE TOTAL     \$12,417.24**

COPY

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

# APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF PAGES

TO OWNER:  
City of Pocatello & PDA

PROJECT:  
Downtown Revitalization

APPLICATION NO.: 4  
PERIOD TO: 4-31-2004  
PROJECT NOS.:

Distribution to:  
 OWNER  
 ARCHITECT  
 CONTRACTOR

FROM CONTRACTOR:  
Kiggins Concrete

VIA ARCHITECT:  
Myers & Anderson

CONTRACT DATE:  
9-1-2003

CONTRACT FOR:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM ..... \$ 198,000.00
2. Net change by Change Orders ..... \$ 1092.24
3. CONTRACT SUM TO DATE (Line 1 + 2) ..... \$ 199,092.24
4. TOTAL COMPLETED & STORED TO DATE ..... \$ 199,092.24  
(Column G on G703)
5. RETAINAGE:
  - a. 5% of Completed Work ..... \$ 9954.61  
(Columns D + E on G703)
  - b. % of Stored Material ..... \$  
(Column F on G703)
  - Total Retainage (Line 5a + 5b or  
Total in Column I of G703) ..... \$ 9954.61
6. TOTAL EARNED LESS RETAINAGE ..... \$ 189,137.63  
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT  
(Line 6 from prior Certificate) ..... \$ 186,675.00
8. CURRENT PAYMENT DUE ..... \$ 12,417.24
9. BALANCE TO FINISH, INCLUDING RETAINAGE  
(Line 3 less Line 6) ..... \$ -0.00-

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: 

Date: 4-12-04

State of:

County of:

Subscribed and sworn to before  
me this day of

Notary Public:

My Commission expires:

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 12,417.24

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: 

Date: 4-14-04

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.





Downtown Revitalization 2003

Schedule of Values

Period Start Date: 1/1/2004 Period End Date: 4/31/2004

Progress Payment #4 (4/12/04) Final

TO: Pocatello Development Authority, 911 N. 7th Ave. Pocatello, Id 83201

Phone: 208-232-3741 Fax: 208-232-3782

FROM: KIGGINS CONCRETE, 3610 HWY 30 W, POCATELLO, ID 83201, (208) 233-9165

Item #	Qty	Description	\$ Complete	% Complete	\$ Remaining	Contract \$
UP Area						
1	172.5	L.F. of Curb and Gutter	3450.00	100.0%	0.00	3450.00
2	300	S.F. of Approach	1350.00	100.0%	0.00	1350.00
3	1500	S.F. of 4" City Sidewalk	5250.00	100.0%	0.00	5250.00
4	1600	S.F. of 6" City Sidewalk	7200.00	100.0%	0.00	7200.00
5	5000	S.F. of Asphalt Patch	10000.00	100.0%	0.00	10000.00
6	304	L.F. of Spill Gutter	6080.00	100.0%	0.00	6080.00
7	50	L.F. of Curb and Gutter	1000.00	100.0%	0.00	1000.00
8	2	Handicap Ramps	1000.00	100.0%	0.00	1000.00
9	299	L.F. of Spill Gutter	5980.00	100.0%	0.00	5980.00
10	79	L.F. of Curb and Gutter	1580.00	100.0%	0.00	1580.00
11	1495	S.F. of 5', 6" City Sidewalk	6727.50	100.0%	0.00	6727.50
12	2	Handicap Ramps	1000.00	100.0%	0.00	1000.00
Light Pole Area						
13	8400	S.F. of Asphalt Patch and Trench	21000.00	100.0%	0.00	21000.00
14	1000	S.F. of concrete saw and Patch @ Light poles	5000.00	100.0%	0.00	5000.00
15	41	Ea. Light Pole Bases	10250.00	100.0%	0.00	10250.00
16	4	Ea. Remove existing Light Pole Bases	1000.00	100.0%	0.00	1000.00
17	1	L.S. Trees	15500.00	100.0%	0.00	15500.00
18	1	L.S. Irrigation System	22100.00	100.0%	0.00	22100.00
19	1	L.S. Electrical Package	59000.00	100.0%	0.00	59000.00
20	3300	L.F. for Sawcut	1485.00	100.0%	0.00	1485.00
21	1	L.S. of Mobilization & Bond	8000.00	100.0%	0.00	8000.00
22	1	L.S. Traffic Control	2547.50	100.0%	0.00	2547.50
ALTI	1	L.S. Tree Grates	1500.00	100.0%	0.00	1500.00
CO	1	Change Order #2	1092.24	100.0%	0.00	1092.24
TOTALS.....			199092.24	100.0%	0.00	199092.24

Original Contract Amount	198000.00
Approved Change Orders/ PLUS EXTRA'S	1092.24
Adjusted Contract Amount	199092.24
Value of Work Completed to Date/or Material @ Site	199092.24
Value of Change Orders Completed to Date	1092.24
Total to Date ( 100.0% Complete)	199092.24
Less Amount Retained (5%)	9954.61
Total Less Retainage	189137.63
Less Previous Payments	186675.00
Balance to Finish, Including Retainage	9954.61

Amount Due this Request	2462.63
Amount Retainage Due	9954.61
Interest on amount Due	0.00
Total Amount Due	12417.24

**POCATELLO DEVELOPMENT AUTHORITY**

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

**REQUISITION PURSUANT TO BOND ORDINANCE**

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

COPY

The undersigned, who is authorized to make such request under Section 11 of the Bond Ordinance, dated as of July 27, 2000, between First Security Bank, N.A. ("Trustee") and the Pocatello Development Authority (the "Agency"), hereby requests the above Trustee as follows:

1. Requisition Number: E-52
2. Payment is due to: J-U-B Engineers, Inc.
3. The amount to be disbursed is: \$14,813.35
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: May 19, 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-52**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Old Town Pocatello (97-A) downtown reinvestment project. (pay request #6)	J-U-B Engineers, Inc. Center 151 Building 151 North Third Avenue Pocatello, ID 83201	14,813.35

**INVOICE TOTAL**     **\$14,813.35** *clb*

COPY

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



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

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

May 6, 2004  
Project No: 00-58-122  
Invoice No: 0025868  
Page 1 of 1

COPY TO:  
GREG LANNING  
CITY OF POCATELLO  
911 7<sup>TH</sup> STREET  
POCATELLO, ID 83201

Project: 00-58-122 POCATELLO DOWNTOWN REINVESTMENT, PHASE I  
Professional services from April 4, 2004 to May 1, 2004

Task: 040 BIDDING AND AWARD PHASE

Professional Personnel

	Hours	Amount
PROJECT MANAGER	11.00	1,827.54
PROJECT ENGINEER	28.50	2,467.20
DESIGN ENGINEER	1.50	95.81
TECHNICIAN	2.00	67.20
CLERICAL	11.50	415.00
<b>Totals</b>	<b>54.50</b>	<b>4,872.75</b>
<b>Total Labor</b>		<b>4,872.75</b>

Billing Limits	Current	Prior	To-date
Total Billings	4,872.75	824.29	5,697.04
Limit			6,555.00
Remaining			857.96

**Total this task \$4,872.75**

Task: 060 HIGH SCHOOL GYM

Fee

Total Fee	49,703.00	Total Earned	9,940.60
Percent Complete	20.00	Previous Fee Billing	0.00
		Current Fee Billing	9,940.60

**Total this task \$9,940.60**

**Total this invoice \$14,813.35**

*Dale Baune*  
DALE BAUNE, P.E.  
PROJECT MANAGER



**Billing Backup**

Thursday, May 06, 2004

J-U-B Engineers, Inc.

Invoice Dated April 1, 2004

2:44:22 PM

00-58-122 POCATELLO DOWNTOWN REINVESTMENT, PHASE I

Invoice No: 0025863

Task: 040 BIDDING AND AWARD PHASE

**Professional Personnel**

Name	Hours	Rate	Amount
<b>PROJECT MANAGER</b>			
0645 BAUNE, DALE R. MTG IN POC ON PLANS/SPECS/PREQUAL	4/14/04 7.00	166.14	1,162.98
0645 BAUNE, DALE R. EDITS ON PLANS AND SPECS	4/15/04 2.00	166.14	332.28
0645 BAUNE, DALE R. PREQUAL WORK	4/20/04 2.00	166.14	332.28
<b>PROJECT ENGINEER</b>			
1264 LeBLANC, BRENDAN E. SPEC QUESTIONS	4/15/04 1.00	106.05	106.05
1308 SMITH, THANE L. PREPARE AND DIRECT DELIVERY OF RFQ PACKAGES TO THE CITY	4/5/04 1.00	85.86	85.86
1308 SMITH, THANE L. RECIEVE & REVIEW PLANS & PREPARE FOR CONTRACTOR INQUIRIES	4/6/04 0.50	85.86	42.93
1308 SMITH, THANE L. BILLING REVIEW & PROGRESS REPORT	4/7/04 1.00	85.86	85.86
1308 SMITH, THANE L. DISCUSSED REQUEST FOR BIDDER QUALIFICATIONS WITH GREG LANNING & SENT ADVERTISEMENT TO SEVERAL CONTRACTORS IN REGION	4/7/04 1.00	85.86	85.86
1308 SMITH, THANE L. SET UP TIME WITH JANENE FOR PRE-QUALIFICATIONS MEETING, PRE-BID MEETING AND CONVEY TO DALE BAUNE FOR IMPLEMENTATION INTO CONTRACT DOCUMENTS	4/8/04 0.50	85.86	42.93
1308 SMITH, THANE L. RESPOND TO QUESTIONS ABOUT PLANS FOR ALL STATE CONSTRUCTION	4/12/04 1.00	85.86	85.86
1308 SMITH, THANE L. PREPARE FOR, ATTEND AND CONDUCT PRE-QUALIFICATION MEETING; ANSWER CONTRACTOR QUESTIONS	4/14/04 6.00	85.86	515.16
1308 SMITH, THANE L. PREPARE STAGING AND UNIT BID QUANTITY INFORMATION TO CONTRACTORS FOR PRE-QUALIFICATION PROCESS	4/15/04 1.00	85.86	85.86
1308 SMITH, THANE L. CHECK MODIFIED SPECIFICATIONS AND MAKE SUBMITTAL TO CITY	4/16/04 0.50	85.86	42.93
1308 SMITH, THANE L. OBTAIN STATEMENTS OF QUALIFICATIONS FROM THE CITY & WORK WITH CITY REGARDING MISSING SUBMITTAL	4/20/04 2.00	85.86	171.72
1308 SMITH, THANE L. REVIEW STATEMENTS OF QUALIFICATION	4/21/04 1.50	85.86	128.79
1308 SMITH, THANE L. COMPILE AND CHECK PLANS AND SPECIFICATIONS	4/26/04 5.00	85.86	429.30



1308	SMITH, THANE L.	4/26/04	1.00	85.86	85.86
	PREPARE NOTICE OF PREQUALIFICATION OF BIDDERS				
1308	SMITH, THANE L.	4/27/04	0.50	85.86	42.93
	DELIVER PLAN SETS TO CITY				
1308	SMITH, THANE L.	4/28/04	1.50	85.86	128.79
	ATTEND PUBLIC MEETING AT BILL BURKE'S STUDIO FOR DIRECTLY AFFECTED PROPERTY OWNERS				
1308	SMITH, THANE L.	4/28/04	1.00	85.86	85.86
	FINALIZE & SEND NOTICE OF PREQUALIFICATION TO CONTRACTORS & ADDITIONAL PLAN PREPARATION				
1308	SMITH, THANE L.	4/29/04	1.00	85.86	85.86
	CHECK PLAN SETS; RECEIVE CONTRACTOR QUESTIONS				
1308	SMITH, THANE L.	4/29/04	1.50	85.86	128.79
	WRITE RESPONSE LETTER TO DEQ & DEVELOP DRAFT WORDING FOR ADDENDUM TO ADDRESS DEQ COMMENT				
DESIGN ENGINEER					
1480	MORRISON, BRIDGER D.	4/26/04	1.50	63.87	95.81
	CHECKED SPECS AND DOCUMENTS AND PRINTED DRAWINGS FOR SPECS				
TECHNICIAN					
1462	SHURTLIFF, SCOTT H.	4/21/04	1.00	33.60	33.60
	CREATED SPREADSHEET TO ORGANIZE CONTRACTOR QUALIFICATIONS				
1462	SHURTLIFF, SCOTT H.	4/26/04	1.00	33.60	33.60
	HELPED PREPARE SPECS FOR BID, WENT TO OFFICE MAX TO GET PAPER				
CLERICAL					
1535	BACA, NIKKI N.	4/28/04	6.00	32.00	192.00
	SPECIFICATION ON PLANS AND SPES				
1535	BACA, NIKKI N.	4/29/04	4.00	32.00	128.00
	SPECIFICATION ON PLANS AND SPES				
0563	LENZ, GINNI S.	4/21/04	0.50	63.33	31.67
	TYPING				
0563	LENZ, GINNI S.	4/22/04	1.00	63.33	63.33
	Typing; Copies; Overnight				
Totals			54.50		4,872.75
Total Labor					4,872.75
				Total this task	\$4,872.75



neers Surveyors Planners

Pocatello Downtown Reinvestment Project, Phase I  
Periodic Progress Report

May 6, 2004

From: April 4, 2004 to April 31, 2004  
J-U-B ENGINEERS, inc. Project # 58122

✓ DESCRIPTION OF WORK PERFORMED:

- 1) Assisted with Pre-qualifying Contractors
- 2) Received approval letter from DEQ for plans and specifications
- 3) Currently assisting with the Bidding Process

✓ INFORMATION REQUIRED TO AVOID DELAYS:

- 1) Valve isolation plan from Water Department

✓ CHANGES IN SCOPE OR COMPLEXITY REQUIRING CONTRACT COST ADJUSTMENT:

- 1) None this period.

✓ BUDGET UPDATE:

- 1) The budget for the Bidding and award phase is about 75% expended.

✓ CHANGES IN SCOPE OR COMPLEXITY REQUIRING CONTRACT TIME ADJUSTMENT:

- 1) The schedule identified in the RFQ is currently on track. Bid opening will be May 11, 2004 at 2:00 PM at City Hall.

✓ ACTION ITEMS:

- 1) Compile and issue Addendum #1.
- 2) Assist Water Department to work out valving plan.

Respectfully Submitted by:

  
Thane L. Smith, P.E.



RECAP OF BID RESULTS  
DOWNTOWN REINVESTMENT PROJECT PHASE I  
May 19, 2004

Statements of qualifications from prospective contractors were required to be able to proceed to the bidding phase. Qualification submittals included a history of performance, project references, team qualifications, local labor, construction equipment, approach to the project, bonding ability and a statement of available labor and wages. Qualified contractors were asked to bid the project, and Tuesday, May 11, 2004 three bids were opened. The project was bid with a base bid and additional alternate bids to provide flexibility and costs for additional items such as a concrete intersection and additional trees. Base bids of \$2,624,191.10, \$2,719,259.70, and \$2,863,327.20 were received from BECO Construction Co., Inc., Jack B. Parsons Companies, and HK Contractors, Inc., respectively. Additional alternate bid items, excluding the concrete intersection, bring the low bid submitted by BECO to a total contract price of \$2,696,976.10. Detailed bid tabulations are available if needed. BECO is a local company and boasts over 90% local labor provided for this project.

Our engineer's estimate is \$2,192,672.40; or a difference of \$504,303.70 over the low bid. Speculation for the overages range from recent dramatic increases in the cost of steel and recycled steel availability which is used in the manufacture of the water pipe, fuel cost increases, general recent trends in the construction industry, and reduced competition for this type of work in our area.

The bid review committee has carefully studied the bids and looked at options such as rejecting all bids and re-bidding later and removing items from the existing bid. The feeling is, the project has been scrutinized throughout the design process and several, if not all, cost saving measures have already been incorporated into the bid. In addition, re-bidding at a later date does not guarantee the city will get a lower bid. Indeed, it is likely the affects of inflation will drive the costs up even more.

Although this bid is over the estimate, there is adequate budget in the next two phases to be able to proceed with this bid and construct this phase this summer. Lessons learned from this phase will be applied to the next two phases and additional opportunities to save money in the next phases will be explored.

Once awarded, this project will begin June 7<sup>th</sup> and the contractor will have 90 calendar days for completion.



**TIF INCREMENT BREAKDOWN**  
**Inception to Current Valuation**  
**April 2004**

DISTRICT	CREATION YEAR	ENDING YEAR	BASE VALUATION	CURRENT VALUATION	CONSTRUCTION VALUE	INCREMENT TO PDA (to date)	PROJECTS	KNOWN JOBS
Domsea	1988	1999	376,491.00	238,784.00	<del>-\$137,707.00</del>	\$69,275.87	sewer improvements, water upgrades	
Main & Bonneville	1988	1993	50,000 (sale price)	2,170,500.00	\$2,120,500.00	\$0.00	curb, gutter, sidewalk, streetscape	d
Kress	1990	2007	43,581.00	328,684.00	\$285,103.00	\$77,436.41	owner improvements, building rehab	
Gateway West	1989	1999	4,378,588.00	6,856,579.00	\$2,477,991.00	\$602,281.50	sewer upgrade, water line replacement, repair equipment	
Varsity Square	1997	2001	2,159,862.00	3,065,442.00	\$905,580.00	\$64,009.04	curb, gutter, sidewalk, streetscape	38
Roosevelt	1997	2006	1,298,309.00	23,745,958.00	\$22,447,649.00	\$1,191,653.95	curb, gutter, sidewalks, traffic signal	a 205
Central Corridor	2000	2009	14,624,134.00	36,412,348.00	\$21,788,214.00	\$1,359,374.35	roads, water, sewer, parking, property access	
Newtown	1991	2009	648,186.00	3,487,461.00	\$2,839,275.00	\$550,488.97	curbs, gutters, sidewalks, utility upgrades	b
Alvin Ricken	1996	2009	65,565,274.00	132,567,322.00	\$67,002,048.00	\$11,956,912.37	roads, water, sewer, gas, parking, land acquisition, lighting, electric upgrade, building--AMIS	b 764
Old Town	1997	2009	19,845,526.00	35,242,599.00	\$15,397,073.00	\$1,593,253.35	streetscape, curb, gutter, lighting, building facade	b,c 300
North Main	1997	2009	1,085,677.00	6,305,296.00	\$5,219,619.00	\$464,379.11	building facade, water, sewer, streetscape, parking, fiberoptics, demolition	b,c 800
					<b>Totals:</b>	<b>\$140,345,345.00</b>	<b>\$17,929,064.92</b>	<b>2,107</b>

**NOTES:**

- a Original base valuation in the Roosevelt District prior to demolition was \$2,536,002.00.
- b Total construction value in 1999 of four districts included in the Central Corridor equaled \$135,060,358.00.
- c Original ending date for Old Town District was 2023, and 2011 for the North Main District.
- d The purpose of the Main & Bonneville project was to revitalize a vacant lot in Old Town Pocatello.

BID RECAP – DOWNTOWN REINVESTMENT PHASE I  
May 18, 2004

Statements of qualifications from prospective contractors were required to be able to proceed to the bidding phase. Qualification submittals included a history of performance, project references, team qualifications, local labor, construction equipment, approach to the project, bonding ability and a statement of available labor and wages. Qualified contractors were asked to bid the project, and Tuesday, May 11, 2004 three bids were opened. The project was bid with a base bid and additional alternate bids to provide flexibility and costs for additional items such as a concrete intersection and additional trees. Base bids of \$2,624,191.10, \$2,719,259.70, and \$2,863,327.20 were received from BECO Construction Co., Inc., Jack B. Parsons Companies, and HK Contractors, Inc., respectively. Additional alternate bid items, excluding the concrete intersection, bring the low bid submitted by BECO to a total contract price of \$2,696,976.10. Detailed bid tabulations are available if needed. BECO is a local company and boasts over 90% local labor provided for this project.

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Although this bid is over the estimate, there is adequate budget in the next two phases to be able to proceed with this bid and construct this phase this summer. Lessons learned from this phase will be applied to the next two phases and additional opportunities to save money in the next phases will be explored.

Once awarded, this project will begin June 7<sup>th</sup> and the contractor will have 90 calendar days for completion.

POCATELLO DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

The Idaho Urban Renewal Law of 1965 authorizes the Mayor, with advice and consent of the City Council, to appoint a board of commissioners for an urban renewal agency to function within the municipality, provided that the Council has first passed a resolution finding that one or more such areas is necessary, and that there is a need for an urban renewal agency to function in the city. Unlike other advisory boards, state law declares this agency to be "an independent public body corporate and politic" and gives it a wide range of authority to effectuate urban renewal.

The Board meets the third Wednesday of every month at 11:00 AM in the Council Chambers, 911 North 7th Avenue. The Board shall consist of no less than 3 members and no more than 9, and all members serve four-year terms, which expire May 1st. Ordinances and Resolutions creating and amending this Board are #1988.13

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NAME	ADDRESS	APPOINTMENT DATE	EXPIRATION DATE
Harry Neuhardt Chair Person	69 Trail Creek Rd. 83204 233-6231 (H) 234-1469 (W) hneuhardt@aol.com City of Pocatello Representative	06-01-00	07-01-04
Roger W. Chase	City of Pocatello P.O. Box 4169 83205 234-6163 (W) rchase@ci.pocatello.id.us Mayor	01-03-02	05-01-06
Terry Brower	466 University Drive 83201 233-1688 (H) 234-4663 (W) hometeam@thebrokerage.com realtor	02-22-02	05-01-06

Dan Schroeder	2300 Buckskin Rd. 83201 237-3223 (H) 234-6644 (W) dan-schroeder@poci.amis.com AMI senior VP	05-01-03	05-01-08
Jim Guthrie	P.O. Box 4016 83205 236-7211 (W) Bannock County Representative	02-07-03	05-01-06
Ken Monroe	805 North 9th Ave. 83201 233-3627 (H) 233-1212 (W) executive director	09-05-03	05-01-07
Darsi Foster-Johnson	P. O. Box 2395 83206 232-5765 (H) 233-7503 (W) darsi@nicoh.com real estate broker	11-02-03	05-01-08
John Ricks	P. O. Box 2008 83206 233-1983 (H) 237-2277 (W) john@idpl.net	07-01-03	05-01-07
Steve Brown Secretary/Treasurer	288 Thurston 83201 234-7465 (H) 235-1555 (W) steveddi@earthlink.net advertising/marketing	07-01-03	05-01-07

Ray Burstedt, Executive Director  
1651 Alvin Ricken Drive  
Pocatello, Idaho 83201

Rayna Valentine, Committee Secretary  
Dean Tranmer, Legal Liaison  
Dave Swindell, Financial Liaison

**POCATELLO DEVELOPMENT AUTHORITY**

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

**REQUISITION PURSUANT TO BOND ORDINANCE**

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

**COPY**

The undersigned, who is authorized to make such request under Section 11 of the Bond Ordinance, dated as of July 27, 2000, between First Security Bank, N.A. ("Trustee") and the Pocatello Development Authority (the "Agency"), hereby requests the above Trustee as follows:

1. Requisition Number: E-53
2. Payment is due to: Tuscany Hills Development Co., LLC
3. The amount to be disbursed is: \$22,633.64
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: May 19, 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-53**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
South Cliffs Business Park Project—Phase One Pay Request #8—Final (Landscaping-Grant)	Tuscany Hills Development Co., LLC 444 Hospital Way Suite #777 Pocatello, ID 83201	19,636.53
South Cliffs Business Park Project—Phase Two Pay Request #9—Final (Loan)	Tuscany Hills Development Co., LLC 444 Hospital Way Suite #777 Pocatello, ID 83201	2,997.11

**INVOICE TOTAL:**

**\$22,633.64** *chd*

**COPY**

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

Tuscany Hills Development Co., LLC

# INVOICE

444 Hospital Way, Suite 777  
Pocatello, ID 83201

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

Invoice #
32

Date
5/6/2004

Description	Amount
-----CLIFFS DRIVE LANDSCAPING-----	
Ralph Jenkins	305.04
Rocky Mountain Steam Store	1,193.11
Larsen Electric	94.00
Larsen Electric	383.00
Larsen Electric	164.78
Guerrero Brothers Construction	430.00
Guerrero Brothers Construction	180.00
Familian NW	418.71
Familian NW CREDIT	-242.56
Familian NW	103.87
Dykes Electric	77.20
Doug Arnold	110.00
Doug Warnock	1,000.00
Robert Davis --Power Wash 137.5 hours @ \$15.00 p/h	2,062.50
<b>Total</b>	<b>\$19,636.53</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$19,636.53</b>

*Total of inv. \$ 6279.65*

Phone #
(208) 478-6449