

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**June 16, 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 May 19, 2004 – Motion to Approve and/or Amend

Financial Report: May Income and Expenses

Old Town Pocatello District:

- Downtown Revitalization Project Update
- Downtown Reinvestment Project Update
- Consider Approving Payment of Requisition #E-55
- Consider Approving Payment of Requisition #E-56
- School District #25 Sidewalk Issue

Central Corridor District:

- Consider Approving South Cliffs Project Funding Request
- Consider Approving Payment for Cheyenne Crossing

Report on Kress District Financing

Consider North Yellowstone Urban Renewal Area

- Consider PEGDevelopment Application
- Consider Hawkins Companies Application

Miscellaneous Items/Questions from Commissioners

**Executive Session, if required**

Pocatello Development Authority  
Cash Budget - 2004

	Actual January	Actual February	Actual March	Actual April	Actual May	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2004	Approved 2004
Beginning Balance	\$301,845.60	\$965,816.60	\$489,747.85	\$557,971.05	\$568,735.42	\$493,462.37	\$369,141.37	\$2,601,586.45	\$418,046.58	\$418,896.58	\$406,121.58	\$406,971.58	\$301,845.60	\$301,845.60
SOURCES OF FUNDS														
Kress District	2,379.21	0.00	32.73	0.00	0.00	0.00	3,799.72	0.00	0.00	0.00	0.00	0.00	\$6,211.66	\$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	\$63,020.09	\$58,071.57
Al Ricken Drive District	376,654.81	0.00	10,019.48	0.00	0.00	0.00	1,561,785.93	0.00	0.00	0.00	0.00	0.00	\$1,948,460.22	\$1,585,652.60
Old Town District	2,792.21	0.00	10,567.19	5,146.54	1,424.96	0.00	159,206.63	0.00	0.00	0.00	0.00	0.00	\$179,137.53	\$238,809.95
North Main District	19,464.77	0.00	21,910.57	814.44	0.00	0.00	69,564.97	0.00	0.00	0.00	0.00	0.00	\$111,754.75	\$104,347.46
Roosevelt District	211,787.32	0.00	0.00	1,198.90	0.00	0.00	299,173.21	0.00	0.00	0.00	0.00	0.00	\$512,159.43	\$448,759.81
Central Corridor District	30,116.60	0.00	27,212.51	6,136.96	832.45	0.00	227,646.24	0.00	0.00	0.00	0.00	0.00	\$291,944.76	\$342,827.69
General Funds	0.00	0.00	0.00	0.00	4,728.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$4,728.98	\$0.00
Interest Income	282.13	264.17	282.65	261.78	270.75	1,000.00	1,000.00	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	\$9,861.48	\$14,500.00
TOTAL	667,233.06	264.17	70,025.13	14,108.32	7,257.14	1,000.00	2,360,891.08	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	\$3,127,278.90	\$2,798,668.66
CASH AVAILABLE	\$969,078.66	\$966,080.77	\$559,772.98	\$572,079.37	\$575,992.56	\$494,462.37	\$2,730,032.45	\$2,604,086.45	\$419,046.58	\$419,896.58	\$407,121.58	\$407,971.58	\$3,429,124.50	\$3,100,514.26
APPLICATION OF FUNDS														
Kress District	0.00	2,379.21	0.00	0.00	0.00	0.00	0.00	3,799.72	0.00	0.00	0.00	0.00	\$6,178.93	\$5,699.58
Newtown District	0.00	23,756.01	0.00	0.00	549.70	0.00	0.00	38,714.38	0.00	0.00	0.00	0.00	\$63,020.09	\$58,071.57
Al Ricken Drive District	0.00	376,654.81	0.00	0.00	10,019.48	0.00	0.00	1,561,785.93	0.00	0.00	0.00	0.00	\$1,948,460.22	\$1,585,652.60
Old Town District	0.00	13,129.41	0.00	0.00	15,713.73	0.00	0.00	159,206.63	0.00	0.00	0.00	0.00	\$188,049.77	\$238,809.95
North Main District	0.00	19,464.77	0.00	0.00	22,725.01	0.00	0.00	69,564.97	0.00	0.00	0.00	0.00	\$111,754.75	\$104,347.46
Roosevelt District	0.00	7,890.00	1,376.20	0.00	0.00	125,171.00	125,171.00	125,172.00	0.00	0.00	0.00	49,395.81	\$434,176.01	\$448,759.81
Central Corridor	0.00	32,851.90	95.68	95.88	33,373.47	0.00	0.00	227,646.24	0.00	10,500.00	0.00	0.00	\$304,563.17	\$364,027.69
General Funds	3,262.06	201.43	330.05	3,248.07	148.80	100.00	3,225.00	100.00	100.00	3,225.00	100.00	100.00	\$14,140.41	\$13,700.00
Bank Charges	0.00	5.38	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$355.38	\$600.00
TOTAL	3,262.06	476,332.92	1,801.93	3,343.95	82,530.19	125,321.00	128,446.00	2,186,039.87	150.00	13,775.00	150.00	49,545.81	\$3,070,698.73	\$2,819,668.66
ENDING BALANCE	\$965,816.60	\$489,747.85	\$557,971.05	\$568,735.42	\$493,462.37	\$369,141.37	\$2,601,586.45	\$418,046.58	\$418,896.58	\$406,121.58	\$406,971.58	\$358,425.77	\$358,425.77	\$280,845.60

INVOICE

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

COPY

(208) 234-6214

TO: POCATELLO DEV AUTHORITY  
1651 ALVIN RICKEN  
POCATELLO, ID 83201

INVOICE NO: 7319  
DATE: 5/14/04

CUSTOMER NO: 495/660

TYPE: EN - ENGINEERING CUSTOMERS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	ENG/CHEYENNE CORRIDOR	915.98	915.98



\*\*\* THE CITY OF POCATELLO THANKS YOU FOR YOUR \*\*\*  
\*\* PROMPT PAYMENTS !!! \*\*

TOTAL DUE: \$915.98

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 5/14/04 DUE DATE: 6/14/04  
CUSTOMER NO: 495/660

NAME: POCATELLO DEV AUTHORITY  
TYPE: EN - ENGINEERING CUSTOMERS

REMIT AND MAKE CHECK PAYABLE TO:

CITY OF POCATELLO  
ATTN: FINANCE DEPT  
P O BOX 4169  
POCATELLO

ID 83205-4169 (208) 234-6214

INVOICE NO: 7319  
TERMS: NET 30 DAYS

AMOUNT: \$915.98

# CITY OF POCATELLO

Invoice No. 51-91

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

## INVOICE

### Customer

Name POCATELLO DEVELOPMENT AUTHORITY  
 Address 1651 ALVIN RICKEN DR  
 City POCATELLO State ID ZIP 83201  
 Phone \_\_\_\_\_

Date 05/11/2004  
 Order No. \_\_\_\_\_  
 Rep \_\_\_\_\_  
 FOB \_\_\_\_\_

Qty	Description	Unit Price	TOTAL
1	CHEYENNE CORRIDOR STUDY 20% OF COSTS ASSOCIATED WITH ENGINEERING SERVICES FROM HDR INC TO MARCH 27, 2004	\$915.98	\$915.98

### Payment Details

- Cash  
 Check  
 Credit Card

Name \_\_\_\_\_  
 CC # \_\_\_\_\_  
 Expires \_\_\_\_\_

SubTotal	\$915.98
Shipping & Handling	\$0.00
Taxes	
<b>TOTAL</b>	<b>\$915.98</b>

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%)
12/27/03	\$ 1,504.25	\$ 1,203.40	\$ 300.85
01/24/04	1,548.38	1,238.70	309.68
03/27/04	1,527.25	1,221.80	305.45
TOTAL DUE THIS QUARTER	\$4,579.88	\$3,663.90	\$915.98



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-42311  
Invoice Date: 12/31/2003  
Period Ending: 12/27/2003  
HDR Project No.: 09400-001-143  
Amount Due: \$ 1,504.25

Professional services for period ending 12/27/03 for Cheyenne Overpass Pocatello.  
Project No. DHP-1564(001), Key No. 7508, Agreement No. 4014.

LABOR	Hours	Rate	Cost
Charles Greenland	2	26.70	53.40
Lee Arnold	0	45.00	-
Curt Overcast	3	36.75	110.25
Michael Gordon	0	32.25	-
Tom Smith	4	45.00	180.00
Heidi Spoor	0	24.50	-
David Statkus	0	31.25	-
Carrie Ulrich	2.5	21.00	52.50
Jaron Green	0	20.30	-
<b>TOTAL DIRECT LABOR</b>	<b>11.5</b>		<b>\$ 396.15</b>
<b>OVERHEAD @ 1.6309</b>			<b>646.08</b>
Subtotal labor			<b>\$ 1,042.23</b>

EXPENSES	DATE	AMOUNT	
Postage/Shipping	1/27/04	070-6001-425	\$ -
Travel		40-02	-
Phone/Fax		FAG-050	-
Printing/Copies			307.90
Computer		1504 25	46.90
Subtotal expenses			\$ 354.80
Subtotal HDR			<b>\$ 1,397.03</b>

SUBCONTRACTORS	AMOUNT
Shapiro	\$ -
Harper-Leavitt	-
Kleinfelder	-
Intermountain Demographics	-
HDR - Boise	107.22
Intermountain Aerial	-
Subtotal subcontractors	<b>\$ 107.22</b>

Total Due This Invoice **\$ 1,504.25**

# 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-44951

Invoice Date: ~~12/31/2003~~ 1/30/04

Period Ending: ~~12/27/2003~~ 1/24/04

HDR Project No.: 09400-001-143

Amount Due: \$ 1,548.38

1/24/04

Professional services for period ending ~~12/27/03~~ for Cheyenne Overpass Pocatello.  
Project No. DHP-1564(001), Key No. 7508, Agreement No. 4014.

LABOR	Hours	Rate	Cost
Charles Greenland	1	27.80	27.80
Lee Arnold	0	45.00	-
Curt Overcast	3.5	38.60	135.10
Michael Gordon	0	32.25	-
Tom Smith	8	45.00	360.00
Heidi Spoor	0	24.50	-
David Statkus	0	31.25	-
Carrie Ulrich	0	21.00	-
Jaron Green	2	21.25	42.50
<b>TOTAL DIRECT LABOR</b>	<b>14.5</b>		<b>\$ 565.40</b>
OVERHEAD @ 1.6309			922.11
Subtotal labor			<b>\$ 1,487.51</b>

**EXPENSES**

Postage/Shipping			
Travel			
Phone/Fax			1.42
Printing/Copies/Plots			
Technology Charge	\$ 4.10 /hr		59.45
Subtotal expenses			\$ 60.87
Subtotal HDR			<u>\$ 1,548.38</u>

*Handwritten notes:* 2/23/04, 070-6001-425, 40-02, PROJ. # 001, FAGOSO, 1548.38, APPR BY [Signature]

**SUBCONTRACTORS**

Subcontractor	SEQ. NO.	Amount
Shapiro		\$ -
Harper-Leavitt		-
Kleinfelder		-
Intermountain Demographics		-
HDR - Boise		-
Intermountain Aerial		-
Subtotal subcontractors		\$ -

Total Due This Invoice \$ 1,548.38

# Invoice

Please send remittance with copy of invoice to

P.O. Box 3480

Omaha, NE 68103-0480

**HDR Engineering, Inc.**  
 Salt Lake City, UT 84107-2594  
 Phone: (801) 281-8892

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

Attn: Cac Turner  
 Agreement Administrator

Invoice No.: M-52030  
 Invoice Date: 3/30/2004  
 Period Ending: 3/27/2004  
 HDR Project No.: 09400-001-143  
 Amount Due: \$ 1,527.25

Professional services for period ending 2/21/04 for Cheyenne Overpass Pocatello.  
 Project No. DHP-1564(001), Key No. 7508, Agreement No. 4014.

LABOR	Hours	Rate	Cost
Charles Greenland	2	27.80	55.60
Lee Arnold	0	45.00	-
Curt Overcast	0	38.60	-
Michael Gordon	0	32.25	-
Tom Smith	11	45.00	495.00
Heidi Spoor	0	24.50	-
David Statkus	0	31.25	-
Marrie Ulrich	0	21.00	-
Jaron Green	0	21.25	-
<b>TOTAL DIRECT LABOR</b>	<b>13</b>		<b>\$ 550.60</b>
<b>OVERHEAD @ 1.6309</b>			<b>897.97</b>
Subtotal labor			<b>\$ 1,448.57</b>

EXPENSES			
Postage/Shipping		ACCT. # <u>070-6001-425</u>	\$ 2.03
Travel		<u>40-02</u>	-
Phone/Fax		PROJ. #/AMT. <u>FAG050</u>	-
Printing/Copies/Plots		<u>1527.25</u>	23.35
Technology Charge	\$ 4.10 /hr	TEL INV. AMT. \$	53.30
Subtotal expenses		APPR BY. <u>Bn</u>	\$ 78.68
Subtotal HDR			<b>\$ 1,527.25</b>

SUBCONTRACTORS			
Shapiro		<input type="text"/>	\$ -
Harper-Leavitt			-
Cleinfelder			-
Intermountain Demographics			-
HDR - Boise			-
Intermountain Aerial			-
Subtotal subcontractors			<b>\$ -</b>

Amount Due This Invoice \$ 1,527.25





**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-55
2. Payment is due to: Meyers Anderson Architects
3. The amount to be disbursed is: \$1,665.38
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: June 16, 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-55**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Old Town Pocatello (97-A) downtown revitalization project—architectural and surveying services. (pay request #7)	Meyers Anderson Architects 101 North Main Street Pocatello, ID 83204	1,665.38

**INVOICE TOTAL**      **\$1,665.38**

*Chd*

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

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

**INVOICE FOR ARCHITECTURAL SERVICES**

PROJECT: Downtown Pocatello Improvements      DATE: May 1, 2004  
  
Pocatello Development Authority      INVOICE NO: Nine (9)  
1651 Alvin Ricken Dr.  
Pocatello, Idaho 83201      ARCHITECT'S  
PROJECT NO: 02799

In accordance with the Owner-Architect Agreement dated June 1, 2003, there is due at this time for architectural services and reimbursable items on the above project, for the period ending May 1, 2004, the sum of:

**One Thousand Six Hundred Sixty Five Dollars and Thirty Eight Cents**      **\$1,665.38**

The above amount shall become due and payable upon receipt.  
INTEREST ON OVERDUE ACCOUNTS SHALL ACCRUE AT ONE AND ONE HALF PERCENT (1.5%) PER MONTH

The present status of the account is as follows:  
Architectural Engineering Design, Construction Documents, Bidding and Construction Observation  
for Phase I of the Project:

Architectural Service		% Fee	Contract Amount	% Complete	Amt. Of Serv. Complete	Previous Billing Amt	Net This Billing
Total:						\$65,892.84	
Programming	5%	\$3,294.64	100%	\$3,294.64	\$3,294.64	0.00	
Schem.Des./Des.Develop	25%	\$16,473.21	100%	\$16,473.21	\$16,473.21	0.00	
Construction Documents:	40%	\$26,357.14	100%	\$26,357.14	\$26,357.14	0.00	
Bidding:	5%	\$3,294.64	100%	\$3,294.64	\$3,294.64	0.00	
Construction:	25%	\$16,473.21	100%	\$16,473.21	\$15,649.55	823.66	
			\$65,892.84	100.00%	\$65,892.84	\$65,069.18	\$823.66
Reimbursables:							
JUB Design Survey					\$15,000.00	\$15,000.00	\$0.00
JUB Construction Support					\$15,148.35	\$14,629.13	\$519.22
Printing					\$242.41	\$242.41	\$0.00
Strata- testing					\$2,999.50	\$2,999.50	\$0.00
Idaho Power Expense					\$322.50	\$0.00	\$322.50
Advertising-bid					\$204.10	\$204.10	\$0.00
Specs, Prints, Shipping					\$681.31	\$681.31	\$0.00
Subtotal					\$100,491.01	\$98,825.62	\$1,665.38
Previous Payments					\$98,825.60		
Past Due							
Total Due:					<b>\$1,665.41</b>		<b>\$1,665.38</b>

Last Payment Received: \$16,031.62 on February 24, 2004.

Thank you:  Jim Jenkins

**POCATELLO DEVELOPMENT AUTHORITY**

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

**REQUISITION PURSUANT TO BOND ORDINANCE**

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

COPY

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

1. Requisition Number: E-56
2. Payment is due to: J-U-B Engineers, Inc.
3. The amount to be disbursed is: \$24,058.07
4. The funds are being disbursed from the Revenue Allocation Fund per Section 9 of the Ordinance for repairs, additions or improvements to the Project or for any new project in the Revenue Allocation Area. An amount equal to the aggregate of the next payment of principal and interest for all the outstanding bonds remain in the Revenue Allocation Fund after this disbursement.
5. All of this requested payment is for the items on the attached Schedule, which are costs of the Project. These costs have not been previously paid from the Revenue Allocation Fund or Construction Fund.

Attachments: See Attached Schedule of Costs to Requisition

DATED: June 16, 2004

**POCATELLO DEVELOPMENT AUTHORITY**

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

**CITY OF POCATELLO**

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

**SCHEDULE OF COSTS TO REQUISITION  
CERTIFICATE NO. E-56**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Old Town Pocatello (97-A) downtown reinvestment project. (pay request #7)	J-U-B Engineers, Inc. Center 151 Building 151 North Third Avenue Pocatello, ID 83201	24,058.07

**INVOICE TOTAL**      \$24,058.07

*Chad*

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



Engineers Surveyors Planners

# Invoice

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

June 7, 2004  
Project No: 00-58-122  
Invoice No: 0026324  
Page 1 of 2

COPY TO:  
GREG LANNING  
PUBLIC WORKS DIRECTOR  
CITY OF POCATELLO  
911 N. 7<sup>TH</sup> STREET  
POCATELLO, ID 83201

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

Professional services from May 3, 2004 to May 29, 2004

**Task: 040 BIDDING AND AWARD PHASE**

**Professional Personnel**

	Hours	Amount	
PROJECT ENGINEER	7.75	757.22	
TECHNICIAN	1.00	33.60	
CLERICAL	1.00	63.33	
Totals	9.75	854.15	
<b>Total Labor</b>			<b>854.15</b>
			<b>Total this task <u>\$854.15</u></b>

**Task: 050 CONSTRUCTION PHASE**

**Professional Personnel**

	Hours	Amount	
PROJECT MANAGER	9.50	1,578.33	
PROJECT ENGINEER	17.00	1,546.02	
DESIGN ENGINEER	0.75	47.90	
TECHNICIAN	2.00	101.56	
LICENSED SURVEYOR	0.50	48.91	
Totals	29.75	3,322.72	
<b>Total Labor</b>			<b>3,322.72</b>
			<b>Total this task <u>\$3,322.72</u></b>



**Task: 060 HIGH SCHOOL GYM**

**Fee**

Total Fee 49,703.00

Percent Complete 60.00

Total Earned 29,821.80

Previous Fee Billing 9,940.60

Current Fee Billing 19,881.20

**Total Fee 19,881.20**

**Total this task \$19,881.20**

**Billings to date**

	<b>Current</b>	<b>Prior</b>	<b>Total</b>
Fee	19,881.20	9,940.60	29,821.80
<b>Totals</b>	<b>19,881.20</b>	<b>9,940.60</b>	<b>29,821.80</b>

**Total this invoice \$24,058.07**

*Dale R. Baune P.E.*

DALE BAUNE, P.E.  
PROJECT MANAGER





Engineers Surveyors Planners

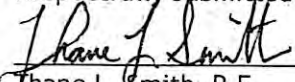
## Pocatello Downtown Reinvestment Project, Phase I Periodic Progress Report

June 9, 2004

From: May 1, 2004 to June 9, 2004  
J-U-B ENGINEERS, Inc. Project # 58122

- ✓ **DESCRIPTION OF WORK PERFORMED:**
  - 1) Assisted City with Bidding Process, bids received May 11, 2004.
  - 2) Prepared Bid Tabulation, submitted recommendation on award to City
  - 3) Assisted City with Notice of Award, Contract Issuance, and Notice to Proceed
  - 4) Scheduled Pre-Construction Conference for June 7, 2004.
  - 5) Construction time begins on June 9, 2004
  - 6) Rescheduled Pre-Construction Meeting for June 14, 2004 because contractor failed to bring a schedule to meeting on June 7, 2004.
  - 7) Prepared plans and opinion of probable construction cost for the High School Gymnasium and submitted plans to School District, City, and Contractor
  
- ✓ **INFORMATION REQUIRED TO AVOID DELAYS:**
  - 1) Valve isolation plan from Water Department
  - 2) Contractor must submit construction schedule
  
- ✓ **CHANGES IN SCOPE OR COMPLEXITY REQUIRING CONTRACT COST ADJUSTMENT:**
  - 1) None this period.
  - 2) Award of contract to BECO and their performance may require additional project management time over agreed Man-Day estimate.
  
- ✓ **BUDGET UPDATE:**
  - 1) The budget for the Bidding and Award phase is fully expended.
  
- ✓ **CHANGES IN SCOPE OR COMPLEXITY REQUIRING CONTRACT TIME ADJUSTMENT:**
  - 1) Contractor Substantial Completion date is September 6, 2004 with Final Completion of September 26, 2004.
  - 2) Award of contract to BECO and their performance may require additional project management time over agreed Man-Day estimate.
  
- ✓ **ACTION ITEMS:**
  - 1) Attend Public Information Meeting on June 9, 2004
  - 2) Conduct Second Pre-Construction Meeting on June 14, 2004
  - 3) Perform Construction observation during contract times

Respectfully Submitted by:

  
Thane L. Smith, P.E.



INVOICE

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

(208) 234-6214

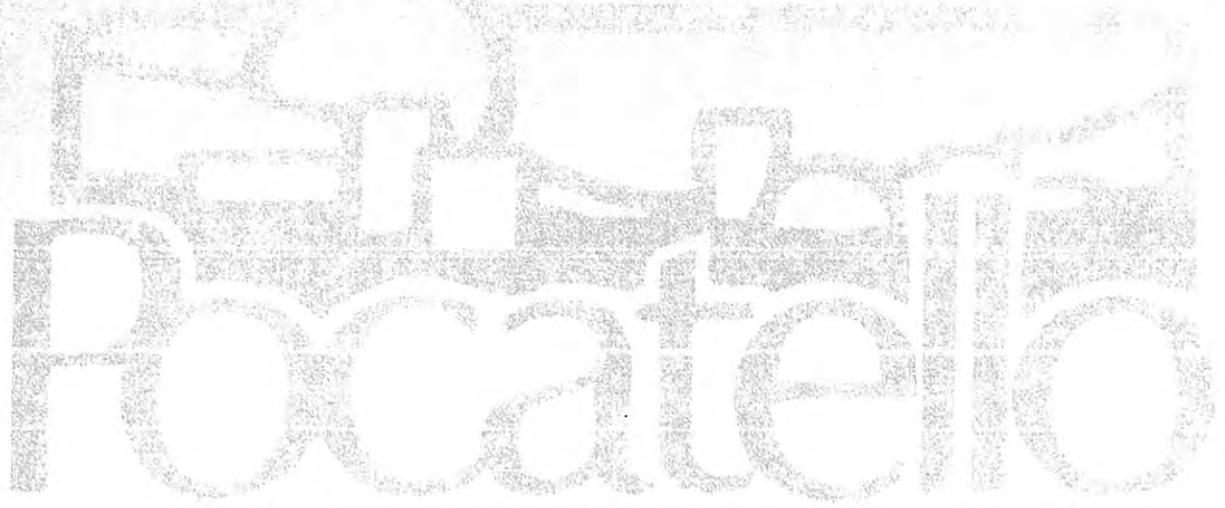
TO: POCATELLO DEV AUTHORITY  
1651 ALVIN RICKEN  
POCATELLO, ID 83201

INVOICE NO: 7319  
DATE: 5/14/04

CUSTOMER NO: 495/660

TYPE: EN - ENGINEERING CUSTOMERS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	ENG/CHEYENNE CORRIDOR	915.98	915.98



\*\*\* THE CITY OF POCATELLO THANKS YOU FOR YOUR \*\*\*  
\*\* PROMPT PAYMENTS !!! \*\*

TOTAL DUE: \$915.98

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 5/14/04 DUE DATE: 6/14/04  
CUSTOMER NO: 495/660

NAME: POCATELLO DEV AUTHORITY  
TYPE: EN - ENGINEERING CUSTOMERS

REMIT AND MAKE CHECK PAYABLE TO:  
CITY OF POCATELLO  
ATTN: FINANCE DEPT  
P O BOX 4169  
POCATELLO

ID 83205-4169 (208) 234-6214

INVOICE NO: 7319  
TERMS: NET 30 DAYS

AMOUNT: \$915.98

# CITY OF POCA TELLO

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

Invoice No. 51-91

## INVOICE

### Customer

Name POCA TELLO DEVELOPMENT AUTHORITY  
Address 1651 ALVIN RICKEN DR  
City POCA TELLO State ID ZIP 83201  
Phone \_\_\_\_\_

Date 05/11/2004  
Order No. \_\_\_\_\_  
Rep \_\_\_\_\_  
FOB \_\_\_\_\_

Qty	Description	Unit Price	TOTAL
1	<b>CHEYENNE CORRIDOR STUDY</b> 20% OF COSTS ASSOCIATED WITH ENGINEERING SERVICES FROM HDR INC TO MARCH 27, 2004	\$915.98	\$915.98

### Payment Details

- Cash  
 Check  
 Credit Card

Name \_\_\_\_\_  
CC # \_\_\_\_\_  
Expires \_\_\_\_\_

SubTotal	\$915.98
Shipping & Handling	\$0.00
Taxes	_____
<b>TOTAL</b>	<b>\$915.98</b>

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%)
12/27/03	\$ 1,504.25	\$ 1,203.40	\$ 300.85
01/24/04	1,548.38	1,238.70	309.68
03/27/04	1,527.25	1,221.80	305.45
TOTAL DUE THIS QUARTER	\$4,579.88	\$3,663.90	\$915.98



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-42311

Invoice Date: 12/31/2003

Period Ending: 12/27/2003

HDR Project No.: 09400-001-143

Amount Due: \$ 1,504.25

Professional services for period ending 12/27/03 for Cheyenne Overpass Pocatello.  
Project No. DHP-1564(001), Key No. 7508, Agreement No. 4014.

LABOR	Hours	Rate	Cost
Charles Greenland	2	26.70	53.40
Lee Arnold	0	45.00	-
Curt Overcast	3	36.75	110.25
Michael Gordon	0	32.25	-
Tom Smith	4	45.00	180.00
Heidi Spoor	0	24.50	-
David Statkus	0	31.25	-
Carrie Ulrich	2.5	21.00	52.50
Jaron Green	0	20.30	-
<b>TOTAL DIRECT LABOR</b>	<b>11.5</b>		<b>\$ 396.15</b>
<b>OVERHEAD @ 1.6309</b>			<b>646.08</b>
Subtotal labor			<b>\$ 1,042.23</b>

EXPENSES	DATE	AMOUNT	COST
Postage/Shipping	12/27/04	070-6001-425	\$ -
Travel		40-02	-
Phone/Fax		FAC-050	-
Printing/Copies			307.90
Computer		1504.25	46.90
Subtotal expenses			\$ 354.80
Subtotal HDR			<b>\$ 1,397.03</b>

SUBCONTRACTORS	AMOUNT	COST
Shapiro		\$ -
Harper-Leavitt		-
Kleinfelder		-
Intermountain Demographics		-
HDR - Boise		107.22
Intermountain Aerial		-
Subtotal subcontractors		<b>\$ 107.22</b>

Total Due This Invoice \$ 1,504.25

# 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-44951

Invoice Date: ~~12/31/2003~~ 1/30/04

Period Ending: ~~12/27/2003~~ 1/24/04

HDR Project No.: 09400-001-143

Amount Due: \$ 1,548.38

1/24/04

Professional services for period ending ~~12/27/03~~ for Cheyenne Overpass Pocatello.  
Project No. DHP-1564(001), Key No. 7508, Agreement No. 4014.

LABOR	Hours	Rate	Cost
Charles Greenland	1	27.80	27.80
Lee Arnold	0	45.00	-
Curt Overcast	3.5	38.60	135.10
Michael Gordon	0	32.25	-
Tom Smith	8	45.00	360.00
Heidi Spoor	0	24.50	-
David Statkus	0	31.25	-
Carrie Ulrich	0	21.00	-
Jaron Green	2	21.25	42.50
<b>TOTAL DIRECT LABOR</b>	<b>14.5</b>		<b>\$ 565.40</b>
<b>OVERHEAD @ 1.6309</b>			<b>922.11</b>
Subtotal labor			<b>\$ 1,487.51</b>

**EXPENSES**

Postage/Shipping			\$ -
Travel			-
Phone/Fax			1.42
Printing/Copies/Plots			-
Technology Charge	\$ 4.10 /hr	1548 <sup>38</sup>	59.45
Subtotal expenses			\$ 60.87
Subtotal HDR			<u>\$ 1,548.38</u>

**SEQ. NO.**

**SUBCONTRACTORS**

Shapiro		\$ -
Harper-Leavitt		-
Kleinfelder		-
Intermountain Demographics		-
HDR - Boise		-
Intermountain Aerial		-
Subtotal subcontractors		<u>\$ -</u>

Amount Due This Invoice \$ 1,548.38

# Invoice

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

**HDR Engineering, Inc.**  
Salt Lake City, UT 84107-2594  
Phone: (801) 281-8892

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

Attn: Cac Turner  
Agreement Administrator

Invoice No.: M-52030  
Invoice Date: 3/30/2004  
Period Ending: 3/27/2004  
HDR Project No.: 09400-001-143  
Amount Due: \$ 1,527.25

Professional services for period ending 2/21/04 for Cheyenne Overpass Pocatello.  
Project No. DHP-1564(001), Key No. 7508, Agreement No. 4014.

LABOR	Hours	Rate	Cost
Charles Greenland	2	27.80	55.60
Lee Arnold	0	45.00	-
Curt Overcast	0	38.60	-
Michael Gordon	0	32.25	-
Tom Smith	11	45.00	495.00
Heidi Spoor	0	24.50	-
David Statkus	0	31.25	-
ie Ulrich	0	21.00	-
Jaron Green	0	21.25	-
<b>TOTAL DIRECT LABOR</b>	<b>13</b>		<b>\$ 550.60</b>
<b>OVERHEAD @ 1.6309</b>			<b>897.97</b>
Subtotal labor			<b>\$ 1,448.57</b>

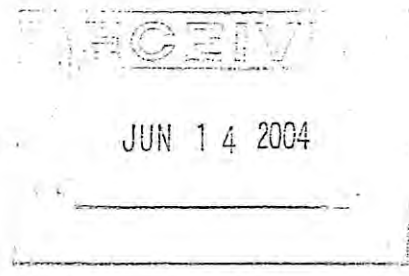
EXPENSES			
Postage/Shipping		DATE <u>4/26/04</u>	
Travel		ACCT. # <u>070-6001-425</u>	
Phone/Fax		<u>40-02</u>	\$ 2.03
Printing/Copies/Plots		PROJ. #/AMT. <u>FAG-050</u>	-
Technology Charge	\$ 4.10 /hr	TEL INV. AMT. \$ <u>1527.25</u>	23.35
Subtotal expenses		APPR BY <u>Bn</u>	53.30
Subtotal HDR			78.68
			<b>\$ 1,527.25</b>

SUBCONTRACTORS			
Shapiro		SEC. NO. <span style="border: 1px solid black; display: inline-block; width: 100px; height: 20px;"></span>	\$ -
Harper-Leavitt			-
Kleinfelder			-
Intermountain Demographics			-
HDR - Boise			-
Intermountain Aerial			-
Subtotal subcontractors			<b>\$ -</b>

ota. Due This Invoice \$ 1,527.25







June 11, 2004

Pocatello Planning & Development  
Mr. Robert Chambers, Director  
PO Box 4169  
Pocatello, ID 83205-4169

RE: *Follow-up & additional information on Community Care development on Pocatello Avenue*

Dear Robert:

Enclosed is the information you requested for further evaluation of the Community Care project on Pocatello Avenue. I have included the following:

- PDA Completed Application
- Community Care's 1<sup>st</sup> Proposal for Pocatello Avenue
- Building Plans for a Community Care Clinic
- 5 year Employee Analysis
- Estimated Costs for Building, Equipment, & Furnishings

We appreciate your time and consideration of this proposal. Please let us know if you need any further information or have questions, I can be reached at (208) 525-8448. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan L. Peterson". The signature is fluid and cursive, with a large loop at the end.

Ryan L. Peterson, B.S., H.C.A.  
CEO

# **NORTH YELLOWSTONE URBAN RENEWAL AREA IMPROVEMENT PLAN**

**A Pocatello Revenue Allocation Financing District**

**An Urban Renewal Plan**

**POCATELLO DEVELOPMENT AUTHORITY**

**Proposed Plan**

**June 2004**

# CITY OF POCATELLO

## North Yellowstone Urban Renewal Area Improvement Plan Table of Contents

### ACKNOWLEDGEMENTS

Pocatello Development Authority  
City Officials  
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### III. PROJECT PLAN

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### V. CONFORMANCE WITH STATE LAW

### VI. PLAN DURATION

### VII. AMENDMENT PROCEDURES

### VIII. SEVERABILITY

### IX. CONCLUSION

### ATTACHMENTS

1. Urban Renewal Area /Tax Increment Financing Map
2. North Yellowstone/Revenue Allocation Map
3. North Yellowstone Urban Renewal Area & Revenue Allocation District  
Legal Description
4. City Council resolution designating the Urban Renewal Area and  
authorizing plan creation
5. Resolution of the City Council adopting the Urban Renewal Area with  
legal description
6. Recommendation of the PDA
7. Recommendation of the CDC
8. Ordinance of the City Council adopting the plan

## Acknowledgements

### **Pocatello City Council:**

Roger Chase	Mayor
Ron Frasure	Council Member
Gary Moore	Council Member
Harry Neuhardt	Council Member
Eva Nye	Council Member
Richard Stallings	Council Member
Brian Underwood	Council Member

### **Pocatello Development Authority:**

Harry Neuhardt	Chair Person/Commissioner
Terry Brower	Commissioner
Steve Brown	Commissioner
Mayor Roger Chase	Commissioner
Darsi Foster-Johnson	Commissioner
Jim Guthrie	Commissioner
Ken Monroe	Commissioner
John Ricks	Commissioner
Dan Schroeder	Commissioner
Dean Tranmer	Attorney to the Commission
Rayna Valentine	Secretary to the Commission

### **Bannock Development Corporation:**

Ray Burstedt	Executive Director
Char DeWall	Administrative Assistant

### **Planning and Development Services Department**

Robert Chambers	Director
Tim Tingey	Division Manager, Neighborhood & Community Services

## **I. INTRODUCTION**

The Pocatello Development Authority (PDA) was created by the City of Pocatello on July 14, 1988, and was granted authority by the City of Pocatello to undertake urban renewal projects which may be facilitated through the use of tax increment financing. The PDA helps to ensure that appropriate development takes place in areas of greatest need.

Planning is essential to ensure that development efforts create both an environment of convenience and safety for neighborhood residents, and increased opportunities for businesses to succeed. This North Yellowstone Urban Renewal Plan, once implemented, will be the vehicle to provide a more conducive atmosphere for business operation in the City, and enhance opportunities for businesses wishing to relocate to Pocatello.

This plan identifies projects and describes the process for enhancing the area in the north area of the City along the northern portion of Yellowstone Avenue through efforts of the Pocatello Development Authority and the City of Pocatello.

### **Background**

The Pocatello Development Authority (PDA), in the meeting of June 16, 2004 made the following recommendation (SEE ATTACHMENT):

- The PDA recommended the creation of a Revenue Allocation District in the area near Quinn Road, Hurley Drive and Yellowstone Avenue. This action necessitates the creation of an improvement plan.

The recommendations of the PDA, as outlined, are consistent with the goals of the City and are allowed by the State of Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code). Accordingly, this North Yellowstone Urban Redevelopment Area Improvement Plan provides direction for the use of revenue allocation financing to accomplish the following:

- To eliminate deteriorated or deteriorating conditions which are causing economic under-development in the designated area, substantially impairing the sound growth of Pocatello in general.
- To encourage both private and public development in the Urban Renewal Area in order to diversify and improve the local economy by providing adequate public facilities.
- To encourage cooperation among taxing districts in the Pocatello community regarding the use of funds.
- To accomplish plan goals in accordance with all appropriate federal, state, and local laws.

### **Purpose of the Plan**

The purpose of this plan is to create a proactive approach to development/redevelopment projects by the PDA in Pocatello by focusing efforts in five areas:

1. level or reduce the City's levy rate by increasing the tax base by more aggressively engaging in redevelopment of underutilized areas;
2. partnering with the private sector to enhance development and to attract new or expanded businesses to improve the Pocatello economy;
3. targeting areas in need of public infrastructure improvements;
4. utilizing more effectively the powers granted to the PDA in the pursuit of redevelopment activities. Such powers include:
  - a. carrying out urban renewal projects;
  - b. making and executing contracts and other instruments;
  - c. disseminating slum clearance and urban renewal information;
  - d. repairing streets, roads, public utilities or other facilities;
  - e. installing streets, utilities, parks, playgrounds, off-street parking facilities, public facilities, or other facilities;
  - f. entering buildings or property to make inspections, surveys, appraisals, soundings or test borings;
  - g. acquiring by purchase, lease, option, gift, grant, bequest, devise, eminent domain or otherwise, any real property or personal property for its administrative purposes;
  - h. holding, improving, renovating, rehabilitating, clearing or preparing for redevelopment any such property or buildings;
  - i. mortgaging, pledging, hypothecating or otherwise encumbering or disposing of any real property;
  - j. insuring or providing for the insurance of any real or personal property or operations of the municipality;
  - k. demolishing and removing structures on property;
  - l. investing urban renewal funds;
  - m. borrowing money and applying for and accepting advances, loans, grants, contributions, and any other form of financial assistance;
  - n. creating, modifying and executing plans which may include programs of voluntary compulsory repair and rehabilitation of buildings and improvements;
  - o. conducting appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of urban renewal projects;
  - p. developing, testing, and reporting methods and techniques, and carrying out demonstrations for the prevention and elimination of slums and urban blight;
  - q. developing new or improved means of providing housing;
  - r. accepting and utilizing grants of funds from the federal government;
  - s. assisting in the relocation of persons displaced from an urban renewal area;
  - t. exercising all or any part or combination of powers herein granted.

By adopting this Plan, it is the intention of the PDA to facilitate improvements in the designated North Yellowstone Urban Renewal Area and enhance the economic viability of the area.

## **II. NORTH YELLOWSTONE URBAN RENEWAL AREA DESCRIPTION AND DETERIORATED OR DETERIORATING CONDITIONS ANALYSIS**

The Urban Renewal Area boundary and Revenue Allocation District are identified with the same boundaries. The area is legally described in Attachment 1. State Urban Renewal Law and the Local Economic Development Act identify a number of conditions that qualify an area for urban renewal status. The following is an analysis and reasoning for the proposed North Yellowstone areas to be included as part of an Urban Renewal Area.

Idaho Code 50-2002 outlines a finding and declaration of necessity which states that areas that impose onerous municipal burdens which decrease the tax base, and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities and among other things aggravates traffic problems in an area will qualify to be included in an Urban Renewal Area. Additionally, in Idaho Code 50-2903 areas in which there is a predominance of buildings or improvements... which by reason of dilapidation, deterioration, age or obsolescence... contributes to the economic underdevelopment of an area qualify for assistance.

The North Yellowstone area includes a number of properties that have been underdeveloped for several years. This area includes the Associated Foods site which has several site issues that impede redevelopment including:

- Demolition costs of existing structures
- Traffic issues relating to street alignment, de-acceleration lane(s) and a traffic signal upgrade
- Possible removal of an asbestos laden pipeline running through the property.

Added together, the potential costs associated with redeveloping the site are approaching the market value of the property itself. Therefore, there is considerable challenge to this sites redevelopment without some potential assistance.

The Pocatello Industrial Park is another North Yellowstone property. It currently has a varied use mix including industrial, warehousing, commercial and residential. There are a number of less than optimal residential sites that exist in the area which have elements such as nonconforming setbacks and lot sizes that do not adhere to existing zoning laws. The City's Comprehensive Plan also calls for this area to transition to more intensive commercial uses. Therefore, unless properties are purchased as a group, redevelopment will continue to be slow and incremental, or may not occur at all. Redevelopment of this area is important to the City inasmuch as there is growing concern for the lack of commercially zoned land for new development. Additionally, utility services for water, sewer and transportation are inadequate for more intensive land use in the area.

Without addressing all of the existing conditions, the feasibility of creating redevelopment in this area in the near future will likely be minimal. Additionally, the range of issues and the costs associated with redevelopment contributes to the ongoing underutilization of this area and prompts the need to establish the North Yellowstone Urban Renewal Area.

### III. PROJECT PLAN

The project list outlined in this plan may be funded (all or part), if the PDA and Council decide to utilize tax increment financing funds as they become available from new construction. A description of the projects with estimated costs are as follows:

**TABLE 1. Project Costs**

PROJECT	COST
Sanitary Sewer Upgrades	\$268,500
Public Right-of-Way Improvements	\$2,997,175
Site Preparation work/ Property Acquisition, Clearing and Grading	\$1,120,000
Storm Water Drainage and Detention	\$300,000
Water line and Water System Upgrades	\$254,000
Engineering costs (including survey and layout of sites) (10%)	\$522,984
Contingency Cost (10%)	\$445,968
Construction Interest Cost	\$3,275,000
<b>TOTAL</b>	<b>\$9,183,627</b>

#### Project Description

- **Sanitary Sewer System Upgrade**—Extension and possible upsizing of sanitary sewer lines for development purposes.
- **Roadway Improvements**—Construction of new roads (on site and off site), widening and improving roadways, realignment and signalization work and infrastructure including installation of curb, gutter, sidewalk, patch back, streetscape enhancements, landscaping, irrigation, lighting, signalization, signs, banners and intersection radii, railroad crossing improvements where needed for development of a particular site. Additionally, any street upgrades necessary to facilitate redevelopment of certain sites within the Revenue Allocation District Area.
- **Site Preparation work/Property Acquisition clearing and grading**—Provide necessary site preparation work including any possible environmental remediation and soils testing. Funds may also be set aside to target purchase of properties.
- **Site Utility upgrades**—Extension and upgrade of any necessary utility upgrades including gas line extension work, Idaho Power service upgrades and the engineering associated with these projects.
- **Drainage and Detention**—Install stormwater management systems which may include drainage detention ponds, ditches, inlets, piping and other structures to promote drainage and retain storm water.
- **Water line and Water System Upgrades**—Install needed water line improvements.



- **Contingency costs**--An additional cost was calculated for work related to preparation of legal descriptions including survey work and other administrative or construction related costs associated with the project.
- Miscellaneous proposed work/costs**—Any other necessary improvements related to the success of this project including interest on construction costs of the project.

Table 2 outlines the total project costs and the projected revenue for the proposed revenue allocation district.

**TABLE 2. Project Costs and Revenues**

ITEM	AMOUNT	TOTAL
<b>REVENUES</b>		
Revenue Allocation Proceeds	\$9,304,817	
Sub-Total		\$9,304,817
<b>COSTS</b>		
Site preparation and public enhancement work	\$8,737,659	
Contingency Cost (10%)	\$445,968	
Subtotal		\$9,183,627
Ending District Balance		\$121,190

#### IV. ECONOMIC FEASIBILITY STUDY

The following tables provide a breakdown of base-assessed valuations for the proposed revenue allocation district for the North Yellowstone Urban Renewal Area. An analysis of the tax levy rates applied in calculating tax collection for taxing entities and the North Yellowstone Revenue Allocation District is described below. The 2003 tax levies for each of the five taxing jurisdictions are as follows:

<u>Taxing Jurisdictions</u>	<u>Tax levy<sup>1</sup></u>
City of Pocatello	.009817479
Bannock County	.005385154
School District # 25	.007952107
County Road & Bridge	.000568679
Ambulance	.000267976
Total	.023991395

**Table 3**

Taxing Entity	<sup>2</sup> Tax Levy	North Yellowstone Area Valuation	Revenue
City of Pocatello	.009817479	\$8,918,151 <sup>3</sup>	\$87,553.76
Bannock County	.005385154	\$8,918,151	\$48,025.62
School District #25	.007952107	\$8,918,151	\$70,918.09
County Road & Bridge	.000568679	\$8,918,151	\$5,071.57
Ambulance	.000267976	\$8,918,151	\$2,389.85
Total	.023991395	-----	\$213,958.89

<sup>1</sup> Obtained from Bannock County Auditor's Office

<sup>2</sup> 2003 tax levy rate obtained from Bannock County Auditor's office

<sup>3</sup> Obtained from Bannock County Assessment rolls

Table 3. shows the amount of revenue that the taxing jurisdictions will be allocated based upon the base year value of the revenue allocation district for the North Yellowstone Urban Renewal Plan.

Table 4 outlines the net increase potential obtained from the estimated post construction value on the property after a 14 year period.

Table 4

Value of Taxable Property in Revenue Allocation Area			
Property	2003 Base Value	Estimated Post Construction Value	Net Increase
Proposed North Yellowstone Improvement Site	\$8,918,151	\$50,602,151	\$41,684,000

Table 5. provides an analysis of the estimated revenue to the PDA from new construction value within the North Yellowstone Revenue Allocation District. Levy rates based on current rate determinations are applied and the net revenue to be collected and distributed to the PDA is figured by subtracting the standard amount allocated to School District #25 in compliance with State Law.

TABLE 5.

Year 12 months ending	TIF Tax Value <sup>4</sup>	<sup>5</sup> Tax Levy Rate	Gross Tax Revenue	School Levy Rate (.004 per Idaho Code 50-2908)	Net Revenue to PDA
2004	-----	.023991395	-----	-----	-----
2005	\$26,897,600	.023991395	\$645,310.95	\$107,590.40	\$537,720.55
2006	\$26,897,600	.023271653	\$625,951.62	\$107,590.40	\$518,361.22
2007	\$31,184,000	.022573504	\$703,932.13	\$124,736.00	\$579,196.13
2008	\$41,684,000	.022573504	\$940,953.92	\$166,736.00	\$774,217.92
2009	\$41,684,000	.022573504	\$940,953.92	\$166,736.00	\$774,217.92
2010	\$41,684,000	.020316154	\$846,858.55	\$166,736.00	\$680,122.55
2011	\$41,684,000	.020316154	\$846,858.55	\$166,736.00	\$680,122.55
2012	\$41,684,000	.020316154	\$846,858.55	\$166,736.00	\$680,122.55
2013	\$41,684,000	.020316154	\$846,858.55	\$166,736.00	\$680,122.55
2014	\$41,684,000	.020316154	\$846,858.55	\$166,736.00	\$680,122.55
2015	\$41,684,000	.020316154	\$846,858.55	\$166,736.00	\$680,122.55
2016	\$41,684,000	.020316154	\$846,858.55	\$166,736.00	\$680,122.55
2017	\$41,684,000	.020316154	\$846,858.55	\$166,736.00	\$680,122.55
2018	\$41,684,000	.020316154	\$846,858.55	\$166,736.00	\$680,122.55
Total					\$9,304,816.67

<sup>4</sup> The TIF tax value (construction value) is projected to increase over time due to phased development through the life of the 14 year district.

<sup>5</sup> Calculations include holding the levy rate constant through 2004-2005 and then including a 3% reduction of the levy rate for two years (2006-2007). In 2010, it is reduced again, this time by 10% due to the anticipated Central Corridor Urban Renewal Area expiration which will generate a broader tax base resulting in a reduction in the levy rate.

The total revenue amount that may be received by the PDA over 14 years is estimated at approximately \$9,304,816.67. This amount will be used to finance public improvement projects within the North Yellowstone Urban Renewal Area.

## **VI. CONFORMANCE WITH STATE LAW**

Redevelopment activities for the North Yellowstone Urban Renewal Area are governed by two applicable sections of Idaho Code: the Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code) and the Idaho Local Economic Development Act (Chapter 29, Title 50, Idaho Code).

The Idaho Legislature passed the Urban Renewal Law in 1965. Under this law, a Mayor and Council can declare areas as deteriorating, and declare that the rehabilitation, conservation, and redevelopment of such areas is in the interest of the public's health, safety, morals or welfare (Idaho Code 50-2008). The Urban Renewal Law also states that an area of a city that "constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities..." may be designated an urban renewal area.

The Idaho Legislature passed the Local Economic Development Act in 1988. This act states: "An authorized municipality is hereby authorized and empowered to adopt, at any time, a revenue allocation financing provision, as described in this chapter, as part of an urban renewal plan...A revenue allocation financing provision may be adopted either at the time of the original adoption of an urban renewal plan or the creation by ordinance of a competitively disadvantaged border community area, or thereafter, as a modification of an urban renewal plan or the ordinance creating the competitively disadvantaged border community area." (Idaho Code 50-2904)

In addition to this, Idaho Code 50-2906 states: "The local governing body of an authorized municipality must enact an ordinance in accordance with Chapter 9, Title 50, Idaho Code, and Section 50-2008, Idaho Code. To modify an existing urban renewal plan, to add or change a revenue allocation, an authorized municipality must enact an ordinance...and conduct a public hearing." (Idaho Code 50-2906) This part of the Idaho Code specifically implies that a local municipality must enact an ordinance before redevelopment can take place.

The North Yellowstone Urban Renewal Plan proposed within this document follows the guidelines prescribed within Idaho Code for the development of Urban Renewal Areas and Revenue Allocation Districts.

## **VIII. PLAN DURATION**

The plan shall be in effect and enforceable for a period of time necessary to finance all designated improvements and all debt obligations the PDA may incur in connection with such improvements. This term may be amended as allowed by law.

## **X. AMENDMENT PROCEDURES**

The plan may be amended by the PDA after all notice and public hearing requirements as set forth in Idaho Code have been met, and upon formal approval by the Pocatello City Council.

## **XI. SEVERABILITY**

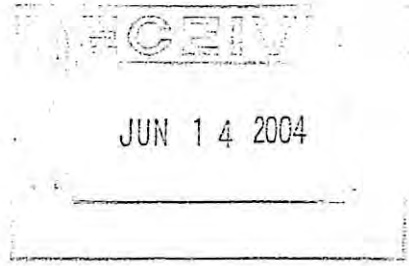
If any part of the plan is declared contrary to Idaho Code, and any provision or application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of any remaining provisions of the Plan.

## **XII. CONCLUSION**

The North Yellowstone Urban Renewal Plan is designed to ameliorate deteriorating conditions which are causing economic under-development of the area and substantially impairing the sound and continued growth of Pocatello. The plans call for extensive right-of-way improvements, storm drainage enhancements and upgrades in the utility systems.

Implementation of the plan will provide the infrastructure capacity necessary to foster sound growth of the municipality and, increase the tax base and tax revenues, encourage economic stability of the community, increase job creation, and improve the health, safety, and welfare of the community in this area.

The Pocatello Development Authority recommends that the City approve and cooperate in carrying out the purposes of this Plan.



June 11, 2004

Pocatello Planning & Development  
Mr. Robert Chambers, Director  
PO Box 4169  
Pocatello, ID 83205-4169

RE: *Follow-up & additional information on Community Care development on Pocatello Avenue*

Dear Robert:

Enclosed is the information you requested for further evaluation of the Community Care project on Pocatello Avenue. I have included the following:

- PDA Completed Application
- Community Care's 1<sup>st</sup> Proposal for Pocatello Avenue
- Building Plans for a Community Care Clinic
- 5 year Employee Analysis
- Estimated Costs for Building, Equipment, & Furnishings

We appreciate your time and consideration of this proposal. Please let us know if you need any further information or have questions, I can be reached at (208) 525-8448. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan L. Peterson". The signature is fluid and cursive, with a large loop at the end.

Ryan L. Peterson, B.S., H.C.A.  
CEO

**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 3<sup>rd</sup> 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 Health Care

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: Pocantello/PDA to acquire and develop  
Pocantello Avenue site with County Care able to have a  
approved subsidized lease from PDA for Building, Equipment, and  
Furnishings.

THANK YOU!



*Community Case*  
 PDA PRE-APPLICATION  
 REVIEW MATRIX

Reviewer Name: Chambelis

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

PDA PRE-APPLICATION  
REVIEW MATRIX

Reviewer Name: \_\_\_\_\_

*Burstaff*  
*Community Care*

Date: \_\_\_\_\_

*06/15/04*

Review Element	Point Value Earned				
	0-Points	3-Points	5-Points	7-Points	10-Points
Deteriorated/Deteriorating Condition					X
Ratio of Construction Value to Current Assessed Value					X
Quantity of Jobs Created				X	<del>X</del>
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			15	21	40
All Total					76

**Community Care**  
**Five Year Employee Analysis of Jobs for Pocatello Clinic**

<b>Job Type</b>	<b>Number of Employees</b>	<b>Wage Range w/o Benefits</b>
Physicians	2	\$135,000 to \$185,000
Mid-Level Providers/PA/Nurse Pract.	2	\$60,000 to \$85,000
Nurses/RN/LPN/CMA	8	\$30,000 to \$50,000
Medical Receptionist/Billing Clerk	6	\$14,000 to \$25,000
X-Ray/CT/Ultrasound Tech	6	\$32,000 to \$45,000
Medical Office Manager	1	\$36,000 to \$50,000
Billing Manager	1	\$25,000 to \$35,000
Medical Billing Staff	3	\$20,000 to \$30,000
Laboratory Tech	3	\$28,000 to \$45,000
Phlebotomist	2	\$18,000 to \$25,000
Lab Courier	2	\$12,000 to \$15,000
Administrative Assistant	1	\$20,000 to \$30,000
<b>Total</b>	<b>37</b>	

**Please Note:**

Community Care provides the following benefits: Health & Dental Insurance  
Health Reimbursement Acct., IRA-3% Match, Paid Time Off,  
Profit Sharing, and Free in-clinic health care for employees.



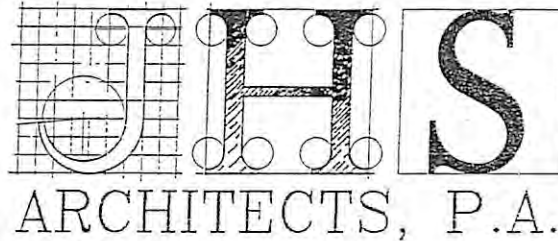
**Estimated Building, Equipment, and Furnishing Costs  
for Community Care Facility on Pocatello Avenue**

Estimated Cost of Building without land or site improvements:      \$750,000

Estimated Cost of Equipment and Furnishings:      \$350,000

---

**Total Estimated Cost of Building, Equipment, & Furnishings: \$1,100,000**



June 8, 2004

Preliminary Redevelopment Cost Estimate:  
2<sup>nd</sup> and 3<sup>rd</sup> Avenue North at Pocatello Avenue.

Permits/Vacancies – not included  
Development Costs – not included  
Land Costs – not included

<u>Demo - Structures:</u>	\$ 29,000.00	
Clear Scrub Site	13,000.00	
		subtotal: \$ 42,000.00

<u>Site Development</u>		
Utilities	30,000.00	
Paving	109,000.00	
Walks/Plazas	189,000.00	
Landscaping trees/shrubs	24,000.00	
Sod/Irrigation	38,000.00	
		subtotal: \$390,000.00

<u>Building Construction</u>	<u>Low</u>	<u>High</u>
7000sf x \$115.00 x 3 bldgs. (805k each)	2,415,000.00	
7000sf x \$140.00 x 3 bldgs (980k each)		2,940,000.00

Totals	\$2,805,000.00	\$3,372,000.00
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<u>Design &amp; Engineering Fees</u>	<u>144,900.00</u>	<u>202,300.00</u>
--------------------------------------	-------------------	-------------------

Totals	\$2,949,900.00	\$3,574,300.00
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**JENSEN • HAYES • SHROPSHIRE**

Paul W. Jensen, AIA • Randy K. Hayes, AIA • R. Keeven Shropshire, AIA  
208/232-1223 • 125 N. Garfield • Pocatello, Idaho 83204  
FAX 208/232-1226 • e-mail: jhsarch@gemstate.net



*ADJ Ferguson*

*Copy*

Pocatello Planning & Development  
Mr. Robert Chambers, Director  
PO Box 4169  
Pocatello, ID 83205-4169

RE: *Proposal for Community Care Development on Pocatello Avenue*

Dear Robert:

We appreciate your time and effort that you and your staff have put into helping us develop our business in Pocatello. We would like to commend you and the city of Pocatello for your efforts in bringing new jobs and developing your city to be a better place.

Below is a proposal for the development of Pocatello Avenue as a potential site for Community Care:

- A PDA approved subsidized lease for a Community Care building including furnishings and medical equipment. We have a pre-determined blueprint that we could use, but are flexible in meeting your development goals.
- Develop lots 5 & 6 (from Exhibit B North 3<sup>rd</sup> Parcel Assembly Area Map) including parts of 3<sup>rd</sup> avenue for development of Community Care building and parking.
- Community Care allowed to have signage on 4<sup>th</sup> street.
- Piper Jaffray's entrance off 4<sup>th</sup> street to extend access to Community Care's parking lot.
- Community Care to bring 25 to 30 new jobs with excellent wages and benefits.
- Community Care to provide high quality health care with increased patient access to your community.

We appreciate your consideration of this proposal, and want you to know that we are excited to accomplish both of our goals in making Pocatello a better city. Please call me at (208) 525-8448 if you have any questions or to set-up a meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan L. Peterson".

Ryan L. Peterson, B.S., H.C.A.  
CEO

152701

STATEMENT

DATE 4-28-04


TO  
Attn Brad Frasure  
for work at South Cliffs

TERMS

IN ACCOUNT WITH  
Ralph Jenkins  
5023 Redfish  
Chubbuck ID 83202

**POSTED**

BY  
DATE

1	1" vacuum breaker	137	65	137.65
3	1x1/4" adaptor	2	49	7.47
1	1" galvanized coupling	5	28	5.28
1	1" Macpac tee	37	33	37.33
1	jumbo valve box with cover	31	76	31.76
75	75 feet 1/4" poly-pipe	0	45	33.75
10	1/4" Oetiker clamps	0	18	1.80
2	man hours	25	00	50.00
				305.04
 <p><b>SOUTH CLIFFS</b> LANDSCAPE A Brad</p>				

THE ROCKY MT. INC  
 1/2 MILE  
 FALLS, IDAHO

\*\*\* STATEMENT \*\*\*  
 \*\*\*\*\*

STATEMENT DATE: 04/14/04

CUSTOMER ID.: tuscan

PAGE: 1

TUSCANY BUILDERS  
 444 HOSPITAL WAY 777

POCATELLO, ID

83201

*Job TIA*

INVOICE	DATE	TERMS OR REF	CODE	DEBITS	CREDITS	BALANCE
						49.93
30295	03/23/04	PO#574-11A	SA	49.93		25.68
30373	04/08/04	net 10 day	SA	25.68		1117.50
7319	03/30/04	net 10 day	SA	1117.50		
				1193.11	0.00	1193.11

RECEIVED

APR 15 2004

*[Handwritten signature]*

**POSTED** BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

CURRENT	1 - 29 PAST DUE	30 - 58 PAST DUE	TOTAL
1193.11	0.00	0.00	1193.11
OVER 58 PAST DUE	OPEN CR		
0.00	0.00		1193.11

TOTAL DUE 1193.11



Larsen Electric

P.O. Box 2871  
Pocatello, ID 83206-2871

# Invoice

Date	Invoice #
4/23/2004	535690-5

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

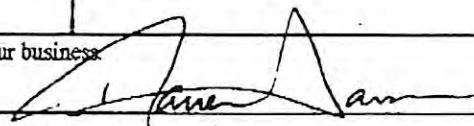
P.O. No.	Terms	Project
	Due on receipt	South 5th Landscape

11A

Quantity	Description	Rate	Amount
	Service or other trouble call requested by customer, Troubleshoot pond pump.	94.00	94.00

**POSTED** | BY: \_\_\_\_\_  
 | DATE: \_\_\_\_\_

Thank you for your business



**Total**

\$94.00

Larsen Electric

P.O. Box 2871  
 Pocatello, ID 83206-2871


# Invoice

Date	Invoice #
4/23/2004	535690-6

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

**POSTED** | P  
 Date

P.O. No.	Terms	Project
	Due on receipt	South Cliffs Landsc...

Quantity	Description	Rate	Amount
	Labor and material for (3) 200W landscape w/ photocell control	383.00	383.00
			<b>Total</b>
			\$383.00

Larsen Electric

# Invoice

P.O. Box 2871  
Pocatello, ID 83206-2871

Date	Invoice #
4/5/2004	544591-12

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

# POSTED

P.O. No.	Terms	Project
	Due on receipt	South Cliffs

Quantity	Description	Rate	Amount
	Service Call; Repair pond pump at the South Cliffs Plaza as per Brad Fraisure's request. Items fixed; Change rotation on pump to correct rotation, rewirc float switch to operate correctly (previously wired as a direct short) and replace control fuse.		
	Labor	147.00	147.00
	Material	17.78	17.78
<i>Amor CLIFFS LANDSCAPE</i>			
APR - 7 2004			

Thank you for your business.

**Total**

\$164.78

Guerrero Brothers Const,  
Pocatello Id,

PROPOSAL

PROPOSAL NO.  
SHEET NO.  
DATE

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT: 4-25-04

NAME Tuscany Builder's	ADDRESS BLM CLIFF'S DR
ADDRESS Hospital way	CITY, STATE
CITY, STATE Pocatello Id,	DATE OF PLANS
PHONE NO.	ARCHITECT



We hereby propose to furnish the materials and perform the labor necessary for the completion of

Pumped concrete around rock's  
and water FALL pipe's \$250.00

Poured collar concrete on cliff's DR 180.00  
For water FALL canal

Amount due \$ 430.00

APR 25 2004

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Four Hundred & Thirty Dollars (\$ 430.00)

with payments to be as follows

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Guerrero Brothers

Per Joe Guerrero

Note - This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

SIGNATURE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

Herrero Brothers Const,  
 1780 N. 1st  
 Pocatello Idaho 83202

# PROPOSAL

PROPOSAL NO.
SHEET NO.
DATE 4-25-04

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME Tuscany Builder's	ADDRESS Blm 5 <sup>th</sup>
ADDRESS Hospital way	CITY, STATE
CITY, STATE	DATE OF PLANS
PHONE NO.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

South 5 <sup>th</sup> - Sidewalk - poured & finished 240 sqft @ 50	\$120.00
Grading & Compacting	60.00
Amount due \$180.00	

APR 25 2004

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

One Hundred & Eighty Dollars (\$ 180.00)  
 with payments to be as follows

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Herrero Brothers

Per J.A. Herrero

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

SIGNATURE \_\_\_\_\_

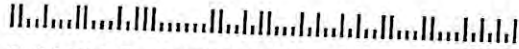
SIGNATURE \_\_\_\_\_

ATF \_\_\_\_\_



756 SOUTH FIRST AVENUE  
POCATELLO, ID 83205

Please contact with Questions:  
208-233-4023



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

00002117 11 2117

INVOICE NUMBER	CUSTOMER	PAGE
CM011954	27429	1

PLEASE REFER TO INVOICE NUMBER WHEN  
MAKING PAYMENT AND REMIT TO:



FNW POCATELLO ADMIN #3204  
12710 COLLECTIONS CENTER DR  
CHICAGO, IL 60693-0000

2

SHIP TO:

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
3056	3056	IDONLY	SOUTH CLIFFS LNDSCP	WRB	SOUTH CLIFFS LNDSCP	04/15/04	IC CMO
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
60	60	P40BPU20 Cust PO: None	6 X 20 FT PVC SCH40 BE DI:None Job Name: None ORIGINAL INVOICE #149509 CUSTOMER RETURNED MATERIAL	381.389	C	-228.83	
			INVOICE SUB-TOTAL			-228.83	
			TAX		IDAHO	-13.73	

POSTED BY: DATE:

APR 19 2004

*Handwritten signature or initials*



756 SOUTH FIRST AVENUE  
POCATELLO, ID 83205

Please contact with Questions:  
208-233-4023

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

INVOICE NUMBER	CUSTOMER	PAGE
149509	586	1

PLEASE REFER TO INVOICE NUMBER WHEN  
MAKING PAYMENT AND REMIT TO:



FNW POCATELLO ADMIN #3204  
12710 COLLECTIONS CENTER DR  
CHICAGO, IL 60693-0000

SHIP TO:

COUNTER PICK UP

SHIP /HSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
056	3056	IDONLY	SOUTH CLIFFS LNDS CP	WRB	SOUTH CLIFFS LNDS CP 11A	04/14/04	IO 3417

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
5	5	ADWVFCOTK	2 ABS DWV FLUSH CD TEE	3.501	EA	17.51
4	4	ADWV9K	2 ABS DWV 90 ELL	1.558	EA	6.23
1	1	HIB640K	2 BRZ 125# THRD RS GATE VLV	66.348	EA	66.35
8	8	M6133TH	1-1/4 SS INS STIFFENER CTS PE	1.619	EA	12.95
12	12	PSSCAPU	6 PVC SWR SW CAP	4.189	EA	50.27
60	60	P40BEP20	6 X 20 FT PVC SCH40 BE PIPE	381.389	C	228.83
1	1	I10244	1 PT ABS CMNT 773	3.810	EA	3.81
1	1	I10121	1 PT PVC HD GREY CMNT 711	6.180	EA	6.18
1	1	I10226	1/2 PT PVC CLR PRMR P70	2.880	EA	2.88

INVOICE SUB-TOTAL

395.01

TAX

IDAHO

23.70

*credit*  
*Amor*



BY:  
DATE:

# FERGUSON ENTERPRISES, INC.®

756 SOUTH FIRST AVENUE  
POCATELLO, ID 83205

Please contact with Questions:  
208-233-4023

INVOICE NUMBER	CUSTOMER	PAGE
149929	586	1

PLEASE REFER TO INVOICE NUMBER WHEN  
MAKING PAYMENT AND REMIT TO:

## FERGUSON ENTERPRISES, INC.®

FNW POCATELLO ADMIN #3204  
12710 COLLECTIONS CENTER DR  
CHICAGO, IL 60693-0000



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

00001915 10 1915

*Who ordered?  
Is P.O. BEEGLE?*

SHIP TO:

COUNTER PICK UP

PRF HSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
056	3056	IDONLY	SOUTH CLIFFS	WRB		04/15/04	IO 3439
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
1	1	ADWVCOAK	2 ABS DWV FTG CO ADPT	1.078	EA	1.08	
5	1	PIMAK	2 PLAS INS X MALE ADP	1.512	EA	1.51	
40	40	SDR35PU20	6X20 SDR35 PVC GJ SWR PIPE	2.385	FT	95.40	
INVOICE SUB-TOTAL						97.99	
TAX						5.88	IDAHO
<p><i>CLIFF LANDSCAPE</i></p> <p><i>Abund</i></p> <p>APR 25 2004</p>							
<p><b>PAID BY:</b></p> <p><b>DATE:</b></p>							







1453

TUSCANY HILLS DEVELOPMENT COMPANY LLC

444 HOSPITAL WAY SUITE 777 208-478-6449  
POCATELLO, ID 83201

92-377/1241


DATE 4-28-04

PAY  
TO THE  
ORDER OF

Douglas Wannock

\$ 1000.00

One thousand & no/100

DOLLARS  Security Features  
Check for lock

**Citizens  
Community  
Bank**

P.O. Box 1689  
Pocatello, ID 83204-1689  
208-232-5373

FOR Disruptive to S. Cliffs - design pro. pmt

MP

⑈001453⑈ ⑆124103773⑆ 160002465⑈

*file - to be reimbursed by P.D.A*





Tuscany Builders Weekly Timesheet

Name Robert Davis

Pay Period 3/21/04-3/27/04

Job Number	BLM	Unit 36	21-1	411					
Total hours/job									
	<del>X</del>								
Total hours/job	5.5 hrs BLM	3.0 hrs (36)							
16.5	8:00 - 9:30 PW BLM								
	9:30 - 12:30 Help around unit 36 H(21-1(1/2))								
	1-5 Press. Wash BLM equipment failure with spray nozzle								
Total hours/job	9.0 hrs								
	Part's Chase Press. Washer Trip to IF								
	Work on P.W.								
24 23.5									
Total hours/job	6.0 hrs								
	7-1 Pressure Washer & Trip to steam store IF								
Total hours/job	0.0			2.0					
	Help plumber's dig Building #4 Tuscany Plaza								
Total hours/job	8.0								
	Late Equipment Street Sweeper								
Total hours/job	<del>X</del>								

↓ FOR OFFICE USE ONLY ↓

Job Number	11-BUNA	36	21-1	411					
Total Hours	28.5	3.0	-0	2.0					33.5
Regular Hours									
Overtime Hours									

Employee Signature Robert Davis

Tuscany Builders Weekly Timesheet

Name Robert Davis

Pay Period 4/11/04-4/17/04

Job Number	22-1	11-	18						
Total hours/job									
Total hours/job	4.0 hrs								
	22-1 Assist D9 Roller Change								
Total hours/job	8.0	8.0							
	11-A P. Wash. Rock								
Total hours/job	4.0 hrs	4.0							
	11-A Roll Cargo Pad								
Total hours/job	9.5 hrs	9.5							
	11-A Racks & Roll Pad								
Total hours/job	4.0	4.0	4.0						
	11-A / 18								
Total hours/job									

FOR OFFICE USE ONLY

Job Number	22-1	11A	18						
Total Hours	4.0	21.5	4.0						29.5
Regular Hours									29.5
Overtime Hours									

Employee Signature \_\_\_\_\_

Tuscany Builders Weekly Timesheet

Name Robert Davis

Pay Period 4/4/04 - 4/10/04

b Number									
Total hours/job	<del>8.0 hrs</del>								
	<del>X</del>								SUNDAY
Total hours/job	8.0 hrs								
11-A	Water D9 Pressure Wash - Help with fountain (Beaslex) Clean Grave Spill BLM								MONDAY
Total hours/job	8.0 hrs								
11-A	Clean Gravel Spills - Broom Entrance To BLM (Bill)								TUESDAY
Total hours/job	8.0 hrs								
11-A	Clean Grave / Spills - Pick up Rocks on Roadway from Truck Route Center St. to Cargo Pad BLM - Rake Dirt from Cliffs BLM and assist with Broken Trailer (Western Hauler)								WEDNESDAY
Total hours/job	<del>8.0</del> 10.0 2.0								
11-A	Check Truck Route - Clean Spills - Broom Around Roadway around Fountain Rake Down more Cliffs 2.0 hrs went to Backfill Town House ( <del>110</del> ) Cable (110) (110 Trench) Run Chain to Gibson Jack and Tie to Poles.								THURSDAY
Total hours/job	8.0								
11-A	Clean Roadways (Spills) Fetch another Work Truck Fill Truck with Dirt from Cliffs and haul away.								FRIDAY
Total hours/job									
	<del>X</del>								SATURDAY

FOR OFFICE USE ONLY

Job Number	11-A	110							
Total Hours	38.0	2.0							40.0
Regular Hours									
Overtime Hours									

Employee Signature Robert Davis

AR 1



Tuscany Builders Weekly Timesheet

Name Robert Davis

Pay Period 4-18-104-4-13-104

Job Number	18	11A						
Total hours/job								
Total hours/job	4.0							
	18	18						
Total hours/job	2.0 <sup>60</sup>	6.0 <sup>20</sup>						
	11A	18						
Total hours/job	3.0 hrs							
	(18)							
Total hours/job								
	X							
Total hours/job	<del>4.0</del>	4.0	4.0					
	11-A	D9 Water-Oil	TPM					
	P.W.	Now lease Sign						
		Run to Families						
Total hours/job								

FOR OFFICE USE ONLY

Job Number	18	11A	TPM					
Total Hours	9.0	10.0	4.0					23.0
Regular Hours								
Overtime Hours								

Employee Signature Robert Davis

**SOUTH CLIFFS PROJECT**  
**Phase I--Landscaping (loan)**

<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>BALANCE</b>
6/11/02	Board approved funding		\$85,000.00
4/16/03	Pay Request #1 (Req. #E-24)	8,900.17	\$76,099.83
5/20/03	Pay Request #2 (Req. #E-26)	2,184.93	\$73,914.90
6/18/03	Pay Request #3 (Req. #E-27)	3,250.00	\$70,664.90
7/16/03	Pay Request #4 (Req. #E-28)	8,741.91	\$61,922.99
10/15/03	Pay Request #5 (Req. #E-35)	18,095.12	\$43,827.87
11/12/03	Pay Request #6 (Req. #E-37)	17,586.64	\$26,241.23
12/17/03	Pay Request #7 (Req. #E-39)	6,604.70	\$19,636.53
5/19/04	Pay Request #8 (Req. #E-53)	19,636.53	\$0.00

Tuscany Hills Development Co., LLC

444 Hospital Way, Suite 777  
Pocatello, ID 83201

# INVOICE

Invoice #

33

Date

5/6/2004

Bill To

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

Description

Amount

-----SOUTH CLIFFS-----

0.00

Balance remaining on loan

2,997.00

**Total**

\$2,997.00

**Payments/Credits**

\$0.00

**Balance Due**

\$2,997.00

Phone #

(208) 478-6449

**SOUTH CLIFFS PROJECT**  
**Phase II (loan)**

DATE	DESCRIPTION	AMOUNT	BALANCE
10/22/02	Board approved funding		\$200,000.00
4/16/03	Pay Request #1 (Req. #E-25)	66,877.00	\$133,123.00
4/16/03	Pay Request #2 (Req. #E-25)	13,795.00	\$119,328.00
5/20/03	Pay Request #3 (Req. #E-26)	1,060.00	\$118,268.00
6/18/03	Pay Request #4 (Req. #E-27)	8,701.00	\$109,567.00
7/16/03	Pay Request #5 (Req. #E-28)	6,166.16	\$103,400.84
10/15/03	Pay Request #6 (Req. #E-35)	79,996.72	\$23,404.12
11/12/03	Pay Request #7 (Req. #E-37)	18,907.15	\$4,496.97
12/17/03	Pay Request #8 (Req. #E-39)	1,499.86	\$2,997.11
5/19/04	Pay Request #9 (Req. #E-53)	2,997.11	\$0.00

POCATELLO SQUARE  
HURLEY ROAD & HWY 91

PROJECT  
APPLICATION  
PACKET

SUBMITTED BY:  
HAWKINS COMPANIES  
JUNE 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 3<sup>rd</sup> 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: Hawkins Companies by Brian Huffaker Date: June 7, 2004

Mailing Address: 8645 W. Franklin Rd. Boise, ID 83709

Work Phone: 208-947-4741 Cell Phone: 867-7822 E-Mail: bhuffaker@hawkinscompanies.c

Project Description: Redevelopment of 55 acres, including new public infrastructure, from various mixed uses to commercial uses.

Project Location: Northeast & Northwest corners of Quinn Rd & Hurley Dr.

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:

Non-conforming elements to zoning laws, inadequate utility service non-conforming building structures per current code, which are adverse to public health, safety and welfare.

Current Assessed Value of Project Location: \_\_\_\_\_

Estimated Construction Value of Project: \$55,760,860

Number of jobs created by this project: 660 +/- Wage range of jobs: \$8-12/hr ave.

Employee Benefits?  Yes \_\_\_ No If yes, please describe health insurance profit sharing, 401(k)

**PDA Pre-Application, Page 2**

Time frame for job creation: 500 in 2005, remainder by 2007

Construction start date for Project: Fall 2004 Anticipated completion date: Winter 2007

Briefly describe other public benefit(s) associated with this project: New infrastructure, removal of negative environmental impacts, optimal land use

Does this project compete with other, already established businesses? How? Yes, natural business competition will exist, but it will also create complimentary services to already established businesses.

Is this project currently subject to a competitive bid process? Please explain: Not currently, but competitive bids will be solicited on approved plans.

Are there other applicants that may be interested in applying for PDA assistance for this same project? Please explain: No other application's for assistance are expected.

Relationship of named applicant to the project: Interest in fee ownership.

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: \$7,821,117

- Form of Assistance Requested:
- Grant of Funds.
  - Loan of Funds.
  - Reimbursement for Approved Expenditures.
  - Pay-As-You Go.
  - Bonding.
  - Other? Please Specify \_\_\_\_\_

Other helpful information? Please list: See attached narrative.

THANK YOU!

Project purpose statement

This application is to request the Pocatello Development Authority (PDA) to define the subject property as a revenue allocation area within a portion of the North Yellowstone Urban Renewal Area Improvement Plan. The subject property is referred to as Pocatello Square (PS). PS currently consists of approximately 55 acres of mixed-use properties including single-family homes, mobile home parks, commercially used buildings, large warehouse facilities and undeveloped ground. The general boundaries of PS are Interstate I-86 to the north, the railroad tracks to the east, Yellowstone Avenue (Quinn Rd) to the south, and the city boundary line with Chubbuck to the east. A portion of PS also extends along the south side of Lou Avenue from Hurley Drive to Yellowstone Highway.

The current condition of the structures within the PS area is of a deteriorating nature due to age, style and type of materials. Most every one of these structures were built prior to 1978 and most likely contain asbestos, lead and/or other potentially harmful building materials. Few of these structures would meet current building codes for residential habitation. Due to this deteriorating trend, the property values within this area are subject to decline. The current infrastructure and adjacent property developments discourage any substantial improvements being made that could contribute to a higher property value of the existing uses.

The overall area contains over 30 property owners with various sizes of property. These properties are situated behind adjacent developments and roadway systems that contribute to the inability to adequately develop any of these properties individually. The most reasonable option for these properties is to combine the properties to develop within a master plan. However, the public infrastructure is inadequate to support redevelopment of the combined properties.

PS is adjacent to the following land uses:

North – Interstate Freeway

East – Heinz Factory and agricultural fields

South – West Gate Industrial Park/Army Reserve

West – Pine Ridge Mall, Wal-Mart and other commercial retail business

This redevelopment will utilize the synergy of the surrounding transportation facilities to service a more intensive land use such as commercial uses, as well as providing for improved roadways within the development to help relieve some of the burden of the commercial traffic currently restricted to Yellowstone and Quinn. Within these roadways will be necessary utility facilities that will adequately service the new development and address appropriate storm drainage facilities that currently do not exist. The current roads within this area have no curb, gutter or sidewalk to provide safe travel for pedestrians. The demolition and removal of the existing structures will address any environmental regulations dealing with building materials that may be harmful to the health, safety and welfare of the public.



### Scope of work

The redevelopment of PS will provide an opportunity to incorporate better land use facilities with the adjacent properties and replace deteriorating structures and inadequate public improvements with new construction meeting all code requirements for public health, safety and welfare. The public improvements will include new street, curb, gutter and sidewalk for Hurley Drive, the extension of Bullock Street east to the railroad tracks, and the new alignment of Lou Avenue at Yellowstone Avenue, and then extending east to connect to Hurley Drive. The realignment of Lou Avenue will connect with Yellowstone at the existing signal location of Poleline and Yellowstone. (Lou Avenue would be changed to Poleline). The extension of Poleline to Hurley must be acquired from private property owners. The alignment of Poleline and a portion of Hurley would require the demolition of some existing structures. Any existing street improvements, such as asphalt, would also be demolished.

The signal operation at Poleline and Yellowstone would be reconfigured as a four-way signal control. The connection of Hurley Drive to Quinn Road would be shifted to align Hurley Drive with the existing Blandy Street access on the south side of Yellowstone. A new four-way control signal would be installed. Any necessary westbound deceleration and acceleration lane at Hurley would also be constructed. These two signal and lane improvements have been previously investigated between the City of Pocatello and the Idaho Transportation Department and have been recommended for approval.

Within the new construction of Hurley, Poleline and Bullock rights of way, would be any necessary improvements to the required utility facilities. These improvements would be subject to the review and approval of the participating utility providers. Certain changes, additions or eliminations may result from their review. However, the intent of the proposed PS redevelopment is to provide the necessary facility backbone that would service future development while complying with current public health, safety and welfare regulations. Some of the required improvements of the utility systems include modification of existing main line/trunk facilities.

This redevelopment proposes to provide an attractive streetscape along the streets off of Yellowstone and Quinn. Landscape plants and street light elements could be designed along the rights of ways to provide some unique features within the urban renewal area. Part of these features could include entryway signs and landscape features at the locations of Poleline/ Yellowstone and Hurley/Quinn that would identify the redevelopment project and the anchor tenants supporting this development. Decorative features could be incorporated into the street design such as pavers or roundabouts.

The property is not located directly on the main thoroughfare and would have minimal pass-by traffic and minimal viewable signage. Visibility to the development is very critical to generate patronage to support this development. Signage at both Hurley and Poleline, as well as along the Interstate, is essential for the adequate advertising of the property tenants. As an incentive to attract businesses to locate within this redevelopment, we would like to ask for the approval, at no expense to the Revenue Allocation Area, to install multi-tenant signs at the entrances of Poleline and

Yellowstone, Hurley and Quinn, and Interstate 86. It will also be necessary to remove the overgrown vegetation along the north right-of-way of Quinn Road that blocks the visibility of the site.

The total property value for the 55 acres is projected to be \$55,760,860. Twenty-five percent of the project will be under construction in 2004, with a total completion of 84% by the end of 2005. The remaining 16% should be fully completed during 2007. This would generate a project total value of \$46,079,990 in 2005, and \$9,680,870 in 2007.

The costs to design, oversee and finance the construction is estimated to be \$7,821,116, which includes \$445,967 of contingency to cover unanticipated expenses often discovered and incurred during the course of design, construction and financing. If the PDA and Council find that tax increment financing funds are available for this request, and if acceptable, we would request that the net revenue of the tax increase resulting from this development be utilized to fund the described public improvements. We would be amenable to a plan duration not to exceed 20 years, however, we anticipate that the tax increase generated will fully fund these improvements in 10 years, at which time the frozen tax value can be taken off the tax roll.

We have included in the overall cost a finance charge for the annual debt service of the loan necessary to fund these improvements. We anticipate the initial costs of construction to be funded through a short-term low interest construction loan, but the usual maximum term on this type of loan is 12 months. At that point, the loan balance is due and must be rolled (refinanced) into a permanent loan with typical amortization terms running from 10 - 20 years. For budgetary purposes only, the finance charge is calculated using an 8% interest amortized over nine years. This is only a projection of the anticipated borrowing rate at the time that a permanent loan is put into place. Interest rates are currently rising, and the permanent loan will not be in place for nearly 12 months after start of construction. Without the ability to lock in the interest on the permanent loan at this time, we conservatively estimated interest to be around 8%. The actual interest rate, and therefore the actual cost of borrowing, will set the borrowing rate at that time. We do not expect the TIF to fund any more interest than what the final and actual interest is.

We are desirous to construct the public improvements the fall of 2004. This would allow the opening of the first business, Lowe's Home Improvement Center, to open in the spring of 2005. The start of construction of the 22 acres shopping center should also start the spring of 2005 with the majority of the businesses opening the fall of 2005. We would expect about 84% of the entertainment complex to also be under construction and opening by the end of 2005. The businesses on the remaining 16% and the 6 acre parcel should be open for business in 2007.

As each business competes for the spending dollars of the community, these proposed businesses will be competing with the other retail providers. However, the businesses of this development are anticipated to create over 660 long-term new jobs with wages averaging between \$8-12/hour. We would also anticipate a large number of construction

jobs created during the building period with many of those wages being spent within the local economy.

Conclusion

The approval of this Revenue Allocation Area, with its necessary public improvements, will contribute to the appropriate development within this area. The deteriorating conditions are causing an economic under-development in this area, and the proposed PS proposes to improve the local economy by providing adequate public facilities that will enhance opportunities for businesses wanting to locate to Pocatello. Due to the overall size of the subject area, the number of different property owners, and the lack of adequate public facilities, any redevelopment costs and efforts would be too severe for any anticipated occupants to sustain. We request your approval of this Revenue Allocation Area in order to provide a more conducive atmosphere for the successful operation of appropriate businesses that can provide the long term financial sustainability to increase the property tax base within this designated area.

Hawkins Companies

PDA PRE-APPLICATION  
REVIEW MATRIX

Reviewer Name: Robert E. Claubers

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		3	5	14	60
All Total					82

PDA PRE-APPLICATION  
REVIEW MATRIX

Reviewer Name: Raymond Burst

Date: 05/09/04

Review Element	Point Value Earned				
	0-Points	3-Points	5-Points	7-Points	10-Points
Condition of Blight (Part of Existing Inventory)?				✓	
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			10	21	50
All Total					81

PDA PRE-APPLICATION  
REVIEW MATRIX

Reviewer Name: Community Care

*Burstaff*  
*Community Care*

Date: 06/15/04

Review Element	Point Value Earned				
	0-Points	3-Points	5-Points	7-Points	10-Points
Deteriorated/Deteriorating Condition					X
Ratio of Construction Value to Current Assessed Value					X
Quantity of Jobs Created				X	<del>X</del>
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			15	21	40
All Total					76

NOTE -

WHAT PORTION OF PROJECT COSTS  
ARE THEY ASKING FOR? -

i.e. AMI project about  
30% of Building only -



**Estimated Building, Equipment, and Furnishing Costs  
for Community Care Facility on Pocatello Avenue**

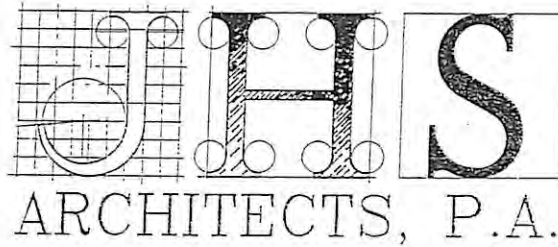
Estimated Cost of Building without land or site improvements: \$750,000

Estimated Cost of Equipment and Furnishings: \$350,000

---

**Total Estimated Cost of Building, Equipment, & Furnishings: \$1,100,000**





June 8, 2004

Preliminary Redevelopment Cost Estimate:  
2<sup>nd</sup> and 3<sup>rd</sup> Avenue North at Pocatello Avenue.

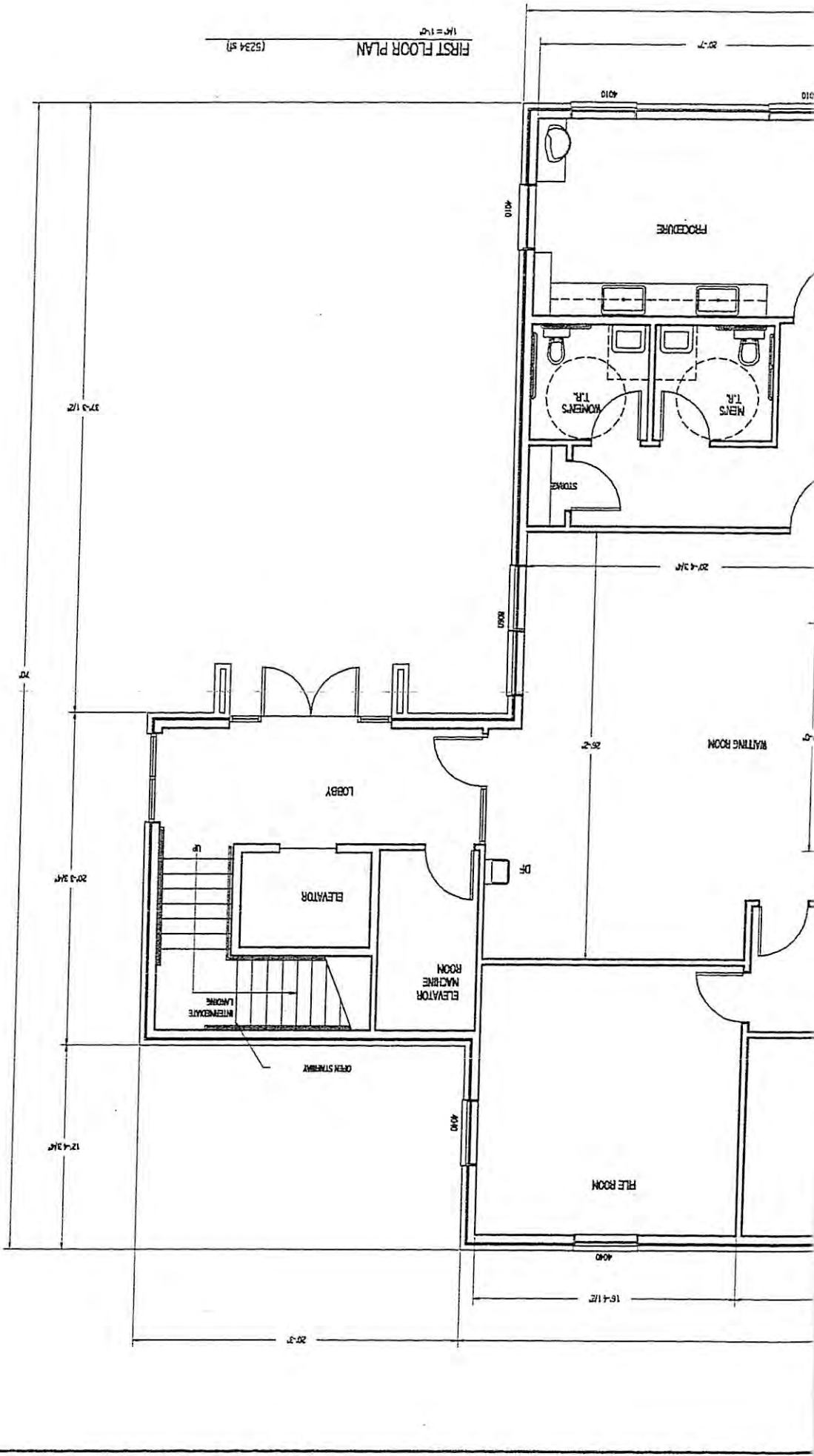
Permits/Vacancies – not included  
Development Costs – not included  
Land Costs – not included

<u>Demo - Structures:</u>	\$ 29,000.00	
Clear Scrub Site	13,000.00	
		subtotal: \$ 42,000.00

<u>Site Development</u>		
Utilities	30,000.00	
Paving	109,000.00	
Walks/Plazas	189,000.00	
Landscaping trees/shrubs	24,000.00	
Sod/Irrigation	38,000.00	
		subtotal: \$390,000.00

<u>Building Construction</u>	<u>Low</u>	<u>High</u>
7000sf x \$115.00 x 3 bldgs. (805k each)	2,415,000.00	
7000sf x \$140.00 x 3 bldgs (980k each)		2,940,000.00
Totals	\$2,805,000.00	\$3,372,000.00

<u>Design &amp; Engineering Fees</u>	<u>144,900.00</u>	<u>202,300.00</u>
Totals	\$2,949,900.00	\$3,574,300.00



FIRST FLOOR PLAN

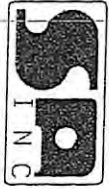
1/8" = 1'-0"

(5234 85)

VISIONS:



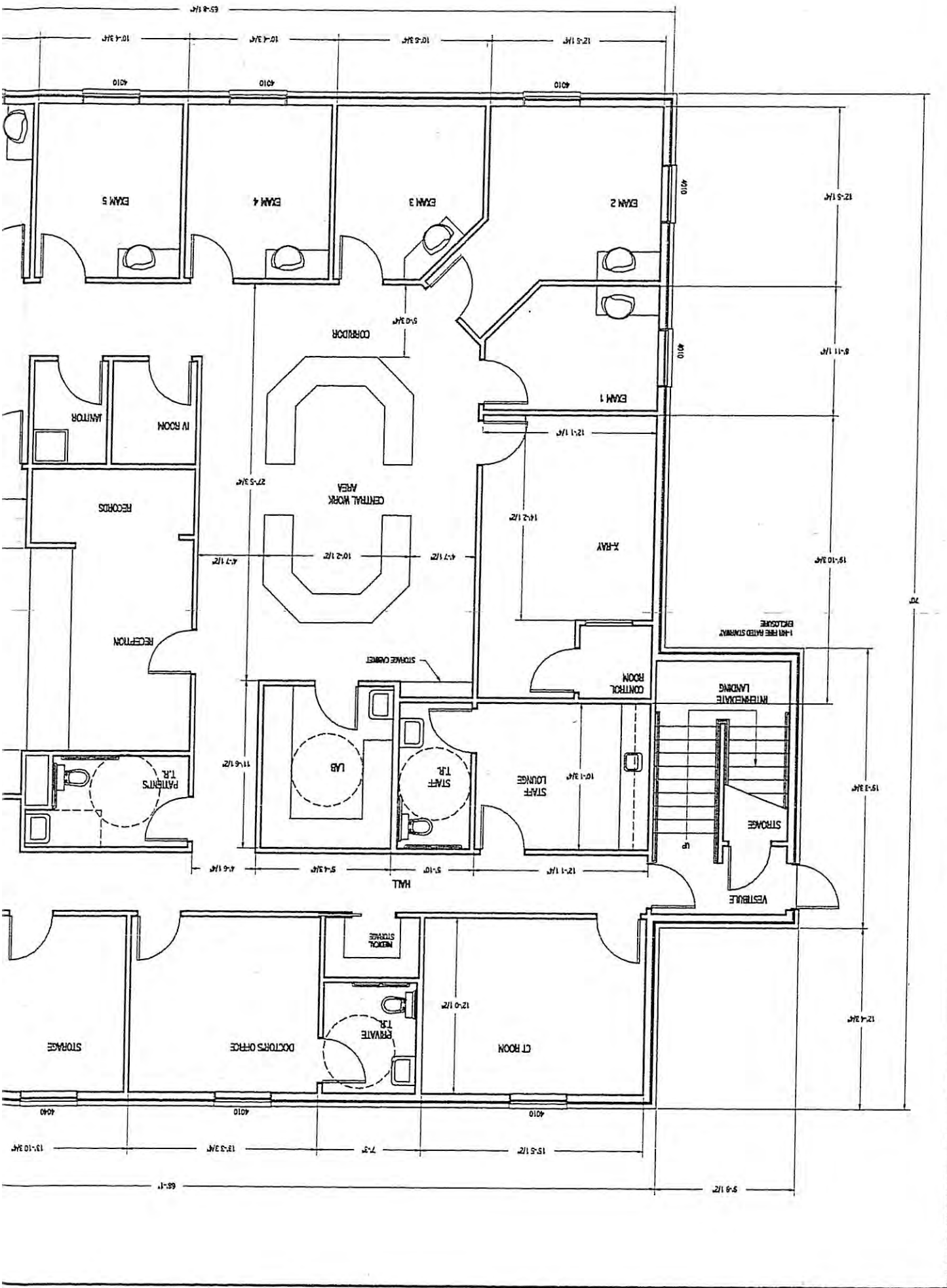
COMMUNITY CARE URGENT & INJURY CENTER  
 2725 CHANNING WAY IDAHO FALLS, IDAHO  
 NEW IDAHO FALLS WEST SIDE CLINIC LOCATION  
 FIRST FLOOR PLAN, NOTES & SCHEDULES



SUNDBERG & ASSOCIATES  
 ARCHITECTS  
 IDAHO FALLS, IDAHO



REGISTERED ARCHITECT  
 NO. 14618  
 V. H. H. 2017  
 SHEET 0000





*Miss Ferguson*

*Copy*

Pocatello Planning & Development  
Mr. Robert Chambers, Director  
PO Box 4169  
Pocatello, ID 83205-4169

RE: *Proposal for Community Care Development on Pocatello Avenue*

Dear Robert:

We appreciate your time and effort that you and your staff have put into helping us develop our business in Pocatello. We would like to commend you and the city of Pocatello for your efforts in bringing new jobs and developing your city to be a better place.

Below is a proposal for the development of Pocatello Avenue as a potential site for Community Care:

- A PDA approved subsidized lease for a Community Care building including furnishings and medical equipment. We have a pre-determined blueprint that we could use, but are flexible in meeting your development goals.
- Develop lots 5 & 6 (from Exhibit B North 3<sup>rd</sup> Parcel Assembly Area Map) including parts of 3<sup>rd</sup> avenue for development of Community Care building and parking.
- Community Care allowed to have signage on 4<sup>th</sup> street.
- Piper Jaffray's entrance off 4<sup>th</sup> street to extend access to Community Care's parking lot.
- Community Care to bring 25 to 30 new jobs with excellent wages and benefits.
- Community Care to provide high quality health care with increased patient access to your community.

We appreciate your consideration of this proposal, and want you to know that we are excited to accomplish both of our goals in making Pocatello a better city. Please call me at (208) 525-8448 if you have any questions or to set-up a meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan L. Peterson".

Ryan L. Peterson, B.S., H.C.A.  
CEO