

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**July 21, 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 June 16, 2004 – Motion to Approve and/or Amend

Financial Report: June Income and Expenses

Consider Paying 2<sup>nd</sup> Quarter Administration Fees

Old Town Pocatello District:

Downtown Revitalization Project Update

Downtown Reinvestment Project Update

Consider Approving Payment of Requisition #E-57

School District #25 Sidewalk Issue

Central Corridor District:

Consider Approving Payment for Cheyenne Crossing  
Community Care

Roosevelt District:

Consider Approving Payment of Pay Request #1

North Yellowstone Urban Renewal Area

Commercial Property Acquisition (Iron Triangle)

Miscellaneous Items/Questions from Commissioners

**Executive Session, if required**

**DISTRICT ENDING BALANCES**  
**July 31, 2004**

<b>Bank Balance</b>		<b>\$2,173,284.98</b>
General Fund	38,913.16	
Discretionary Funds	115,911.14	
Kress Project	3,322.08	
Newtown District	33,777.37	
Alvin Ricken District	908,369.41	
Old Town District	204,301.82	
North Main District	41,277.40	
Roosevelt District	432,585.46	
Central Corridor District	394,975.72	
North Yellowstone District	<u>148.58</u>	
<b>District Totals</b>		<b>\$2,173,582.14</b>

July 1, 2004

Bart Reed, Business Manager  
School District #25 Offices  
3535 Poleline Road  
Pocatello, ID 83201

Re: Coordination of Downtown Reinvestment Project with School District Construction

Dear Mr. Reed:

At its June 16<sup>th</sup> meeting, the PDA discussed the District's proposal for incorporation of sidewalk and streetscape improvements around Pocatello High School, planned for Phase II improvements next summer, into the District's construction activities this summer to avoid tearing up next year the sidewalk installed by the District this year. Additionally, widening of the sidewalks by incorporating the parking lane was proposed by the City to assist in dispersal of students exiting from the gym and to help with the non- ADA compliant entrances to the new building. The District's request for donation of the neighboring three lots (which cost in excess of \$110,000) for use as a parking lot to be paved by the City at no cost to the District and the District's offer to contribute the amount of money budgeted for sidewalk work for that block (according to your figures, approximately \$11,000) were also discussed.

PDA Board members agreed to consider the proposal, provided the additional cost to PDA could be accommodated from currently-available funds, and to that end requested a cost estimate for the work in order to determine the feasibility. To facilitate any work that might be approved, PDA authorized incurring additional expense this year for extra design work previously allocated to Phase II to ensure that grades, elevations and drainage flows from resulting infrastructure would be compatible with those of the current phase. After further research we found that sale or transfer of the lots would require repayment of the CDBG funds used to demolish the structures-- approximately \$19,000--and that the parking lot would have to be open to the public.

This morning we received a copy of the construction estimate, and after review and consultation with staff, Board, and Council members, have determined that the \$194,646.00 amount is well beyond expectations, much more expensive than the work for other block faces currently under PDA

Bart Reed  
July 1, 2004  
Page 2

contract, and beyond the means of PDA this year. The donation of the parking lot and pay-off of the CDBG "lien" would add an additional \$130,000 in costs for PDA and may jeopardize its ability to complete Phase II of the Downtown Reinvestment project.

At this point, then, neither the City nor PDA is able to proceed. The parking lanes will remain in place and you can move forward with your original plans for replacement of the sidewalk and project completion this month. If the District Trustees would like to talk with PDA and/or the City Council, please feel free to contact Rayna Valentine, 234-6149, to be placed on the agenda for the July 21<sup>st</sup> meeting of PDA, or Rhonda Johnson, City Clerk, at 234-6217, to be placed on the agenda for the July 15<sup>th</sup> City Council meeting.

Sincerely,

Harry Neuhardt, Chairman  
Pocatello Development Authority

Roger Chase, Mayor  
City of Pocatello

HN/RC by RDV

cc: City Council members  
PDA Board members  
Greg Lanning

3250

**FAX TRANSMITTAL LETTER**

Housing  
Company

**DATE:** July 27, 2004  
**TO:** Ray  
**COMPANY:** Pocatello Development Agency  
**FAX NO:** 233-0268

**FROM:** DALE BOWDEN  
Development Officer

**COMPANY:** Housing Company Inc.  
**ADDRESS:** P.O. Box 6943  
Boise, ID 83707-0943

**FAX NO:** (208)-331-4806  
**PHONE NO:** (208)-331-4711 (DIRECT LINE)  
**E-MAIL:** DALEB@IHFA.ORG

**NUMBER OF PAGES (3):**

Ray,  
For purposes of the Tax Credit funding round in September it is important we get on the agenda for August. I do have some funding information which I was expecting to bring along. I know copies of that information are circulating in town now, so that may not be necessary. Please call if you have questions.  
Dale.

**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 (Pocatello Development Authority, 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 minimums the following:
  - a. Project purpose statement.
    - i. Description of blight.
    - 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: Dale Bowden Date: July 29, 2004  
 Mailing Address: c/o The Housing Company, Inc. P.O. Box 6943, Boise, ID 83707  
 Work Phone: 331-4111 Cell Phone: \_\_\_\_\_ E-Mail: daleb@IHFA.ORG.

Project Description: Rehabilitation of Yellowstone & Whitman Hotels to commercial & moderate income housing.

Project Location: 122 S. MAIN & 230 W. BONAVILLE.

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 "blighting" conditions associated with this location: \_\_\_\_\_

Current Assessed Value of Project Location: 121,300/162,500

Estimated Construction Value of Project: 4,530,000

Number of jobs created by this project: 12-20 Wage range of jobs: \$7-12 per hr.

Employee Benefits?  Yes  No If yes, please describe \_\_\_\_\_  
unknown

**PDA Pre-Application, Page 2**

Time frame for job creation: 1-06

Construction start date for Project: 6-05 Anticipated completion date: 1-06

Briefly describe other public benefit(s) associated with this project: \$3.8M in equity investment and \$600K low interest loans invested in community.

Does this project compete with other, already established businesses? How? N/A

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

yes, based on percentage of profit, overhead & general conditions

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

NO

Relationship of named applicant to the project: Developer

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: \$ 513,179

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: \_\_\_\_\_

THANK YOU!

PDA PRE-APPLICATION  
REVIEW MATRIX

Reviewer Name: RB

Date: 08/02/04

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					10
Quantity of Jobs Created			5		10
Quality of Jobs Created (Type/Wage)			5		
Public Benefit of Project					10
Competition With Other Businesses					
Ratio of Project Costs To Project Revenue				7	
Certainty and Immediacy of the Project				7	
Type of Assistance Requested			5		
Form of Assistance Requested			5		
Column Totals		6	25	24	30
All Total					71 65



PDA PRE-APPLICATION  
REVIEW MATRIX

Reviewer Name: John Ellamby

Date: 2 August 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					10
Quantity of Jobs Created			5		10
Quality of Jobs Created (Type/Wage)			5		
Public Benefit of Project					
Competition With Other Businesses					10
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				7	
All Total			10	28	40
					78



Wells Fargo Bank Northwest, N.A.  
Business Banking Center  
MAC U1702-011  
333 South Main  
Pocatello, ID 83204  
208 235-3331  
208 234-2436 Fax

*File ADA Meeting August*

July 26, 2004

Ray Burstedt, Director  
Bannock development Corporation  
1651 Alvin Ricken Drive  
Pocatello, Idaho 83201

RE: Old Town Investments General Partnership

Dear Ray:

On February 19, 1997 this partnership obtained a loan from First Security Bank in the amount of \$61,000 to payoff a loan at First Interstate Bank. The payment and amortization were supposed to be the same as the original note at First Interstate which called for an amortization of 10 years with payments of \$4900 per month. The new note was instead amortized over 7 years with payments of \$6182. The payments were made as scheduled for the first year when it was determined the payments were too high. Mr. Carroll went to Nick Tsakrios and requested amortization and payments be changed to coincide with the first note. Mr. Tsakrios agreed to this request and payments were lowered to \$4900 and maturity extended until 2006. The payments were lowered to \$4900 but for some reason the maturity was not changed and the note matured in February 2004 and payment in full was requested and the partnership paid off the note.

I apologize for the bank's error and hope this clears up the situation. Please feel free to contact me with any questions.

Regards

*Noel Christensen*  
Noel Christensen, Vice President  
Wells Fargo Business Banking

August 1, 2004

Old Town Investments  
Pocatello, Idaho

RE: KRESS BUILDING REVENUE ALLOCATION PLAN  
STATEMENT

Per the Loan Agreement dated February 13, 2004, between Douglas L. Houston and Nancy A. Taylor (Lender), OLDTOWN INVESTMENTS (Borrower), and POCATELLO DEVELOPMENT AUTHORITY (Agency),

Payment No. 1, in the amount of \$2,293.34 is due and payable, August 1, 2004, to the Lender:  
Douglas L. Houston or Nancy A. Taylor

Please remit payment to: Douglas L. Houston or Nancy A. Taylor  
15519 Pride Lane  
Caldwell, Idaho 83607

August 1, 2004

Old Town Investments  
Pocatello, Idaho

RE: KRESS BUILDING REVENUE ALLOCATION PLAN  
STATEMENT

Per the Loan Agreement dated February 13, 2004, between Richard Carroll and Jo Ann Carroll (Lender), OLDTOWN INVESTMENTS (Borrower), and POCATELLO DEVELOPMENT AUTHORITY (Agency),

Payment No. 1, in the amount of \$2,293.34 is due and payable, August 1, 2004, to the Lender:  
Richard Carroll or Jo Ann Carroll.

Please remit payment to: Richard Carroll or Jo Ann Carroll  
P.O. Box 5  
Pocatello, Idaho 83204

**KRESS DISTRICT  
2004**

DATE	REFERENCE	DESCRIPTION	AMT. DEBITED(-)	AMT. CREDITED(+)	BALANCE
1/1	Balance Forward				\$0.00
1/30	Bannock County	taxes		2,379.21	\$2,379.21
2/12	Wells Fargo Bank	pymt. #1--2004	2,379.21		\$0.00
3/29	Bannock County	taxes		32.73	\$32.73
7/2	Bannock County	taxes		47.48	\$80.21
7/27	Bannock County	taxes		3241.87	\$3,322.08 *
			\$2,379.21	\$5,701.29	

\* Amount available in Kress District for reimbursement (if approved)

\$1,661.04 - Carroll  
\$1,661.04 - Houston/Taylor

**POCATELLO DEVELOPMENT AUTHORITY**

**June 2004**

**INCOME:**

Interest Income: \$262.26

**EXPENSES:**

Central Corridor District: \$915.98 (Cheyenne Crossing pymt—delayed until July board meeting)

General Funds: \$20.10—ISJ legal notice (informing public about completion of 2003 audit—required by law)  
\$102.97—PDA lunch

Pocatello Development Authority  
Cash Budget - 2004

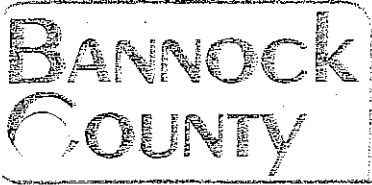
	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2004	Approved 2004
Beginning Balance	\$301,845.60	\$965,816.60	\$489,747.85	\$557,971.05	\$568,735.42	\$493,462.37	\$492,685.58	\$2,725,130.66	\$541,590.79	\$542,440.79	\$529,665.79	\$530,515.79	\$301,845.60	\$301,845.60
<b>SOURCES OF FUNDS</b>														
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	262.26	1,000.00	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	\$9,123.74	\$14,500.00
TOTAL	667,233.06	264.17	70,025.13	14,108.32	7,257.14	262.26	2,360,891.08	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	\$3,126,541.16	\$2,798,668.66
CASH AVAILABLE	\$969,078.66	\$966,080.77	\$559,772.98	\$572,079.37	\$575,992.56	\$493,724.63	\$2,853,576.66	\$2,727,630.66	\$542,590.79	\$543,440.79	\$530,665.79	\$531,515.79	\$3,428,386.76	\$3,100,514.26
<b>APPLICATION OF FUNDS</b>														
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	0.00	125,171.00	125,172.00	0.00	0.00	0.00	49,395.81	\$309,005.01	\$448,759.81
Central Corridor	0.00	32,851.90	95.68	95.88	33,373.47	915.98	0.00	227,646.24	0.00	10,500.00	0.00	0.00	\$305,479.15	\$364,027.69
General Funds	3,262.06	201.43	330.05	3,248.07	148.80	123.07	3,225.00	100.00	100.00	3,225.00	100.00	100.00	\$14,163.48	\$13,700.00
Bank Charges	0.00	5.38	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	\$305.38	\$600.00
TOTAL	3,262.06	476,332.92	1,801.93	3,343.95	82,530.19	1,039.05	128,446.00	2,186,039.87	150.00	13,775.00	150.00	49,545.81	\$2,946,416.78	\$2,819,668.66
ENDING BALANCE	\$965,816.60	\$489,747.85	\$557,971.05	\$568,735.42	\$493,462.37	\$492,685.58	\$2,725,130.66	\$541,590.79	\$542,440.79	\$529,665.79	\$530,515.79	\$481,969.98	\$481,969.98	\$280,845.60

**DISTRICT ENDING BALANCES**

**June 30, 2004**

<b>Bank Balance</b>		<b>\$492,685.58</b>
General Fund	45,658.63	
Discretionary Funds	115,911.14	
Kress Project	32.73	
Newtown District	0.00	
Alvin Ricken District	0.00	
Old Town District	1,424.96	
North Main District	0.00	
Roosevelt District	203,720.02	
Central Corridor District	<u>125,938.10</u>	
<b>District Totals</b>		<b>\$492,685.58</b>





**POCATELLO DEVELOPMENT AUTHORITY**

**Administration Invoice  
April 2004 through June 2004**

COPY

Administration/Clerical*: 2 <sup>nd</sup> Quarter 2004 (4/04 – 6/04)	3,000.00
Postage/Copies: 2 <sup>nd</sup> Quarter 2004 (4/04 – 6/04)	<u>125.00</u>
<b>INVOICE TOTAL:</b>	<b>\$3,125.00</b>

\* Timesheet breakdown attached.







# APPLICATION FOR PAYMENT

ROOSEVELT-ALAMEDA NEIGHBORHOOD ROW IMPROVEMENT PROJECT  
 PHASE 3  
 Page 1                      Monthly Estimate No.     1                          Job No. 213471

COPY

	Amount
Contract Amount .....	\$244,050.00
Amount of Approved Extra Work (CHANGE ORDERS) .....	\$0.00
Total Contract .....	\$244,050.00
Total Earned through <u>6/30/2004</u> .....	\$7,300.00
Less 5% Retainage .....	\$365.00
Net Amount Due .....	\$6,935.00
Advance for Materials delivered to Job Site .....	\$0.00
Less Previous Payment .....	\$0.00
Balance Due this Payment .....	\$6,935.00

\*\*\*\*\*  
 I certify that the estimates contained in this Monthly Estimate represent the true and correct amount of work performed or materials supplied for the period indicated.

DATE: 7/6/04

ROCKY MOUNTAIN ENGINEERING & SURVEYING

BY: *Mitchell Greer*  
 (Mitchell Greer)

*Recommended  
 For Payment  
 Lendell W. Turner  
 Public Works Engr. 7/8/04*

I have examined this Monthly Estimate and concur in the certification of the Engineer.

DATE: 7-8-04

Contractor: *[Signature]*  
 By: KIGGINS CONCRETES

**ROOSEVELT-ALAMEDA NEIGHBORHOOD IMPROVEMENT PROJECT  
PHASE 3**

Contractor: Kiggins Concrete  
Last Updated: July 2, 2004

By: Rob

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL	1-Jul-04	1-Aug-04	1-Sep-04	1-Oct-04	Total Remaining	% Complete
SITE PREP						Pay Request #1	Pay Request #2	Pay Request #3	Pay Request #4		
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00	\$ -				\$ 1,000.00	0%
207-C1	Removal of Curb and Gutter	L.F.	150	\$ 3.00	\$ 450.00	\$ -				\$ 450.00	0%
207-C2	Removal of Concrete	S.F.	5000	\$ 0.75	\$ 3,750.00	\$ -				\$ 3,750.00	0%
207-D2	Removal of 6"-24" Dia. Tree	E.A.	7	\$ 275.00	\$ 1,925.00	\$ 1,650.00				\$ 275.00	86%
207-D3	Removal of tree (Larger than 24")	E.A.	2	\$ 500.00	\$ 1,000.00	\$ 1,000.00				\$ -	100%
210	SRW Retaining Wall	S.F.	100	\$ 20.00	\$ 2,000.00	\$ -				\$ 2,000.00	0%
SURFACE REPAIRS											
307-A1	Misc. Surface Restoration	C.A.	1	\$ 4,500.00	\$ 4,500.00	\$ -				\$ 4,500.00	0%
307-D	Asphalt Restoration	S.F.	34000	\$ 1.60	\$ 54,400.00	\$ -				\$ 54,400.00	0%
307-C	Gravel Restoration	S.F.	1500	\$ 1.00	\$ 1,500.00	\$ -				\$ 1,500.00	0%
307-E	Sod Restoration	S.F.	15000	\$ 0.65	\$ 9,750.00	\$ -				\$ 9,750.00	0%
CONCRETE CONSTRUCTION											
706-A	Curb and Gutter (Type Unspecified)	L.F.	5600	\$ 11.50	\$ 64,400.00	\$ -				\$ 64,400.00	0%
706-B	4" Concrete Valley Gutter	S.F.	400	\$ 20.00	\$ 8,000.00	\$ -				\$ 8,000.00	0%
706-E	Concrete Sidewalk	S.F.	24500	\$ 2.76	\$ 67,375.00	\$ -				\$ 67,375.00	0%
MISC. CONSTRUCTION											
901	Irrigation System Repairs	L.F.	500	\$ 3.00	\$ 1,500.00	\$ -				\$ 1,500.00	0%
2040	Fence Repair	L.F.	1100	\$ 5.00	\$ 5,500.00	\$ -				\$ 5,500.00	0%
MISC. ITEMS											
1103	Traffic Control	L.S.	1	\$ 4,000.00	\$ 4,000.00	\$ 400.00				\$ 3,600.00	10%
2010	Mobilization	L.S.	1	\$ 8,500.00	\$ 8,500.00	\$ 4,250.00				\$ 4,250.00	50%
2020	Tree Installation	E.A.	10	\$ 400.00	\$ 4,000.00	\$ -				\$ 4,000.00	0%
2050	Towing	C.A.	1	\$ 500.00	\$ 500.00	\$ -				\$ 500.00	0%
<b>Total</b>					<b>\$ 244,050.00</b>	<b>\$ 7,300.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 236,750.00</b>	<b>3%</b>
<b>5% Retainage</b>						<b>\$ 365.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>Recommended Payment</b>						<b>\$ 6,935.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		

**QUANTITIES BY BLOCK-PAGE 1**

PHASE 3-ROOSEVELT-ALAMEDA NEIGHBORHOOD IMPROVEMENT PROJECT

Contractor: Kiggins Concrete

Last Updated: July 2, 2004

By: Rob

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL	Parshing		Warren		Willard		Washington		Washington		Wayne	
						600	800	600	800	500	600	500	600	600	600		
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00												
207-C1	Removal of Curb and Gutter	L.F.	150	\$ 3.00	\$ 450.00												
207-C2	Removal of Concrete	S.F.	5000	\$ 0.75	\$ 3,750.00												
207-D2	Removal of 6"-24" Dia. Tree	E.A.	7	\$ 275.00	\$ 1,925.00												
207-D3	Removal of tree (Larger than 24")	E.A.	2	\$ 500.00	\$ 1,000.00												
210	SRW Retaining Wall	S.F.	100	\$ 20.00	\$ 2,000.00												1
<b>SURFACE REPAIRS</b>																	
307-A1	Misc. Surface Restoration	C.A.	1	\$ 4,500.00	\$ 4,500.00												1
307-D	Asphalt Restoration	S.F.	34000	\$ 1.60	\$ 54,400.00												
307-C	Gravel Restoration	S.F.	1500	\$ 1.00	\$ 1,500.00												
307-E	Sod Restoration	S.F.	15000	\$ 0.65	\$ 9,750.00												
<b>CONCRETE CONSTRUCTION</b>																	
706-A	Curb and Gutter (Type Unspecified)	L.F.	5600	\$ 11.50	\$ 64,400.00												
706-B	4"Concrete Valley Gutter	S.F.	400	\$ 20.00	\$ 8,000.00												
706-E	Concrete Sidewalk	S.F.	24500	\$ 2.75	\$ 67,375.00												
<b>MISC CONSTRUCTION</b>																	
901	Irrigation System Repairs	L.F.	500	\$ 3.00	\$ 1,500.00												
2040	Fence Repair	L.F.	1100	\$ 5.00	\$ 5,500.00												
<b>MISC ITEMS</b>																	
1103	Traffic Control	L.S.	1	\$ 4,000.00	\$ 4,000.00												
2010	Mobilization	L.S.	1	\$ 8,500.00	\$ 8,500.00												
2020	Tree Installation	E.A.	10	\$ 400.00	\$ 4,000.00												
2050	Towing	C.A.	1	\$ 500.00	\$ 500.00												
<b>Total</b>					<b>\$ 244,050.00</b>												

**QUANTITIES BY BLOCK-PAGE 2**

**PHASE 3-ROOSEVELT-ALAMEDA NEIGHBORHOOD IMPROVEMENT PROJECT**

Park	500	600	Randolph	500	600	Jefferson	500	600	Pine	Poplar	Cedar	Total Quant	TOTAL WORK COMPLETED (\$)	ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
												0	\$ -	207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00
												0	\$ -	207-C1	Removal of Curb and Gutter	L.F.	150	\$ 3.00	\$ 450.00
												0	\$ -	207-C2	Removal of Concrete	S.F.	5000	\$ 0.75	\$ 3,750.00
												6	\$ 1,650.00	207-D2	Removal of 6"-24" Dia. Tree	E.A.	7	\$ 275.00	\$ 1,925.00
												2	\$ 1,000.00	207-D3	Removal of tree (Larger than 24")	E.A.	2	\$ 500.00	\$ 1,000.00
												0	\$ -	210	SRW Retaining Wall	S.F.	100	\$ 20.00	\$ 2,000.00
															<b>SURFACE REPAIRS</b>				
												0	\$ -	307-A1	Misc. Surface Restoration	C.A.	1	\$ 4,500.00	\$ 4,500.00
												0	\$ -	307-D	Asphalt Restoration	S.F.	34000	\$ 1.60	\$ 54,400.00
												0	\$ -	307-C	Gravel Restoration	S.F.	1500	\$ 1.00	\$ 1,500.00
												0	\$ -	307-E	Sod Restoration	S.F.	15000	\$ 0.65	\$ 9,750.00
															<b>CONCRETE CONSTRUCTION</b>				
												0	\$ -	708-A	Curb and Gutter (Type Unspecified)	L.F.	5600	\$ 11.50	\$ 64,400.00
												0	\$ -	708-B	4"Concrete Valley Gutter	S.F.	400	\$ 20.00	\$ 8,000.00
												0	\$ -	708-E	Concrete Sidewalk	S.F.	24500	\$ 2.75	\$ 67,375.00
															<b>MISC CONSTRUCTION</b>				
												0	\$ -	801	Irrigation System Repairs	L.F.	500	\$ 3.00	\$ 1,500.00
												0	\$ -	2040	Fence Repair	L.F.	1100	\$ 5.00	\$ 5,500.00
															<b>MISC ITEMS</b>				
												0.5	\$ 400.00	1103	Traffic Control	L.S.	1	\$ 4,000.00	\$ 4,000.00
												1	\$ 4,250.00	2010	Mobilization	L.S.	1	\$ 8,500.00	\$ 8,500.00
												0	\$ -	2020	Tree Installation	E.A.	10	\$ 400.00	\$ 4,000.00
												0	\$ -	2050	Towing	C.A.	1	\$ 500.00	\$ 500.00
													\$ 7,300.00		<b>Total</b>				\$ 244,050.00



**QUANTITIES COMPLETED FOR PAY REQUEST #1**

ISPE #	ITEM	UNIT	TOTAL	PAY REQUEST #1	UNIT PRICE	TOTAL
	SITE PREP		QUANT	QUANTITIES		
207-A	Misc. Removal of Obstructions	L.S.	1	0.0	\$ 1,000.00	\$ -
207-C1	Removal of Curb and Gutter	L.F.	160	0.0	\$ 3.00	\$ -
207-C2	Removal of Concrete	S.F.	5000	0.0	\$ 0.75	\$ -
207-D2	Removal of 6"-24" Dia. Tree	E.A.	7	6.0	\$ 275.00	\$ 1,650.00
207-D3	Removal of tree (Larger than 24")	E.A.	2	2.0	\$ 500.00	\$ 1,000.00
210	SRW Retaining Wall	S.F.	100	0.0	\$ 20.00	\$ -
	<b>SURFACE REPAIRS</b>					
307-A1	Misc. Surface Restoration	C.A.	1	0.0	\$ 4,500.00	\$ -
307-D	Asphalt Restoration	S.F.	34000	0.0	\$ 1.60	\$ -
307-C	Gravel Restoration	S.F.	1500	0.0	\$ 1.00	\$ -
307-E	Sod Restoration	S.F.	15000	0.0	\$ 0.65	\$ -
	<b>CONCRETE CONSTRUCTION</b>					
706-A	Curb and Gutter (Type Unspecified)	L.F.	5800	0.0	\$ 11.50	\$ -
706-B	4"Concrete Valley Gutter	S.F.	400	0.0	\$ 20.00	\$ -
706-E	Concrete Sidewalk	S.F.	24500	0.0	\$ 2.75	\$ -
	<b>MISC CONSTRUCTION</b>					
901	Irrigation System Repairs	L.F.	500	0.0	\$ 3.00	\$ -
2040	Fence Repair	L.F.	1100	0.0	\$ 5.00	\$ -
	<b>MISC ITEMS</b>					
1103	Traffic Control	L.S.	1	0.1	\$ 4,000.00	\$ 400.00
2010	Mobilization	L.S.	1	0.5	\$ 8,500.00	\$ 4,250.00
2020	Tree Installation	E.A.	10	0.0	\$ 400.00	\$ -
2050	Towing	C.A.	1	0.0	\$ 500.00	\$ -
	<b>Total</b>					\$ 7,300.00

PLANNED DEVELOPMENT AUTHORITY

PLANNED DEVELOPMENT AUTHORITY

PLANNED DEVELOPMENT AUTHORITY

PAID TO THE ORDEREE

DOLLARS

Phase 2, Pay Req. #1 (Roosevelt District)

⑆001115⑆ ⑆126100064000 00267 39⑆

July 13, 2004

To: PDA Commission Members

Re: "Triangle" Redevelopment Update and Opportunities

Dear Commission Members:

This memo will update you on the Triangle Redevelopment project (See Attached Map) by reviewing activities in three areas:

1. Acquisition Update.
2. Relocation Issues Update.
3. Redevelopment Update.

#### Acquisition Update

Ten out of sixteen parcels have been acquired in the PDA's name. Negotiations are continuing with five remaining property owners. Of the five owners, one has agreed to sell and a closing date is pending, another is in process of submitting a counter offer, another has agreed to sell and we are working on issues related to leases on the properties. The remaining two property negotiations have been delayed due to relocation issues for the business owners (Steve and Kathy Grumbein) leasing the sites. The remaining PDA funds will be used to complete these acquisitions. The City expects to expend \$73,595 for property acquisition and has further committed \$30,000 for demolition work, which began last week on several properties. A summary of the acquisition information is attached.

#### Relocation Issues Update

Federal guidelines and State law require that relocation of existing businesses be addressed when business acquisitions are undertaken. The owner of the vehicle equipment and parts currently leases from two separate property owners. City staff has been working to address these issues in order to facilitate the sale of the properties.

City staff has met with Steve and Kathy Grumbein who own Frank's Repair Shop as well as the vehicle parts and equipment. Several options have been discussed with the Grumbeins for relocation of the equipment and parts to another location. While relocation/moving expenses will vary greatly, the following provides a summary of these options:

Option	Description	Capital Costs	Advantages/Disadvantages
Option 1	Acquire the buildings adjacent to the Grumbein's business at 230 and 244 North 2 <sup>nd</sup> (which are currently for sale) and the parts are moved inside the building areas to be leased by Mr. Grumbein from the PDA for 7-10 years.	Approximately \$150,000 Acquisition Site Improvements \$25,000	<b>Advantage:</b> Allows general clean up of the area, and assists Mr. Grumbein with close accessibility to the parts for his repair business. It may also create an asset for the PDA. Also preserves the structural value for the tax base of the existing building to be acquired. It will not transfer the blighting affect of this inventory to another exterior location. <b>Disadvantage:</b> Cost is high and unknown outcome for use of the building and or cleared property in the future.
Option 2	Buy the building located at 244 North 2 <sup>nd</sup> , and excess open space on 230 North 2 <sup>nd</sup> , tear down the building at 244 North 2 <sup>nd</sup> and locate the parts in the open land and screen with concrete block fence	Approximately \$50,000 Acquisition \$6,000 Demolition Site Improvements \$25,000	<b>Advantages:</b> Option is less costly than other option. <b>Disadvantages:</b> May not be enough space for all equipment.
Option 3	Acquire land on South 1 <sup>st</sup> Avenue that is currently for sale, remove existing	Approximately \$75,000 Site Improvements	<b>Advantages:</b> Costs are less than other options. <b>Disadvantages:</b> City Land Use exceptions would need to occur. Located in a transitioning area which may

	singlewide mobile home and relocate the vehicles and equipment to this site.	\$25,000	cause concerns with neighbors. Will be more inconvenient for the Grumbein's and continues the exterior storage of the vehicle parts.
Option 4	Acquire Grumbein's business for redevelopment purposes which will likely be approximately \$200,000.	Approximately \$200,000 Site Improvements \$25,000	<b>Advantages:</b> Larger redevelopment area. <b>Disadvantages:</b> Cost is high compared to other options, Time delays for appraisal. Total discontinuance of business.

**Recommendation: No formal recommendation at this time. However, currently city staff favors Option 1, recognizing that other alternatives may exist. We therefore request input and possible direction from the PDA Commission.**

**Redevelopment Update**

At this point, one business has made application to the PDA for assistance to locate in this area. Community Care, PLLC is requesting assistance for a design/build, subsidized lease arrangement. This company is a medical clinic/urgent care facility and may employ as many as 40 people at this location.

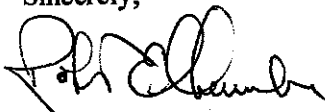
**Recommendation: Staff recommends authorization to proceed.**

In addition to Community Care, PLLC, Tetridyn Inc. has expressed interest in locating their operations at this site. No formal application has been received. However, staff is pursuing an opportunity with the Southeast Idaho Council of Governments (SICOG) to submit a grant to the Economic Development Administration (EDA) to assist in building construction costs. Details related to this application need to be worked out including grant request amount, match payment (business and requested PDA share), and other related items. Prior to the application and submittal of this grant, staff would return to the PDA to discuss the financial requirements and to receive direction.

**No Recommendation at this time.**

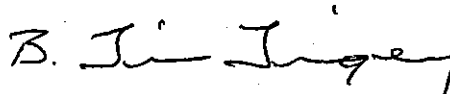
Thank you for your time in consideration of these items.

Sincerely,



Robert E. Chambers, Director  
Planning and Development Services

Sincerely,



B. Tim Tingey, Division Manager  
Neighborhood and Community Services

Cc: Ray Burstedt, Executive Director PDA

## NORTH 3<sup>RD</sup> PARCEL ASSEMBLY AREA SUMMARY SHEET

Map Identification Number	Property/Parcel	Owner Name	PDA Funded Amount	CDBG/City Funded Amount	Status
1	430 N. 3rd	PDA		\$14,459	
4	Billboard parcel (RPPOC221900)	Gregory Kunz			Offer Being Negotiated (\$5,800)
5	Parcel RPPOC221900	PDA	\$3,616		
6	340 E. Fremont	PDA	\$39,054	\$14,099	
7	Parcel RPOC222300	PDA		\$5,730	
8	355 N. 3rd	PDA	\$28,818		
9 & 14	Parcel RPPOC222400 & 330 E. Lander	PDA		\$27,940	
10	RPPOC222500	PDA	\$8,464		
11	333 N. 3rd	PDA	\$34,715		
12 & 13	327 N. 3 <sup>rd</sup> & 317 N. 3rd	Elaine Levels			Offer being negotiated (\$58,395)
15 (Salvage Yard)	336 Pocatello Ave	John Tripp Life Estate			In Negotiation (\$21,000)
16 (Salvage Yard)	RPPOC223200	James Nash			Offer being Negotiated (\$16,200)
17 (Salvage Yard)	RPPOC223000	Hugh Hadley			Sale pending (\$9,400)
18	316 E. Lander	PDA		\$27,820	
<b>Total</b>			<b>\$114,667</b>	<b>\$90,048</b>	

**\$110,795 anticipated amount to expend**

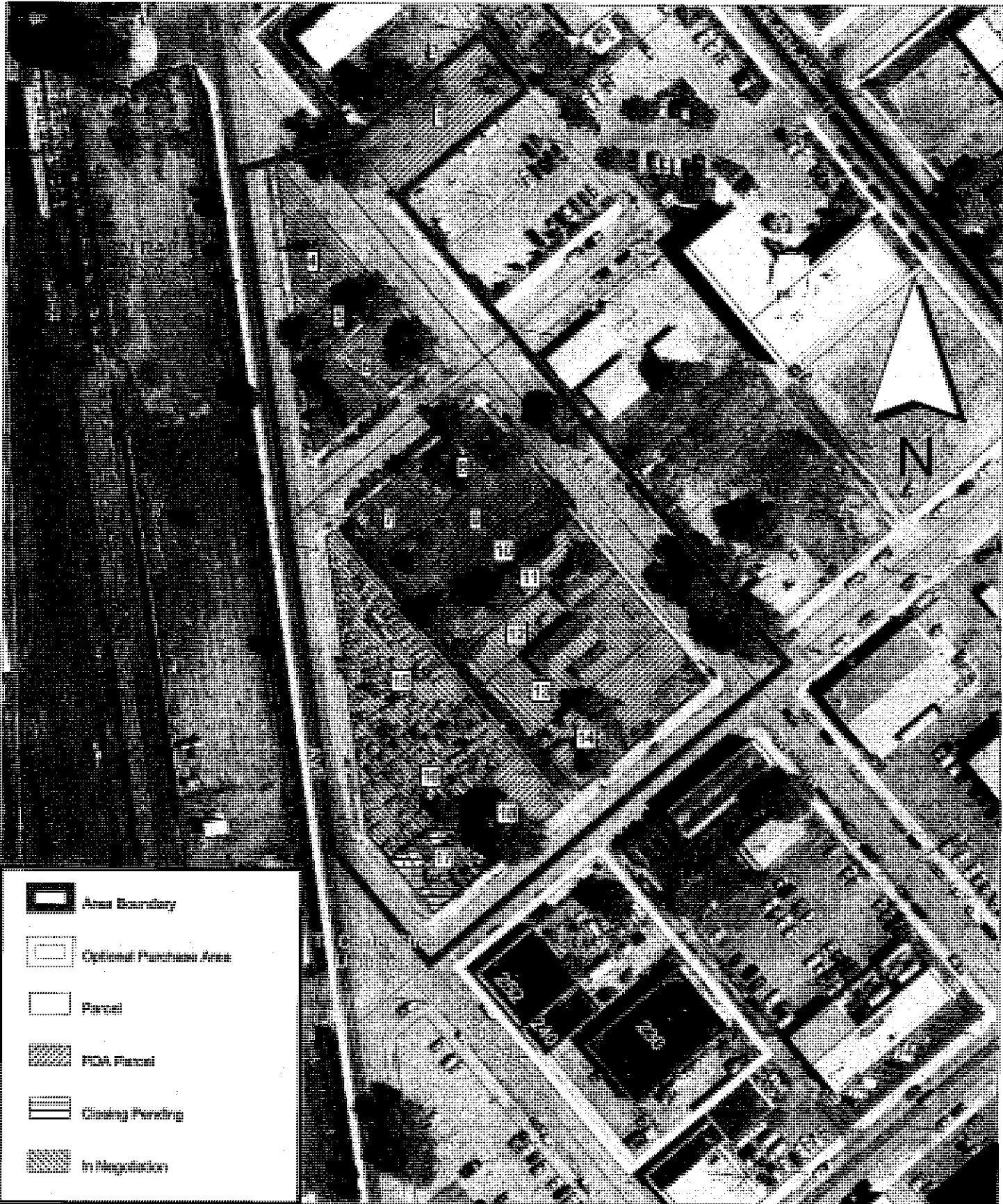
**\$37,200 PDA**

**\$73,595 City Funds**

**10 out of 16 parcels acquired**

**Negotiations with remaining five property owners, has resulted in pending sale discussions with three and the remaining two property owners are still in the negotiation.**

**City CDBG has committed \$30,000 for demolition work.**



# North 3rd Parcel Assembly Area



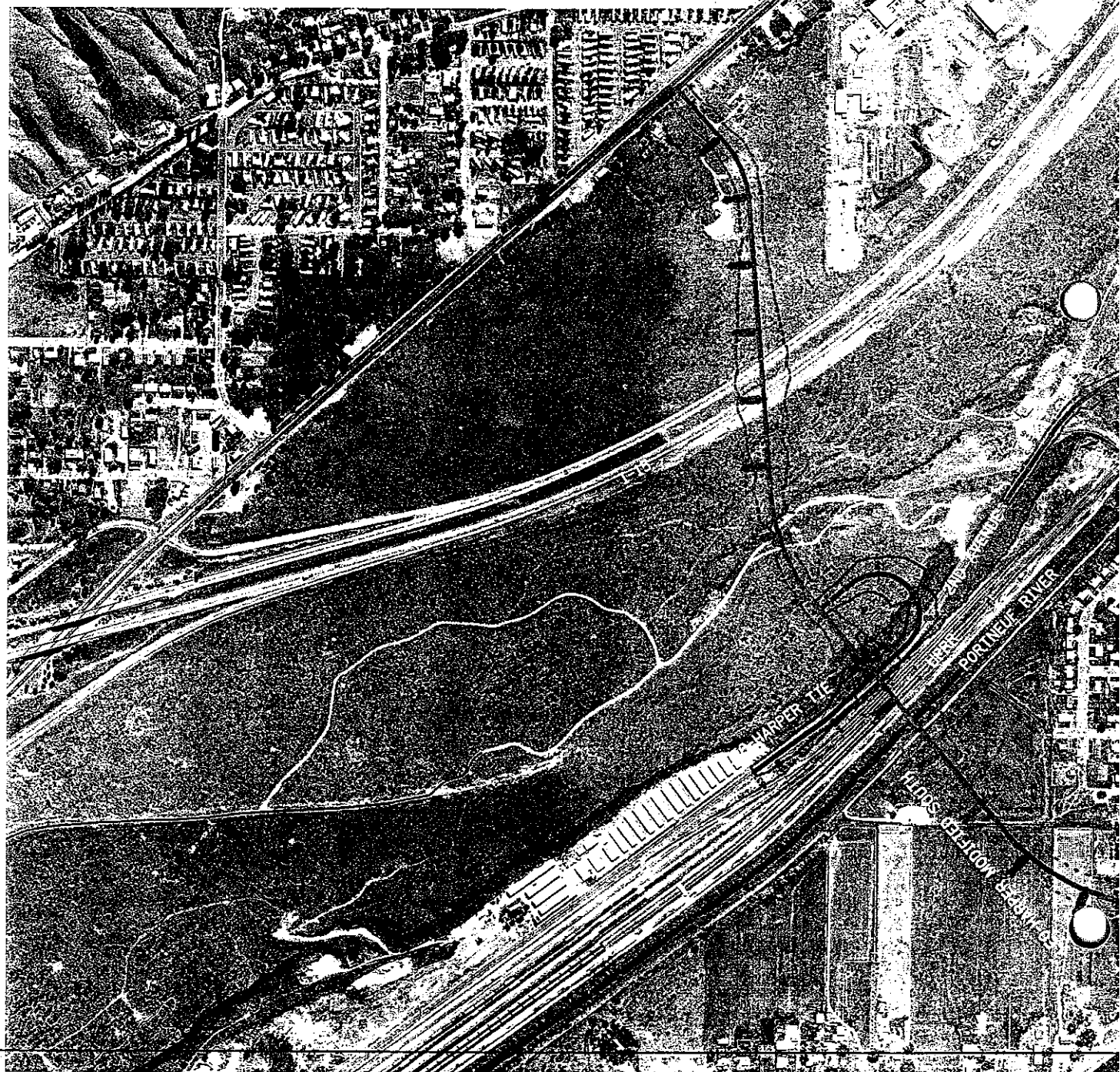
1:1,100

The City of Portland, Oregon, is not responsible for the accuracy or completeness of the information contained herein. The information is provided for informational purposes only and should not be used for any other purpose.

# CHEYENNE SAFETY IMPROVEMENT PROJECT

## LEGEND

- LEO-HARPER MODIFIED SOUTH
- LEO-HARPER TIE IN
- SHOSHONI SOUTH MODIFIED
- SHOSHONI SOUTH TIE







**DeWall**  

---

**CONSTRUCTION COMPANY**

---

8999 North DeWall Lane  
P.O. Box 2085  
Pocatello, ID 83206-2085  
Phone: (208) 232-6086 • Fax: (208) 233-7079

June 28, 2004

**CITY OF POCATELLO**

**PROJECT: SIDEWALK/STREET IMPROVEMENTS AT NEW PHS GYM**

**RE: PROPOSAL**

We propose to complete the following:

Site work, demolition, paving

Concrete work

Landscaping

Signs


Electrical work

**TOTAL:**

**\$194,646.00**

This includes credit for concrete work not completed at Pocatello High School Gym Addition.

DEWALL CONSTRUCTION COMPANY  
P.O. BOX 2085  
POCATELLO, IDAHO 83206-2085

  
\_\_\_\_\_  
MICK DEWALL, PRESIDENT  
PHONE 232-6086  
FAX 233-7079

ITEM NO.	ITEM DESCRIPTION	EST. QTY	UNIT	UNIT PRICE
202.4.1.A.1	Excavation	280	CY	*
207.4.1.B.1	Removal of Concrete Curb, Gutter and Sidewalks	180	SY	*
207.4.1.D.1	Removal of Asphalt Pavement	900	SY	*
706.4.1.A.3	Standard Curb and Gutter	470	LF	7 <sup>00</sup> LABOR
706.4.1.E.1	Concrete Sidewalks	67	SY	1.20 LABOR
802.4.1.B.1	Type 1 Crushed Aggregate for Base (for Roadway)	200	TONS	*
802.4.1.B.1	Type 2 Crushed Aggregate for Subbase (for Roadway)	130	TONS	*
802.4.1.B.1	Crushed Aggregate for Sidewalk Base	280	TONS	*
810.4.1.A.1	Class 1 Plant Mix Pavement	77	TONS	*
2030.4.1.C.1	Existing Valve or Meter Box, Adjust to Grade	4	EA	*
2060.4.1.A.1	Subgrade Separation Geotextile	1,090	SY	*
SP-1	Concrete Unit Pavers	860	EA	11.00 EA.
SP-4E	Tree Lighting Wiring, Conduit & Receptacle	1	LS	in wheel bid
SP-4F	Interconnect Conduit	1	LS	"
SP-7	Irrigation System	1	LS	1900 <sup>00</sup>
SP-8A	Place Structural Planting Material	140	CY	*
SP-8C	Plant Tree	9	EA	125 <sup>00</sup> ea
SP-8D-2	36" x 36" +/- Tree Grate and Frame	7	EA	} 100 <sup>00</sup> ea
SP-8D-3	48" x 48" +/- Tree Grate and Frame	2	EA	
SP-8F	Tree Guard	9	EA	
SP-11	Irrigation Drain	1	LS	

\* See Jack B. Parson Breakdown (attached)



**JACK B. PARSON COMPANIES**

The Preferred Source  
 10200 Safiate Road • P.O. Box 4032 • Pocatello, ID 83205  
 Phone 208-233-5796 • Fax 208-234-4034

Sand & Rock Products • Concrete • Asphalt • Paving • Construction • Earthwork • Hauling

Date: 6/9/2004

<b>Submitted To:</b> DeWall Construction	<b>Bid Title:</b> DeWall Poky High Change Street Work
<b>Address:</b> 8999 N. DeWall Lane Pocatello, ID 83201	<b>Bid Number:</b>
<b>Contact:</b> Mick	<b>Project Location:</b> Arthur And Clark
<b>Phone:</b> (208) 232-6086 <b>Fax:</b> (208) 233-7079	<b>Project City, State:</b> Pocatello, ID
	<b>Engineer/Architect:</b>

**JOB SPECIFICATION AND PRICE: (if unit prices are quoted, units will be measured on completion and invoiced at these rates). PRICE QUOTE IS GOOD FOR 30 DAYS FROM DATE OF PROPOSAL.**

Item No.	Item Description	Estimated Quantity	Unit
1	Saw Cut Street	510.00	LF
2	Excavate and Remove Asphalt from Street	116.00	CY
3	Remove Curb & Gutter	500.00	LF
4	Remove Sidewalk	10.00	CY
5	Excavate Under Sidewalk and Curb and Gutter	454.00	CY
6	Excavate for Structural Planting Material.	175.00	CY
7	Place Structural Planting Material to be Furnished by the City of Pocatello	175.00	CY
8	Subbase under Curb and Gutter	150.00	TON
9	Base Under Curb and Gutter	150.00	TON
10	Base Under Sidewalk.	470.00	TON
11	Base Under Street.	155.00	TON
12	Pave Street.	80.00	TON
13	Adjust Valve Boxes	3.00	EACH
14	Mobilization	1.00	LS

**Total Bid Price: \$59,064.18**

**Notes:** \* The above prices do not include the following:

- Electrical work
- Landscaping
- Planting
- Irrigation or Sprinkler System
- Traffic Control
- Concrete Work
- Sand Under Pavers
- Structural Planting Material

\* Finegrade +/- 1/10' means that the grade is within 1/10' from being finished (GENERALLY ONE PASS WITH A GRADER). Our price does not include furnishing additional material or the removal of excess material.

\* Additional work and work in excess of that specified and described above will be handled as a Change Order. Additional work MUST BE APPROVED by owner and contractor prior to construction.

\* Bid DOES NOT include engineering, layout or testing.

\* Price Shown DOES NOT include Performance And Payment Bond.

ITEM NO.	ITEM DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL PRICE	EST. QTY	UNIT	DeWall Unit Price	TOTAL PRICE
202.4.1.A.1	Excavation	280	CY	\$14.75	\$4,130				
207.4.1.B.1	Removal of Concrete Curb, Gutter and Sidewalks	180	SY	\$9.50	\$1,710				
207.4.1.D.1	Removal of Asphalt Pavement	900	SY	\$4.20	\$3,780				
706.4.1.A.3	Standard Curb and Gutter	470	LF	\$13.70	\$6,439				
706.4.1.E.1	Concrete Sidewalks	67	SY	\$37.50	\$2,513	440	SY	\$ 25.53	\$ 11,233.20
802.4.1.B.1	Type 1 Crushed Aggregate for Base (for Roadway)	200	TONS	\$15.25	\$3,050				
802.4.1.B.1	Type 2 Crushed Aggregate for Subbase (for Roadway)	130	TONS	\$11.50	\$1,495				
802.4.1.B.1	Crushed Aggregate for Sidewalk Base	280	TONS	\$16.00	\$4,480				
810.4.1.A.1	Class 1 Plant Mix Pavement	77	TONS	\$41.00	\$3,157				
2030.4.1.C.1	Existing Valve or Meter Box, Adjust to Grade	4	EA	\$300.00	\$1,200				
2060.4.1.A.1	Subgrade Separation Geotextile	1,090	SY	\$1.40	\$1,526				
SP-1	Concrete Unit Pavers	860	SF	\$8.50	\$7,310				
SP-4E	Tree Lighting Wiring, Conduit & Receptacle	1	LS	\$2,000.00	\$2,000				
SP-5E	Interconnect Conduit for Traffic Signals	1	LS	\$450.00	\$450				
SP-7	Irrigation System	1	LS	\$1,300.00	\$1,300				
SP-8A	Place Structural Planting Material	140	CY	\$32.00	\$4,480				
SP-8C	Plant Tree	9	EA	\$355.00	\$3,195				
SP-8D-2	36" x 36"+/- Tree Grate and Frame	7	EA	\$1,000.00	\$7,000				
SP-8D-3	48" x 48"+/- Tree Grate and Frame	2	EA	\$1,200.00	\$2,400				
SP-8F	Tree Guard	9	EA	\$600.00	\$5,400				
SP-11	Irrigation Drain	1	LS	\$1,700.00	\$1,700				
	<b>TOTAL</b>				<b>\$68,715</b>				

Assumptions:

- The additional 8" of sidewalk base will be enough material to bring the sidewalk up to the new elevation (no additional subbase or excavation).
- The water lines will not be rerouted during this portion of the project.
- The fire hydrant will not need moved or raised.
- The distance from center-line to lip of gutter will be 13 feet at the bulb.
- There will be 12 inches of crushed aggregate beneath sidewalk.
- The separation geotextile will extend 3' out into the road.
- The weight of road base and sub-base and sidewalk base is 135 lb/ft<sup>3</sup>.
- The weight of asphalt is 146 lb/ ft<sup>3</sup>.

**Lanning, Greg**

---

**From:** Thane Smith [tsmith@JUB.com]  
**Sent:** Monday, June 28, 2004 6:32 PM  
**To:** Lanning, Greg  
**Cc:** Dale Baune; Alan Soderling  
**Subject:** DeWall Cost Proposal

Greg,

I spoke with Mick DeWall this evening regarding their cost proposal. I indicated that the numbers he provided didn't add up to \$194,646 and I requested a unit price breakdown just as was requested in the original request for cost proposal. He indicated that he could not provide any additional breakdown. He also indicated that "this was his absolute best price and that if someone else can do the work cheaper, let them."

It looks like the three alternatives include 1) Award this work to DeWall at \$194,646 (not recommended) 2) Let DeWall complete his original contract without the bulb, trees, and pavers and then bulb corners in Phase II next year, and 3) Write a change order for Pocatello Downtown Reinvestment Project, Phase I and have BECO do the work at his unit prices this year.

Please give me a call.

Thank you,

Thane

6/30/2004



**J-U-B ENGINEERS, INC.**  
 Engineers • Surveyors • Planners  
 Center 151 Building  
 151 North Third Avenue  
 Pocatello, Idaho 83201  
 208/232-1313  
 Fax: 208/232-3489

**FAX COVER SHEET**

DATE: 6-24-04 TIME: \_\_\_\_\_

TO: Alan Sacklerling *Copy given to*  
Dale Bauer *ATG*  
 PHONE: \_\_\_\_\_  
 FAX: \_\_\_\_\_

FROM: Thom Smith PHONE: 208-232-1313  
J-U-B ENGINEERS, Inc. FAX: 208-232-3489

RE: Beco Construction  
 CC: \_\_\_\_\_

Number of pages including cover sheet: 5

***Original will be sent via US Mail***  
***Original will not be sent via US Mail***

**Message**

\_\_\_\_\_  
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# BECO Construction Co., Inc.

*Environmental Contractors - We are an Equal Opportunity Employer*  
P.O. Box 2070 \* Pocatello ID 83206 \* 1908 Tank Farm Road  
Phone (208) 478-1482 \* Fax (208) 478-1489

June 17, 2004

Dale Baune P.E.  
J-U-B Engineers, Inc.  
Center 151 Building  
151 North Third Ave  
Pocatello, Idaho 83201

Dear Dale,

**SUBJECT: WATERLINE WORK**

In response to your e-mail to Doyle Beck dated June 16, 2004.

BECO Construction Co., Inc. and its Sub-Contractors have effectively communicated the sensitivity of the 100 year old water main line. As you know even with proper instruction and care mishaps can occur.

BECO Construction Co., Inc. takes full responsibility for the actions of its employees and Sub-Contractors. We believe the timely action of all involved including shutting off the valves, pumping the water from the area and assisting the effected businesses with the clean-up was appropriate for the situation at hand. Further more we believe the unfortunate break allowed us to demonstrate our preparedness for adverse circumstances. It has also reinforced the need to cut down the amount of valves to be shut off. The City of Pocatello Water Department is being more responsive in allowing us to shut down more valves.

The only area we were lacking and have rectified is valve keys. Mickelsen Construction was under the understanding that the City of Pocatello Water Department wanted full control of turning off the valves and turning them back on. Because of this misunderstanding they didn't have the main ingredient to our plan, valve keys. BECO Construction Co., Inc has purchased (4) valve keys and Mickelsen Construction has (2), HK Contractors have one in every truck. I have one in my office and we are placing one at every valve involved in the shut off plan. We are painting the keys so they are highly visible. Our policy was and still is in case of a mishap the Contractors will initiate the shut off of the valves on the valve plan and call the City of Pocatello Water Department. The turning back on of the valves will be done by the City Water Department.

**Description of Events:**

Mickelsens forman Don Bell came to me about 9:00 am and was concern about a rock that was above subgrade and next to a water service. Don Bell ask if we should leave the rock and deal with it later when HK Contractors are doing their potion of the project. I told Don Bell to leave the rock and any other rock that might be questionable.

At approximately 13:30 Mickelsen Construction began excavating for a large boulder approximately 30' from the S.E. corner of Main St. at the intersection of Main and Clark.

Mickelsen's operator was on the track hoc and a spotter was locating with a shovel. They noted sand along the south side of the boulder and found the water service for the building at approximately 3 1/2 ft. The boulder was high into the proposed sub-grade so the operator and spotter assumed it needed to be removed.

.....

June 24, 2004

Many large and small rocks were removed around the large rock because the large rock was restrained by the smaller rocks in effect keying the large rock in. The operator moved to the west side of the excavation to get a different angle of excavation on the key rocks. At one point while prying on a large rock the bucket slipped off and because of the force of pulling back, swung west in line with the hoe. At this point the tooth struck the 14" water pipe that was buried.

Water began gushing out and the operator was directed to cover the leak with the bucket to keep the flow from shooting at the building to the east of the break. The roadway excavation area began filling with water. Approximately a 40' X 150' X 3' area of the excavation was ponding. Mickelsen immediately contacted me and the City Water Department. It took 10 to 15 minutes to start shutting the water down.

JUB engineering field rep, Jim, informed Mickelsen that water was entering the basement of Scott's Sports. Mickelsen went to Scott's and noted that the water was coming in along the existing water service pipe access. Mickelsen went to Cat rental and picked up a 4" pump and returned to the project.

Don Bell of Mickelsen was directing the logistics and informed me that a small amount of water was in the Outfitter basement on the west side of the street. The city water department was shutting off the valves in the street and the water flow had stopped. Mickelsen set up the pump and began pumping. Within approximately 1 hour (15:00) the water had dissipated from the excavation.

Mickelsen obtained another smaller pump and set that up in the basement of Scott's Sports which had approximately 2 1/2" of water on the basement floor. Mickelsen personnel were sent down to push the water with squeegees to the elevator pit which was the low point, while the pump pumped water out to the gutter on the east side of the building. The old water main was cast iron pipe. Very old and brittle, and the damage to it was in the form of a hole approximately 4" X 4" and a crack approximately 5' long.

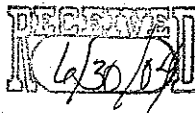
On the Spot Restoration was contacted at approximately 14:30, they came to Scott's and surveyed the situation. They determined that Mickelsen was doing the right thing at the moment by removing the bulk of the water. On the Spot brought in equipment and when the water level in the basement was lowered to the bottom of the carpet they began the final removal. On the Spot asked Mickelsen to leave the small pump in place over night to allow them to utilize it by removing what water migrated to the elevator pit.

At approximately 17:00 we met with Mickelsen and Pocatello City officials at the Beco office, 323 N Main. We determined a timetable for the repair that was to be done by the City. Mickelsen then went door to door to inform the business owners that the main valve at Center was going to be shut down because the valve at Clark was too close to the break and they felt that when the cracked section of pipe was removed the pressure would blow the valve off and release the water again. The water was shut down at approximately 17:30, and repairs began.

Mickelsen excavated the pipe as per the City direction. The City then removed the broken section and replaced with the new piece. At approximately 18:30 Mickelsen began backfilling the pipe with fine material recovered from the excavation at Lander. At approximately 19:30 water was restored. On the Spot informed me that the Outfitter basement was cleaned and that the Scott's basement would take all night.

Throughout the ordeal the people and managers at Scott's Sports were very helpful and understanding. We were quite impressed with their patients under the circumstances. We met with no problems or issues with any of the effected business owners and in fact most commented that they fully expected something like this due to the rocky nature of the area. In addition we were impressed with the Mickelsen crew. Every one acted in a





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

Regional Office  
7825 Meadowlark Way, Suite A  
Coeur d'Alene, ID 83815

208-762-8787  
Fax: 208-762-9797  
www.jub.com

June 25, 2004

Mr. Ken Wright  
Job Superintendent  
BECO CONSTRUCTION COMPANY, INC.  
P.O. Box 1768  
Idaho Falls, ID 83403

Dear Ken,

I am in receipt of your account of the events that led up to the water main break and your letters to your main subcontractors. Each of these documents are in response to my e-mail to Mr. Doyle Beck on June 16, 2004. Thank you for this information and your response to this event.

With the additional education that will be provided to the workers prior to the opening of each block by the excavation or utility contractor, all parties should be better informed on the care to be exercised when working around the existing water main. Your additional emphasis on being educated and prepared for an emergency may well create the awareness that is necessary to avoid any more unfortunate situations.

Thank you for addressing this issue. This letter is to confirm that you have been authorized to continue with demolition and utility line work in subsequent blocks.

Sincerely,

J-U-B ENGINEERS, Inc.

Dale R. Baune, P.E.  
Project Manager

DRB

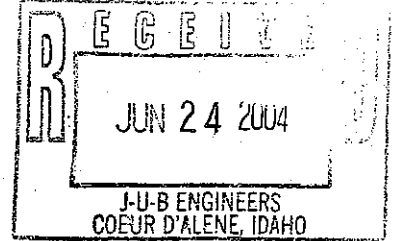
- c: Doyle Beck, BECO Construction Co, Inc.
- Greg Lanning, Public Works Director, City of Pocatello
- Thane Smith, P.E.

COPY



# BECO Construction Co., Inc.

Environmental Contractors - We are an Equal Opportunity Employer  
P.O. Box 2070 \* Pocatello ID 83206 \* 1908 Tank Farm Road  
Phone (208) 478-1482 \* Fax (208) 478-1489



June 21, 2004

Don Moore  
Mickelsen Construction Co., Inc  
74 N. North Pine  
P.O. Box 458  
Blackfoot, Idaho 83221

Dear Don,

**SUBJECT: WRITTEN POLICY - PLAN OF ACTION**

Please use this letter as written notice. In the execution of the Item #202.4.1.A.1 called Excavation. If any sizable rocks are encountered even if they are above the profile of the roadway excavation or questionable rocks in the vicinity of the water line or the water service line shall be left undisturbed. I am also requesting that I be immediately informed of any such rocks that may be a potential problem.

Thanks

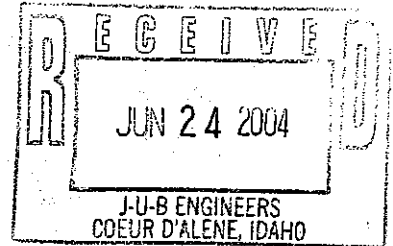
A handwritten signature in black ink, appearing to read "Kenneth C. Wright".

Kenneth C. Wright  
Project Manager  
Beco Construction Co., Inc.

cc: Doyle Beck  
Thane Smith  
Dale Baune P.E.  
My File

# BECO Construction Co., Inc.

Environmental Contractors - We are an Equal Opportunity Employer  
P.O. Box 2070 \* Pocatello ID 83206 \* 1908 Tank Farm Road  
Phone (208) 478-1482 \* Fax (208) 478-1489



June 21, 2004

Don Moore  
Mickelsen Construction Co., Inc  
74 N. North Pine  
P.O. Box 458  
Blackfoot, Idaho 83221

Dear Don,

**SUBJECT: WRITTEN POLICY – PLAN OF ACTION**

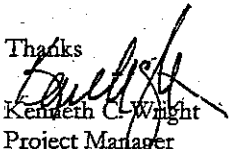
Please use this letter as written notice to establish a new policy of procedures in the course of starting construction in each block following Clark Street.

Prior to starting construction of each block, BECO Construction Co., Inc. and Mickelsen Construction Co., Inc. with the aid of the City of Pocatello Water Department will meet and go through the valve closure plan in my office located at 323 N. Main Street. After the meeting Mickelsen Construction CO., Inc. will walk their crew through the job site and physically inspect each valve that will be turned off in case of a mishap. This procedure will educate the crew where each valve is. Mickelsen Construction will have in their possession enough valve keys to execute the shut down.

In case of a mishap Mickelsen Construction Co., Inc. will go to the designated valves and shut down the water system. As soon as possible the City Water Department will be informed during the process of shutting down the water valves. The City Water Department will turn the water system back on. Please be advised that if there is anything we can do to assist the City Water Department in turning the water system back on that we would volunteer our services.

In case of a mishap a representative of Mickelsen Construction, Inc. will go to each business affected and explain to them what has happened and check for any damage that may have occurred. Once the water has been controlled and shut down Mickelsen Construction Co., Inc. will go to the business and explain to them the extent of the damage and possible time frame to get their water back on.

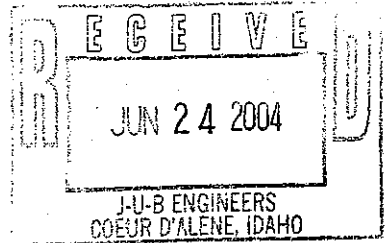
Thanks

  
Kenneth C. Wright  
Project Manager  
BECO Construction Co., Inc.

cc: Doyle Beck  
Thane Smith  
Dale Baune P.E.  
My File

# BECO Construction Co., Inc.

Environmental Contractors - We are an Equal Opportunity Employer  
P.O. Box 2070 \* Pocatello ID 83206 \* 1908 Tank Farm Road  
Phone (208) 478-1482 \* Fax (208) 478-1489



June 21, 2004

Kent Magleby  
HK Contractors, Inc  
P.O. Box 51450  
Idaho Falls, Idaho 83405

Dear Kent,

**SUBJECT: WRITTEN POLICY - PLAN OF ACTION**

Please use this letter as written notice to establish a new policy of procedures in the course of starting construction in each block following Clark Street.

Prior to starting construction of each block, BECO Construction Co., Inc. and HK Contractors, Inc. with the aid of the City of Pocatello Water Department will meet and go through the valve closure plan in my office located at 323 N. Main Street. After the meeting HK Contractors, Inc. will walk their crew through the job site and physically inspect each valve that will be turned off in case of a mishap. This procedure will educate the crew where each valve is. HK Contractors will have in their possession enough valve keys to execute the shut down.

In case of a mishap HK Contractors, Inc. will go to the designated valves and shut down the water system. As soon as possible the City Water Department will be informed during the process of shutting down the water valves. The City Water Department will turn the water system back on. Please be advised that if there is any thing we can do to assist the City Water Department in turning the water system back on that we would volunteer our services.

In case of a mishap a representative of HK Contractors, Inc. will go to each business affected and explain to them what has happen and check for any damage that may have occurred. Once the water has been controlled and shut down HK Contractor, Inc. will go to the business and explain to them the extent of the damage and possible time frame to get their water back on.

Thanks

A handwritten signature in black ink, appearing to read "Kenneth C. Wright".

Kenneth C. Wright  
Project Manager  
Beco Construction Co., Inc.

cc: Doyle Beck  
Thane Smith  
Dale Baune P.E.  
My File

Pocatello Development Authority  
Cash Budget - 2004

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2004	Approved 2004
Beginning Balance	\$301,845.60	\$965,816.60	\$489,747.85	\$557,971.05	\$568,735.42	\$493,462.37	\$492,685.58	\$2,173,284.98	(\$10,254.89)	(\$9,404.89)	(\$22,179.89)	(\$21,329.89)	\$301,845.60	\$301,845.60
<b>SOURCES OF FUNDS</b>														
Kress District	2,379.21	0.00	32.73	0.00	0.00	0.00	3,289.35	0.00	0.00	0.00	0.00	0.00	\$5,701.29	\$5,699.58
Newtown District	23,756.01	0.00	0.00	549.70	0.00	0.00	33,777.37	0.00	0.00	0.00	0.00	0.00	\$58,083.08	\$58,071.57
Al Ricken Drive District	376,654.81	0.00	10,019.48	0.00	0.00	0.00	908,369.41	0.00	0.00	0.00	0.00	0.00	\$1,295,043.70	\$1,585,652.60
Old Town District	2,792.21	0.00	10,567.19	5,146.54	1,424.96	0.00	202,876.86	0.00	0.00	0.00	0.00	0.00	\$222,807.76	\$238,809.95
North Main District	19,464.77	0.00	21,910.57	814.44	0.00	0.00	41,277.40	0.00	0.00	0.00	0.00	0.00	\$83,467.18	\$104,347.46
Roosevelt District	211,787.32	0.00	0.00	1,198.90	0.00	0.00	235,800.44	0.00	0.00	0.00	0.00	0.00	\$448,786.66	\$448,759.81
Central Corridor District	30,116.60	0.00	27,212.51	6,136.96	832.45	0.00	269,037.62	0.00	0.00	0.00	0.00	0.00	\$333,336.14	\$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	262.26	271.25	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	\$8,394.99	\$14,500.00
TOTAL	667,233.06	264.17	70,025.13	14,108.32	7,257.14	262.26	1,694,699.70	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	\$2,460,349.78	\$2,798,668.66
CASH AVAILABLE	\$969,078.66	\$966,080.77	\$559,772.98	\$572,079.37	\$575,992.56	\$493,724.63	\$2,187,385.28	\$2,175,784.98	(\$9,254.89)	(\$8,404.89)	(\$21,179.89)	(\$20,329.89)	\$2,762,195.38	\$3,100,514.26
<b>APPLICATION OF FUNDS</b>														
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	0.00	6,935.00	125,172.00	0.00	0.00	0.00	49,395.81	\$190,769.01	\$448,759.81
Central Corridor	0.00	32,851.90	95.68	95.88	33,373.47	915.98	0.00	227,646.24	0.00	10,500.00	0.00	0.00	\$305,479.15	\$364,027.69
No. Yellowstone District	0.00	0.00	0.00	0.00	0.00	0.00	148.58	0.00	0.00	0.00	0.00	0.00	\$148.58	\$0.00
General Funds	3,262.06	201.43	330.05	3,248.07	148.80	123.07	7,016.72	100.00	100.00	3,225.00	100.00	100.00	\$17,955.20	\$13,700.00
Bank Charges	0.00	5.38	0.00	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	\$255.38	\$600.00
TOTAL	3,262.06	476,332.92	1,801.93	3,343.95	82,530.19	1,039.05	14,100.30	2,186,039.87	150.00	13,775.00	150.00	49,545.81	\$2,832,071.08	\$2,819,668.66
ENDING BALANCE	\$965,816.60	\$489,747.85	\$557,971.05	\$568,735.42	\$493,462.37	\$492,685.58	\$2,173,284.98	(\$10,254.89)	(\$9,404.89)	(\$22,179.89)	(\$21,329.89)	(\$69,875.70)	-\$69,875.70	\$280,845.60

### KRESS LOAN BREAKDOWN

Date	Amount	PDA Payment	OTI Payment	Subtotals	Principle	Interest	Subtotals	Balance
3/11/1997	61,000.00							\$61,000.00
8/7/1997	6,182.85	3,994.22	2,188.63		3,123.53	3,059.32		\$57,876.47
2/17/1998	6,182.85	2,926.21	3,256.64	6,182.85	3,145.07	3,037.78	6,182.85	\$54,731.40
8/11/1998	4,900.00	3,658.98	1,241.02	6,182.85	2,009.08	2,890.92	6,182.85	\$52,722.32
2/10/1999	4,900.00	2,783.28	2,116.72	4,900.00	2,201.34	2,698.66	4,900.00	\$50,520.98
8/11/1999	4,900.00	3,583.04	1,316.96	4,900.00	2,408.99	2,491.01	4,900.00	\$48,111.99
2/29/2000	4,900.00	2,603.66	2,296.34	4,900.00	2,345.12	2,554.88	4,900.00	\$45,766.87
8/22/2000	5,030.18	3,592.01	1,438.17	4,900.00	2,282.25	2,747.93	4,900.00	\$43,484.62
2/9/2001	4,900.00	2,427.20	2,472.80	5,030.18	2,353.56	2,546.44	5,030.18	\$41,131.06
8/14/2001	4,900.00	2,761.44	2,138.56	4,900.00	2,937.39	1,962.61	4,900.00	\$38,193.67
2/14/2002	4,900.00	2,760.41	2,139.59	4,900.00	3,459.14	1,440.86	4,900.00	\$34,734.53
8/14/2002	4,900.00	3,166.93	1,733.07	4,900.00	3,721.06	1,178.94	4,900.00	\$31,013.47
2/12/2003	4,900.00	2,471.75	2,428.25	4,900.00	3,869.71	1,030.29	4,900.00	\$27,143.76
8/13/2003	4,900.00	3,380.05	1,519.95	4,900.00	4,052.19	847.81	4,900.00	\$23,091.57
2/12/2004	25,092.70	2,379.21	22,713.49	4,900.00			4,900.00	
				25,092.70	24,374.42	718.28		-\$1,282.85
Totals		\$42,488.39	\$49,000.19				25,092.70	

As you may be aware, the quote offered the City of Pocatello for widening and improving the sidewalks around your new gymnasium was significantly beyond the incremental amount we are paying for equal work in the Old Town renewal project. More to the point, it was significantly beyond our ability to proceed with cash currently on hand. Our suggestion to you would be to proceed with your sidewalk project in accordance with city code. If changes are required during Phase Two of our project, and if funding is available, the city would assume responsibility for any changes needed at that time.

We have also been advised the district is unable, at this time, to undertake the expense of reimbursing the City of Pocatello for its expenses associated with the property the PDA offered the district for additional parking. We also understand the control of runoff would be an additional expense which you can also ill afford at this time. Because we had granted your contractor the rights to use this property with a promise to restore it on completion of the project, we will tell the contractor we wish to have the lot leveled and graded. We will proceed as if the district will not be assuming ownership of this lot and make it available for any other appropriate use. If the district's plans should change and the property is still available we would consider again the proposal to convey it to the district for parking.

**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-57
2. Payment is due to: J-U-B Engineers, Inc.
3. The amount to be disbursed is: \$53,067.61
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: July 21, 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-57**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Old Town Pocatello (97-A) downtown reinvestment project. (pay request #8)	J-U-B Engineers, Inc. Center 151 Building 151 North Third Avenue Pocatello, ID 83201	53,067.61

**INVOICE TOTAL**      **\$53,067.61**

*Handwritten signature*

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



Invoice

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

Center 151 Building
151 North Third Avenue
Pocatello, ID 83201
208-232-1313
Fax: 208-232-3489
www.jub.com

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

July 8, 2004
Project No: 00-58-122
Invoice No: 0026849
Page 1 of 2

COPY TO:
GREG LANNING, P.E.
PUBLIC WORKS DIRECTOR
CITY OF POCATELLO
911 N. 7TH STREET
POCATELLO, ID 83201

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

Professional services from May 30, 2004 to July 3, 2004

Task: 050 CONSTRUCTION PHASE

Professional Personnel

Table with 3 columns: Description, Hours, Amount. Rows include PROJECT MANAGER, PROJECT ENGINEER, DESIGN ENGINEER, TECHNICIAN, DRAFTER-CAD, LICENSED SURVEYOR, SURVEYOR, CLERICAL, and Totals.

Total Labor

48,757.85

Reimbursable Expenses

Table with 2 columns: Description, Amount. Rows include MEALS AND LODGING, MILEAGE, PHONE/COPIES/OTHER, and Total Reimbursables.

Total Reimbursables

1,321.87

Unit Billing

Table with 2 columns: Description, Amount. Row: PROJECT RELATED TRAVEL, 502.74

Billing Limits

Table with 4 columns: Description, Current, Prior, To-date. Rows: Total Billings, Limit, Remaining.

Total this task \$50,582.46



Billings to date	Current	Prior	Total
Labor	48,757.85	3,322.72	52,080.57
Expense	1,321.87	0.00	1,321.87
Unit	502.74	0.00	502.74
<b>Totals</b>	<b>50,582.46</b>	<b>3,322.72</b>	<b>53,905.18</b>

**Task: 060 HIGH SCHOOL GYM**

**Fee**

Total Fee:	49,703.00		
Percent Complete	65.00	Total Earned	32,306.95
		Previous Fee Billing	29,821.80
		Current Fee Billing	2,485.15
		<b>Total Fee</b>	<b>2,485.15</b>

**Total this task \$2,485.15**

Billings to date	Current	Prior	Total
Fee	2,485.15	29,821.80	32,306.95
<b>Totals</b>	<b>2,485.15</b>	<b>29,821.80</b>	<b>32,306.95</b>

<b>Total this invoice</b>	<b><u>\$53,067.61</u></b>
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*Dave J. Smith P.E. FOR*  
DALE BAUNE, P.E.  
PROJECT MANAGER

# OLD TOWN DISTRICT

## ACTIVITY STATEMENT REINVESTMENT PROJECT ENGINEERING CONTRACT--JUB

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

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
11/7/2003	<b>Preliminary Design Phase</b>			\$117,728.00
12/17/2003	Requisition #E-41	33,727.94	\$33,727.94	\$84,000.06
1/21/2004	Requisition #E-44	24,764.11	\$58,492.05	\$59,235.95
2/18/2004	Requisition #E-47	38,504.01	\$96,996.06	\$20,731.94
3/17/2004	Requisition #E-48	20,631.01	\$117,627.07	\$100.93
4/21/2004	Requisition #E-50	99.42	\$117,726.49	\$1.51

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
11/7/2003	<b>Final Design Phase</b>			\$86,368.00
2/18/2004	Requisition #E-47	33,982.51	\$33,982.51	\$52,385.49
3/17/2004	Requisition #E-48	37,849.20	\$71,831.71	\$14,536.29
4/21/2004	Requisition #E-50	14,535.68	\$86,367.39	\$0.61

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
11/7/2003	<b>Bidding/Award Phase</b>			\$6,555.00
4/21/2004	Requisition #E-50	824.29	824.29	\$5,730.71
5/19/2004	Requisition #E-51	4,872.75	\$5,697.04	\$857.96
6/16/2004	Requisition #E-56	854.15	\$6,551.19	\$3.81

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
11/7/2003	<b>Construction Phase</b>			\$146,156.00
6/16/2004	Requisition #E-56	3,322.72	3,322.72	\$142,833.28
7/21/2004	Requisition #E-57	50,582.46	\$53,905.18	\$92,250.82

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
	<b>Phase II</b>			
4/21/2004	<b>High School Gym</b>			\$49,703.00
5/19/2004	Requisition #E-52	9,940.60	9,940.60	\$39,762.40
6/16/2004	Requisition #E-56	19,881.20	\$29,821.80	\$19,881.20



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

July 21, 2004

From: June 9, 2004 to July 21, 2004  
J-U-B ENGINEERS, Inc. Project # 58122

✓ **DESCRIPTION OF WORK PERFORMED:**

- 1) Contractor was given Notice to Proceed on June 9, 2004
- 2) J-U-B held Pre-Construction Meeting on June 14, 2004
- 3) Contractor began demolition on June 15, 2004
- 4) On Main Street: Storm Drain mainline installed from Lander St. to Lewis St.  
Water mainline installed from Lander St. to Center St.  
On Clark Street: Water mainline installed from Main St. to Union Pacific Ave.  
On Center Street: Water Mainline installed from Main St. to Union Pacific Ave

✓ **INFORMATION REQUIRED TO AVOID DELAYS:**

- 1) None this period.

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

- 1) None this period.

✓ **BUDGET UPDATE:**

- 1) The budget for the Construction Phase is about 35-percent expended as of July 1, 2004. J-U-B is preparing a proposal for extra construction observation work to the City.

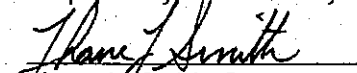
✓ **CHANGES IN SCOPE OR COMPLEXITY REQUIRING CONTRACT TIME ADJUSTMENT:**

- 1) Contractor is behind schedule. We are working with Contractor to rectify the schedule.

✓ **ACTION ITEMS:**

- 1) Attend weekly construction meetings
- 2) Continue with Project Administration

Respectfully Submitted by:

  
Thane L. Smith, P.E.



**Pocatello Downtown  
Reinvestment Project,  
Phase I  
Kenneth Wright  
Beco Construction**

**Weekly  
Construction  
Meeting  
July 22nd, 2004**

## Meeting Agenda

- Review minutes of previous meetings.
- Review of work progress and planned progress.
- Field observations, problems, and decisions, any expected delays.
- Quality and work standards.
- Other business.

## Review of Previous Meeting Minutes

- Providing copy of meeting minutes to everyone.



## Progress

- Beco put together a short news letter together for businesses and hand delivered the same. This was a vague update but all we could give at this time.
- We are initiating a weekly meeting specifically for the businesses. Their interest and needs are separate from the contractor meeting issues. This would free up the contractors to continue work and allow the businesses to be the focus of their own meeting.
- Amerigo has installed additional message boards on UP Ave to help direct pedestrian traffic to the west side of Main.
- Lander--Light bases should arrive today and be installed by Friday evening. We will begin backfill Monday for irrigation drain trench this should be completed in 2 days and then we can begin prep for sub grade.
- Clark to Center—Light bases should arrive Friday and installed by Saturday. Again we will then backfill and complete this in 2 days.
- Center to Lewis—Storm sewer installed and in the process of installing water main.
- Today we began to excavate Center St. west taking out asphalt and sidewalk for the preparation of storm sewer and water.
- We stopped sewer and water installation short of the intersection on Lewis so as not to impede traffic further. We installed everything in between up to that point. On Friday we will close the Lewis intersection and install the manhole for storm sewer and valves for water main trying to complete this in one to two days to get this intersection open as soon possible.

## Field Observations & Possible Delays For Planned Progress

- New light bases have been delayed due to request from the City that the sweeps be steel instead of plastic. They are on order and expect to receive first shipment today.
- We have received change order for the vault at Scott's. Kase will be here Friday to begin work on the vault and plan to be completed in four days.
- Two vaults in the 100 block of North Main are being repaired today by Beco crew.

## Quality and Work Standards

- Cooperation and teamwork has been consistently allowing us to remain focused and increase our productivity. Keep up the good work.

## Open Meeting to New Business

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## HOUSING & COMMERCIAL BREAKOUT - PERMANENT PHASE\*

### HOUSING:

#### ESTIMATED SOURCES FOR HOUSING COMPONENT:

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

#### ESTIMATED USES FOR HOUSING COMPONENT:

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

**FUNDING GAP** \$ (175,000)

### COMMERCIAL: (Whitman Only)

#### ESTIMATED SOURCES FOR COMMERCIAL COMPONENT:

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

#### ESTIMATED USES FOR COMMERCIAL COMPONENT:

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

**FUNDING GAP** \$ (338,179)

**TOTAL FUNDING GAP** \$ (513,179)

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

**Whitman Hotel Building  
Forecasted Cash Flows**

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

**POCATELLO DEVELOPMENT AUTHORITY**

**July 2004**

**INCOME:**

Kress District:	County tax dollars
Newtown District:	” “ “
Al Ricken Drive District:	” “ “
Old Town District:	” “ “
North Main District:	” “ “
Roosevelt District:	” “ “
Central Corridor District:	” “ “
Interest Income:	\$271.25

**EXPENSES:**

Roosevelt District:	\$6,935.00 (Pay Req. #1—to Kiggin's Concrete)
No. Yellowstone District:	\$148.58 (legal notice #10821 & 10822)
General Funds:	\$3,125.00 (2 <sup>nd</sup> qtr. admin. fee)
	\$91.72—PDA lunch
	\$3,800.00 ('03 audit—to Deaton & Company)

**Meeting Attended By:**

Ken Wright	Beco Construction
Cindy Madden	Beco Construction
Ralph Millheister	Amerigo
Rayna Valentine	City Attorney Office
Arthur Eisen	J-U-B
Curt Neville	City of Pocatello
Steve Szymanski	City of Pocatello
Robert Chambers	City of Pocatello
Dave Milan	City of Pocatello
Jerry Myers	Property Owner
Mina Brown	Old Town Pocatello
Don Moore	Mickelsen
Thane Smith	J-U-B
Marcus Mickelsen	SkyView
Kendall Lovell	HK Contractors
Kent Magleby	HK Contractors
Michele Smith	Michele's City Lights
Libby Sargeant	Clear Talk
Teresa Packer	Le Jardin
Leon Pack	HK Contractors
Shoneu Laxton	Amerigo

Ken welcomed everyone to our meeting, first meeting where business owners, PDA reps and more city officials.

Reviewed previous meeting notes.

We understand that pedestrian traffic is going to be an on going problem and we will try to improve as we learn. Due to water line need to be installed to building face it is necessary to remove more sidewalks. We will do what we can to replace it as soon as we get the OK on the water. It takes 4 to 5 days from tear down to testing.

J-U-B has been presented with a new plan for the vault at Scott's. The trees look good and are being cared for by Ralph at Amerigo along with the City forestry personnel.

There will be no charge from the City in regards to the broken 6" line that was not on the plans.

There was a miscommunication on the responsible party for water testing. It is agreed that HK will take over the testing and arrange for a lab. J-U-B and the City will be given as much notice as possible when testing is to be done. If no one is available to be on site the City will inform J-U-B to continue with the test in their absence. Communication can go directly between HK and the City, Beco and HK can inform the J-U-B on site rep of items and then he will in turn let his office know.

A water test will be done sometime today.

We are trying to compromise with all the businesses for a convenient time for water testing. It is difficult to please everyone.

### **Progress**

- Ran water line to east on Center Street down where tie in will be done. Tonight we plan to install tie in at Center and UP.
- Passed water test on 13th of July.
- Proceeded on change order for Clark St and install hydrant.
- Meeting held on 9th with Dave Milan, Mike McCarthy, Thane Smith, Jim Ward, Leon Pack, Mart Gardner and Ken Wright and discussed meter. At this time the City does not have meters and has asked that we install jumpers until new meters arrive.
- HK has installed all services from Lander to Clark.
- Storm sewer is complete from Lander to Center.
- Outside water valves should be done tomorrow night Clark to Center.
- Fire line at Abigail's has been installed.
- Thrust blocks were poured yesterday.

We were able to proceed to Clark by borrowing parts designated for other portions of the project that will be replaced as material is replenished. We need a distance estimate for poly and who is going to pay for curb and stop at UP.

When traffic control needs changed we need to notify Amerigo ASAP.

### **Field Observation or Delays**

- Vault at Scott's is being revised. The original plan included for grout packing of void which turned out to be more costly than expected, a revised plan has been submitted.
- Still having trouble getting various parts and pieces for the pipe lines. We have enough material to go past Lewis but not Bonneville.
- The 4 inch fire line going into the Bourbon Barrel needs to be looked at and direction given. On the plans it doesn't show the fire line going into the building. There is conflict also with utilities.

A field inspection on the Bourbon Barrel fire line will take place directly following this meeting.

### **Planned Progress**

- Interior water services from Clark to Center should be complete by Friday evening.
- Mickelsen Construction was starting excavation on Center headed west, they will remove gutter and sidewalk and ex.  
Mickelsen will also continue South on Center to keep project moving.
- HK will follow with new water line and services.
- SkyView Electric will begin work on pedestals on Clark and Center.  
There is a conflict due to traffic lights are tied into the pedestal, a review with City electricians planned for today.
- Change order work for new service and four inch fire line on corner of Clark and UP will begin.  
This is almost complete.
- The water quality test passed so we can technically begin excavation south on Center to Lewis but we are planning to wait until Center is done so we don't inconvenience public more than need be.

### **Quality of Work**

- Leon and his crew have doing an exceptional job in a very professional type manner. They have seen past the set backs and continue to make progress.

### **New Business**

The underpass will not be closed for this phase of the project bidding unforeseen problems.

Due to time restrictions on pavement replacement within 22 days and sidewalk with 10 days of removal we are unable to continue on without suffering large monetary penalties.

We are unable to provide scaffolding or more bridging because of access for equipment and costs involved. The bridges that are there now came out of Beco's funds and at this time there is no approval to reimburse this extra cost.

We will make an effort to keep debris off of sidewalks as much as possible. We also try to provide more signage instruction for pedestrians to gain access from the UP parking lot to the businesses.



The alleys from Lander to Bonneville will be closed today but we hope to reopen them tomorrow.

Michele from City Lights was pleased with progress and the construction crews trying to accommodate everyone.

We will provide more PR with the businesses in conjunction with Amerigo. The PDA was under the understanding that there were provisions in the contract for a PR person; it was apparently removed from the final copy of the contract.

A suggestion for future Fast Track Projects and further phases was to have the owner of the project purchase material in advance to keep parts delays from occurring.

The second phase should precede smoother with less interference. The third phase will be more complicated than the second but not as bad as the first.

As soon as paving is laid we can open up access on Main.



VOICE: (208) 234-0110 ♦ FAX: (208) 234-0111 ♦ EMAIL: rme@rmes.biz

# INVOICE

**CLIENT:** City of Pocatello  
**ADDRESS:** P.O. Box 4169  
**CITY, STATE:** Pocatello, ID 83205-4169  
 Attn: Tim Tingey  
**PROJECT:** Roosevelt - Alameda  
**CONTRACT NO:** 21347

**DATE:** 7/9/2004  
**INVOICE NO.** 2004183

**Progress Billing  
 Number:** 8

**INVOICE PERIOD:** March 10 Through July 2, 2004

WORK ACCOMPLISHED THIS PERIOD:

Phase 3 Engineering Work and project Coordination (See Attached)

<u>CONTRACT SERVICE</u>	<u>FEE</u>	<u>QTY</u>	<u>COST</u>
Consulting Engineering	\$1,500.00	1	\$1,500.00

DIRECT AND REIMBURSABLE COSTS

*Approved for payment  
 Lindell W. Turner  
 7/15/04*

**Total Amount Due This Invoice**

**\$1,500.00**

PROJECT BUDGET SUMMARY

Contract Amount	\$33,950.00
Contract Changes	\$0.00
Total Invoiced Previously	\$16,900.00
Total Invoiced This Period	\$1,500.00
Total Invoiced To Date	\$18,400.00
Budget Remaining	<u>\$15,550.00</u>

Billing Summary-Contract # 3

Task	Description	Dollar Value of Item	Invoice 98388	Invoice 98424	Invoice 98442	Invoice 98485	Invoice 98999	Invoice 98614	Invoice 98646	Invoice 2004183			Total	Remaining
<b>2.D</b>	<b>Design Reviews</b>													
<b>2.E</b>	<b>Project Bidding</b>	\$500	\$250										\$250	\$250
2.E.1	Create Bidding Documents-													
2.E.2	Advertisements (1)	\$2,400	\$2,400										\$2,400	\$0
2.E.3	Pre-Bid Meeting	\$350	\$350										\$350	\$0
2.E.4	Bid Addenda and Coordination	\$250	\$250										\$250	\$0
2.E.4	Bid Summaries and Award	\$550	\$150										\$150	\$400
	<b>Project Percentage</b>	\$300	\$300										\$300	\$0
2ER	Cost For 4X Bid Process (5)	\$4,400						1000	1200				\$2,200	\$2,200
	<b>3.0 Construction Services</b>													
<b>3.A</b>	<b>Contractor Bid Awards</b>													
3.A.1	Review Contracts, Shop Drawings, Etc...	\$350		350										
3.A.2	Review Contract Schedules and Sequencing	\$400		400									\$350	\$0
3.A.3	Public Information	\$750		750									\$400	\$0
	<b>Project Percentage</b>												\$750	\$0
3ER	Cost For 4X Bid Process (5)	\$2,650												
	<b>3.B Construction Staking</b>													
3.B.1	Horizontal and Vertical Control for Imp. (4)	\$9,100		300	2200	1750	200						300	\$4,750
<b>3.C Construction Inspection and Management</b>														
3.C.1	Perform Project Inspections (2)	\$5,500			650	300	1800							\$2,750
3.C.2	Administer Contract (pay req., change orders)	\$1,200			100	200	300							\$700
3.C.3	Progress meetings and prepare press releases	\$1,000		100		200	100						100	\$500
3.C.4	Final Inspection, Punch List and Closeout	\$950					400						100	\$500
	<b>Project Percentage</b>												\$400	\$550
	<b>4.0 Project Closeout Phase</b>													
<b>4.B Prepare Record Drawings</b>														
4.B.1	Summarize Contractor Notations	\$1,350							400					
4.B.2	Summarize Inspection Notes	\$1,050											\$400	\$950
<b>4.C Warranty Inspections</b>													\$500	\$550
4.D.1	One Year Inspection	\$400												
4.D.2	Contractor Coordination	\$500											\$0	\$400
	<b>Project Percentage</b>												\$0	\$500
<b>TOTAL MAN HOURS</b>		\$33,950	\$3,700	\$1,900	\$2,950	\$2,450	\$3,700	\$1,000	\$1,200	\$1,500	\$0		\$18,400	\$15,550

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2082340111

P. 2  
P. 2



**Rocky Mountain Engineering & Surveying**  
155 South 2nd Avenue • Pocatello, ID 83201  
VOICE: (208) 234-0110 • FAX: (208) 234-0111 • EMAIL: rmes@rmas.biz

# INVOICE

**CLIENT:** City of Pocatello  
**ADDRESS:** P.O. Box 4169  
**CITY, STATE:** Pocatello, ID 83205-4169  
**PROJECT:** Attn: Tim Tingey  
**CONTRACT NO:** Roosevelt - Alameda  
21347

**DATE:** 8/4/2004  
**INVOICE NO.** 2004203

**INVOICE PERIOD:** July 2 - August 1, 2004

**Progress Billing**  
**Number:** 0

**WORK ACCOMPLISHED THIS PERIOD:**  
See Attached Summary

<u>CONTRACT SERVICE</u>	<u>FEE</u>	<u>QTY</u>	<u>COST</u>
Design	\$2,015.00	1	\$2,015.00

DIRECT AND REIMBURSABLE COSTS

*Approval For Payment  
Lendell W. Turner 8/11/04*

**Total Amount Due This Invoice**

**\$2,015.00**

PROJECT BUDGET SUMMARY

Contract Amount	\$33,950.00
Contract Changes	\$0.00
Total Invoiced Previously	\$18,400.00
Total Invoiced This Period	\$2,015.00
Total Invoiced To Date	\$20,415.00
Budget Remaining	<u>\$13,535.00</u>

Billing Summary-Contract # 3

Task	Description	Dollar Value of Item	Invoice 98388	Invoice 98424	Invoice 98442	Invoice 98485	Invoice 98999	Invoice 98814	Invoice 98648	Invoice 2004183	Invoice 2004203		Total	Remaining
2.D	<b>Design Reviews</b>		\$250										\$250	\$250
2.E	<b>Project Bidding</b>													
2.E.1	Create Bidding Documents	\$2,400	\$2,400										\$2,400	\$0
2.E.2	Advertisements (1)	\$350	\$350										\$350	\$0
2.E.3	Pre-Bid Meeting	\$250	\$250										\$250	\$0
2.E.4	Bid Addenda and Coordination	\$550	\$150										\$150	\$400
2.E.4	Bid Summaries and Award	\$300	\$300										\$300	\$0
	<b>Project Percentage</b>													
2ER	<b>Cost For 4X Bid Process (5)</b>	\$4,400						1000	1200				\$2,200	\$2,200
	<b>3.0 Construction Services</b>													
3.A	<b>Contractor Bid Awards</b>													
3.A.1	Review Contracts, Shop Drawings, Etc...	\$350		350									\$350	\$0
3.A.2	Review Contract Schedules and Sequencing	\$400		400									\$400	\$0
3.A.3	Public Information	\$750		750									\$750	\$0
3ER	<b>Cost For 4X Bid Process (5)</b>	\$2,650								1000			\$1,000	\$1,650
3.B	<b>Construction Staking</b>													
3.B.1	Horizontal and Vertical Control for Imp. (4)	\$9,100		300	2200	1750	200			300	1215		\$5,965	\$3,135
3.C	<b>Construction Inspection and Management</b>													
3.C.1	Perform Project Inspections (2)	\$5,500			650	300	1800				500		\$3,250	\$2,250
3.C.2	Administer Contract (pay req., change orders)	\$1,200			100	200	300			100	100		\$800	\$400
3.C.3	Progress meetings and prepare press releases	\$1,000		100		200	100			100	100		\$600	\$400
3.C.4	Final Inspection, Punch List and Closeout	\$950					400						\$400	\$550
	<b>Project Percentage</b>													
	<b>4.0 Project Closeout Phase</b>													
4.B	<b>Prepare Record Drawings</b>													
4.B.1	Summarize Contractor Notations	\$1,350					400						\$400	\$950
4.B.2	Summarize Inspection Notes	\$1,050					500				100		\$600	\$450
4.C	<b>Warranty Inspections</b>													
4.D.1	One Year Inspection	\$400											\$0	\$400
4.D.2	Contractor Coordination	\$500											\$0	\$500
	<b>Project Percentage</b>													
	<b>TOTAL MAN HOURS</b>	\$33,950	\$3,700	\$1,900	\$2,950	\$2,450	\$3,700	\$1,000	\$1,200	\$1,500	\$2,015	\$0	\$20,415	\$13,535

Aug 11 04 11:02a

RMES

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P.3

# ROOSEVELT DISTRICT

## ACTIVITY STATEMENT CONTRACT WITH ROCKY MOUNTAIN ENGINEERING PHASE THREE

DATE	DESCRIPTION	PAYMENT	TOTAL PAYMENTS	PROJECT BALANCE
3/19/2003	Total Motion Amount			\$33,950.00
4/16/2003	Inv. #98388 (ck#1365)	3,700.00	\$3,700.00	\$30,250.00
5/20/2003	Inv. #98424 (ck #1371)	1,900.00	\$5,600.00	\$28,350.00
6/18/2003	Inv. #98442 (ck #1373)	2,950.00	\$8,550.00	\$25,400.00
7/16/2003	Inv. #98485 (ck #1380)	2,450.00	\$11,000.00	\$22,950.00
9/17/2003	Inv. #98510 (ck #1392)	3,700.00	\$14,700.00	\$19,250.00
2/18/2004	Inv. #98614 (ck #1422)	1,000.00	\$15,700.00	\$18,250.00
3/17/2004	Inv. #98646 (ck #1429)	1,200.00	\$16,900.00	\$17,050.00
8/18/2004	Inv. #2004183 (ck #1449)	1,500.00	\$18,400.00	\$15,550.00
8/18/2004	Inv. #2004203 (ck #1449)	2,015.00	\$20,415.00	\$13,535.00



OFFICE OF THE MAYOR  
911 North 7th Avenue  
P.O. Box 4169  
Pocatello, Idaho 83205  
(208) 234-6163  
Fax: (208) 234-6297  
www.pocatello.us

ROGER W. CHASE  
Mayor

Pocatello City Council:  
RON FRASURE  
GARY MOORE  
HARRY NEUHARDT  
EVA JOHNSON NYE  
RICHARD STALLINGS  
BRIAN T. UNDERWOOD

July 6, 2004

Harry Neuhardt  
69 Trail Creek Road  
Pocatello, Idaho 83204

Dear Mr. Neuhardt:

This is to confirm, with many thanks, your reappointment as a member of the Pocatello Development Authority. Your additional four-year term began July 1, 2004 and will expire May 1, 2008.

You have performed an outstanding service for the community as a member of this organization, and we deeply appreciate your willingness to continue in this capacity.

Sincerely,

Roger W. Chase  
Mayor

/rw

Enclosure

cc: Anne Nichols, Assistant to the Mayor  
Rayna Valentine, Committee Secretary