

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**September 15, 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 August 18, 2004 – Motion to Approve and/or Amend

Financial Report: August Income and Expenses

Old Town Pocatello District:

Downtown Reinvestment Project Update

Consider Approving Payment of Requisition #E-62

Consider Approving Payment of Requisition #E-64

Central Corridor District:

Consider Approving Payment of Requisition #E-63 for Cheyenne Crossing

Discuss AMIS Engineering Building

Roosevelt District:

Consider Approving Pay Request #3

Consider Approving RMES Invoice #2004228

North Yellowstone Urban Renewal Area:

Complete Items Needed for Bonding & Judicial Confirmation

Commercial Property Acquisition (Iron Triangle):

Consider Approving Payment of Requisition #E-61

Discuss Continuation of Administrative Services

Miscellaneous Items/Questions from Commissioners

**Executive Session, if required**

## Valentine, Rayna

---

**From:** Sylvia Raumaker [SRAumake@djc.state.id.us]  
**Sent:** Friday, September 03, 2004 2:36 PM  
**To:** dan\_schroeder@amis.com; MtnView208@aol.com; char@bannockdevelopment.org; ray@bannockdevelopment.org; jimg@co.bannock.id.us; steve\_brown@craig.senate.gov; john@idpl.net; owenjack@isu.edu; downwardfuneralhome@msn.com; darsi@nicoh.com; jney@pmt.coop; avalladolid@pnhs.org; ltheiring@pnhs.org; rwallace@pnhs.org; Underwood, Brian; Tranmer, Dean; Nye, Eva; Moore, Gary; Chase, Roger; Stallings, Richard; Valentine, Rayna; Neuhardt, Harry; mjt@srv.net; hometeam@thebrokerage.com  
**Cc:** purple2syl@aol.com  
**Subject:** Whitman & Yellowstone Hotels

PDA Commissioners, Mr. Mayor and City Council Members:

I have been a resident of Pocatello for only 3 years, but in those 3 years I have come to truly enjoy living in Old Town. I love the feeling of the historic districts in Pocatello and love the architecture of Old Town.

I was present at the last PDA meeting where it was decided not to fund the restoration of Whitman and Yellowstone hotels. I am truly amazed and disappointed to hear this. I do not understand and hope that you can explain how it makes sense not to contribute to the funding for restoration of \$513,000. That the City would rather pay for demolition in the amount of probably over \$600,000.

The restoration of the hotels would certainly bring money into Old Town. Yes, maybe the new residents would be low to moderate-income families, but they still need to eat, probably shop at Ridley's, which is still in Old Town, and frequent some of the restaurants in Old Town. I don't understand; because the new residents would not be in the high-income bracket, does not mean they would not be spending money.

Also proposed inside of these 2 hotels the plan was to put commercial shops in the lobbies. That would be attraction to the rest of the city and help draw others from outside of Old Town to come spend money.

And what about the "Central Corridor"? It's my understanding the map was redrawn to include the south 5th connector. Originally this connector was not included in the confines of the central corridor and would not been eligible for TIF funding.

As a resident of Old Town I would like to know how widely will the PDA disburse TIF outside the original area of impact?

Respectfully submitted,

Sylvia Raumaker  
331 S Garfield  
317-4569

**Valentine, Rayna**

---

**From:** Mike Theiring [MTheirin@ci.state.id.us]  
**Sent:** Friday, September 03, 2004 1:26 PM  
**To:** dan\_schroeder@amis.com; char@bannockdevelopment.org; ray@bannockdevelopment.org; jimg@co.bannock.id.us; Steve\_Brown@craig.senate.gov; john@idpl.net; darsi@nicoh.com; Tranmer, Dean; Chase, Roger; Valentine, Rayna; Neuhardt, Harry; hometeam@TheBrokerage.com  
**Subject:** PDA

Hello PDA Commissioners,  
I have some comments regarding your decision from the Wednesday Sept 1 meeting.

I understand you may have some reluctance to help "old town" anymore than you already have - I know that the PDA has helped immensely with the current main street construction, even though this should have been a City of Pocatello budget infrastructure project anticipated over the last 100 years. After reading from the Consolidated Central Corridor Urban Renewal Area Plan of 1998, it appears that you have missed an opportunity to support a great project brought to you by the private sector.

I will quote from the Plan:

**Purpose of the Plan** "level or reduce the City's levy rate by increasing the tax base by more aggressively engaging in redevelopment of under utilized areas ... partnering with the private sector to enhance the development and to attract new or expanded businesses to improve the Pocatello economy"

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

**Abandoned and vacant buildings** "There is a high number of abandoned buildings and vacant and deteriorated properties in the area that are in need of renovation and redevelopment"

The request from these private investors to rehabilitate 2 historic hotels in the core of our city is a fantastic way to use PDA funds. This proposal certainly seems more deserving of urban renewal funds than a project like the Cheyenne crossing, which in my opinion has little to do with urban renewal.

The request on Wed represents only 10% of a \$5,000,000 project - I hope you will reconsider your decision and award the balance of funds to allow these community-minded investors to proceed with their noble enterprise. A yes vote will show that our leaders are willing to support reinvestment in our own community.

Thanks for your time,  
Mike Theiring  
1054 N Hayes  
Pocatello

## Valentine, Rayna

---

**From:** owenjack@isu.edu  
**Sent:** Sunday, September 05, 2004 9:05 PM  
**To:** Neuhardt, Harry; Chase, Roger; dan\_schroeder@amis.com; MtnView208@aol.com; jimg@co.bannock.id.us; steve\_brown@craig.senate.gov; john@idpl.net; darsi@nicoh.com; ray@bannockdevelopment.org; char@bannockdevelopment.org  
**Cc:** Underwood, Brian; Nye, Eva; Moore, Gary; Stallings, Richard; Frasure, Ron; Valentine, Rayna; Tranmer, Dean; Chambers, Robert; Tingey, Tim; Pak, Michelle; otp@oldtownpocatello.com; jerry\_myers@myers-anderson.com  
**Subject:** OWENS>>Whitman-Yellowstone project

Sunday, 5 September 2004

Dear PDA Commissioners and others,

I hope that this message will be conveyed to those PDA members for whom I do not have e-mail addresses.

I implore those of you who voted against it to reverse your decision about the Whitman-Yellowstone project. I realize that you gave yourselves no time to review the correspondence submitted in favor of the project. I wrote one of those messages as a resident of the neighborhood immediately west of Old Town. Now I want to put on my professional hat to discuss the benefits of the project.

Since 1998, I have worked to master the technology known as Geographic Information Systems (GIS) in order to apply it to research and teaching in my field. My colleague Laura Woodworth-Ney and I have designed the world's first Master's degree program in geographically-integrated History, which is about to go through the formal process for approval by the State Board of Education. My research in this area is considered to be so innovative and outstanding that I am the first university faculty member in Idaho's history to be named a Guggenheim Fellow.

Because GIS has become the basis of planning for cities and other administrative units (e.g., counties) across the country and world, I have read hundreds of studies, as I learned the technology, about the revitalization of core urban areas affected negatively by suburban sprawl of the type characteristic of northern Bannock County. Thanks to some foreign aid from Spain, I was able to bring to ISU this summer one of the young experts on this subject, Francisco Miguel García Gómez of the Universidad de Valladolid, who was fascinated by the great potential of Old Town Pocatello. I keep an aerial photo of Valladolid outside of my lab because that city is a model of what can be accomplished by political leaders sensitive to the fundamental need for core revitalization in the interest of urban fiscal and environmental health.

Seldom does one see a large group of studies about investment decisions with such a uniform result: the key to core revitalization is the restoration of residence in the core to increase commercial vitality and security. Obviously, my own residential choice represents a "boots on the ground" commitment to making the historic core of my city what I believe it can become. When I work in Valladolid, Spain, I live in its revitalized core in part to remind myself of what Pocatello might be someday with proper political leadership.

After PDA has invested so many millions of dollars in downtown infrastructure, it would be folly not to invest a further \$500,000 in the development of residential apartments in the historic Whitman and Yellowstone hotels because this latter investment will make all of the earlier expenditure a success. For all of the talk about possible future opportunities, which no one can guarantee, it is important to use the old conservative principle that "a bird in the hand is worth two in the bush."

There was one part of Dale Bowden's impressive presentation that I don't believe some PDA members fully grasped. He explained that Pocatello was the only place in the large region between Boise and Cheyenne that could develop a sense of place on the basis of its surviving historic core. In a highly competitive environment for new employers, it would be a grave error to sacrifice the kind of visibility and distinctiveness that the Whitman-

Yellowstone project could create for Pocatello and northern Bannock County. One need not be interested in historic preservation to make the hard-headed business decision to grab an opportunity to outshine all of those communities with which our development plan competes.

Moreover, if you look at existing areas like the possible future Old Town, you will find that they are particularly popular with those with high-paying jobs, which also makes them desirable for the employers of such people. Increasingly, all towns the size of Pocatello have the same big-box retail establishments, malls, and strip of franchised businesses. Those with sufficient income want something additional that a vibrant historic area provides.

One cannot think about Old Town development only on the basis of the existing businesses, many of which are one-stop "destination" stores. There is too much unused commercial and open space that can be employed for other things. The more vibrant life and security provided by residents attract other types of business for a different and richer mix of what is available. Visit any of the U.S. examples of such areas (e.g., Denver's LoDo district or St. Louis' Central West End), and you will quickly see what I mean.

Moreover, you must take into account the impact of a more vital core downtown on the surrounding commercial and residential area. This would include the development of the area along West Center Street west of Garfield and the projected office building complex in the eastern part of the former "Black Triangle" neighborhood. I remember the Georgetown area of Washington, D.C., when it was a blighted neighborhood, and Pocatello's smaller scale and higher level of physical condition make it more likely that we can achieve similar results here in the western residential zone that folds around Old Town.

Finally, it is important to recognize the need for the type of housing that the Whitman-Yellowstone project will provide. Job expansion in the current economy comes almost entirely at the level of low-paying employment. For example, the new development of the area between Yellowstone and the interstate, which has been so trumpeted of late, will consist almost entirely of this type of employment, and a good bit of economically-accessible housing will be destroyed in the process. Too many of those who work hard but have difficulty maintaining their families are forced to live in Pocatello in sub-standard housing and deserve attention to their needs. They are citizens of the city and county too.

At its recent meeting, several PDA members discussed their "philosophies," which are not real philosophies but biases or preferences in favor of suburban sprawl, with its attendant expensive infrastructure extension and unattractive damage to northern Bannock County's air and water, and against the core redevelopment for which the TIF originally existed. Although it may serve as a useful political myth to justify the expansion of the TIF district so that its funds could be used for these purposes, neither development along I-15 nor the Cheyenne Corridor project will contribute significantly to the revitalization of Pocatello's central areas. These projects will simply promote further sprawl in the lower Portneuf Valley, to the joy of certain developers. If you really want to make sure that the Old Town area is revitalized and the existing TIF expenditures have a significant impact, you must provide the additional \$500,000 for the Whitman-Yellowstone project because it is the key to ultimate success.

Thank you for reading such a long message.

Best wishes,

Jack

--

J. B. "Jack" Owens, Ph.D.

Professor of History & Guggenheim Fellow Idaho State University

153 South Johnson Avenue

Pocatello, ID 83204-4229

233-8589

September 1, 2004

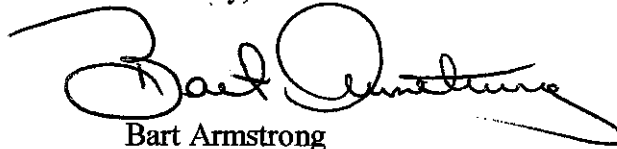
Dear Mayor, City Council, PDA Board,

In an effort to restrain the misuse of TIF programs yet encouraging development where it is needed most in the impoverished and blighted areas: I propose to this city that has abused the eligibility criteria, expanded boundaries, enlarged the TIF districts and enterprise zones, and strayed from the TIF original mission:

In a time of record budget deficits, we cannot afford development spending that is straying from its mission. We have seen TIF's help large corporations, profit private developers & businesses, fund development in areas that are not blighted or impoverished, and funding of projects that would have happened anyway due to growth. Sixteen states have had to change legislation to curtail the abuses of cities & counties concerning TIF dollars. This PDA and City Council has abused TIF funding for special private developers, private companies, land acquisition & demolition by the city, public improvement that should have been paid for by taxes out of the city's water, sewer & street budget, development for job transfer from one location to another, and more. I am not here to point fingers at anyone, but to make you aware of the abuses nationwide and in our great city. If we could focus on creating needed long-term good-paying jobs with benefits before we put out any TIF dollars, our tax base and economy would start to turn around. We are about to again be the highest taxed county in the state and that is not good. We cannot tax ourselves into prosperity, TIF included.

I plan to work with the legislature to curtail the abuse of redevelopment agencies by restricting when and how tax increment financing can be used and requiring that we, as taxpayers, have a say as to where tax dollars are used. This will improve school district budgets and other local taxing entities, plus put our city and state on a much more solid foundation for true future growth and prosperity.

Sincerely,

A handwritten signature in black ink, appearing to read "Bart Armstrong", with a large, stylized flourish extending to the right.

Bart Armstrong

- Areas blighted, deteriorated or underdeveloped
- Created needed jobs (Growth in Employment)
- Bonds and loans paid back from increased tax revenue
- Loss of school district funds (too many TIFs)
- Restrictions need to be in place
- Limit duration of district and geographic area that may be designated
- Type and amount of tax increment spending
- Make annual financial reports on each district
- No tax increment from development not stimulated by TIF
- Restrict to manufacturing and related activities
- Limit pooling of increments from multiple districts
- Limit to 5 to 8 % of captured tax capacity
- Assist new business not existing
- Pollution clean up only (no excavation, soil compact, grading, filling)
- Rehabilitating blighted areas only
- Smaller districts (individual projects) No pooling districts
- No assistance for demolition & renovation of existing and site prep for new facilities
- No park improvement, land acquisition, community centers, freeway interchanges, bridges, water towers, waste treatment plants, private rental or retail business
- Before creation of district PDA must prove development or redevelopment would not occur without TIF in foreseeable future "but for" the use of TIF "set forth in writing the reasons and supporting factors behind the "but for" "
- City to file with Dept of Revenue TIF plans with objectives and activities
- TIFs hurt school districts and county residences - No benefiting from TIF
- More comprehensive monitoring and oversight
- New enforcement laws from State Auditor
  - Pooling and spending in all districts
  - Types of TIF spending in all districts
  - Restrictions on economic development districts
  - "But for" requirement
  - Blight required for redevelopment area
  - Annual report
    - Disclosure statement
    - Financial reports
    - Legislative attention
- Limited city improvements (No growth - No employment growth - No impact on tax base) Only suck \$ from tax base for city's maintenance
- No general public improvements or community projects
- Benefits to local governments, taxpayers & development
- Devoted to truly blighted areas not ones with substantial value
- Produce enough tax revenue to meet debt service
- No jobs transfer from one location to another location
- Must be permanent and quality employment

September 1, 2004

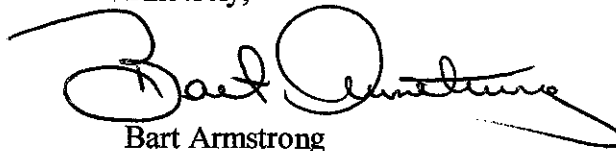
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Bart Armstrong



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POCATELLO NEIGHBORHOOD  
HOUSING SERVICES

NeighborWorks®  
HomeOwnership Center

206 North Arthur Avenue  
PO Box 1146  
Pocatello, ID 83204  
Phone: 208-232-9468  
Fax: 208-232-3155  
www.pnhs.org

**Board of Directors**

Idaho Purce, President  
Bonnevillie Neighborhood

Stephen Weeg, 1st Vice President  
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Jim Johnston, 2nd Vice President  
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Dan Diehl  
Wells Fargo

Marty Doncouse  
Citizens Community Bank

Darlène Gerry  
AMI Semiconductor

Honorable Roger Chase  
Mayor, City of Pocatello

Honorable Eva Nye  
Council Member, City of Pocatello

*August 31, 2004*

*Pocatello Development Authority  
1651 Alvin Ricken Drive  
Pocatello, ID 83201*

*Members of the Board:*

*Pocatello Neighborhood Housing Services has been involved with the project to develop housing in the Whitman and Yellowstone Hotels since last year. The PNHS Board of Directors is supportive of the project because it promotes neighborhood revitalization and creates quality affordable housing. Our rehabilitation of the Eagles Building in 1999 was a great success and this project holds the same promise for positive community impact.*

*Sincerely,*

*Linda Ellis*

*PNHS HomeOwnership Center Manager*



September 1, 2004

Pocatello Development Authority  
City of Pocatello

Dear Board Members:

My name is Dave Packer, and I am the current President of the Pocatello Rental Housing Association. I am writing in support of the proposed downtown renovation project of the Whitman and Yellowstone Hotels. Although there may be some in our organization who do not agree with this project, or the use of PDA funds, this is a project that needs to be funded.

We can, and have, put a lot of money into the downtown area in an effort to revitalize this part of the city, but downtown will never revitalize until there is housing, and people living there.

I would ask you to support this project, and fund it.

Thank you.

A handwritten signature in cursive script that reads "Dave Packer".

Dave Packer

# Moffatt Thomas

MOFFATT THOMAS BARRETT ROCK & FIELDS, CHTD.

Boise  
Pocatello  
Idaho Falls

Eugene C. Thomas  
John W. Barrett  
R. B. Rock  
Richard C. Fields  
Robert E. Bakes  
John S. Simko  
John C. Ward  
D. James Manning  
Gary T. Dance  
Larry C. Hunter  
Mark A. Ellison  
Randall A. Peterman  
Mark S. Prusynski  
Stephen R. Thomas  
Glenna M. Christensen

Gerald T. Husch  
Scott L. Campbell  
Robert B. Burns  
James C. Dale  
Michael E. Thomas  
Patricia M. Olsson  
James C. deGlee  
Bradley J. Williams  
Lee Radford  
Michael O. Roe  
David S. Jensen  
James L. Martin  
C. Clayton Gill  
David P. Gardner  
Julian E. Gabiola

Angela Schaefer Kaufmann  
Kimberly D. Evans Ross  
Benjamin H. Schwartz  
Jon A. Stenquist  
Eric M. Barzee  
Bradley J. Dixon  
Jason G. Murray  
Mark C. Peterson  
Andrew J. Waldera  
Shawn C. Nunley  
Tyler J. Anderson  
Morgan W. Richards, *of counsel*  
*Willis C. Moffatt, 1907-1980*  
*Kirk R. Helvie, 1956-2003*

September 1, 2004  
*via Hand Delivery*

412 West Center  
Post Office Box 817  
Pocatello, Idaho 83204-0817  
208 233-2001  
208 232-0150 Fax

420 Memorial Drive  
Post Office Box 51505  
Idaho Falls, Idaho 83405  
208 522-6700  
208 522-5111 Fax

www.moffatt.com

Dean Tranmer  
City of Pocatello  
P. O. Box 4169  
Pocatello, ID 83205

**Re: Pocatello Development Authority Economic Development Loan (Prime Holdings, Inc.)**

Dear Dean:

Brent Nichols has also reviewed the Consent, Assumption Agreement and Subordination Agreement of which I earlier sent you copies. With regard to the Subordination Agreement, he suggested that we state expressly in Paragraph 3.1, the amount of the Bank of Idaho construction loan as represented in the Economic Development Loan Agreement (\$1,589,025).

I agree that improved the clarity of the Subordination Agreement and have revised that Agreement accordingly. I enclose a copy.

Would you please confirm to me by note or phone that the matter of PDA's consent to the sale to Ralph Huntley & Son, Inc. (or nominee) and the above-referenced transaction documents are on the agenda for the September meeting of the PDA Board.

Thank you.

Sincerely,



D. James Manning

DJM/jlf

Enclosure

cc: Brent R. Nichols (w/encl.)

**COMPILED FINANCIAL STATEMENTS  
AND ACCOUNTANTS' COMPILATION REPORT  
RALPH HUNTLEY AND SON, INC.  
SEPTEMBER 30, 2003 and 2002**

**RALPH HUNTLEY AND SON, INC.**  
**SEPTEMBER 30, 2003 and 2002**

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January 25, 2004

Blake Huntley, President  
Ralph Huntley & Son, Inc.  
Dillon, Montana

We have compiled the accompanying statements of assets, liabilities and stockholders' equity - income tax basis of Ralph Huntley and Son, Inc. as of September 30, 2003 and 2002 and the related statements of revenues and expenses - income tax basis, and retained earnings - income tax basis for the years then ended and supplemental information contained on pages 8 & 9 for the year ended December 31, 2003 in accordance with *Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants*. The financial statements have been prepared on the accounting basis used by the Company for income tax purposes, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all disclosures ordinarily included in financial statements prepared on the income tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's assets, liabilities, equities, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed of such matters.

We are not independent with respect to Ralph Huntley & Son, Inc.

LOPACH & CARPARELLI, P.C.  
Certified Public Accountants

**RALPH HUNTLEY AND SON, INC.**  
**STATEMENT OF ASSETS, LIABILITIES AND**  
**STOCKHOLDERS' EQUITY - INCOME TAX BASIS**  
**SEPTEMBER 30,**  
(See Accountants' Compilation Report)

**ASSETS**

	<b>2003</b>	<b>2002</b>
<b>CURRENT ASSETS</b>		
Cash	62,624	403,507
Employee loans receivable	7,450	12,448
Note receivable - M. Malouf	240,000	0
Cattle inventory	14,400	0
Lease deposit	0	19,388
Total current assets	324,474	435,343
 <b>PROPERTY AND EQUIPMENT, at cost</b>		
Buildings and improvements	1,273,131	1,692,674
Fences, ditches and dams	59,673	59,673
Machinery and equipment	441,190	425,319
Trucks, tractors and autos	552,522	552,522
	2,326,516	2,730,188
Less depreciation allowance	1,334,310	1,257,708
	992,206	1,472,480
Land	828,869	852,762
Livestock breeding herd, net of depreciation	112,653	74,643
	1,933,728	2,399,885
 <b>OTHER ASSETS</b>		
Related party loans receivable	15,288	7,509
Loan origination fee	2,000	2,500
Note receivable - M. Malouf	0	1,880,000
Investment, Co-op Supply, at cost	9,972	9,972
Deer Valley property	267,412	247,412
	294,672	2,147,393
<b>TOTAL ASSETS</b>	<b>2,552,874</b>	<b>4,982,621</b>



**RALPH HUNTLEY AND SON, INC.**  
**STATEMENT OF ASSETS, LIABILITIES,**  
**AND STOCKHOLDERS' EQUITY - INCOME TAX BASIS**  
**SEPTEMBER 30,**  
(See Accountants' Compilation Report)

**LIABILITIES AND STOCKHOLDERS' EQUITY**

	<u>2003</u>	<u>2002</u>
<b>CURRENT LIABILITIES</b>		
Payroll tax withholding payable (overpaid)	(578)	(12)
Operating loans payable, Glacier Bank	918,107	750,000
Note payables, current portion	651,119	3,135,657
Deferred gain - IRS section 1031 exchange	485,383	0
Drought sales -deferred	0	69,660
Related party loans payable	0	2,221
Total current liabilities	<u>2,054,031</u>	<u>3,957,526</u>
<b>LONG TERM LIABILITIES</b>		
Notes payable, net of current portion	887,398	1,311,725
<b>STOCKHOLDERS' EQUITY</b>		
Capital stock - 5,000 shares of \$10 par authorized, 2,200 shares issued and outstanding at 9/30/03 and 9/30/02	26,950	26,950
Excess over par paid for capital stock	272,941	272,941
Retained earnings	344,058	445,983
Treasury stock, at cost, 495 shares at 9/30/03 and at 9/30/02	<u>(1,032,504)</u>	<u>(1,032,504)</u>
	<u>(388,555)</u>	<u>(286,630)</u>
<b>TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY</b>	<u><u>2,552,874</u></u>	<u><u>4,982,621</u></u>

**RALPH HUNTLEY AND SON, INC.**  
**STATEMENT OF REVENUES AND EXPENSES-**  
**INCOME TAX BASIS**  
**FOR THE YEARS ENDED SEPTEMBER 30,**  
(See Accountants' Compilation Report)

	2003	2002
<b>REVENUES</b>		
Livestock sales	1,131,413	1,271,990
Basis of livestock sold	164,379	0
	967,034	1,271,990
Other income:		
Gas tax refunds	2,401	2,129
Rent and lease income	136,650	134,702
Miscellaneous	40,137	5,316
Income tax refunds	10,054	3,935
Interest income	439	187,547
Patronage dividends	1,181	4,988
Net receipts	1,157,896	1,610,607
 <b>EXPENSES</b>		
Bank fees	310	2,836
Depreciation, livestock	84,300	46,297
Depreciation -buildings, equipment & autos	111,207	155,805
Dues and publications	0	6,227
Feed	219,582	212,460
Fertilizer	8,196	0
Freight and hauling	40,321	32,604
Gas, oil and fuel	24,279	21,097
Interest and finance charges	248,882	242,849
Inspection and registration of livestock	2,983	5,475
Insurance	60,291	59,682
Labor	60,835	55,801
Leases and rent	80,794	2,309
Legal and accounting	68,919	29,583
Medical reimbursement plan	25,833	27,790
Mess	24,069	26,886
Office expense	6,268	3,871

(Continued on next page)

**RALPH HUNTLEY AND SON, INC.**  
**STATEMENT OF REVENUES AND EXPENSES-**  
**INCOME TAX BASIS**  
**FOR THE YEARS ENDED SEPTEMBER 30,**  
(See Accountants' Compilation Report)

	<u>2003</u>	<u>2002</u>
EXPENSES (continued from previous page)		
Public relations & contributions	2,292	2,112
Repairs	52,813	101,722
Salaries and wages	85,914	75,854
Supplies, operating	20,286	16,326
Taxes and licenses	64,236	121,021
Travel	29,392	34,169
Utilities and telephone	30,456	27,217
Veterinary	41,710	16,231
Total disbursements	<u>1,394,168</u>	<u>1,326,224</u>
Net income (loss) from operations before other expense	(236,272)	284,383
Other income (expense)		
Bad debt -Pachanga Group, LLC	0	(225,015)
Net gain (loss) on sale of assets	134,398	(16,897)
Deer Valley expenses	0	(78,787)
	<u>134,398</u>	<u>(320,699)</u>
Net income (loss) before income taxes paid	(101,874)	(36,316)
Income taxes paid	(51)	(74,747)
Net income (loss)	<u>(101,925)</u>	<u>(111,063)</u>

**RALPH HUNTLEY AND SON, INC.**  
**STATEMENT OF RETAINED EARNINGS -**  
**INCOME TAX BASIS**  
**FOR THE YEARS ENDED SEPTEMBER 30,**  
**(See Accountants' Compilation Report)**

RETAINED EARNINGS

	<u>2003</u>	<u>2002</u>
Beginning balance	445,983	557,046
Net income (loss)	<u>(101,925)</u>	<u>(111,063)</u>
Ending balance	<u><u>344,058</u></u>	<u><u>445,983</u></u>

**RALPH HUNTLEY AND SON, INC.**  
**SEPTEMBER 30, 2003**  
(See Accountants' Compilation Report)

**SELECTED INFORMATION – SUBSTANTIALLY ALL DISCLOSURES REQUIRED  
ON THE INCOME TAX BASIS OF ACCOUNTING OMITTED**

**NOTE A - NATURE OF OPERATIONS AND ACCOUNTING METHOD**

Ralph Huntley and Son, Inc. operates cattle ranches in southwestern Montana and owns commercial real estate in Montana, Arizona, Utah and Idaho. The Corporation reports for financial and tax purposes on the cash method of accounting. Accordingly, revenues and expenses are recognized when received or paid.

**NOTE B - NOTES PAYABLE, LONG TERM**

	<u>Current</u>	<u>Long Term</u>
GMAC - Four notes for the purchase of 4 vehicles. The notes are non-interest bearing and require 36 payments of \$2,872 per month. One of the notes will be paid off October 2004 and the other three in December 2004. The notes are secured by the vehicles.	34,464	7,410
First American Title/Ann Campbell This note carries a 6% interest rate with interest only payments due monthly. The principle is due April 2006. The note is secured by real estate in Arizona		80,000
Barbara Huntley - This note bears interest at 7.66%, requires monthly payments of \$6,648 and is due 02/01/25. The note is secured by treasury stock (483 shares) which will be cancelled when the note is paid.	18,176	799,988
Glacier Bank - This note bears interest at a variable rate (5.0% at 09/30/03) and is secured by real estate in Dillon, MT. It is due Jan. 5, 2004.	<u>598,479</u>	<u>0</u>
	<u>651,119</u>	<u>887,398</u>

Maturities of long-term debt over the next five fiscal years are:

2004	\$	651,119
2005		24,332
2006		98,264
2007		19,713
2008		21,278
Thereafter		723,811

**SUPPLEMENTAL INFORMATION**

**RALPH HUNTLEY AND SON, INC.**

**SEPTEMBER 30, 2003**

RALPH HUNTLEY & SON, INC.  
LIVESTOCK ACCOUNT RECONCILIATION  
AS OF AND FOR THE YEAR ENDED SEPTEMBER 30, 2003  
(See Accountants' Compilation Report)

	BEGINNING BALANCE		PURCHASES		SALES			DEATH LOSS		RAISED	DEPRECIATION	ENDING BALANCE	
	NO.	AMOUNT	NO.	AMOUNT	NO.	BASIS	RECEIVED	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT
<b>BREEDING HERD</b>													
Purchased Bulls	48	68,990	40	105,367	40	49,175	27,683						
Raised Bulls	80										55,816	48	69,366
Purchased Cows	0		187	176,931	127	115,204	69,470	10				70	0
Draught Sales -Cows	0						69,660				25,213	60	36,514
Replacement Heifers	0											0	0
Raised Cows	1,884	0			256		110,177			280		280	0
Total Breeding Herd	2,012	68,990	227	282,298	423	164,379	276,990	10	0	502	81,029	2,308	105,880
<b>INVENTORY</b>													
Heifer Calves	910		51	7,650	1,345		361,068			1,276		892	7,650
Steer Calves	954		45	6,750	1,874		493,364			1,866		991	6,750
Bull Calves										1		1	0
Total Inventory	1,864	0	96	14,400	3,219	0	854,432	0	0	3,143	0	1,884	14,400
<b>TOTAL CATTLE</b>	3,876	68,990	323	296,698	3,642	164,379	1,131,422	10	0	3,645	81,029	4,192	120,280
<b>HORSES</b>													
Purchased	10	5,653	2	4,391									
Raised								1		0	3,271	11	6,773
<b>TOTAL HORSES</b>	10	5,653	2	4,391	0	0	0	1	0	0	3,271	11	6,773
<b>TOTAL LIVESTOCK</b>	3,886	74,643	325	301,089	3,642	164,379	1,131,422	11	0	3,645	84,300	4,203	127,053

**RALPH HUNTLEY AND SON, INC.**  
**SEPTEMBER 30, 2003**  
(See Accountants' Compilation Report)

**DEPRECIABLE ASSETS AND ACCUMULATED DEPRECIATION**

	<u>Balance 2002</u>	<u>Net Addition (Reduction)</u>	<u>Balance 2003</u>
<b>DEPRECIABLE ASSETS</b>			
Buildings and improvements	1,692,674	(419,543)	1,273,131
Fences, ditches and corrals	59,673	0	59,673
Autos, trucks and tractors	552,522	(111,332)	441,190
Machinery and equipment	425,319	127,203	552,522
Total depreciable assets	<u>2,730,188</u>	<u>(403,672)</u>	<u>2,326,516</u>
 <b>ACCUMULATED DEPRECIATION</b>			
Buildings and improvements	422,908	9,895	432,803
Fences, ditches and corrals	54,207	1,215	55,422
Autos, trucks and tractors	393,509	45,769	439,278
Machinery and equipment	387,084	19,723	406,807
Total accumulated depreciation	<u>1,257,708</u>	<u>76,602</u>	<u>1,334,310</u>
Book value	<u>1,472,480</u>		<u>992,206</u>

**STOCK OWNERSHIP**

**NUMBER OF SHARES OUTSTANDING**

Clayton L. Huntley	592
Sheryl D. Cooley	171
Patricia G. Monaco	280
Blake W. Huntley	380
Susan L. Mulvaney	174
Robert Huntley	187
Tony Monaco	120
Brenda Huntley	46
Huntley-Monaco Limited Partnership	<u>250</u>
	<u>2,200</u>



Pocatello Development Authority  
Cash Budget - 2004

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual 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	\$2,173,285.44	\$653,997.25	\$654,847.25	\$642,072.25	\$642,922.25	\$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	3,084.60	0.00	0.00	0.00	0.00	\$225,892.36	\$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	1,143.24	0.00	0.00	0.00	0.00	\$334,479.38	\$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	271.49	1,000.00	1,000.00	1,000.00	1,000.00	\$6,166.48	\$14,500.00
<b>TOTAL</b>	<b>667,233.06</b>	<b>264.17</b>	<b>70,025.13</b>	<b>14,108.32</b>	<b>7,257.14</b>	<b>262.26</b>	<b>1,694,699.70</b>	<b>4,499.33</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>\$2,462,349.11</b>	<b>\$2,798,668.66</b>
<b>CASH AVAILABLE</b>	<b>\$969,078.66</b>	<b>\$966,080.77</b>	<b>\$559,772.98</b>	<b>\$572,079.37</b>	<b>\$575,992.56</b>	<b>\$493,724.63</b>	<b>\$2,187,385.28</b>	<b>\$2,177,784.77</b>	<b>\$654,997.25</b>	<b>\$655,847.25</b>	<b>\$643,072.25</b>	<b>\$643,922.25</b>	<b>\$2,764,194.71</b>	<b>\$3,100,514.26</b>
<b>APPLICATION OF FUNDS</b>														
Kress District	0.00	2,379.21	0.00	0.00	0.00	0.00	0.00	3,322.08	0.00	0.00	0.00	0.00	\$5,701.29	\$5,699.58
Newtown District	0.00	23,756.01	0.00	0.00	549.70	0.00	0.00	33,777.37	0.00	0.00	0.00	0.00	\$58,083.08	\$58,071.57
Al Ricken Drive District	0.00	376,654.81	0.00	0.00	10,019.48	0.00	0.00	908,369.41	0.00	0.00	0.00	0.00	\$1,295,043.70	\$1,585,652.60
Old Town District	0.00	13,129.41	0.00	0.00	15,713.73	0.00	0.00	204,301.82	0.00	0.00	0.00	0.00	\$233,144.96	\$238,809.95
North Main District	0.00	19,464.77	0.00	0.00	22,725.01	0.00	0.00	41,277.40	0.00	0.00	0.00	0.00	\$83,467.18	\$104,347.46
Roosevelt District	0.00	7,890.00	1,376.20	0.00	0.00	0.00	6,935.00	62,538.74	0.00	0.00	0.00	49,395.81	\$128,135.75	\$448,759.81
Central Corridor	0.00	32,851.90	95.68	95.88	33,373.47	915.98	0.00	269,870.07	0.00	10,500.00	0.00	0.00	\$347,702.98	\$364,027.69
No. Yellowstone District	0.00	0.00	0.00	0.00	0.00	0.00	148.58	244.80	0.00	0.00	0.00	0.00	\$393.38	\$0.00
General Funds	3,262.06	201.43	330.05	3,248.07	148.80	123.07	7,016.26	85.83	100.00	3,225.00	100.00	100.00	\$17,940.57	\$13,700.00
Bank Charges	0.00	5.38	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	\$205.38	\$600.00
<b>TOTAL</b>	<b>3,262.06</b>	<b>476,332.92</b>	<b>1,801.93</b>	<b>3,343.95</b>	<b>82,530.19</b>	<b>1,039.05</b>	<b>14,099.84</b>	<b>1,523,787.52</b>	<b>150.00</b>	<b>13,775.00</b>	<b>150.00</b>	<b>49,545.81</b>	<b>\$2,169,818.27</b>	<b>\$2,819,668.66</b>
<b>ENDING BALANCE</b>	<b>\$965,816.60</b>	<b>\$489,747.85</b>	<b>\$557,971.05</b>	<b>\$568,735.42</b>	<b>\$493,462.37</b>	<b>\$492,685.58</b>	<b>\$2,173,285.44</b>	<b>\$653,997.25</b>	<b>\$654,847.25</b>	<b>\$642,072.25</b>	<b>\$642,922.25</b>	<b>\$594,376.44</b>	<b>\$594,376.44</b>	<b>\$280,845.60</b>

**DISTRICT ENDING BALANCES**  
**August 31, 2004**

<b>Bank Balance</b>		<b>\$653,997.25</b>
General Fund	39,099.28	
Discretionary Funds	115,911.14	
Kress Project	0.00	
Newtown District	0.00	
Alvin Ricken District	0.00	
Old Town District	3,084.60	
North Main District	0.00	
Roosevelt District	370,046.72	
Central Corridor District	126,248.89	
North Yellowstone District	<u>-393.38</u>	
<b>District Totals</b>		<b>\$653,997.25</b>

**POCATELLO DEVELOPMENT AUTHORITY**

**August 2004**

**INCOME:**

Old Town District: County tax revenue  
Central Corridor District: " " "  
Interest Income: \$271.49

**EXPENSES:**

Newtown District: \$33,777.37 (sent to Trustee)  
Alvin Ricken Drive District: \$908,369.41 " " "  
Old Town District: \$204,301.82 " " "  
North Main District: \$41,277.40 " " "  
Central Corridor District: \$269,870.07 " " "  
Kress District: \$3,322.08 (payment to Carroll & Houston)  
Roosevelt District: \$59,023.74 (Pay Req. #2—to Kiggin's Concrete)  
\$3,515.00 (RMES—inv. #2004183 & 2004203)  
No. Yellowstone District: \$244.80 (legal notice)  
General Funds: \$85.83—PDA lunch



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:** 9/3/2004

**INVOICE NO.:** 2004203

*2004228*  
*Chd*

**Progress Billing**  
**Number:** 10

**INVOICE PERIOD:** August 2 - September 3, 2004

WORK ACCOMPLISHED THIS PERIOD:

- Horizontal and Vertical Control for Improvements
- Project Inspections
- Administer Contract
- Progress Meetings
- Inspections

CONTRACT SERVICE

	<u>FEE</u>	<u>QTY</u>	<u>COST</u>
Control	\$1,100.00	1	\$1,100.00
Project Inspections	\$500.00	1	\$500.00
Administration	\$100.00	1	\$100.00
Meetings	\$100.00	1	\$100.00
Inspections	\$100.00	1	\$100.00

DIRECT AND REIMBURSABLE COSTS

**Total Amount Due This Invoice**

<b>\$1,900.00</b>
-------------------

PROJECT BUDGET SUMMARY

Contract Amount	\$33,950.00
Contract Changes	\$0.00
Total Invoiced Previously	\$20,415.00
Total Invoiced This Period	\$1,900.00
Total Invoiced To Date	\$22,315.00
Budget Remaining	<u>\$11,635.00</u>

*OK To Pay*  
*J. Chambers*  
*8 Sept. 2004*

Billing Summary-Contract # 3

Task	Description	Dollar Value of Item	Invoice 98388	Invoice 98424	Invoice 98442	Invoice 98485	Invoice 98899	Invoice 98814	Invoice 98848	Invoice 2004183	Invoice 2004203	Invoice 2004228	Total	Remaining
2.D	<b>Design Reviews</b>	\$500	\$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										\$250	\$0
2.E.4	Bid Summaries and Award	\$300	\$300										\$150	\$400
	Project Percentage												\$300	\$0
2ER	Cost For 4X Bid Process (5)	\$4,400						1000	1200				\$2,200	\$2,200
3.0	<b>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	Cost For 4X Bid Process (5)	\$2,650								1000			\$1,600	\$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	1100	\$7,065	\$2,035
3.C	<b>Construction Inspection and Management</b>													
3.C.1	Perform Project Inspections (2)	\$5,600			650	300	1800					500	\$3,750	\$1,750
3.C.2	Administer Contract (pay req., change orders)	\$1,200			100	200	300			100	100	100	\$900	\$300
3.C.3	Progress meetings and prepare press releases	\$1,000		100		200	100			100	100	100	\$700	\$300
3.C.4	Final Inspection, Punch List and Closeout	\$950					400						\$400	\$550
	Project Percentage													
4.0	<b>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						\$700	\$350
4.C	<b>Warranty Inspections</b>										100	100	\$700	\$350
4.C.1	One Year Inspection	\$400											\$0	\$400
4.C.2	Contractor Coordination	\$500											\$0	\$500
	Project Percentage												\$0	\$500
	<b>TOTAL MAN HOURS</b>	<b>\$33,950</b>	<b>\$3,700</b>	<b>\$1,900</b>	<b>\$2,650</b>	<b>\$2,450</b>	<b>\$3,700</b>	<b>\$1,000</b>	<b>\$1,200</b>	<b>\$1,500</b>	<b>\$2,015</b>	<b>\$1,800</b>	<b>\$22,315</b>	<b>\$11,635</b>

# 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
9/15/2004	Inv. #2004228 (ck #1458)	1,900.00	\$22,315.00	\$11,635.00

POCAHONTAS DEVELOPMENT AUTHORITY

POCAHONTAS COUNTY, VA

1458

TO THE  
ORDER OF

DELLANE

Inv. #0004228

#001458# #124100064# 004 00247 19#

**KIGGIN'S CONSTRUCTION**  
**Neighborhood Contract**

<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>BALANCE</b>
6/1/2004	Contract Award		\$244,050.00
7/21/2004	Pay Request #1	6,935.00	\$237,115.00
7/31/2004	Change Order 1-4, 6	4,416.25	\$241,531.25
8/18/2004	Pay Request #2	59,023.74	\$182,507.51
9/15/2004	Pay Request #3	101,431.02	\$81,076.49





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

September 8, 2004

Idaho Housing and Finance Association  
P.O. Box 7899  
565 West Myrtle Street  
Boise, Idaho 83701-7899

I am pleased to announce that the Pocatello Developmental Authority voted to allocate developmental funds in the amount of \$513,000.00 to the renovation projects for the Whitman and Yellowstone Hotels. The City of Pocatello strongly supports the actions of the Pocatello Developmental Authority.

The project as presented to the Pocatello Developmental Authority meets the goals and objectives of the City of Pocatello Consolidated Plan for Housing and Community Development by addressing the need for permanent affordable housing of adequate quality and safety for low to moderate income occupants. This project is extremely important to the revitalization efforts in central areas of our City.

The downtown area will be greatly enhanced with the renovations of the Whitman and Yellowstone Hotels. This reinvestment will compliment existing and future projects in the downtown area.

Once again, let me state the City's support of this important project.

Sincerely,

Roger W. Chase  
Mayor

Rew

cc: Council members  
Pocatello Developmental Authority

September 8, 2004

Voice: (208) 234-0110 ♦ Fax: (208) 234-0111 ♦ email: rme@rmes.biz

City of Pocatello  
Attn: Cac Turner, P.E.  
Public Works Engineer  
P.O. Box 4169  
Pocatello, ID 83205-4169

RE: Roosevelt-Alameda Pay Request Analysis  
Phase 3-Pay Request #3

Dear Mr. Turner:

We have completed our analysis of the 3rd Pay Request on Phase 3 of the Roosevelt Alameda Neighborhood Improvement Project. We recommend a payment of \$116,280.16 be made to Kiggins Concrete which reflects a 5% retainage. This is the total amount due through August 31, 2004.

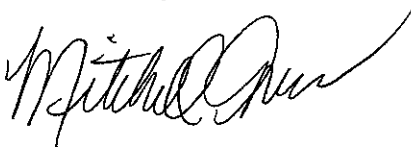
Attached is an invoice from Kiggins Concrete. The amount requested by their invoice is \$101,431.02. The difference between our recommendation and their invoice lies largely in the amount requested for sidewalk and asphalt restoration. On Friday, September 03, our crew walked through the entire project to measure the quantities thus far in the project. Our recommendation reflects the results of that walk through.

Work Change Orders 1-9 are reflected in the quantities or listed on the progress report spreadsheet.

The project is close to being complete. There are a few stretches of sidewalk that still need to be placed along with the restoration items. The final completion date is September 18, 2004.

If you have any questions or require additional information please let us know.

Sincerely,



Mitchell Greer, P.E.  
RMES

Attachments: Payment Progress Report, Application for Payment  
Kiggins Concrete.

ok To Pay  
Kiggins \$101,431.02 amount  
based on estimates of  
work completed.  
RMES's \$116,280.16 amount  
based on actual measurements  
of work complete.  
R. Chambers  
8 Sept. 04

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

Contractor: Kiggins Concrete  
Last Updated: September 8, 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	\$ -	\$ 750.00	\$ 250.00		\$ -	100%
207-C1	Removal of Curb and Gutter	L.F.	150	\$ 3.00	\$ 450.00	\$ -	\$ 225.00	\$ 225.00		\$ -	100%
207-C2	Removal of Concrete	S.F.	5000	\$ 0.75	\$ 3,750.00	\$ -	\$ 850.00	\$ 1,862.50		\$ 937.50	76%
207-D2	Removal of 6"-24" Dia. Tree	E.A.	14	\$ 275.00	\$ 3,850.00	\$ 1,650.00	\$ 550.00	\$ 1,650.00		\$ -	100%
207-D3	Removal of tree (Larger than 24")	E.A.	10	\$ 500.00	\$ 5,000.00	\$ 1,000.00	\$ 2,500.00	\$ 1,500.00		\$ -	100%
210	SRW Retaining Wall	S.F.	100	\$ 20.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00		\$ -	100%
SURFACE REPAIRS											
307-A1	Misc. Surface Restoration	C.A.	1	\$ 4,850.00	\$ 4,850.00	\$ -	\$ 900.00	\$ 2,250.00		\$ 1,700.00	65%
307-D	Asphalt Restoration	S.F.	34605	\$ 1.60	\$ 55,368.00	\$ -	\$ 4,600.00	\$ 37,613.15		\$ 12,754.85	77%
307-C	Gravel Restoration	S.F.	1600	\$ 1.00	\$ 1,600.00	\$ -	\$ -	\$ 960.45		\$ 639.55	60%
307-E	Sod Restoration	S.F.	14852	\$ 0.65	\$ 9,654.00	\$ -	\$ -	\$ 3,082.29		\$ 6,591.71	32%
CONCRETE CONSTRUCTION											
706-A	Curb and Gutter (Type Unspecified)	L.F.	5600	\$ 11.50	\$ 64,400.00	\$ -	\$ 22,095.25	\$ 38,108.40		\$ 4,198.35	93%
706-B	4" Concrete Valley Gutter	S.F.	500	\$ 20.00	\$ 10,000.00	\$ -	\$ -	\$ 4,400.00		\$ 5,600.00	44%
706-E	Concrete Sidewalk	S.F.	25035	\$ 2.75	\$ 68,846.25	\$ -	\$ 20,085.00	\$ 21,122.98		\$ 27,638.87	60%
MISC CONSTRUCTION											
901	Irrigation System Repairs	L.F.	500	\$ 3.00	\$ 1,500.00	\$ -	\$ -	\$ 750.00		\$ 750.00	50%
2040	Fence Repair	L.F.	1100	\$ 5.00	\$ 5,500.00	\$ -	\$ 1,000.00	\$ 475.00		\$ 4,025.00	27%
MISC ITEMS											
1103	Traffic Control	L.S.	1	\$ 4,000.00	\$ 4,000.00	\$ 400.00	\$ 3,000.00	\$ 600.00		\$ -	100%
2010	Mobilization	L.S.	1	\$ 8,500.00	\$ 8,500.00	\$ 4,250.00	\$ 4,250.00	\$ -		\$ -	100%
2020	Tree Installation	E.A.	12	\$ 400.00	\$ 4,800.00	\$ -	\$ -	\$ 800.00		\$ 4,000.00	17%
2050	Towing	C.A.	1	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -		\$ 500.00	0%
	Large Tree Removal (Extra)	E.A.	6	\$ 100.00	\$ 600.00	\$ -	\$ -	\$ -		\$ 600.00	83%
CO #5	Reprep Curb and Gutter	L.S.	1	\$ 420.00	\$ 420.00	\$ -	\$ -	\$ 500.00		\$ 100.00	100%
CO #7	Reprep Curb and Gutter, Removal of Conc.	L.S.	1	\$ 1,326.00	\$ 1,326.00	\$ -	\$ -	\$ 420.00		\$ -	100%
CO #9	Move Tree, Place Decorative Curb, R.W.	L.S.	1	\$ 2,325.00	\$ 2,325.00	\$ -	\$ -	\$ 1,326.00		\$ -	100%
*	Concrete Change from S.W. to Approach	S.F.	1025	\$ 1.00	\$ 1,025.00	\$ -	\$ 1,025.00	\$ 2,325.00		\$ -	100%
<b>Total</b>					<b>\$ 261,284.25</b>	<b>\$ 7,300.00</b>	<b>\$ 62,130.25</b>	<b>\$ 122,400.17</b>	<b>\$ -</b>	<b>\$ 69,433.83</b>	<b>73%</b>
<b>5% Retainage</b>						<b>\$ 365.00</b>	<b>\$ 3,106.51</b>	<b>\$ 6,120.01</b>	<b>\$ -</b>		
<b>Recommended Payment</b>						<b>\$ 6,935.00</b>	<b>\$ 59,023.74</b>	<b>\$ 116,280.16</b>	<b>\$ -</b>		

\*Work Change Orders 1 through 9 are reflected in the quantities where applicable. The amounts that can't be reflected in the quantities are listed separately.

# APPLICATION FOR PAYMENT

ROOSEVELT-ALAMEDA NEIGHBORHOOD ROW IMPROVEMENT PROJECT  
PHASE 3

Monthly Estimate No. 3 Job No. 21347


	Amount
Contract Amount .....	<u>\$244,050.00</u>
Amount of Approved Extra Work (CHANGE ORDERS 1-4, 6).....	<u>\$17,214.25</u>
Total Contract .....	<u>\$261,264.25</u>
Total Earned through <u>8/31/2004</u> .....	<u>\$191,830.42</u>
Less 5% Retainage .....	<u>\$9,591.52</u>
Net Amount Due .....	<u>\$182,238.90</u>
Advance for Materials delivered to Job Site .....	<u>\$0.00</u>
Less Previous Payment .....	<u>\$65,958.74</u>
Balance Due this Payment .....	<u>\$116,280.16</u>

\*\*\*\*\*

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.

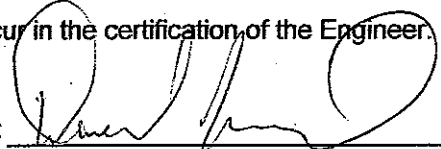
DATE: Sept 7, 2004

ROCKY MOUNTAIN ENGINEERING & SURVEYING

BY:   
(Mitchell Greer)

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

DATE: 9-8-04

Contractor: 

By: Denise Nicolson

City of Pocatello  
Roosevelt Alameda Neighborhood Improvement Project  
Pocatello, ID

## Roosevelt - Alameda Neighborhood Phase 3

### Schedule of Values

Period Start Date: 8/1/04 Period End Date: 8/31/04

### Progress Payment #3 (8/04/04)

TO: RMES, 155 S. 2nd Ave. Pasco, WA 99301

Phone: 208-234-0110 Fax: 208-234-0111

FROM: RIBBINS CONCRETE, 3010 HWY 30 W, PULASKI, ID 83201, (208) 433-9100

Item #	Qty	Description	\$ Complete	% Complete	\$ Remaining	Contract \$
		<b>SITE PREP</b>	0.00	0.0%	0.00	0.00
1	1	Misc. Removal of Obstructions	1000.00	100.0%	0.00	1000.00
2	150	Removal of Curb and Gutter	450.00	100.0%	0.00	450.00
3	5000	Removal of Concrete	2812.50	75.0%	937.50	3750.00
4	7	Removal of 6"-24" Dia. Trees	1925.00	100.0%	0.00	1925.00
5	2	Removal of Trees (Larger than 24")	1000.00	100.0%	0.00	1000.00
6	100	SRW Retaining Wall	2000.00	100.0%	0.00	2000.00
		<b>SURFACE REPAIRS</b>	0.00	0.0%	0.00	0.00
7	1	Misc. Surface Repairs	3150.00	70.0%	1350.00	4500.00
8	1500	(Gravel) Restoration	1125.00	75.0%	375.00	1500.00
9	34000	(Asphalt) Restoration	32640.00	60.0%	21760.00	54400.00
10	15000	Sod Restoration	3217.50	33.0%	6532.50	9750.00
		<b>CONCRETE CONSTRUCTION</b>	0.00	0.0%	0.00	0.00
11	5600	Curb and Gutter (Type Unspecified)	6180.00	95.0%	3220.00	64400.00
12	400	4' Concrete Valley Gutter	2000.00	25.0%	6000.00	8000.00
13	24500	Concrete (S.W. Handicap Ramp & Approach)	33687.50	50.0%	33687.50	67375.00
		<b>MISC. CONSTRUCTION</b>	0.00	0.0%	0.00	0.00
14	500	Irrigation System Repairs	750.00	50.0%	750.00	1500.00
15	1100	Fence Repair	1375.00	25.0%	4125.00	5500.00
		Misc. Items	0.00	0.0%	0.00	0.00
16	1	Traffic Control	4000.00	100.0%	0.00	4000.00
17	1	Mobilization	8500.00	100.0%	0.00	8500.00
18	10	Trees Installation	800.00	20.0%	3200.00	4000.00
19	1	Towing	125.00	25.0%	375.00	500.00
20	CO 3	Change Order 3	2966.25	100.0%	0.00	2966.25
21	CO 4	Change Order 4	0.00	100.0%	0.00	0.00
22	CO 5	Change Order 5	3420.00	100.0%	0.00	3420.00
23	CO 6	Change Order 6	1450.00	100.0%	0.00	1450.00
24	CO 7	Change Order 7	1326.00	100.0%	0.00	1326.00
25	CO 8	Change Order 8	5300.00	100.0%	0.00	5300.00
26	CO 9	Change Order 9	0.00	0.0%	2762.00	2762.00
		<b>TOTALS</b>	<b>176199.75</b>	<b>67.4%</b>	<b>85064.50</b>	<b>261264.25</b>

Original Contract Amount	244000.00
Approved Change Orders/ PLUS EXTRA'S	17214.25
Adjusted Contract Amount	261264.25
Value of Work Completed to Date/or Material @ Site	176199.75
Value of Change Orders Completed to Date	0.00
Total to Date (____% Complete)	176199.75
Less Amount Retained (5%)	8809.99
Total Less Retainage	167389.76
Less Previous Payments	69908.74
Balance to Finish, Including Retainage	9874.49

Amount Due this Request	101431.02
Amount Retainage Due	0.00
Interest on amount Due	0.00
<b>Total Amount Due</b>	<b>101431.02</b>

**KIGGIN'S CONSTRUCTION**  
**Neighborhood Contract**

<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>BALANCE</b>
6/1/2004	Contract Award		\$244,050.00
7/21/2004	Pay Request #1	6,935.00	\$237,115.00
7/31/2004	Change Order 1-4, 6	4,416.25	\$241,531.25
8/18/2004	Pay Request #2	59,023.74	\$178,091.26
9/15/2004	Pay Request #3	101,431.02	\$140,100.23

POCATELLO DEVELOPMENT AUTHORITY

1001 ALBERTA DRIVE  
POCATELLO, IDAHO 83401  
(208) 233-1100

WESTERN ENERGY BANK, N.A.

PO BOX 1000  
BOISE, IDAHO 83726

1153

210001

21000100

001496

Pay Req. #3, Phase 3

#001459# 0124100064# 004 00247 39#

**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-64
2. Payment is due to: City of Pocatello
3. The amount to be disbursed is: \$582,520.71
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: October 20, 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-64

COPY

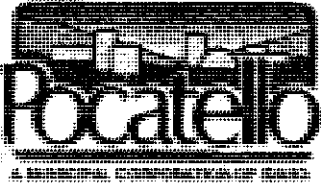
<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Downtown Reinvestment Project—Pay request #4	City of Pocatello P. O. Box 4169 Pocatello, ID 83205-4169	582,520.71

Attn: Finance Dept.

INVOICE TOTAL \$582,520.71

*Chd*

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



PUBLIC WORKS DEPARTMENT  
911 North 7<sup>th</sup> Avenue  
P.O. Box 4169  
Pocatello, ID 83205-4169

GREG LANNING, DIRECTOR  
(208) 234-6189  
FAX (208) 234-6151

## MEMORANDUM

TO: Chairman Neuhardt and Members of the PDA Board

FROM: Greg Lanning, Director of Public Works

DATE: October 12, 2004

SUBJECT: Downtown Reinvestment  
City Reimbursement – Pay Request #4

Please find attached Pay Request #4 as prepared, reviewed and recommended for payment to BECO Construction Company, Inc., by JUB Engineers. The City has paid the contractor and seeks reimbursement from PDA in the amount of **\$582,520.71**.

We have prepared and attached a spreadsheet detailing the cost of reimbursement in which the City contributes 20% and PDA the balance. Please note this total cost reimbursement spreadsheet includes engineering fees and other miscellaneous expenses to the project.

The Phase I Downtown Reinvestment Project is expected to be “substantially complete” October 15, with more minor “punch list” items being completed over the next two weeks. Over \$800,000 remains to be paid on this contract and represents sufficient funds to cover anticipated change orders and potential liquidated damages.

**CITY OF POCATELLO  
DOWNTOWN REINVESTMENT PROJECT**

**PAYMENT REQUEST NO.:** 4

**For the period ending:** 21-Sep-04

	Contract/ Bid Amount	This Invoice	Total Costs To Date	20% City	80% PDA	Previously Billed/Paid By PDA	Amount Due From PDA	
<b>POCATELLO DEVELOPMENT AUTHORITY</b>								
a. Engineering costs								
J-U-B Engineers - Phase I	\$436,490.00	\$0.00	\$421,243.03	\$84,248.61	\$336,994.42	\$421,243.03	-\$84,248.61	
J-U-B Engineers - High School Gym	\$49,703.00	\$0.00	\$29,821.80	\$5,964.36	\$23,857.44	\$29,821.80	-\$5,964.36	
<b>TOTAL PDA EXPENSES</b>		\$0.00	\$451,064.83	\$90,212.97	\$360,851.86	\$451,064.83	-\$90,212.97	-\$90,212.97
<b>CITY OF POCATELLO EXPENSES</b>								
a. Postage		\$0.00	\$182.00	\$36.40	\$145.60	\$145.60	\$0.00	
b. Printing		\$0.00	\$435.10	\$87.02	\$348.08	\$348.08	\$0.00	
c. Travel		\$0.00	\$719.26	\$143.85	\$575.41	\$575.41	\$0.00	
d. Trees		\$0.00	\$12,241.50	\$2,448.30	\$9,793.20	\$9,793.20	\$0.00	
e. Misc		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
f. Construction Costs								
Beco Construction Co Inc - Phase I	\$2,696,976.10	\$728,150.88	\$1,892,873.53	\$378,574.71	\$1,514,298.82	\$841,565.15	\$672,733.67	
<b>TOTAL CITY EXPENSES</b>		\$728,150.88	\$1,906,451.39	\$381,290.28	\$1,525,161.11	\$852,427.44	\$672,733.67	\$672,733.67

<b>TOTAL AMOUNT DUE FROM PDA (REQUEST #4)</b>	<b>\$582,520.71</b>
---	---------------------

**RECOMMENDATION OF PAYMENT**

NO: FOUR (4)

<b>PROJECT:</b> City of Pocatello - Downtown Reinvestment Project - Phase I	
<b>ENGINEER'S PROJ NO.:</b> 58122	
<b>CONTRACTOR:</b> BECO CONSTRUCTION COMPANY, INC.	
<b>ADDRESS:</b> P.O. Box 1768, Idaho Falls, Idaho 83403	
<b>APPLICATION DATE:</b> 22-Sep-04	<b>CONTRACT DATE:</b> 7-Jun-04
<b>FOR PERIOD ENDING:</b> 21-Sep-04	<b>APPLICATION AMOUNT:</b> \$728,150.88

TO: CITY OF POCATELLO  
Owner

DATE 9/29/04  
077-6001-500  
 ACCT. # 80-05  
 PROJ. #/AMT. EG-0016  
 TL INV. AMT. \$ 728,150.88  
 APPR. BY Bn

Attached hereto is the CONTRACTOR's Application for Payment for the work accomplished under the Contract through the date indicated above. The Application meets the requirements of the Contract Documents and includes the CONTRACTOR's Certificate stating that all previous payments to him under the Contract have been applied by him to discharge in full all of his obligations in connection with the Work covered by all previous Applications of Payment.

In accordance with the Contract the undersigned recommends payment to the CONTRACTOR of the amount due as shown below.

By: [Signature]  
 Date: 9-29-04  
 J-U-B ENGINEERS, Inc.

SEQ. NO.

**STATEMENT OF WORK**

ORIG. CONTRACT PRICE	<u>\$2,696,976.10</u>	WORK TO DATE	<u>\$1,992,498.45</u>
NET CHANGE ORDERS	<u>\$0.00</u>	AMOUNT RETAINED	<u>\$99,624.93</u>
CURRENT CONTR. PRICE	<u>\$2,696,976.10</u>	SUBTOTAL	<u>\$1,892,873.52</u>
BALANCE OF CONTRACT	<u>\$704,477.66</u>	PREVIOUS PAYMENTS	<u>\$1,164,722.64</u>
PERCENT COMPLETE	<u>74%</u>	AMOUNT DUE	<u>\$728,150.88</u>

**OWNER ACCEPTANCE:**

Accepted  
 Denied

BY: [Signature] DATE: 10-11-04

Original (days) 90 Calendar Days to Substantial Completion  
 Days Used 105 Calendar Days  
 Revised -0- Days  
 Remaining -15 Calendar Days

On Schedule NO (See Attached) Starting Date June 9, 2004  
 Projected Completion September 6, 2004  
 (Substantial Completion)

Estimated Liquidated Damages, to Date - \$398,650

CONTRACTOR: BECO CONSTRUCTION COMPANY, INC.  
 TO: CITY OF POCATELLO  
 CONTRACT FOR: DOWNTOWN REINVESTMENT PROJECT, PHASE I  
 FOR WORK ACCOMPLISHED COVERING PERIOD THROUGH SEPTEMBER 21, 2004

ITEM NO.	DESCRIPTION				PAY REQUEST #4		PREV. COMPLETED		TOTAL WORK	
		QUAN.	UNIT	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE
202.4.1.A.1	Excavation	10,250	CY	\$ 14.75	6230.00	\$91,892.50	4020.00	\$59,295.00	10250.00	\$151,187.50
202.4.1.A.1	Unsuitable Material Excavation	1,230	CY	\$ 40.00	130.00	\$5,200.00			130.00	\$5,200.00
207.4.1.A.1	Removal of Obstructions	1	LS	\$ 58,000.00	0.35	\$20,300.00	0.65	\$37,700.00	1.00	\$58,000.00
207.4.1.B.1	Rem of Concrete Sidewalks and Driveways	5,490	SY	\$ 9.50	3132.00	\$29,754.00	2462.00	\$23,389.00	5594.00	\$53,143.00
207.4.1.C.1	Rem of Aband Storm, Sanitary, & Waterlines	1,000	LF	\$ 2.60	409.00	\$1,063.40	1623.00	\$4,219.80	2032.00	\$5,283.20
207.4.1.D.1	Rem of Asphalt Pavement	13,420	SY	\$ 4.20	2726.00	\$11,449.20	10238.00	\$42,999.60	12964.00	\$54,448.80
207.4.1.E.3	Rem of Street Lights and Poles	77	EA	\$ 137.00	-15.00	(\$2,055.00)	77.00	\$10,549.00	62.00	\$8,494.00
302.4.1.A.1	Rock Excavation	600	CY	\$ 126.00	85.55	\$10,779.30	522.45	\$65,828.70	608.00	\$76,608.00
305.4.1.A.1	Pipe Bedding for 6" thru 12" Diam Pipe	2,352	LF	\$ 3.00	275.00	\$825.00	2053.00	\$6,159.00	2328.00	\$6,984.00
305.4.1.A.1	Pipe Bedding for 18" Diameter Pipe	2,098	LF	\$ 3.00	343.00	\$1,029.00	1762.00	\$5,286.00	2105.00	\$6,315.00
305.4.1.A.1	Pipe Bedding for 24" Diameter Pipe	1,890	LF	\$ 4.00	-82.00	(\$328.00)	1887.00	\$7,548.00	1805.00	\$7,220.00
401.4.1.A.1	Water Main Pipe-6" DI Thick. Cl 350 Pipe	20	LF	\$ 38.00			9.00	\$342.00	9.00	\$342.00
401.4.1.A.1	Water Main Pipe - 8" DI Thick. Cl 350 Pipe	208	LF	\$ 63.00	-40.00	(\$2,520.00)	250.00	\$15,750.00	210.00	\$13,230.00
401.4.1.A.1	Water Main Pipe - 12" DI Thick Cl 350 Pipe	750	LF	\$ 53.00	-20.50	(\$1,086.50)	778.50	\$41,260.50	758.00	\$40,174.00
401.4.1.A.1	Water Main Pipe - 14" DI Thick Cl 350 Pipe	58	LF	\$ 126.00	32.00	\$4,032.00	20.00	\$2,520.00	52.00	\$6,552.00
401.4.1.A.1	Water Main Pipe - 18" DI Thick Cl 350 Pipe	2,052	LF	\$ 70.00	296.00	\$20,720.00	1762.00	\$123,340.00	2058.00	\$144,060.00
401.4.1.B.1	Wtr Main Fitting-Size 6" Blind Flange DI AWWA C110	2	EA	\$ 63.00	2.00	\$126.00			2.00	\$126.00
401.4.1.B.1	Water Main Fitting - Size 6" Coupler, DI AWWA C110	2	EA	\$ 105.00	1.00	\$105.00	1.00	\$105.00	2.00	\$210.00
401.4.1.B.1	Water Main Fitting - Size 6"x6" Tee, DI AWWA C110	2	EA	\$ 210.00			1.00	\$210.00	1.00	\$210.00
401.4.1.B.1	Wtr Main Fitting-Size 8" Blind Flange DI AWWA C110	4	EA	\$ 79.00			3.00	\$237.00	3.00	\$237.00
401.4.1.B.1	Water Main Fitting - Size 8" Coupler, DI AWWA C110	1	EA	\$ 136.00			1.00	\$136.00	1.00	\$136.00
401.4.1.B.1	Water Main Fitting - Size 8"x6" Tee, DI AWWA C110	1	EA	\$ 210.00			1.00	\$210.00	1.00	\$210.00
401.4.1.B.1	Water Main Fitting - Size 8"x8" Tee, DI AWWA C110	3	EA	\$ 273.00			3.00	\$819.00	3.00	\$819.00
401.4.1.B.1	Wtr Main FittingSize12"90degr ElbowDI AWWA C110	1	EA	\$ 400.00			1.00	\$400.00	1.00	\$400.00
401.4.1.B.1	Wtr Main FittingSize 12" Blind Flange DI AWWA C110	5	EA	\$ 137.00	-1.00	(\$137.00)	6.00	\$822.00	5.00	\$685.00
401.4.1.B.1	Wtr Main Fitting - Size 12" Coupler, DI AWWA C110	2	EA	\$ 190.00	-2.00	(\$380.00)	4.00	\$760.00	2.00	\$380.00
401.4.1.B.1	Wtr Main Fitting-Size 12"x12" Tee, DI AWWA C110	4	EA	\$ 504.00			4.00	\$2,016.00	4.00	\$2,016.00
401.4.1.B.1	Wtr Main Fitting-Size 12"x16" Tee, DI AWWA C110	1	EA	\$ 1,470.00						
401.4.1.8.1	Wtr Main Fitting-Size12"x4"Reducer DI AWWA C110	1	EA	\$ 190.00			1.00	\$190.00	1.00	\$190.00
401.4.1.B.1	Wtr Main Fitting-Size 12"x8" Tee, DI AWWA C110	1	EA	\$ 346.00			1.00	\$346.00	1.00	\$346.00
401.4.1.B.1	Wtr Main Fitting-Size14" Blind Flange DI AWWAC110	2	EA	\$ 242.00	1.00	\$242.00	1.00	\$242.00	2.00	\$484.00

ITEM NO.	DESCRIPTION				PAY REQUEST #4		PREV. COMPLETED		TOTAL WORK	
		QUAN.	UNIT	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE
401.4.1.B.1	Wtr Main Fitting-Size 14" Romac Coupler DI AWWAC110	3	EA	\$ 368.00	1.00	\$368.00	2.00	\$736.00	3.00	\$1,104.00
401.4.1.B.1	Water Main Fitting-Size 14"x14" Tee DI AWWA C110	3	EA	\$ 1,050.00	1.00	\$1,050.00	1.00	\$1,050.00	2.00	\$2,100.00
401.4.1.B.1	Wtr Main Fitting-Size 18" Blind Flange DI AWWAC110	2	EA	\$ 410.00	1.00	\$410.00	1.00	\$410.00	2.00	\$820.00
401.4.1.B.1	Wtr Main Fitting-Size 18" to 12" Reducer DI AWWAC110	1	EA	\$ 1,785.00			1.00	\$1,785.00	1.00	\$1,785.00
401.4.1.B.1	Wtr Main Fitting-Size 18"x12" Cross DI AWWA C110	2	EA	\$ 2,205.00			2.00	\$4,410.00	2.00	\$4,410.00
401.4.1.B.1	Water Main Fitting-Size 18"x14" Tee DI AWWA C110	2	EA	\$ 1,155.00			1.00	\$1,155.00	1.00	\$1,155.00
401.4.1.B.1	Water Main Fitting - Size 18"x8" Tee DI AWWA C110	3	EA	\$ 1,500.00			3.00	\$4,500.00	3.00	\$4,500.00
401.4.1.B.1	Wtr Main Fitting-Size 14" 90 Deg Elbow DI AWWAC110	1	EA	\$ 675.00						
401.4.1.B.1	Wtr Main Fitting-Size 18"x14" Reducer DI AWWAC110	1	EA	\$ 1,000.00	1.00	\$1,000.00			1.00	\$1,000.00
402.4.1.A.1	Valve - Size 6" - Type Resilient Seated Gate Valves	4	EA	\$ 220.00			2.00	\$440.00	2.00	\$440.00
402.4.1.A.1	Valve - Size 8" - Type Resilient Seated Gate Valves	5	EA	\$ 1,050.00	3.00	\$3,150.00	4.00	\$4,200.00	7.00	\$7,350.00
402.4.1.A.1	Valve - Size 12" - Type Resilient Seated Gate Valves	10	EA	\$ 1,680.00			9.00	\$15,120.00	9.00	\$15,120.00
402.4.1.A.1	Valve - Size 14" Valves (City Furnished)	6	EA	\$ 1,470.00	2.00	\$2,940.00	2.00	\$2,940.00	4.00	\$5,880.00
402.4.1.A.1	Valve - Size 18" Butterfly Valves	10	EA	\$ 4,650.00			10.00	\$46,500.00	10.00	\$46,500.00
403.4.1.A.1	Hydrant	6	EA	\$ 4,850.00	1.00	\$4,850.00	5.00	\$24,250.00	6.00	\$29,100.00
403.4.1.B.2	Fire Service Line - Size 4" Long	2	EA	\$ 2,850.00	1.00	\$2,850.00	2.00	\$5,700.00	3.00	\$8,550.00
403.4.1.B.2	Fire Service Line - Size 4" Short	3	EA	\$ 1,375.00	-1.00	(\$1,375.00)	2.00	\$2,750.00	1.00	\$1,375.00
403.4.1.B.2	Fire Service Line - Size 6" Long	3	EA	\$ 3,000.00			1.00	\$3,000.00	1.00	\$3,000.00
403.4.1.B.2	Fire Service Line - Size 6" Short	2	EA	\$ 1,500.00	1.00	\$1,500.00			1.00	\$1,500.00
403.4.1.B.2	Fire Service Line - Size 8" Long	4	EA	\$ 3,700.00	2.00	\$7,400.00	2.00	\$7,400.00	4.00	\$14,800.00
403.4.1.B.2	Fire Service Line - Size 8" Short	2	EA	\$ 3,800.00	1.00	\$3,800.00			1.00	\$3,800.00
404.4.1.A.1	Interior Water Service	17	EA	\$ 1,700.00			12.00	\$20,400.00	12.00	\$20,400.00
404.4.1.A.1	Wtr Serv Conn, Size 1.5" Long Side Inter Wtr Serv	1	EA	\$ 2,000.00			1.00	\$2,000.00	1.00	\$2,000.00
404.4.1.A.1	Wtr Serv Conn Size 2" Long Side Inter Wtr Serv	3	EA	\$ 2,200.00			5.00	\$11,000.00	5.00	\$11,000.00
404.4.1.A.1	Wtr Serv Conn Size 1" Long Side Ext Wtr Serv & Box	9	EA	\$ 1,400.00	2.00	\$2,800.00	13.00	\$18,200.00	15.00	\$21,000.00
404.4.1.A.1	Wtr Serv Conn Size 1.5" Long Side Ext Wtr Serv & Box	2	EA	\$ 2,300.00						
404.4.1.A.1	Wtr Serv Conn Size 1" Short Side Inter Wtr Serv	17	EA	\$ 1,400.00	1.00	\$1,400.00	9.00	\$12,600.00	10.00	\$14,000.00
404.4.1.A.1	Wtr Serv Conn Size 1.5" Short Side Inter Wtr Serv	2	EA	\$ 1,600.00	1.00	\$1,600.00	1.00	\$1,600.00	2.00	\$3,200.00
404.4.1.A.1	Wtr Serv Conn Size 1" Short Side Ext Wtr Serv & Box	6	EA	\$ 1,000.00	3.00	\$3,000.00	5.00	\$5,000.00	8.00	\$8,000.00
404.4.1.A.1	Wtr Serv Conn Size 1.5" Short Side Ext Wtr Serv & Box	1	EA	\$ 3,000.00	-1.00	(\$3,000.00)	1.00	\$3,000.00		
404.4.1.A.1	Wtr Serv Conn Size 2" Short Side Ext Wtr Serv & Box	1	EA	\$ 3,500.00			2.00	\$7,000.00	2.00	\$7,000.00
404.4.1.A.1	Wtr Serv Conn Size 3", Long Side, Interior	1	EA	\$ 6,000.00						
404.4.1.A.2	City and or State Plumbing Fee	60	EA	\$ 21.00	6.00	\$126.00			6.00	\$126.00
601.4.1.A.3	12" Storm Drain Pipe, Class ASTM D3034 SDR 35	1,134	LF	\$ 31.00	129.00	\$3,999.00	993.00	\$30,783.00	1122.00	\$34,782.00
601.4.1.A.3	12" Storm Drain Pipe CI ASTM D2241 Water Class Pipe	117	LF	\$ 39.00	97.00	\$3,783.00	61.00	\$2,379.00	158.00	\$6,162.00

ITEM NO.	DESCRIPTION				PAY REQUEST #4		PREV. COMPLETED		TOTAL WORK	
		QUAN.	UNIT	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE
601.4.1.A.3	24" Storm Drain Pipe, Class ASTM F679, T-1	1,843	LF	\$ 66.00	-86.00	(\$5,676.00)	1887.00	\$124,542.00	1801.00	\$118,866.00
602.4.1.A.1	Storm Drain Manhole - Size 48" Diameter	11	EA	\$ 1,600.00	3.00	\$4,800.00	9.00	\$14,400.00	12.00	\$19,200.00
602.4.1.A.1	Storm Drain Manhole - Size 72" Diameter	1	EA	\$ 2,500.00			1.00	\$2,500.00	1.00	\$2,500.00
602.4.1.F.1	Catch Basin - City Standard Type 1	39	EA	\$ 950.00	5.00	\$4,750.00	33.00	\$31,350.00	38.00	\$36,100.00
602.4.1.G.1	Roof/Canopy Drain, Long	15	EA	\$ 1,800.00			13.00	\$23,400.00	13.00	\$23,400.00
602.4.1.G.1	Roof/Canopy Drain, Short	3	EA	\$ 800.00	2.00	\$1,600.00	4.00	\$3,200.00	6.00	\$4,800.00
706.4.1.A.3	Standard Curb and Gutter	5,630	LF	\$ 13.70	1800.00	\$24,660.00	1554.00	\$21,289.80	3354.00	\$45,949.80
706.4.1.E.1	Concrete Sidewalks	3,430	SY	\$ 37.50	1694.60	\$63,547.50			1694.60	\$63,547.50
706.4.1.F.1	Concrete Driveway Approach	500	SY	\$ 47.00	51.30	\$2,411.10			51.30	\$2,411.10
706.4.1.G.1	Concrete Pedestrian Ramp	21	EA	\$ 430.00	10.00	\$4,300.00			10.00	\$4,300.00
802.4.1.B.1	Type 1 Crushed Aggr for Base (for Roadway)	6,100	TONS	\$ 15.25	4154.75	\$63,359.94	1583.25	\$24,144.56	5738.00	\$87,504.50
802.4.1.B.1	Type 2 Crushed Aggr for Subbase (for Roadway)	9,050	TONS	\$ 11.50	3108.04	\$35,742.46	3552.25	\$40,850.88	6660.29	\$76,593.34
802.4.1.B.1	Crushed Aggregate for Sidewalk Base	3,250	TONS	\$ 16.00	1265.00	\$20,240.00			1265.00	\$20,240.00
810.4.1.A.1	Class 1 Plant Mix Pavement	3,074	TONS	\$ 41.00	1140.36	\$46,754.76			1140.36	\$46,754.76
810.4.1.B.1	Miscellaneous Plant Mix Pavement	200	SY	\$ 26.00						
1105.4.1.A.1.A	Install New Sign Foundation	24	EA	\$ 65.00						
1105.4.1.A.1.A	Remove Sign and Salvage to City	30	EA	\$ 53.00						
2010.4.1.A.1	Mobilization/Weekly Construction Meeting	1	LS	\$ 30,000.00	0.40	\$12,000.00	0.60	\$18,000.00	1.00	\$30,000.00
2020.4.1.C.1	Furnishing & Placing Monument Frame & Cover	6	EA	\$ 200.00						
2030.4.1.A.1	Existing Manhole, Adjust to Grade	4	EA	\$ 350.00	1.00	\$350.00			1.00	\$350.00
2030.4.1.C.1	Existing Valve Box, Adjust to Grade	1	EA	\$ 300.00						
2060.4.1.A.1	Subgrade Separation Geotextile	19,634	SY	\$ 1.40	7068.00	\$9,895.20	9500.00	\$13,300.00	16568.00	\$23,195.20
SP-1	Concrete Unit Pavers	13,640	SF	\$ 8.50	3500.00	\$29,750.00			3500.00	\$29,750.00
SP-4A	Luminaire Foundation	80	EA	\$ 352.00	29.00	\$10,208.00	52.00	\$18,304.00	81.00	\$28,512.00
SP-4B	Set City Provided Luminaire Pole and Fixture	30	EA	\$ 182.00						
SP-4C	Set Contractor Provided Luminaire Pole & Fixture	50	EA	\$ 182.00	37.50	\$6,825.00			37.50	\$6,825.00
SP-4D	Lighting and Light Receptacle, Wiring, and Conduit	1	LS	\$165,000.00	0.60	\$99,000.00	0.15	\$24,750.00	0.75	\$123,750.00
SP-4E	Tree Lighting Wiring, Conduit and Receptacle	1	LS	\$ 36,000.00	0.55	\$19,800.00	0.15	\$5,400.00	0.70	\$25,200.00
SP-4F	Electrical Service - Trees, Lights and Signals	1	LS	\$ 25,000.00	0.40	\$10,000.00	0.10	\$2,500.00	0.50	\$12,500.00
SP-5A	Signal Rewire Main and Lewis	1	LS	\$ 7,350.00	0.20	\$1,470.00			0.20	\$1,470.00
SP-5B	Signal Rewire Main and Clark	1	LS	\$ 7,350.00	0.70	\$5,145.00	0.20	\$1,470.00	0.90	\$6,615.00
SP-5C	Signal Rewire Main and Center	1	LS	\$ 7,350.00	0.80	\$5,880.00	0.20	\$1,470.00	1.00	\$7,350.00
SP-5D	New "Central" Power Panel Box	1	LS	\$ 9,000.00	0.40	\$3,600.00	0.10	\$900.00	0.50	\$4,500.00
SP-5E	Interconnect Conduit for Traffic Signals	1	LS	\$ 7,600.00	0.05	\$380.00	0.95	\$7,220.00	1.00	\$7,600.00
SP-6	Traffic Control	1	LS	\$ 80,000.00	0.04	\$3,200.00	0.76	\$60,800.00	0.80	\$64,000.00

ITEM NO.	DESCRIPTION				PAY REQUEST #4		PREV. COMPLETED		TOTAL WORK	
		QUAN.	UNIT	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE
SP-6A	Business Access Sign and Post	8	EA	\$ 400.00			8.00	\$3,200.00	8.00	\$3,200.00
SP-7	Irrigation System	1	LS	\$ 23,000.00	0.25	\$5,750.00	0.50	\$11,500.00	0.75	\$17,250.00
SP-8A	Place Structural Planting Material	1,668	CY	\$ 32.00	643.00	\$20,576.00	930.00	\$29,760.00	1573.00	\$50,336.00
SP-8B	Transplant Tree	3	EA	\$ 820.00	-3.00	(\$2,460.00)			-3.00	(\$2,460.00)
SP-8C	Plant Tree	24	EA	\$ 355.00	12.00	\$4,260.00			12.00	\$4,260.00
SP-8D-1	48" x 48"+/- Tree Grate Frame	27	EA	\$ 315.00	11.00	\$3,465.00			11.00	\$3,465.00
SP-8D-2	36" x 36"+/- Tree Grate Frame	10	EA	\$ 315.00	10.00	\$3,150.00			10.00	\$3,150.00
SP-8E	48" x 48" Tree Grate and Frame	17	EA	\$ 1,200.00	1.00	\$1,200.00			1.00	\$1,200.00
SP-8F	Tree Guard	44	EA	\$ 600.00	2.00	\$1,200.00			2.00	\$1,200.00
SP-8G	Tree Warranty (24 each)	1	LS	\$ 5,000.00	0.15	\$750.00			0.15	\$750.00
SP-9	Remove and Reset Street Clock	1	LS	\$ 483.00						
SP-10A	Vault Surface Repair 312 W. Center	1	LS	\$ 3,000.00						
SP-10B	Vault Surface Repair 101 N. Main	1	LS	\$ 3,000.00						
SP-10C	Vault Surface Repair 102 S. Main	1	LS	\$ 3,000.00	0.80	\$2,400.00			0.80	\$2,400.00
SP-10D	Vault Surface Repair 240 W. Center	1	LS	\$ 3,000.00						
SP-10E	Vault Surface Repair 224 N. Main	1	LS	\$ 3,000.00						
SP-10F	Vault Surface Repair 230 W. Bonneville	1	LS	\$ 3,000.00	0.50	\$1,500.00			0.50	\$1,500.00
SP-11	Irrigation Drain	1	LS	\$ 30,000.00	0.27	\$8,100.00	0.70	\$21,000.00	0.97	\$29,100.00
SP-13	Remove and Reset Banner Poles	2	EA	\$ 500.00						
SP-14A	2 Gallon Expansion Tank	30	EA	\$ 250.00	13.00	\$3,250.00	11.00	\$2,750.00	24.00	\$6,000.00
SP-14B	5 Gallon Expansion Tank	30	EA	\$ 265.00	12.00	\$3,180.00	12.00	\$3,180.00	24.00	\$6,360.00
SP-15	Use Tax	1	LS	\$ 5,500.00						
SP-16	Non-Potable Main Line Separation Encasement	5	EA	\$ 850.00			5.00	\$4,250.00	5.00	\$4,250.00
<b>ADDITIVE ALTERNATE ITEMS</b>										
SP-8C	Plant Tree	54	EA	\$ 315.00						
SP-8E	36" x 36" Tree Grate and Frame	54	EA	\$ 315.00	-13.00	(\$4,095.00)	47.00	\$14,805.00	34.00	\$10,710.00
SP-8F	Tree Guards	54	EA	\$ 610.00						
SP-8G	Tree Warranty (54 each)	1	LS	\$ 2,625.00	0.15	\$393.75			0.15	\$393.75
SP-17	Additional year of warranty and bonding	1	LS	\$ 3,200.00						
<b>CHANGE ORDERS:</b>										
CO-1	Added 45 Deg. Bend for Fire Service	8	EA	\$ 350.00	-8.00	(\$2,800.00)	8.00	\$2,800.00		
CO-2	Additional Manhole Work	1	LS	\$ 2,997.75						

Total	\$766,474.61	\$1,226,023.84	\$1,992,498.45
Less Retainage - 5%	\$38,323.73	\$61,301.20	\$99,624.93
Less Previous Payments		\$1,164,722.64	\$1,164,722.64
Total Due	\$728,150.88		\$728,150.88



CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous payments received from the OWNER on account of Work done under the Contract referred to above have been applied to discharge in full, all obligations of the CONTRACTOR incurred in connection with Work covered by prior Applications for Payment numbered 1 through 4 inclusive; and (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application of Payment will pass to OWNER at time of payment, free and clear of all liens, claims, security interests and encumbrances (except such as covered by bond acceptable to the OWNER).

DATED: 9/29/04

BECO CONSTRUCTION COMPANY, INC.  
Contractor

BY: [Signature]

Original (days) 90 Calendar Days to Substantial Completion  
Days Used 105 Calendar Days  
Revised -0- Days  
Remaining -15 Calendar Days

On Schedule NO - SEE SCHEDULE COMMENTS

Starting Date June 9, 2004  
Projected Completion September 6, 2004 (Substantial)

Estimated Liquidated Damages, to Date - \$398,650

POCATELLO DEVELOPMENT AUTHORITY  
CENTRAL CORRIDOR CASH FLOW PROJECTIONS  
2004 THROUGH 2010

YEARS ENDED	2004	2005	2006	2007	2008	2009	2010
Previous Year Balance*:	\$3,542,409.35	\$1,355,510.77	\$0.00	-\$531,941.21	\$997,872.88	\$2,607,824.47	\$2,155,753.56
<b>INCOME:</b>							
Estimated Tax Revenues:	2,341,586.59	2,341,586.59	2,341,586.59	2,341,586.59	2,341,586.59	2,341,586.59	2,341,586.59
South Cliffs Repayment:		85,000.00					200,000.00
Ross Park Pool Repayment:			120,000.00	120,000.00	200,000.00		
Positron Repayment:							400,000.00
Total Projected Income:	2,341,586.59	2,426,586.59	2,461,586.59	2,461,586.59	2,541,586.59	2,341,586.59	2,941,586.59
<b>TOTAL AVAILABLE INCOME:</b>	<b>\$5,883,995.94</b>	<b>\$3,782,097.36</b>	<b>\$2,461,586.59</b>	<b>\$1,929,645.38</b>	<b>\$3,539,459.47</b>	<b>\$4,949,411.06</b>	<b>\$5,097,340.15</b>
<b>EXPENSE:</b>							
Current Year Debt Service*:	932,931.25	932,911.25	930,890.00	931,772.50	931,635.00	2,793,657.50	0.00
South Cliffs--Phase 1**:	19,636.53						
South Cliffs--Phase 2**:	2,997.11						
Old Town Revitalization:	622,000.00						
Proposed Revitalization:	{382,657.95}	{947,992.00}	{878,032.00}				
Old Town Reinvestment***:	2,546,535.28	1,910,000.00	1,410,000.00				
Old Town Engineering--Phase 2:		100,000.00					
Positron:	400,000.00						
Cheyenne Crossing**:	4,385.00	281,483.11	294,934.80				
Whitman/Yellowstone Hotel:		256,500.00	256,500.00				
Federal Express:		200,000.00					
Clark Street Overpass:		101,203.00	101,203.00				
Total Projected Expense:	4,528,485.17	3,782,097.36	2,993,527.80	931,772.50	931,635.00	2,793,657.50	0.00
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$1,355,510.77</b>	<b>\$0.00</b>	<b>-\$531,941.21</b>	<b>\$997,872.88</b>	<b>\$2,607,824.47</b>	<b>\$2,155,753.56</b>	<b>\$5,097,340.15</b>

Probaby delay Phase 3 until 2007 to make 2006 balance.

\$6,725.85 of 2005 Cheyenne shifted to 2006 to make 2005 balance.

**Notes:**

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

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

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

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

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

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

Updated 11/15/04.

pda/financials/ccprojections2004.xls

**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-64
2. Payment is due to: City of Pocatello
3. The amount to be disbursed is: \$611,165.06
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: September 15, 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-64**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Reimbursement for Construction Materials in connection with the Old Town Pocatello reinvestment project.	City of Pocatello P. O. Box 4169 Pocatello, ID 83205-4169  Attn: Finance Dept.	611,165.06

**INVOICE TOTAL      \$611,165.06**

*Chd*

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

**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-62
2. Payment is due to: City of Pocatello
3. The amount to be disbursed is: \$483,323.29
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: September 15, 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-62

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Old Town Pocatello (97-A) downtown reinvestment project. (pay request #3)	City of Pocatello P. O. Box 4169 Pocatello, ID 83205-4169	483,323.29

Attn: Finance Dept.

COPY

INVOICE TOTAL \$483,323.29

*Chd*

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

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: 7849  
DATE: 8/27/04

CUSTOMER NO: 495/1663

TYPE: DT - OLT TOWN REINVESTMENT

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	GLD TOWN REINVESTMENT 80% REIMBURSEMENT TO 8/21	483,323.29	483,323.29



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

A MUNICIPAL CORPORATION TOTAL DUE: \$483,323.29

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 8/27/04 DUE DATE: 9/27/04  
CUSTOMER NO: 495/1663

NAME: POCATELLO DEV AUTHORITY  
TYPE: DT - OLT TOWN REINVESTMENT

REMIT AND MAKE CHECK PAYABLE TO:  
CITY OF POCATELLO  
911 NORTH 7TH AVENUE  
P. O. BOX 4169  
POCATELLO ID 83205-4169

INVOICE NO: 7849  
TERMS: NET 30 DAYS

AMOUNT: \$483,323.29

**CITY OF POCA TELLO  
DOWNTOWN REINVESTMENT PROJECT**

PAYMENT REQUEST NO.: 3

For the period ending: 21-Aug-04

	Contract/ Bid Amount	This Invoice	Total Costs To Date	20% City	80% PDA	Previously Billed/Paid By PDA	Amount Due From PDA	
<b>POCA TELLO DEVELOPMENT AUTHORITY</b>								
a. Engineering costs								
J-U-B Engineers - Phase I	\$436,490.00	\$77,009.78	\$421,243.03	\$84,248.61	\$336,994.42	\$421,243.03	-\$84,248.61	
J-U-B Engineers - High School Gym	\$49,703.00	\$0.00	\$29,821.80	\$5,964.36	\$23,857.44	\$29,821.80	-\$5,964.36	
<b>TOTAL PDA EXPENSES</b>		\$77,009.78	\$451,064.83	\$90,212.97	\$360,851.86	\$451,064.83	-\$90,212.97	-\$90,212.97
<b>CITY OF POCA TELLO EXPENSES</b>								
a. Postage		\$0.00	\$182.00	\$36.40	\$145.60	\$145.60	\$0.00	
b. Printing		\$0.00	\$435.10	\$87.02	\$348.08	\$348.08	\$0.00	
c. Travel		\$0.00	\$719.26	\$143.85	\$575.41	\$575.41	\$0.00	
d. Trees		\$12,241.50	\$12,241.50	\$2,448.30	\$9,793.20	\$0.00	\$9,793.20	
e. Misc		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
f. Construction Costs								
Beco Construction Co Inc - Phase I	\$2,696,976.10	\$611,165.06	\$1,164,722.65	\$232,944.53	\$931,778.12	\$368,035.06	\$563,743.06	
<b>TOTAL CITY EXPENSES</b>		\$623,406.56	\$1,178,300.51	\$235,660.10	\$942,640.41	\$369,104.15	\$573,536.26	\$573,536.26

<b>TOTAL AMOUNT DUE FROM PDA (REQUEST #3)</b>	<b>\$483,323.29</b>
---	---------------------



#4060

Town & Country Pocatello  
Pocatello, ID

(208) 232-7935 *Branda or Gary*

Ticket#148993 Cus#656 Jul 12 04  
Usr R12 Slp 250 Rg# 12 Or# 12 Time 09:15

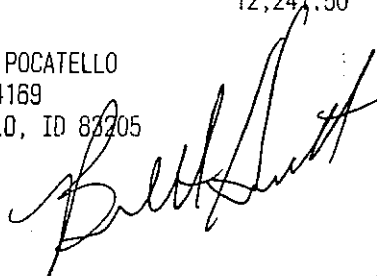
Item Number	Qty	Price	Ext
CRSS 2.5	4	165.00	660.00
CRAB SPRING SNOW BB 2.5			
CRJE BB2.5	4	165.00	660.00
CRAB Red Jewel BB 2.5			
HALA BB2.5I	5	82.50	412.50
Hawthorn Lavelle BB 2.5			
PECHBB2I	2	159.00	318.00
PEAR CHANTICLEER BB2I			
CHSA BB 2.5I	3	159.00	477.00
Cherry Sargent BB 2.5			
HOSHBB2I	21	159.00	3339.00
HONEYLOCUST SHDMSTR BB2			
HACOB2I	10	159.00	1590.00
HACKBERRY COMMON BB 2I			
GIAU BB2.5I	10	165.00	1650.00
Ginkgo Autumn Gold BB 2.5			
ZEL2IBB	19	165.00	3135.00
Zelkove Japanese			

*Trees for Downtown  
Revitalization Project*

-----  
 Subtotal 12,241.50  
 Tax .00  
 =====  
 Total sale 12,241.50

CHARGE 12,241.50

CITY OF POCATELLO  
PO BOX 4169  
POCATELLO, ID 83205



8/25/04  
 DATE  
 077-6001-500  
 ACCT. # 80-05  
 PROJ. #/AMT. EGC016  
 TL INV. AMT. \$ 12,241.50  
 APPR. BY *JB*  
 SEQ. NO.

**RECOMMENDATION OF PAYMENT**

NO.: THREE (3)

<b>PROJECT:</b> City of Pocatello - Downtown Reinvestment Project - Phase I	
<b>ENGINEER'S PROJ NO.:</b>	58122
<b>CONTRACTOR:</b> BECO CONSTRUCTION COMPANY, INC.	
<b>ADDRESS:</b> P.O. Box 1768, Idaho Falls, Idaho 83403	
<b>APPLICATION DATE:</b> 26-Aug-04	<b>CONTRACT DATE:</b> 7-Jun-04
<b>FOR PERIOD ENDING:</b> 21-Aug-04	<b>APPLICATION AMOUNT:</b> \$611,165.06

TO: CITY OF POCATELLO  
Owner

Attached hereto is the CONTRACTOR's Application for Payment for the work accomplished under the Contract through the date indicated above. The Application meets the requirements of the Contract Documents and includes the CONTRACTOR's Certificate stating that all previous payments to him under the Contract have been applied by him to discharge in full all of his obligations in connection with the Work covered by all previous Applications of Payment.

In accordance with the Contract the undersigned recommends payment to the CONTRACTOR of the amount due as shown below.

J-H-B ENGINEERS, Inc.  
By: Dale R. Baum PE  
Date: 8-26-04

**STATEMENT OF WORK**

ORIG. CONTRACT PRICE	<u>\$2,696,976.10</u>	WORK TO DATE	<u>\$1,226,023.84</u>
NET CHANGE ORDERS	<u>\$0.00</u>	AMOUNT RETAINED	<u>\$61,301.20</u>
CURRENT CONTR. PRICE	<u>\$2,696,976.10</u>	SUBTOTAL	<u>\$1,164,722.64</u>
BALANCE OF CONTRACT	<u>\$1,470,952.26</u>	PREVIOUS PAYMENTS	<u>\$553,557.58</u>
PERCENT COMPLETE	<u>45%</u>	AMOUNT DUE	<u>\$611,165.06</u>

**OWNER ACCEPTANCE:**

Accepted  
 Denied  
BY: [Signature] DATE: 8/26/04

Original (days) 90 Calendar Days to Substantial Completion  
Days Used 74 Calendar Days  
Revised -0- Days  
Remaining 16 Calendar Days

On Schedule **NO** (See Attached) Starting Date June 9, 2004  
Projected Completion September 6, 2004  
( Substantial Completion)

CONTRACTOR: BECO CONSTRUCTION COMPANY, INC.

TO: CITY OF POCATELLO

CONTRACT FOR: DOWNTOWN REINVESTMENT PROJECT, PHASE I

FOR WORK ACCOMPLISHED COVERING PERIOD THROUGH AUGUST 21, 2004

ITEM NO.	DESCRIPTION				PAY REQUEST #3		PREV. COMPLETED		TOTAL WORK	
		QUAN.	UNIT	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE
202.4.1.A.1	Excavation	10,250	CY	\$ 14.75	926.00	\$13,658.50	3094.00	\$45,636.50	4020.00	\$59,295.00
202.4.1.A.1	Unsuitable Material Excavation	1,230	CY	\$ 40.00						
207.4.1.A.1	Removal of Obstructions	1	LS	\$ 58,000.00	0.15	\$8,700.00	0.50	\$29,000.00	0.65	\$37,700.00
207.4.1.B.1	Rem of Concrete Sidewalks and Driveways	5,490	SY	\$ 9.50	1245.00	\$11,827.50	1217.00	\$11,561.50	2462.00	\$23,389.00
207.4.1.C.1	Rem of Aband Storm, Sanitary, & Waterlines	1,000	LF	\$ 2.60	1017.00	\$2,644.20	606.00	\$1,575.60	1623.00	\$4,219.80
207.4.1.D.1	Rem of Asphalt Pavement	13,420	SY	\$ 4.20	4988.00	\$20,949.60	5250.00	\$22,050.00	10238.00	\$42,999.60
207.4.1.E.3	Rem of Street Lights and Poles	77	EA	\$ 137.00	39.00	\$5,343.00	38.00	\$5,206.00	77.00	\$10,549.00
302.4.1.A.1	Rock Excavation	600	CY	\$ 126.00	204.10	\$25,716.60	318.35	\$40,112.10	522.45	\$65,828.70
305.4.1.A.1	Pipe Bedding for 6" thru 12" Diam Pipe	2,352	LF	\$ 3.00	1216.00	\$3,648.00	837.00	\$2,511.00	2053.00	\$6,159.00
305.4.1.A.1	Pipe Bedding for 18" Diameter Pipe	2,098	LF	\$ 3.00	1052.00	\$3,156.00	710.00	\$2,130.00	1762.00	\$5,286.00
305.4.1.A.1	Pipe Bedding for 24" Diameter Pipe	1,890	LF	\$ 4.00	725.00	\$2,900.00	1162.00	\$4,648.00	1887.00	\$7,548.00
401.4.1.A.1	Water Main Pipe-6" DI Thick. Cl 350 Pipe	20	LF	\$ 38.00	9.00	\$342.00			9.00	\$342.00
401.4.1.A.1	Water Main Pipe - 8" DI Thick. Cl 350 Pipe	208	LF	\$ 63.00	250.00	\$15,750.00			250.00	\$15,750.00
401.4.1.A.1	Water Main Pipe - 12" DI Thick Cl 350 Pipe	750	LF	\$ 53.00	298.00	\$15,794.00	480.50	\$25,466.50	778.50	\$41,260.50
401.4.1.A.1	Water Main Pipe - 14" DI Thick Cl 350 Pipe	58	LF	\$ 126.00			20.00	\$2,520.00	20.00	\$2,520.00
401.4.1.A.1	Water Main Pipe - 18" DI Thick Cl 350 Pipe	2,052	LF	\$ 70.00	1052.00	\$73,640.00	710.00	\$49,700.00	1762.00	\$123,340.00
401.4.1.B.1	Wtr Main Fitting-Size 6" Blind Flange DI AWWA C110	2	EA	\$ 63.00						
401.4.1.B.1	Water Main Fitting - Size 6" Coupler, DI AWWA C110	2	EA	\$ 105.00	1.00	\$105.00			1.00	\$105.00
401.4.1.B.1	Water Main Fitting - Size 6"x6" Tee, DI AWWA C110	2	EA	\$ 210.00	1.00	\$210.00			1.00	\$210.00
401.4.1.B.1	Wtr Main Fitting-Size 8" Blind Flange DI AWWA C110	4	EA	\$ 79.00	3.00	\$237.00			3.00	\$237.00
401.4.1.B.1	Water Main Fitting - Size 8" Coupler, DI AWWA C110	1	EA	\$ 136.00	1.00	\$136.00			1.00	\$136.00
401.4.1.B.1	Water Main Fitting - Size 8"x6" Tee, DI AWWA C110	1	EA	\$ 210.00	1.00	\$210.00			1.00	\$210.00
401.4.1.B.1	Water Main Fitting - Size 8"x8" Tee, DI AWWA C110	3	EA	\$ 273.00	3.00	\$819.00			3.00	\$819.00
401.4.1.B.1	Wtr Main FittingSize12"90degr ElbowDI AWWA C110	1	EA	\$ 400.00	1.00	\$400.00			1.00	\$400.00
401.4.1.B.1	Wtr Main FittingSize 12" Blind Flange DI AWWA C110	5	EA	\$ 137.00	4.00	\$548.00	2.00	\$274.00	6.00	\$822.00
401.4.1.B.1	Wtr Main Fitting - Size 12" Coupler, DI AWWA C110	2	EA	\$ 190.00	2.00	\$380.00	2.00	\$380.00	4.00	\$760.00
401.4.1.B.1	Wtr Main Fitting-Size 12"x12" Tee, DI AWWA C110	4	EA	\$ 504.00			4.00	\$2,016.00	4.00	\$2,016.00
401.4.1.B.1	Wtr Main Fitting-Size12"x4"Reducer DI AWWA C110	1	EA	\$ 1,470.00						
401.4.1.B.1	Wtr Main Fitting-Size12"x8" Tee, DI AWWA C110	1	EA	\$ 190.00			1.00	\$190.00	1.00	\$190.00
401.4.1.B.1	Wtr Main Fitting-Size 12"x8" Tee, DI AWWA C110	1	EA	\$ 346.00	1.00	\$346.00			1.00	\$346.00
401.4.1.B.1	Wtr Main Fitting-Size14" Blind Flange DI AWWAC110	2	EA	\$ 242.00			1.00	\$242.00	1.00	\$242.00

ITEM NO.	DESCRIPTION				UNIT PRICE	PREV. COMPLETED		TO WORK		
		QUAN.	UNIT	UNIT PRICE		QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	
401.4.1.B.1	Wtr Main Fitng-Size14"RomacCouplerDI AWWAC110	3	EA	\$ 368.00	1.00	\$368.00	1.00	\$368.00	2.00	\$736.00
401.4.1.B.1	Water Main Fitting-Size 14"x14" Tee DI AWWA C110	3	EA	\$ 1,050.00			1.00	\$1,050.00	1.00	\$1,050.00
401.4.1.B.1	Wtr Main Fitting-Size 18"Blind Flange DI AWWAC110	2	EA	\$ 410.00			1.00	\$410.00	1.00	\$410.00
401.4.1.B.1	Wtr Main Ftng-Size18"to12" Reducer DI AWWAC110	1	EA	\$ 1,785.00	1.00	\$1,785.00			1.00	\$1,785.00
401.4.1.B.1	Wtr Main Fitting-Size 18"x12" Cross DI AWWA C110	2	EA	\$ 2,205.00			2.00	\$4,410.00	2.00	\$4,410.00
401.4.1.B.1	Water Main Fitting-Size 18"x14" Tee DI AWWA C110	2	EA	\$ 1,155.00			1.00	\$1,155.00	1.00	\$1,155.00
401.4.1.8.1	Water Main Fitting - Size 18"x8" Tee DI AWWA C110	3	EA	\$ 1,500.00	3.00	\$4,500.00			3.00	\$4,500.00
401.4.1.B.1	Wtr Main Fitng-Size 14"90Degr Elbow DI AWWAC110	1	EA	\$ 675.00						
401.4.1.B.1	Wtr Main Fitng-Size 18"x14" Reducer DI AWWAC110	1	EA	\$ 1,000.00						
402.4.1.A.1	Valve - Size 6" - Type Resilient Seated Gate Valves	4	EA	\$ 220.00	2.00	\$440.00			2.00	\$440.00
402.4.1.A.1	Valve - Size 8" - Type Resilient Seated Gate Valves	5	EA	\$ 1,050.00	4.00	\$4,200.00			4.00	\$4,200.00
402.4.1.A.1	Valve - Size 12" - Type Resilient Seated Gate Valves	10	EA	\$ 1,680.00	1.00	\$1,680.00	8.00	\$13,440.00	9.00	\$15,120.00
402.4.1.A.1	Valve - Size 14" Valves (City Furnished)	6	EA	\$ 1,470.00			2.00	\$2,940.00	2.00	\$2,940.00
402.4.1.A.1	Valve - Size 18" Butterfly Valves	10	EA	\$ 4,650.00	6.00	\$27,900.00	4.00	\$18,600.00	10.00	\$46,500.00
403.4.1.A.1	Hydrant	6	EA	\$ 4,850.00	3.00	\$14,550.00	2.00	\$9,700.00	5.00	\$24,250.00
403.4.1.B.2	Fire Service Line - Size 4" Long	2	EA	\$ 2,850.00	1.00	\$2,850.00	1.00	\$2,850.00	2.00	\$5,700.00
403.4.1.B.2	Fire Service Line - Size 4" Short	3	EA	\$ 1,375.00	1.00	\$1,375.00	1.00	\$1,375.00	2.00	\$2,750.00
403.4.1.B.2	Fire Service Line - Size 6" Long	3	EA	\$ 3,000.00	1.00	\$3,000.00			1.00	\$3,000.00
403.4.1.8.2	Fire Service Line - Size 6" Short	2	EA	\$ 1,500.00						
403.4.1.B.2	Fire Service Line - Size 8" Long	4	EA	\$ 3,700.00	2.00	\$7,400.00			2.00	\$7,400.00
403.4.1.B.2	Fire Service Line - Size 8" Short	2	EA	\$ 3,800.00						
404.4.1.A.1	Interior Water Service	17	EA	\$ 1,700.00	7.00	\$11,900.00	5.00	\$8,500.00	12.00	\$20,400.00
404.4.1.A.1	Wtr Serv Conn, Size 1.5" Long Side Inter Wtr Serv	1	EA	\$ 2,000.00	1.00	\$2,000.00			1.00	\$2,000.00
404.4.1.A.1	Wtr Serv Conn Size 2" Long Side Inter Wtr Serv	3	EA	\$ 2,200.00	3.00	\$6,600.00	2.00	\$4,400.00	5.00	\$11,000.00
404.4.1.A.1	Wtr Serv Conn Size 1" Long Side Ext Wtr Serv & Box	9	EA	\$ 1,400.00	7.00	\$9,800.00	6.00	\$8,400.00	13.00	\$18,200.00
404.4.1.A.1	Wtr Serv ConnSize 1.5"Long Side Ext Wtr Serv&Box	2	EA	\$ 2,300.00						
404.4.1.A.1	Wtr Serv Conn Size 1" Short Side Inter Wtr Serv	17	EA	\$ 1,400.00	2.00	\$2,800.00	7.00	\$9,800.00	9.00	\$12,600.00
404.4.1.A.1	Wtr Serv Conn Size 1.5"Short Side Inter Wtr Serv	2	EA	\$ 1,600.00			1.00	\$1,600.00	1.00	\$1,600.00
404.4.1.A.1	Wtr Serv Conn Size 1" Short Side Ext Wtr Serv&Box	6	EA	\$ 1,000.00	2.00	\$2,000.00	3.00	\$3,000.00	5.00	\$5,000.00
404.4.1.A.1	Wtr Serv Conn Size1.5"Short Side Ext Wtr Serv&Box	1	EA	\$ 3,000.00			1.00	\$3,000.00	1.00	\$3,000.00
404.4.1.A.1	Wtr Serv Conn Size2" Short Side Ext Wtr Serv&Box	1	EA	\$ 3,500.00	2.00	\$7,000.00			2.00	\$7,000.00
404.4.1.A.1	Wtr Serv Conn Size 3", Long Side, Interior	1	EA	\$ 6,000.00						
404.4.1.A.2	City and or State Plumbing Fee	60	EA	\$ 21.00						
601.4.1.A.3	12" Storm Drain Pipe, Class ASTM D3034 SDR 35	1,134	LF	\$ 31.00	659.00	\$20,429.00	334.00	\$10,354.00	993.00	\$30,783.00
601.4.1.A.3	12" Storm Drain Pipe Cl ASTM D2241Water Class Pipe	117	LF	\$ 39.00			61.00	\$2,379.00	61.00	\$2,379.00

ITEM NO.	DESCRIPTION				PAY REQUEST #3		PREV. COMPLETED		TO WORK	
		QUAN.	UNIT	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE
601.4.1.A.3	24" Storm Drain Pipe, Class ASTM F679, T-1	1,843	LF	\$ 66.00	725.00	\$47,850.00	1162.00	\$76,692.00	1887.00	\$124,542.00
602.4.1.A.1	Storm Drain Manhole - Size 48" Diameter	11	EA	\$ 1,600.00	4.00	\$6,400.00	5.00	\$8,000.00	9.00	\$14,400.00
602.4.1.A.1	Storm Drain Manhole - Size 72" Diameter	1	EA	\$ 2,500.00			1.00	\$2,500.00	1.00	\$2,500.00
602.4.1.F.1	Catch Basin - City Standard Type 1	39	EA	\$ 950.00	22.00	\$20,900.00	11.00	\$10,450.00	33.00	\$31,350.00
602.4.1.G.1	Roof/Canopy Drain, Long	15	EA	\$ 1,800.00	3.00	\$5,400.00	10.00	\$18,000.00	13.00	\$23,400.00
602.4.1.G.1	Roof/Canopy Drain, Short	3	EA	\$ 800.00	1.00	\$800.00	3.00	\$2,400.00	4.00	\$3,200.00
706.4.1.A.3	Standard Curb and Gutter	5,630	LF	\$ 13.70	1554.00	\$21,289.80			1554.00	\$21,289.80
706.4.1.E.1	Concrete Sidewalks	3,430	SY	\$ 37.50						
706.4.1.F.1	Concrete Driveway Approach	500	SY	\$ 47.00						
706.4.1.G.1	Concrete Pedestrian Ramp	21	EA	\$ 430.00						
802.4.1.B.1	Type 1 Crushed Aggr for Base (for Roadway)	6,100	TONS	\$ 15.25	1583.25	\$24,144.56			1583.25	\$24,144.56
802.4.1.B.1	Type 2 Crushed Aggr for Subbase(for Roadway)	9,050	TONS	\$ 11.50	3552.25	\$40,850.88			3552.25	\$40,850.88
802.4.1.B.1	Crushed Aggregate for Sidewalk Base	3,250	TONS	\$ 16.00						
810.4.1.A.1	Class 1 Plant Mix Pavement	3,074	TONS	\$ 41.00						
810.4.1.B.1	Miscellaneous Plant Mix Pavement	200	SY	\$ 26.00						
1105.4.1.A.1.A	Install New Sign Foundation	24	EA	\$ 65.00						
1105.4.1.A.1.A	Remove Sign and Salvage to City	30	EA	\$ 53.00						
2010.4.1.A.1	Mobilization/Weekly Construction Meeting	1	LS	\$ 30,000.00						
2020.4.1.C.1	Furnishing & Placing Monument Frame & Cover	6	EA	\$ 200.00			0.60	\$18,000.00	0.60	\$18,000.00
2030.4.1.A.1	Existing Manhole, Adjust to Grade	4	EA	\$ 350.00						
2030.4.1.C.1	Existing Valve Box, Adjust to Grade	1	EA	\$ 300.00						
2060.4.1.A.1	Subgrade Separation Geotextile	19,634	SY	\$ 1.40	9500.00	\$13,300.00			9500.00	\$13,300.00
SP-1	Concrete Unit Pavers	13,640	SF	\$ 8.50						
SP-4A	Luminaire Foundation	80	EA	\$ 352.00	52.00	\$18,304.00			52.00	\$18,304.00
SP-4B	Set City Provided Luminaire Pole and Fixture	30	EA	\$ 182.00						
SP-4C	Set Contractor Provided Luminaire Pole & Fixture	50	EA	\$ 182.00						
SP-4D	Lighting and Light Receptacle, Wiring, and Conduit	1	LS	\$165,000.00	0.05	\$8,250.00	0.10	\$16,500.00	0.15	\$24,750.00
SP-4E	Tree Lighting Wiring, Conduit and Receptacle	1	LS	\$ 36,000.00	0.05	\$1,800.00	0.10	\$3,600.00	0.15	\$5,400.00
SP-4F	Electrical Service - Trees, Lights and Signals	1	LS	\$ 25,000.00			0.10	\$2,500.00	0.10	\$2,500.00
SP-5A	Signal Rewire Main and Lewis	1	LS	\$ 7,350.00						
SP-5B	Signal Rewire Main and Clark	1	LS	\$ 7,350.00	0.10	\$735.00	0.10	\$735.00	0.20	\$1,470.00
SP-5C	Signal Rewire Main and Center	1	LS	\$ 7,350.00	0.20	\$1,470.00			0.20	\$1,470.00
SP-5D	New "Central" Power Panel Box	1	LS	\$ 9,000.00	0.10	\$900.00			0.10	\$900.00
SP-5E	Interconnect Conduit for Traffic Signals	1	LS	\$ 7,600.00	0.85	\$6,460.00	0.10	\$760.00	0.95	\$7,220.00
SP-6	Traffic Control	1	LS	\$ 80,000.00	0.33	\$26,400.00	0.43	\$34,400.00	0.76	\$60,800.00

ITEM NO.	DESCRIPTION				PAY REQUEST #3		PREV. COMPLETED		TO WORK	
		QUAN.	UNIT	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE
SP-6A	Business Access Sign and Post	8	EA	\$ 400.00	2.00	\$800.00	6.00	\$2,400.00	8.00	\$3,200.00
SP-7	Irrigation System	1	LS	\$ 23,000.00	0.50	\$11,500.00			0.50	\$11,500.00
SP-8A	Place Structural Planting Material	1,668	CY	\$ 32.00	930.00	\$29,760.00			930.00	\$29,760.00
SP-8B	Transplant Tree	3	EA	\$ 820.00						
SP-8C	Plant Tree	24	EA	\$ 355.00						
SP-8D-1	48" x 48"+/- Tree Grate Frame	27	EA	\$ 315.00						
SP-8D-2	36" x 36"+/- Tree Grate Frame	10	EA	\$ 315.00						
SP-8E	48" x48" Tree Grate and Frame	17	EA	\$ 1,200.00						
SP-8F	Tree Guard	44	EA	\$ 600.00						
SP-8G	Tree Warranty (24 each)	1	LS	\$ 5,000.00						
SP-9	Remove and Reset Street Clock	1	LS	\$ 483.00						
SP-10A	Vault Surface Repair 312 W. Center	1	LS	\$ 3,000.00						
SP-10B	Vault Surface Repair 101 N. Main	1	LS	\$ 3,000.00						
SP-10C	Vault Surface Repair 102 S. Main	1	LS	\$ 3,000.00						
SP-10D	Vault Surface Repair 240 W. Center	1	LS	\$ 3,000.00						
SP-10E	Vault Surface Repair 224 N. Main	1	LS	\$ 3,000.00						
SP-10F	Vault Surface Repair 230 W. Bonneville	1	LS	\$ 3,000.00						
SP-11	Irrigation Drain	1	LS	\$ 30,000.00	0.10	\$3,000.00	0.60	\$18,000.00	0.70	\$21,000.00
SP-13	Remove and Reset Banner Poles	2	EA	\$ 500.00						
SP-14A	2 Gallon Expansion Tank	30	EA	\$ 250.00	11.00	\$2,750.00			11.00	\$2,750.00
SP-14B	5 Gallon Expansion Tank	30	EA	\$ 265.00	12.00	\$3,180.00			12.00	\$3,180.00
SP-15	Use Tax	1	LS	\$ 5,500.00						
SP-16	Non-Potable Main Line Separation Encasement	5	EA	\$ 850.00	5.00	\$4,250.00			5.00	\$4,250.00
ADDITIVE ALTERNATE ITEMS										
SP-8C	Plant Tree	54	EA	\$ 315.00						
SP-8E	36" x 36" Tree Grate and Frame	54	EA	\$ 315.00						
SP-8F	Tree Guards	54	EA	\$ 610.00			47.00	\$14,805.00	47.00	\$14,805.00
SP-8G	Tree Warranty (54 each)	1	LS	\$ 2,625.00						
SP-17	Additional year of warranty and bonding	1	LS	\$ 3,200.00						
WORK CHANGE DIRECTIVES										
WCD	Added 45 Deg. Bend for Fire Service	8	EA	\$ 350.00	8.00	\$2,800.00			8.00	\$2,800.00

Total	\$643,331.64	\$582,692.20	\$1,226,023.84
Less Retainage - 5%	\$32,166.58	\$29,134.62	\$61,301.20
Less Previous Payments		\$553,557.58	\$553,557.58
Total Due	\$611,165.06		\$611,165.06

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous payments received from the OWNER on account of Work done under the Contract referred to above have been applied to discharge in full, all obligations of the CONTRACTOR incurred in connection with Work covered by prior Applications for Payment numbered 1 through 2 inclusive; and (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application of Payment will pass to OWNER at time of payment, free and clear of all liens, claims, security interests and encumbrances (except such as covered by bond acceptable to the OWNER).

DATED: \_\_\_\_\_

BECO CONSTRUCTION COMPANY, INC.  
**Contractor**

BY: \_\_\_\_\_

Original (days)	<u>90 Calendar Days to Substantial Completion</u>
Days Used	<u>74 Calendar Days</u>
Revised	<u>-0- Days</u>
Remaining	<u>16 Calendar Days</u>

On Schedule NO - SEE SCHEDULE COMMENTS

Starting Date June 9, 2004

Projected Completion September 6, 2004 (Substantial)

## Whitman PDA Loan

Compound Period ..... Semiannual

Nominal Annual Rate ... : ~~2.500~~ %  
 Effective Annual Rate .. : 2.516 %  
 Periodic Rate ..... : 1.2500 %  
 Daily Rate ..... : 0.00685 %

*2.5%, Semiannual, 12 yrs.  
 pmt = \$24,873.65*

## CASH FLOW DATA

Event	Start Date	Amount	Number Period	End Date
1 Loan	09/08/2004	513,000.00	1	
2 Payment	03/08/2005	24,873.65	<del>24</del> Semiannual	09/08/2016

## AMORTIZATION SCHEDULE - Normal Amortization

Date	Payment	Interest	Principal	Balance
Loan 09/08/2004				513,000.00
2004 Totals	0.00	0.00	0.00	
1 03/08/2005	24,873.65	6,412.50	18,461.15	494,538.85
2 09/08/2005	24,873.65	6,181.74	18,691.91	475,846.94
2005 Totals	49,747.30	12,594.24	37,153.06	
3 03/08/2006	24,873.65	5,948.09	18,925.56	456,921.38
4 09/08/2006	24,873.65	5,711.52	19,162.13	437,759.25
2006 Totals	49,747.30	11,659.61	38,087.69	
5 03/08/2007	24,873.65	5,471.99	19,401.66	418,357.59
6 09/08/2007	24,873.65	5,229.47	19,644.18	398,713.41
2007 Totals	49,747.30	10,701.46	39,045.84	
7 03/08/2008	24,873.65	4,983.92	19,889.73	378,823.68
8 09/08/2008	24,873.65	4,735.30	20,138.35	358,685.33
2008 Totals	49,747.30	9,719.22	40,028.08	
9 03/08/2009	24,873.65	4,483.57	20,390.08	338,295.25
10 09/08/2009	24,873.65	4,228.69	20,644.96	317,650.29
2009 Totals	49,747.30	8,712.26	41,035.04	
11 03/08/2010	24,873.65	3,970.63	20,903.02	296,747.27
12 09/08/2010	24,873.65	3,709.34	21,164.31	275,582.96
2010 Totals	49,747.30	7,679.97	42,067.33	
13 03/08/2011	24,873.65	3,444.79	21,428.86	254,154.10
14 09/08/2011	24,873.65	3,176.93	21,696.72	232,457.38
2011 Totals	49,747.30	6,621.72	43,125.58	
15 03/08/2012	24,873.65	2,905.72	21,967.93	210,489.45
16 09/08/2012	24,873.65	2,631.12	22,242.53	188,246.92



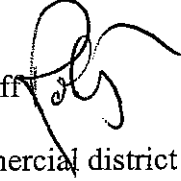
## Whitman PDA Loan

Date	Payment	Interest	Principal	Balance
2012 Totals	49,747.30	5,536.84	44,210.46	
17 03/08/2013	24,873.65	2,353.09	22,520.56	165,726.36
18 09/08/2013	24,873.65	2,071.58	22,802.07	142,924.29
2013 Totals	49,747.30	4,424.67	45,322.63	
19 03/08/2014	24,873.65	1,786.55	23,087.10	119,837.19
20 09/08/2014	24,873.65	1,497.96	23,375.69	96,461.50
2014 Totals	49,747.30	3,284.51	46,462.79	
21 03/08/2015	24,873.65	1,205.77	23,667.88	72,793.62
22 09/08/2015	24,873.65	909.92	23,963.73	48,829.89
2015 Totals	49,747.30	2,115.69	47,631.61	
23 03/08/2016	24,873.65	610.37	24,263.28	24,566.61
24 09/08/2016	24,873.65	307.04	24,566.61	0.00
2016 Totals	49,747.30	917.41	48,829.89	
Grand Totals	596,967.60	83,967.60	513,000.00	



PLANNING & DEVELOPMENT SERVICES

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

**To:** Jerry Myers, Whitman LTD  
**From:** Planning and Development Services Department Staff   
**Subject:** Parking standards/requirements in the Central Commercial district  
**Date:** August 20, 2004

In response to your inquiry about parking requirements in the Central Commercial district, we have put together a summary of code requirements and some of the history and intent behind these code requirements.

Municipal Code Section 17.44.085 specifies that off-street parking requirements in the Central Commercial district are not applicable for any permitted use which will occupy an existing building in this district. Therefore, reuse of an existing building does not require the addition of parking spaces. This section is based on the understanding of physical constraints in the Central Commercial district. Also, this is consistent with how parking requirements are applied to any existing building. For sites that do not have adequate parking according to current codes, additional parking is only required when a building is expanded. Outside of the Central Commercial District, additional parking may be required for an existing building if a more intensive use replaces an existing use, but in the Central Commercial district it is explicit that additional parking is not required for any permitted use. Additionally, both of these buildings were former hotels which if operating today would have parking needs beyond the proposed residential dwelling units.

In addition, in the early 1990's, federal grant money was used to improve the Union Pacific parking lots for public use specifically to address parking constraints in the Central Commercial District just so that lack of parking would not be an impediment to redevelopment. This project was one of the first improvements made in the initial Old Town redevelopment efforts. Publicly provided parking was offered as an incentive to private businesses and building owners who were willing to take on the challenge of restoring and maintaining historic buildings and become partners in redevelopment efforts. Although reuse of Old Town's upper floors has not occurred as rapidly as initially hoped, as redevelopment efforts continue and as the Old Town area becomes more and more vibrant, parking may become more of an issue that may have to be readdressed on an area-wide basis. However, for now, staff finds that parking availability should

**Plan Review/  
Planning Services**  
Phone: (208) 234-6161  
Fax: (208) 234-6257  
(208) 234-6586

**Neighborhood &  
Community Services**  
Phone: (208) 234-6185  
Fax: (208) 234-6586

**Permits & Licenses/  
Building & Inspection  
Services**  
Phone: (208) 234-6158  
Fax: (208) 234-6257  
(208) 234-6586

not be an obstacle for the redevelopment of the Whitman and the Yellowstone buildings due to the availability of parking in the Union Pacific parking lots.

Also, staff notes that Municipal Code Section 17.44.050 allows for special exceptions to parking requirement for joint uses of parking facilities that use parking spaces at different times of the day. A mixture of housing and commercial uses in these buildings will allow for this type of sharing of parking facilities because residential users and commercial users generally need parking at different times. Furthermore, staff believes that the type of residents that are attracted to downtown living will have a higher tolerance for using an off-site parking lot and/or using other modes of transportation such as transit, walking and bicycling.

We would also like to note that this issue is specifically addressed in the following Objectives and Policies in the City's Comprehensive Plan:

Land Use Chapter - Policy G under Objective 4.1: Explore opportunities to create public/private partnerships for the promotion of infill, redevelopment, and mixed-use development, such as but not limited to, public incentives or funds to assist with parking, housing, other improvements or demonstration projects.

Land Use Chapter – Objective 5.2: Encourage mixed-use developments to provide commercial services within walking or biking distance from residences.

Housing Chapter – Objective 2.4: Encourage upper-story housing in the downtown area and the Warehouse Historic District.

Special Sites Chapter – Objective 1.3: Encourage the rehabilitation of historic or architecturally significant structures for continued use or appropriate adaptive reuse.

Special Sites Chapter – Objective 1.7: Discourage “demolition by neglect” of historic buildings by utilizing public and private resources.

We hope this answers your questions and that you are successful in your redevelopment efforts.

## Mina Brown

---

**From:** Melissa Green [GREENME@d25.k12.id.us]  
**Sent:** Monday, August 30, 2004 3:38 PM  
**To:** otp@oldtownpocatello.com  
**Subject:** Old Town

I'm responding to the information sent out by Mina Brown.

The apartments would be great for the downtown area, but a hotel situation would also be great. Visitors to town would help support the local restaurants and shops.

My son is in school at MSU in Bozeman and another son had lived in Bend, OR. These towns are our size and have a thriving downtown - people are everywhere and it's fun to be there. I believe our town has the potential to also be a thriving community. I'm for anything that will help the downtown.

Thanks

Melissa Green  
9839 W. Bighorn Dr.  
Pocatello, ID

**Mina Brown**

---

**From:** Neal Richardson [RICHARNE@d25.k12.id.us]  
**Sent:** Friday, August 27, 2004 2:27 PM  
**To:** otp@oldtownpocatello.com  
**Subject:** Whitman & Yellowstone Hotels

I think anything that would help to restore these historic building is fantastic.

**Mina Brown**

---

**From:** Antoinette Paulus [PAULUSAN@d25.k12.id.us]  
**Sent:** Friday, August 27, 2004 12:47 PM  
**To:** otp@oldtownpocatello.com  
**Subject:** Restoring the Whitman and Yellowstone Hotels

Great Idea!!! I am all in support of it!

Toni Paulus  
923 N. Hayes  
232-8343

## Mina Brown

---

**From:** Marla Vik [mvik@jub.com]  
**Sent:** Tuesday, August 31, 2004 8:28 AM  
**To:** OTP@oldtownpocatello.com  
**Subject:** Restoration of Whitman & Yellowstone hotels

Dear Mina,

Just read a couple of articles about the possible renovation of the Whitman and Yellowstone Hotels and did not want to delay in sending you a letter of my support for this project. This is a great opportunity to improve the downtown area and take a huge step forward in the process of making Old Town Pocatello an even more appealing place for shopping, eating, socializing and appreciating the history and beauty of the architecture there. The creation of 51 low and moderate income apartments is an added bonus that is very needed in Pocatello.

I can see no downside to this project and would encourage the PDA board to vote in favor of supporting this undertaking. As Harry said himself, it could cost the City even more if they are required to tear it down. Contrast that scenario with the pride the community will have in restoring and utilizing this great part of our history. Let's continue the vision of creating a beautiful, historic, engaging center for Pocatello.

*Marla L. Vik, P.E.*

J-U-B ENGINEERS Inc.  
Pocatello, Idaho 83201  
208-232-1313  
208-232-3489 fax  
208-241-0371 cell

8/31/2004

**Mina Brown**

---

**From:** Margaret Ganyo [mganyo@ida.net]

**Sent:** Thursday, August 26, 2004 10:34 AM

**To:** Mina Brown

Mina,

I think that the restoration of the Whitman and Yellowstone Hotels would be a tremendous boost to Pocatello's economy. Please let me know how I might be of help to support this project.

Margaret Ganyo  
4997 Independence  
Chubbuck, ID 83202

8/31/2004



**Mina Brown**

---

**From:** Elisabeth Hunt [erhunt@hotmail.com]  
**Sent:** Friday, August 27, 2004 9:05 AM  
**To:** otp@oldtownpocatello.com  
**Subject:** Save downtown

I have always LOVED the idea of making our "urban" landscape a little more beautiful! I would be very much in favor of using tax dollars to improve the Yellowstone Hotel and the Whitman Building.

Please let me know how I can help.

Liza Raley  
KLCE - FM  
Morning Show  
(And proud Pocatello Resident)

1130 East Clark Street

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## Mina Brown

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**From:** Ted and Carrie Booth [tedandcarrie@cableone.net]

**Sent:** Sunday, August 29, 2004 9:19 PM

**To:** otp@oldtownpocatello.com

**Subject:** Whitman

I support the Whitman project.

Ted Booth, AIA

8/31/2004

## Mina Brown

---

**From:** Kristina Salness [ktsalness@cablone.net]

**Sent:** Monday, August 30, 2004 9:17 AM

**To:** otp@oldtownpocatello.com

**Subject:** restoration

I am definately in favor of the restoration of The Whitman and Yellowstone and appreciate the work done so far toward that effort. I can't think of a better way to spend our tax dollars. Any urban renewal which includes apartments, is beneficial to everyone. I will attend the meeting on Wed. at 11.

Kristina Salness  
336 S. 8th Ave  
Pocatello

8/31/2004

**Mina Brown**

---

**From:** Peter W. Vik [vikpete@isu.edu]  
**Sent:** Tuesday, August 31, 2004 9:30 AM  
**To:** otp@oldtownpocatello.com  
**Subject:** restore Whitman & Yellowstone Hotel

Dear Mina,

I appreciate and support your efforts to encourage the Pocatello Development Authority to work to restore the Whitman and Yellowstone hotels. I would be delighted to offer whatever assistance I might to this effort.

Yours respectfully,  
Peter Vik  
760 South 19th Ave  
Pocatello, ID 83201

8/31/2004

**Mina Brown**

---

**From:** John Looze [jlooze@earthlink.net]

**Sent:** Thursday, August 26, 2004 1:14 PM

**To:** otp@oldtownpocatello.com

Restore the downtown.

John Looze

8/31/2004

## Mina Brown

---

**From:** Denise Lee [LEEDE@d25.k12.id.us]  
**Sent:** Friday, August 27, 2004 11:55 AM  
**To:** otp@oldtownpocatello.com  
**Subject:** I think it would be very appropriate to renevate these olderbuildings. New buildings just don't  
ha

I think it would be very appropriate to renevate these older buildings.  
New buildings just don't have the personality and charm found inn older buildings.

Denise Lee

**Mina Brown**

---

**From:** Tammy Farsi [FARSITA@d25.k12.id.us]  
**Sent:** Friday, August 27, 2004 10:13 AM  
**To:** otp@oldtownpocatello.com  
**Subject:** I would absolutely support this.

I would absolutely support this.

Tammy Farsi

**Mina Brown**

---

**From:** Heidi Lyons [LYONSHE@d25.k12.id.us]  
**Sent:** Friday, August 27, 2004 9:15 AM  
**To:** otp@oldtownpocatello.com  
**Subject:** Restoration of Yellowstone & Whitman hotels

Our family thinks there is value in restoring the two hotels.

Jerry and Heidi Lyons  
1608 N. Mink Creek Rd.  
Pocatello, ID 83204



**Mina Brown**

---

**From:** Kathy Collins [COLLINKA@d25.k12.id.us]  
**Sent:** Friday, August 27, 2004 8:03 AM  
**To:** otp@oldtownpocatello.com  
**Subject:** Restoration of Whitman and Yellowstone Hotels

I totally support this project. I think it is a wonderful use for PDA funds.

Kathleen Collins  
10 Valleyview  
Pocatello, ID 83204

**Mina Brown**

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**From:** Rhonda Naftz [NAFTZRH@d25.k12.id.us]  
**Sent:** Friday, August 27, 2004 7:59 AM  
**To:** otp@oldtownpocatello.com  
**Subject:** Whitman and Yellowstone Hotels

Rhonda Naftz  
817 N Garfield

I would like to see these building fixup and used once again. Please consider this request.

## Mina Brown

---

**From:** Peck, Diane [dianep@portmed.org]  
**Sent:** Thursday, August 26, 2004 2:05 PM  
**To:** otp@oldtownpocatello.com  
**Subject:** approve

Mina,

I think this is a fabulous idea! I will not be able to attend the meeting on Wednesday, I will be working. My address is 532 North Garfield phone 478-6595

Diane Peck

Diane Peck, Health Educator  
Community Health Education  
(208) 239-2430  
Portneuf Medical Center  
651 Memorial Drive  
Pocatello, ID 83209

## Mina Brown

---

**From:** Corinne Dixon [cdixon@cleartalk.net]  
**Sent:** Thursday, August 26, 2004 1:54 PM  
**To:** otp@oldtownpocatello.com  
**Cc:** Libby Sargeant  
**Subject:** Restoration of Whitman and Yellowstone Hotels

You have my vote for the restoration of both these locations. I remember how beautiful this area was when I was a small girl, and I would love to relive that again.

Corinne Dixon  
Regional Sales Manager  
Clear Talk  
Pocatello, ID 83204  
(O)208-233-6246  
(C)208-223-1377  
(F)208-233-6244

## **Mina Brown**

---

**From:** Rory Erchul [rory.erchul@keyon.com]  
**Sent:** Thursday, August 26, 2004 1:44 PM  
**To:** otp@oldtownpocatello.com  
**Subject:** RE: Help Restore Whitman & Yellowstone Hotels

I support it!

Rory Erchul

-----Original Message-----

**From:** Mina Brown [mailto:otp@oldtownpocatello.com]  
**Sent:** Thursday, August 26, 2004 9:37 AM  
**To:** 'Grace Owens'; 'Cary Jones'; Eva Nye; 'Rory Erchul'; John Gribas; 'Linda Deck'; 'Mike Doellman'; 'Sylvia Raumaker'; PPink@aol.com; 'andrea Kern'; tanderson@pocatelloidaho.com; 'Margaret Ganyo'; 'Jones2, Paula - Pocatello, ID'; Kathy Morter; Ray Carter; Susan Pentoney; Tim Whiteus; Allen Collins; David Sandquist; Dick Carroll; Dorsey Hill; Greg Maag; Jerold Myler; Jerry Myers; Kim Smith; Libby Sargeant; Rob Wiscombe  
**Subject:** Help Restore Whitman & Yellowstone Hotels

--Please circulate until August 31, 2004--

If you have ever admired Pocatello's historic Whitman and Yellowstone hotels and wished that they could be brought back to life, please keep reading because you can help make it happen.

Four people who own property in historic Old Town, together with the Idaho nonprofit The Housing Company, have put together a plan to develop apartments in the upper stories of both hotels. These 51 apartments would be available for rent to families with income below the area median. The ground floor of the Whitman would be restored for commercial use and a common area for the residents. The ground floor of the Yellowstone has already been restored so only its upper stories are involved in the project.

There are about 80 apartments in the upper stories of buildings in historic Old Town-including five in the historic Eagles Building, restored in 1999 by Pocatello Neighborhood Housing Services (a supporter of this project). These people help to keep the area safe and patronize the businesses there. Imagine the impact of 51 more apartments. Imagine seeing the Whitman and Yellowstone restored and full of people.

The Whitman today is a sad reminder of its former beauty. Besides the mess left by pigeons, it has structural problems that need to be addressed or Pocatello is in danger of losing another one of its landmark historic buildings. The funds needed to rehabilitate it are beyond the means of its current property owner.

Like the Eagles Building rehab, which mobilized over 20 sources of funding, this \$5.16 million project would be carried out with a combination of funds, a large part of which would come from the federal government in the form of tax credits. The group still needs to find approximately \$513,000 and they plan to approach the Pocatello Development Authority on September 1 asking for that amount in tax increment financing for the project.

The Pocatello Development Authority, or PDA, is charged with carrying out urban renewal in several areas of Pocatello including the downtown area where these hotels are located. They primarily use tax increment financing to carry out these improvements. Put simply, how this works is that the improvements boost the taxable value of an area, and the additional taxes collected due to the increase in value are used to pay for the improvements; when this process is completed the taxing districts get their usual share from what is now a more valuable property.

If you feel that the public will benefit from the restoration of the Whitman and Yellowstone, please let the PDA know that you think this is an appropriate use of tax dollars. Send e-mail in support of the project to me at otp@oldtownpocatello.com with your name and address. Just a quick reply to this e-mail would be great. Then

forward this to any Bannock County residents you think will be interested.

The PDA meeting will be at 11 a.m. on Wednesday, September 1 in the City Council chambers at 911 N. 7th Ave. Although the public usually does not speak at PDA meetings, your presence in the room would be a tremendous help in demonstrating public support.

Thank you for your attention.

Mina Brown  
Old Town Pocatello Inc.  
[www.oldtownpocatello.com](http://www.oldtownpocatello.com)  
348 West Clark - Pocatello, Idaho 83204  
208.232.7545

## Mina Brown

---

**From:** Mark Edwards [EDWARDMA@d25.k12.id.us]  
**Sent:** Friday, August 27, 2004 11:16 AM  
**To:** otp@oldtownpocatello.com  
**Subject:** Support for Restoration of Yellowstone Building

I have heard a rumor that you are looking to try to restore the Yellowstone Building. I for one am in total support of that!

Mark T. Edwards  
Instructor, Pocatello High School

PS - If you need any help in getting this action moving, I would be more than happy lend a hand!



August 26, 2004

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

RE: ENDORSEMENT OF DOWNTOWN UPPER LEVEL HOUSING

Members of the Pocatello Development Authority:

The Board of Directors of Old Town Pocatello, Inc. solidly endorses the upper level housing project proposed for the Yellowstone and Whitman hotels. Although this project did not originate from our Board of Directors, it aligns well with our vision of downtown Pocatello:

**A downtown that is a destination for locals and tourists alike; a destination that is celebrated for its history and uniqueness, providing an appealing retail mix, desirable commercial space, quality housing, unique common areas, and major community events.**

Old Town Pocatello, Inc. believes that original structures of Pocatello should be preserved, and unfortunately we have already lost a number of historic buildings in the downtown area, including the Bannock Hotel and the Chief Theatre. Original structures are what sets Pocatello apart from other towns and provide our visual history. Both the Whitman Hotel and the Yellowstone Hotel are historic structures of Pocatello and we are fortunate that the ground floor of the Yellowstone has undergone significant restoration. The Whitman, on the other hand, requires immediate attention to be "saved". Built in 1913, the hotel was considered one of the best in Pocatello as half of its rooms had baths. The ground floor of the Whitman once held the Princess Theatre, the mythological birthplace of Judy Garland. Razing the Whitman will send the message that Pocatello's history is insignificant.

In addition to Old Town Pocatello, Inc.'s desire to save and restore Pocatello's historic structures, we believe that the development of downtown housing is a critical component in the redevelopment of downtown. According to the 2003 National Main Street Survey, the number of housing units in central business districts across the country continues to increase. From a downtown business perspective, housing is desirable because residents are a built-in market. With an increase in the number of residents comes a need for an increase in services, including food marts, restaurants, and specialty shops. As property owners, developers, local government, and state governments continue to invest in their downtown historic districts through such initiatives as housing development, additional economic indicators are positively impacted. These include ground floor commercial occupancy rates, ground floor rental rates, number of professional offices, retail sales volume, crime rates, and property values (2003 National Main Street Trends Survey). Studies show that as these downtown economic indicators continue to improve, there is a momentous increase in community members' visits to downtown, especially for special promotions and events. The development of residential units in downtown Pocatello can only have a positive impact on our downtown and on the community as a whole.



In addition to aligning with the vision and mission of Old Town Pocatello, this project aligns well with the purpose of the Pocatello Development Authority, our local urban renewal agency, as specified in Idaho statutes. Specifically, the agency has been provided with the powers, duties, and obligations to implement an urban renewal plan for the "elimination or deteriorated or deteriorating areas and for the prevention of the development or spread of slums and blight". To that end, the agency executes a workable program for utilizing appropriate private and public resources to encourage voluntary rehabilitation of deteriorated or deteriorating structures. Further, the agency "shall afford maximum opportunity, consistent with the needs of the municipality as a whole, to the rehabilitation or redevelopment of the urban renewal area by private enterprise".

The Consolidated Central Corridor Urban Renewal Area Plan of 1998 (amended in 2002) clearly lays out the plan's purpose, goals, and objectives that support the upper level housing project. One of the five components of the stated purpose is to *utilize more effectively the powers granted to the PDA in the pursuit of redevelopment activities*, one of which is to *develop new or improved means of providing housing*. Further, all three of the plan's goals (Commercial Redevelopment, Neighborhood Revitalization, and Economic Development) align with the project as do the plan's five objectives. The third objective, for example, is to *facilitate long-range planning and encourage a more participatory planning and project implementation effort among commercial owners within the Central Corridor Urban Renewal Area*. This participatory approach is further emphasized in the plan, stated as follows: ***Partnerships with the private sector through Business Improvement Districts, entrepreneurial reinvestment, and utilization of external funding sources, including Brownfields grants, will help to accomplish the goals that the City has set forth.***

The Board of Directors of Old Town Pocatello, Inc. encourages the members of the Pocatello Development Authority to give serious consideration to the upper level housing project. As outlined above, this project not only aligns with the vision and mission of Old Town, Inc., it appears to be a project consistent with the purpose, goals, and objectives of the Consolidated Central Corridor Urban Renewal Area Plan.

Sincerely,

Kim G. Smith, President  
Board of Directors  
Old Town Pocatello, Inc.



September 1, 2004

Pocatello Development Authority  
City of Pocatello

Dear Board Members:

My name is Dave Packer, and I am the current President of the Pocatello Rental Housing Association. I am writing in support of the proposed downtown renovation project of the Whitman and Yellowstone Hotels. Although there may be some in our organization who do not agree with this project, or the use of PDA funds, this is a project that needs to be funded.

We can, and have, put a lot of money into the downtown area in an effort to revitalize this part of the city, but downtown will never revitalize until there is housing, and people living there.

I would ask you to support this project, and fund it.

Thank you.

A handwritten signature in cursive script that reads "Dave Packer".

Dave Packer



# The Home Specialists

P.O. Box 10 \* Pocatello, Idaho 83204-0010 \* (208)234-0900 VOICE \* (208)234-0901 FAX  
WEBSITE: [www.HomeSpecialists.com](http://www.HomeSpecialists.com) \* EMAIL: [info@homespecialists.com](mailto:info@homespecialists.com)

Tuesday, August 31, 2004

To Whom It May Concern;

I am very much in favor of the renovation for the upper level housing units in down town Pocatello. This effort will help with the need for affordable housing units in Pocatello for those who seek rentals, specifically in the historic Old Town district.

Quality units give people pride in their surroundings. As the upper level apartments are made available, then there will be additional revitalization to take place for commercial purposes. The shops will serve people's needs and the economy will be strengthened.

Please support this effort.

Sincerely,


W. James Johnston  
Associate Broker  
ABR, CRB, CRS, GRI, SRES

WJJ



PLANNING & DEVELOPMENT SERVICES

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

**To:** Jerry Myers, Whitman LTD  
**From:** Planning and Development Services Department Staff   
**Subject:** Parking standards/requirements in the Central Commercial district  
**Date:** August 20, 2004

In response to your inquiry about parking requirements in the Central Commercial district, we have put together a summary of code requirements and some of the history and intent behind these code requirements.

Municipal Code Section 17.44.085 specifies that off-street parking requirements in the Central Commercial district are not applicable for any permitted use which will occupy an existing building in this district. Therefore, reuse of an existing building does not require the addition of parking spaces. This section is based on the understanding of physical constraints in the Central Commercial district. Also, this is consistent with how parking requirements are applied to any existing building. For sites that do not have adequate parking according to current codes, additional parking is only required when a building is expanded. Outside of the Central Commercial District, additional parking may be required for an existing building if a more intensive use replaces an existing use, but in the Central Commercial district it is explicit that additional parking is not required for any permitted use. Additionally, both of these buildings were former hotels which if operating today would have parking needs beyond the proposed residential dwelling units.

In addition, in the early 1990's, federal grant money was used to improve the Union Pacific parking lots for public use specifically to address parking constraints in the Central Commercial District just so that lack of parking would not be an impediment to redevelopment. This project was one of the first improvements made in the initial Old Town redevelopment efforts. Publicly provided parking was offered as an incentive to private businesses and building owners who were willing to take on the challenge of restoring and maintaining historic buildings and become partners in redevelopment efforts. Although reuse of Old Town's upper floors has not occurred as rapidly as initially hoped, as redevelopment efforts continue and as the Old Town area becomes more and more vibrant, parking may become more of an issue that may have to be readdressed on an area-wide basis. However, for now, staff finds that parking availability should

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**Permits & Licenses/  
Building & Inspection  
Services**  
Phone: (208) 234-6158  
Fax: (208) 234-6257  
(208) 234-6586

not be an obstacle for the redevelopment of the Whitman and the Yellowstone buildings due to the availability of parking in the Union Pacific parking lots.

Also, staff notes that Municipal Code Section 17.44.050 allows for special exceptions to parking requirement for joint uses of parking facilities that use parking spaces at different times of the day. A mixture of housing and commercial uses in these buildings will allow for this type of sharing of parking facilities because residential users and commercial users generally need parking at different times. Furthermore, staff believes that the type of residents that are attracted to downtown living will have a higher tolerance for using an off-site parking lot and/or using other modes of transportation such as transit, walking and bicycling.

We would also like to note that this issue is specifically addressed in the following Objectives and Policies in the City's Comprehensive Plan:

Land Use Chapter - Policy G under Objective 4.1: Explore opportunities to create public/private partnerships for the promotion of infill, redevelopment, and mixed-use development, such as but not limited to, public incentives or funds to assist with parking, housing, other improvements or demonstration projects.

Land Use Chapter – Objective 5.2: Encourage mixed-use developments to provide commercial services within walking or biking distance from residences.

Housing Chapter – Objective 2.4: Encourage upper-story housing in the downtown area and the Warehouse Historic District.

Special Sites Chapter – Objective 1.3: Encourage the rehabilitation of historic or architecturally significant structures for continued use or appropriate adaptive reuse.

Special Sites Chapter – Objective 1.7: Discourage “demolition by neglect” of historic buildings by utilizing public and private resources.

We hope this answers your questions and that you are successful in your redevelopment efforts.



POCATELLO NEIGHBORHOOD  
HOUSING SERVICES

NeighborWorks®  
HomeOwnership Center

206 North Arthur  
PO Box 1146  
Pocatello, ID 83204  
Phone: 208-232-9468  
Fax: 208-232-3155  
www.pnhs.org

**Board of Directors**

Idaho Purce, President  
Bonneville Neighborhood

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Jim Johnston, 2nd Vice President  
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John Ney  
Old Town/Jefferson Neighborhood

Don Thompson  
Resident-at-Large

Dan Diehl  
Wells Fargo

Marty Doncouse  
Citizens Community Bank

Honorable Roger Chase  
Mayor, City of Pocatello

Honorable Ron Frasure  
Council Member, City of Pocatello



November 19, 2003

*Mr. Gerald M. Hunter, President & Executive Director  
Idaho Housing and Finance Association  
P.O. Box 7899  
Boise, Idaho 83707*

*Dear Gerald:*

*The Pocatello Neighborhood Housing Services (PNHS) Board of Directors recently discussed the proposed Upper Floor Housing Project in Old Town Pocatello and approved a Motion at its October 28 meeting to support PNHS as the General Partner.*

*The Board's support is contingent upon a favorable economic feasibility report and housing market study, which will be addressed in the Low-Income Housing Tax Credit application process.*

*PNHS looks forward to working with Idaho Housing and Finance Association and The Housing Company on this important downtown housing and revitalization project.*

*Sincerely,*

*Cary Jones, Executive Director  
Pocatello Neighborhood Housing Services*

*cc: Dale Bowden*

TO: Pocatello Development Authority

FROM: Mike Theiring, Chair  
Historic Preservation Commission

SUBJECT: Support for Upper Level Housing project in Whitman and Yellowstone Buildings

DATE: August 27, 2004

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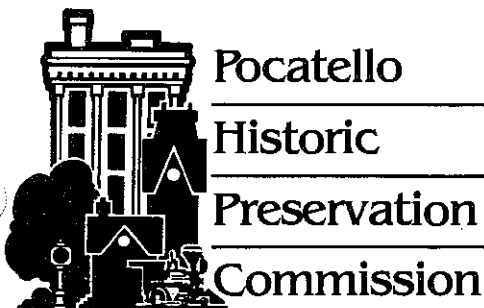
The Historic Preservation Commission would like to express strong support for the upper level housing development proposal before the Pocatello Development Authority. Encouraging upper-story housing development has been a goal of ours for many years and we believe this project would bolster the economic and social health of our downtown and the entire community.

As a City Commission charged with promoting public awareness and preservation of Pocatello's historic resources, we are most concerned with the state of the Whitman Building and fear that further years of neglect will result in the loss of this significant building. Pocatello has one of the best preserved Historic Districts in this region. This building has a rich history and is an important element of our downtown district. In addition, it is located on one of the most intact block faces in the district which means the loss of this large-scale building would greatly impact the entire 100 block of South Main Street.

We have brainstormed for many years on what could be done to address the rundown state of this building and several of the other "at risk" structures in the downtown district, but we do not have the extent of funding or authority needed to take action ourselves other than working with Code Enforcement staff to address minimal maintenance issues.

When it went up for sale, we were hopeful that somebody would be willing and able to purchase and restore it. However, given the challenges and expense of rehabilitating the building in its dilapidated state we recognized it would be quite an undertaking. We are very grateful that this new partnership has taken this challenge and we support them in their efforts to secure the balance of funding needed for this project.

If the Whitman is restored, it will cease to be an eyesore for Old Town and our community. As you are well aware, a large amount of money has been invested into utility and streetscape upgrades and the school district has also invested in a new gymnasium at Pocatello High School. We hope that the Whitman can be rehabilitated so it will not detract from the major improvements that are being made in Old Town.



Municipal Building, ~~██████████~~, P.O. Box 4169, Pocatello, ID 83205  
(208) 234-6184 - FAX (208) 234-6296

We understand the partnership seeking funds plans to take advantage of both the Historic Tax Credit program and other tax credits available for affordable housing projects. This approach was used to redevelop the Eagle's Building on South Arthur Street which is turning out to be a great asset for the downtown area. Redevelopment of upper floor housing in the Kress Building has also proved to be in high demand and is a great asset for downtown.

We want to see downtown, the core of our community, prosper and become an area people are eager to invest in. An economically healthy downtown is good for historic preservation because it creates additional revenue that becomes available for maintaining and restoring buildings. Further housing development will also bring even more residents downtown providing a stronger customer and employee base for downtown businesses.

Thank you for considering our comments.

A handwritten signature in cursive script that reads "Mike Therman". The signature is written in dark ink and is positioned above a large, empty oval shape, which appears to be a placeholder for a stamp or seal.



August 29<sup>th</sup>, 2004

Pocatello Development Authority Board  
1651 Alvin Ricken Drive  
Pocatello, ID 83201

To Whom It May Concern:

The Old Town Neighborhood Association would like to take this opportunity to endorse the expenditure of Tax Increment Finance dollars to invest in upper story housing within the historic Whitman & Yellowstone Hotels.

There will continue to be a need in our community for affordable housing of all types. The quantity of that need has been measured. Demand for existing upper level housing has been strong. The qualities which are created by upper level housing include increased security, as more "eyes on the street" reside in the area, as well as a larger customer base for the goods and services of local merchants.

Less tangible are the effects upon the rental market as a whole. The law of supply and demand suggests that more choices, in this case better rental stock, would incline local landlords towards higher quality products in order to compete. The problems associated with dilapidated rental properties, and their deleterious effects upon adjacent property owners and the neighborhoods of which they are comprised are well known.

The last census would suggest an upward movement of individuals within the existing available housing stock. The bottom rung of the housing stock may become even more blighting, but these conditions create opportunities for individuals and communities to invest in their underutilized stock, and to reap the rewards for the tax base as a whole.

It is reasonable to assume that out of town investors would hesitate to invest in an area in which the citizens themselves do not choose to invest. For the moment, partnerships are needed to create the climate where market forces take hold. We would hope that the members of the Pocatello Development Authority will continue to be as entrepreneurial as those individuals who, one building at a time, are helping to reinvest in and revitalize the neighborhoods along the central corridor and the downtown of Pocatello.

The Old Town Neighborhood Association Board

John Ney, Chair  
Sylvia Raumaker, Vice Chair  
Robert Wallace, Treasurer/Secretary  
Mike Theiring  
Jack Owens  
Diane Peck

# Homeless and Housing Coalition of South East Idaho

**"working and sharing together; valuing everyone"**



## RESOLUTION OF SUPPORT

March 4, 2004

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

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

A handwritten signature in cursive script that reads "Barbara Nash". The signature is written in black ink and is positioned above a horizontal line.

Barbara Nash, President  
Homeless and Housing Coalition

A handwritten signature in cursive script that reads "Chris Peirsol". The signature is written in black ink and is positioned above a horizontal line.

Chris Peirsol, Vice President  
Homeless and Housing Coalition

**President Barbara Nash**  
**People 2 Gente**

**Secretary LaMae Weber**  
**Family Services Alliance**

**Vice President Chris Peirsol**  
**Aid For Friends**

**Treasurer Brenda Ames**  
**The Salvation Army**

August 26, 2004  
422 N Garfield Avenue  
Pocatello, ID 83204

Dear Sir or Madam,

It has come to my attention that the Pocatello Development Authority will consider giving tax increment financing (TIF) to the prospective owners of the Whitman Hotel and the owner of the Yellowstone Hotel this Wednesday morning, September 1. As a citizen concerned about the vitality of Old Town Pocatello, I question the soundness of this TIF, given both the nature of the project and the past business record of the owners.

It is my understanding that these local tax dollars are part of a larger plan and would be given on top of other funds, much of which, would come from the federal government in the form of tax credits. The money raised would then be earmarked for restoring the two buildings in order to provide lower income housing - families with income below the area median - and to make commercial space market ready in the Whitman.

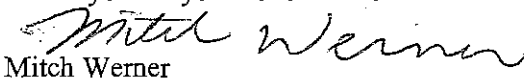
First, do we really need more lower income housing in Pocatello, especially concentrated downtown? Studies have cast doubt that this kind of urban engineering can raise the prospects of the poor or provide the necessary catalyst for downtown renewal. Besides, it is my observation that Pocatello already offers a wealth of affordable housing options all around town. Yet, on the other hand, there seems to be a dearth of high-end, luxury rentals. If the primary goal of this plan is to revitalize Old Town, with the motto being "if you build it, they will come," then I suggest we aim a lot higher and require for our money, at a minimum, mixed income housing utilizing high-quality materials and craftsmanship.

Secondly, can this plan ensure that these building owners will, in coordination with the non-profit The Housing Company, develop and carry out a viable business plan to fill their properties with vibrant businesses? We know it can be done, since other owners downtown have done it. Yet, I have seen the Yellowstone go largely vacant over the last few years in spite of the booming business conducted by lessees there. Based on the record of the plan's major beneficiary, the owner of the Yellowstone, how can we be assured that these buildings won't remain vacant even after they are refurbished without some safeguards in place for our public funds?

I have read the gloom and doom stories propagated by these building owners in the Journal regarding the imminent demolishing of the Whitman Hotel, which I understand they have optioned to purchase on the cheap. This scare tactic cannot obscure the fact that the owner of the Yellowstone, with his vast array of holdings downtown, is partly responsible for why Old Town sits largely vacant today. This individual and his partners would better serve their community by offering realistic leases that encourage long-term tenancy in the turn-key commercial space they already own. With funds received from that space, they could invest in the repair of other areas of their properties. That is what is to be expected of good property owners.

Yes, we all want refurbished, proud landmarks like the Whitman and the Yellowstone hotels downtown. And government assistance, in some form, may be necessary to make that happen. But, when using local tax dollars to improve Old Town, let's first invest in the means necessary to help these owners fill what they already have available for lease, if they are, in fact, interested in doing that. By contrast, what has been proposed looks like a misdirected handout with no guarantee of return.

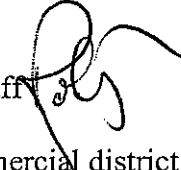
Thank you for your consideration.

  
Mitch Werner



PLANNING & DEVELOPMENT SERVICES

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

**To:** Jerry Myers, Whitman LTD  
**From:** Planning and Development Services Department Staff   
**Subject:** Parking standards/requirements in the Central Commercial district  
**Date:** August 20, 2004

In response to your inquiry about parking requirements in the Central Commercial district, we have put together a summary of code requirements and some of the history and intent behind these code requirements.

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In addition, in the early 1990's, federal grant money was used to improve the Union Pacific parking lots for public use specifically to address parking constraints in the Central Commercial District just so that lack of parking would not be an impediment to redevelopment. This project was one of the first improvements made in the initial Old Town redevelopment efforts. Publicly provided parking was offered as an incentive to private businesses and building owners who were willing to take on the challenge of restoring and maintaining historic buildings and become partners in redevelopment efforts. Although reuse of Old Town's upper floors has not occurred as rapidly as initially hoped, as redevelopment efforts continue and as the Old Town area becomes more and more vibrant, parking may become more of an issue that may have to be readdressed on an area-wide basis. However, for now, staff finds that parking availability should

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Fax: (208) 234-6257  
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not be an obstacle for the redevelopment of the Whitman and the Yellowstone buildings due to the availability of parking in the Union Pacific parking lots.

Also, staff notes that Municipal Code Section 17.44.050 allows for special exceptions to parking requirement for joint uses of parking facilities that use parking spaces at different times of the day. A mixture of housing and commercial uses in these buildings will allow for this type of sharing of parking facilities because residential users and commercial users generally need parking at different times. Furthermore, staff believes that the type of residents that are attracted to downtown living will have a higher tolerance for using an off-site parking lot and/or using other modes of transportation such as transit, walking and bicycling.

We would also like to note that this issue is specifically addressed in the following Objectives and Policies in the City's Comprehensive Plan:

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Special Sites Chapter – Objective 1.3: Encourage the rehabilitation of historic or architecturally significant structures for continued use or appropriate adaptive reuse.

Special Sites Chapter – Objective 1.7: Discourage “demolition by neglect” of historic buildings by utilizing public and private resources.

We hope this answers your questions and that you are successful in your redevelopment efforts.

## Mina Brown

---

**From:** Linda Deck [decklind@isu.edu]  
**Sent:** Thursday, August 26, 2004 10:08 AM  
**To:** otp@oldtownpocatello.com  
**Subject:** Re: Help Restore Whitman & Yellowstone Hotels



decklind.vcf (327 B)

Yes, Mina, I definitely support this project.

Linda

Mina Brown wrote:

> --Please circulate until August 31, 2004--

>  
> If you have ever admired Pocatello's historic Whitman and Yellowstone  
> hotels and wished that they could be brought back to life, please keep  
> reading because you can help make it happen.

>  
> Four people who own property in historic Old Town, together with the  
> Idaho nonprofit The Housing Company, have put together a plan to  
> develop apartments in the upper stories of both hotels. These 51  
> apartments would be available for rent to families with income below  
> the area median. The ground floor of the Whitman would be restored  
> for commercial use and a common area for the residents. The ground  
> floor of the Yellowstone has already been restored so only its upper  
> stories are involved in the project.

>  
> There are about 80 apartments in the upper stories of buildings in  
> historic Old Town-including five in the historic Eagles Building,  
> restored in 1999 by Pocatello Neighborhood Housing Services (a  
> supporter of this project). These people help to keep the area safe  
> and patronize the businesses there. Imagine the impact of 51 more  
> apartments. Imagine seeing the Whitman and Yellowstone restored and  
> full of people.

>  
> The Whitman today is a sad reminder of its former beauty. Besides the  
> mess left by pigeons, it has structural problems that need to be  
> addressed or Pocatello is in danger of losing another one of its  
> landmark historic buildings. The funds needed to rehabilitate it are  
> beyond the means of its current property owner.

>  
> Like the Eagles Building rehab, which mobilized over 20 sources of  
> funding, this \$5.16 million project would be carried out with a  
> combination of funds, a large part of which would come from the  
> federal government in the form of tax credits. The group still needs  
> to find approximately \$513,000 and they plan to approach the Pocatello  
> Development Authority on September 1 asking for that amount in tax  
> increment financing for the project.

> The Pocatello Development Authority, or PDA, is charged with carrying

> out urban renewal in several areas of Pocatello including the downtown  
> area where these hotels are located. They primarily use tax increment  
> financing to carry out these improvements. Put simply, how this works  
> is that the improvements boost the taxable value of an area, and the  
> additional taxes collected due to the increase in value are used to  
> pay for the improvements; when this process is completed the taxing  
> districts get their usual share from what is now a more valuable  
> property.

>  
> If you feel that the public will benefit from the restoration of the  
> Whitman and Yellowstone, please let the PDA know that you think this  
> is an appropriate use of tax dollars. Send e-mail in support of the  
> project to me at otp@oldtownpocatello.com with your name and address.  
> Just a quick reply to this e-mail would be great. Then forward this  
> to any Bannock County residents you think will be interested.

>  
> The PDA meeting will be at 11 a.m. on Wednesday, September 1 in the  
> City Council chambers at 911 N. 7th Ave. Although the public usually  
> does not speak at PDA meetings, your presence in the room would be a  
> tremendous help in demonstrating public support.

>  
> Thank you for your attention.

>  
> Mina Brown  
> Old Town Pocatello Inc.  
> www.oldtownpocatello.com  
> 348 West Clark - Pocatello, Idaho 83204  
> 208.232.7545

## Mina Brown

---

**From:** Mitch Werner [mwparkranger@yahoo.com]  
**Sent:** Thursday, August 26, 2004 11:35 AM  
**To:** otp@oldtownpocatello.com  
**Cc:** fuller1246@yahoo.com  
**Subject:** The Whitman and the Yellowstone

Dear Mina,

Thank you for contacting me regarding the Whitman and Yellowstone Hotels. I appreciate your concern for the structural integrity of Old Town Pocatello and its spiritual meaning to the citizens of Pocatello. I applaud your efforts to raise awareness on the plight of our downtown and to seek ways to ensure its vitality. Keep up the good work!

On the issue of providing funds for the renovation of these structures, however, I respectfully take issue with the assertion that these particular owners need tax dollars to refurbish their properties. These individuals would better serve their community by offering realistic leases that encourage long-term tenancy in the turn-key commercial space they already own. With funds received from that space, they could invest in the repair of other areas of their properties. That is what to be expected of good property owners.

I have seen the Yellowstone go largely vacant over the last few years in spite of the booming business conducted by renters there. This calls into question the motives and intent of the owner(s) of that property and his/their ability to contribute to the vitality of Old Town.

If these owners can't make a go of their commercial property in Old Town, they should divest themselves of those buildings so that others with better business skills can give it a try. Instead of giving handouts to owners who appear unable to make it in Old Town - when compared to the other owners working hard to maintain vibrant businesses downtown - we should be encouraging them to sell their properties, rather than sit on them.

Sincerely,

Mitch Werner

cc: Pocatello Development Authority

---

Do you Yahoo!?



## Mina Brown

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**From:** John Jakupcak [fuller1246@yahoo.com]  
**Sent:** Tuesday, August 31, 2004 4:05 PM  
**To:** otp@oldtownpocatello.com  
**Subject:** Whitman and Yellowstone Hotels

Dear Mina,

After reading your email and today's newspaper article, I am not sure I can support the commitment of \$500,000 by PDA to restore these two hotels when the PDA is already stretched to the limit by the road construction project. I have the following concerns that I hope you will pass onto the PDA.

1. I do not agree that low and moderate income housing is the best use for these spaces. I think the City should aim higher and try for commercial office space, mixed-income housing, or artist work/live spaces. I don't doubt that housing would bring a minimum level of security and activity to downtown. However, downtown needs more vitality and economic activity than housing can provide.

2. I am against the PDA tying up all future funding for the next two years into one project. I would rather see them do street improvements such as bringing the farmer's market to downtown (like most cities do) or creating the pedestrian mall up to Pocatello High from the UP parking lot.

3. I am especially against the portion that includes the Yellowstone Hotel. While I don't know all the specifics, I have heard many people criticize this property owner's impact to downtown. I understand that he owns many of the downtown buildings. Why does he continue to buy them if he can't afford to fix them up? Why does he take so long in fixing them up? Is his track record so great that public funds should be dedicated to one of his projects? I don't see it, but I admit I could be missing something critical here.

4. Finally, I question the city's effectiveness at developing and promoting an economically vital downtown. The city should have convinced the University to locate the new performing arts center downtown. Now, they are supporting a new theater out by Walmart instead of downtown where it would do wonders to bring in people and more economic activity.

I don't understand why these types of opportunities continuously bypass downtown.

I trust that you will make sure my comments reach the PDA in time for their meeting. Thank you for forwarding this email.

Sincerely,

John Jakupcak  
422 N. Garfield Ave.  
Pocatello, ID

---

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<http://messenger.yahoo.com>

## **Mina Brown**

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**From:** J. B. Owens [owenjack@isu.edu]  
**Sent:** Tuesday, August 31, 2004 12:22 PM  
**To:** otp@oldtownpocatello.com  
**Subject:** OWENS>>Whitman/Yellowstone support

Pocatello, Idaho  
31 August 2004

To whom it may concern:

I am writing in support of the project to convert the Whitman and Yellowstone hotels to rental apartments. I urge the Pocatello Development Authority to supplement the funding provided by other sources because this housing project will be the part of Old Town development that will make all of the other projects, including the current infrastructure work, a major success.

To visualize what will happen when these two buildings are converted to apartments, one need only visit someplace where similar housing has been provided. For example, the Central West End of St. Louis has developed into one of the magnets for city residents. They go there to take advantage of all of the interesting shops and restaurants, which are set in a relatively small area of rehabilitated historic structures. The zone is little more than a few parallel streets. What makes the commercial part so viable is that it came to life to serve residents living in the immediate area.

With that stimulus, the zone increasingly became a draw for those in the surrounding residential neighborhood, and the resulting vitality proved to be attractive for those from other neighborhoods. Now the Central West End of St. Louis has a serious parking problem, especially on weekends, but this is the type of difficulty with which any vibrant commercial area would like to deal. There are many other examples of similar processes, often in towns with fewer interesting historical sections than what Pocatello possesses. It is easy to see something similar happening in Old Town Pocatello because the district is also framed on the west by an architecturally and historically significant neighborhood. Increasing the number of downtown residents offers the key that opens the other possibilities.

Through an investment in the development of the Whitman and Yellowstone hotels, the PDA would be able to show both a substantial growth of the assessed property values within the downtown part of the TIF district but also in the surrounding neighborhood. In fact, I would expect to see the spread of economic viability along West Center Street toward Lincoln Avenue, an area unfortunately left out of the TIF district. If the PDA lets this building development die, it will put in considerable jeopardy all of the investment already made in Old Town infrastructure. I hope that PDA members will seize this terrific opportunity with the same enthusiasm that I personally feel for the project.

Thank you for your consideration of this matter.

Sincerely,  
Jack Owens

153 South Johnson Avenue  
Pocatello, ID 83204-4229  
233-8589

Professor of History & Guggenheim Fellow  
Idaho State University  
282-3232



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

August 26, 2004

RE: ENDORSEMENT OF DOWNTOWN UPPER LEVEL HOUSING

Members of the Pocatello Development Authority:

The Board of Directors of Old Town Pocatello, Inc. solidly endorses the upper level housing project proposed for the Yellowstone and Whitman hotels. Although this project did not originate from our Board of Directors, it aligns well with our vision of downtown Pocatello:

**A downtown that is a destination for locals and tourists alike; a destination that is celebrated for its history and uniqueness, providing an appealing retail mix, desirable commercial space, quality housing, unique common areas, and major community events.**

Old Town Pocatello, Inc. believes that original structures of Pocatello should be preserved, and unfortunately we have already lost a number of historic buildings in the downtown area, including the Bannock Hotel and the Chief Theatre. Original structures are what sets Pocatello apart from other towns and provide our visual history. Both the Whitman Hotel and the Yellowstone Hotel are historic structures of Pocatello and we are fortunate that the ground floor of the Yellowstone has undergone significant restoration. The Whitman, on the other hand, requires immediate attention to be "saved". Built in 1913, the hotel was considered one of the best in Pocatello as half of its rooms had baths. The ground floor of the Whitman once held the Princess Theatre, the mythological birthplace of Judy Garland. Razing the Whitman will send the message that Pocatello's history is insignificant.

In addition to Old Town Pocatello, Inc.'s desire to save and restore Pocatello's historic structures, we believe that the development of downtown housing is a critical component in the redevelopment of downtown. According to the 2003 National Main Street Survey, the number of housing units in central business districts across the country continues to increase. From a downtown business perspective, housing is desirable because residents are a built-in market. With an increase in the number of residents comes a need for an increase in services, including food marts, restaurants, and specialty shops. As property owners, developers, local government, and state governments continue to invest in their downtown historic districts through such initiatives as housing development, additional economic indicators are positively impacted. These include ground floor commercial occupancy rates, ground floor rental rates, number of professional offices, retail sales volume, crime rates, and property values (2003 National Main Street Trends Survey). Studies show that as these downtown economic indicators continue to improve, there is a momentous increase in community members' visits to downtown, especially for special promotions and events. The development of residential units in downtown Pocatello can only have a positive impact on our downtown and on the community as a whole.

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P.O. Box 222 • 348 West Clark • Pocatello, Idaho 83204-0222 • 208-232-7545

In addition to aligning with the vision and mission of Old Town Pocatello, this project aligns well with the purpose of the Pocatello Development Authority, our local urban renewal agency, as specified in Idaho statutes. Specifically, the agency has been provided with the powers, duties, and obligations to implement an urban renewal plan for the "elimination or deteriorated or deteriorating areas and for the prevention of the development or spread of slums and blight". To that end, the agency executes a workable program for utilizing appropriate private and public resources to encourage voluntary rehabilitation of deteriorated or deteriorating structures. Further, the agency "shall afford maximum opportunity, consistent with the needs of the municipality as a whole, to the rehabilitation or redevelopment of the urban renewal area by private enterprise".

The Consolidated Central Corridor Urban Renewal Area Plan of 1998 (amended in 2002) clearly lays out the plan's purpose, goals, and objectives that support the upper level housing project. One of the five components of the stated purpose is to *utilize more effectively the powers granted to the PDA in the pursuit of redevelopment activities*, one of which is to *develop new or improved means of providing housing*. Further, all three of the plan's goals (Commercial Redevelopment, Neighborhood Revitalization, and Economic Development) align with the project as do the plan's five objectives. The third objective, for example, is to *facilitate long-range planning and encourage a more participatory planning and project implementation effort among commercial owners within the Central Corridor Urban Renewal Area*. This participatory approach is further emphasized in the plan, stated as follows: ***Partnerships with the private sector through Business Improvement Districts, entrepreneurial reinvestment, and utilization of external funding sources, including Brownfields grants, will help to accomplish the goals that the City has set forth.***

The Board of Directors of Old Town Pocatello, Inc. encourages the members of the Pocatello Development Authority to give serious consideration to the upper level housing project. As outlined above, this project not only aligns with the vision and mission of Old Town, Inc., it appears to be a project consistent with the purpose, goals, and objectives of the Consolidated Central Corridor Urban Renewal Area Plan.

Sincerely,



Kim G. Smith, President  
Board of Directors  
Old Town Pocatello, Inc.

August 26, 2004  
422 N Garfield Avenue  
Pocatello, ID 83204

Dear Sir or Madam,

It has come to my attention that the Pocatello Development Authority will consider giving tax increment financing (TIF) to the prospective owners of the Whitman Hotel and the owner of the Yellowstone Hotel this Wednesday morning, September 1. As a citizen concerned about the vitality of Old Town Pocatello, I question the soundness of this TIF, given both the nature of the project and the past business record of the owners.

It is my understanding that these local tax dollars are part of a larger plan and would be given on top of other funds, much of which, would come from the federal government in the form of tax credits. The money raised would then be earmarked for restoring the two buildings in order to provide lower income housing - families with income below the area median - and to make commercial space market ready in the Whitman.

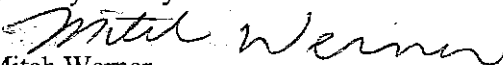
First, do we really need more lower income housing in Pocatello, especially concentrated downtown? Studies have cast doubt that this kind of urban engineering can raise the prospects of the poor or provide the necessary catalyst for downtown renewal. Besides, it is my observation that Pocatello already offers a wealth of affordable housing options all around town. Yet, on the other hand, there seems to be a dearth of high-end, luxury rentals. If the primary goal of this plan is to revitalize Old Town, with the motto being "if you build it, they will come," then I suggest we aim a lot higher and require for our money, at a minimum, mixed income housing utilizing high-quality materials and craftsmanship.

Secondly, can this plan ensure that these building owners will, in coordination with the non-profit The Housing Company, develop and carry out a viable business plan to fill their properties with vibrant businesses? We know it can be done, since other owners downtown have done it. Yet, I have seen the Yellowstone go largely vacant over the last few years in spite of the booming business conducted by lessees there. Based on the record of the plan's major beneficiary, the owner of the Yellowstone, how can we be assured that these buildings won't remain vacant even after they are refurbished without some safeguards in place for our public funds?

I have read the gloom and doom stories propagated by these building owners in the Journal regarding the imminent demolishing of the Whitman Hotel, which I understand they have optioned to purchase on the cheap. This scare tactic cannot obscure the fact that the owner of the Yellowstone, with his vast array of holdings downtown, is partly responsible for why Old Town sits largely vacant today. This individual and his partners would better serve their community by offering realistic leases that encourage long-term tenancy in the turn-key commercial space they already own. With funds received from that space, they could invest in the repair of other areas of their properties. That is what is to be expected of good property owners.

Yes, we all want refurbished, proud landmarks like the Whitman and the Yellowstone hotels downtown. And government assistance, in some form, may be necessary to make that happen. But, when using local tax dollars to improve Old Town, let's first invest in the means necessary to help these owners fill what they already have available for lease, if they are, in fact, interested in doing that. By contrast, what has been proposed looks like a misdirected handout with no guarantee of return.

Thank you for your consideration.

  
Mitch Werner



# The Home Specialists

P.O. Box 10 \* Pocatello, Idaho 83204-0010 \* (208)234-0900 VOICE \* (208)234-0901 FAX  
WEBSITE: [www.HomeSpecialists.com](http://www.HomeSpecialists.com) \* EMAIL: [info@homespecialists.com](mailto:info@homespecialists.com)

Tuesday, August 31, 2004

To Whom It May Concern;

I am very much in favor of the renovation for the upper level housing units in down town Pocatello. This effort will help with the need for affordable housing units in Pocatello for those who seek rentals, specifically in the historic Old Town district.

Quality units give people pride in their surroundings. As the upper level apartments are made available, then there will be additional revitalization to take place for commercial purposes. The shops will serve people's needs and the economy will be strengthened.

Please support this effort.

Sincerely,

W. James Johnston  
Associate Broker  
ABR, CRB, CRS, GRI, SRES

WJJ

TO: Pocatello Development Authority

FROM: Mike Theiring, Chair  
Historic Preservation Commission

SUBJECT: Support for Upper Level Housing project in Whitman and Yellowstone Buildings

DATE: August 27, 2004

---

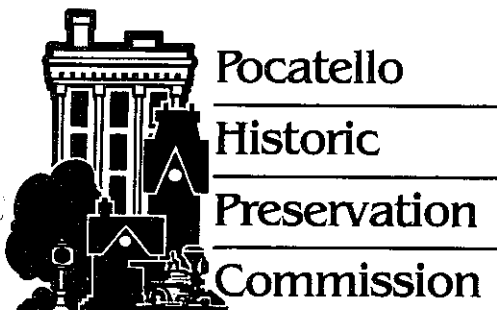
The Historic Preservation Commission would like to express strong support for the upper level housing development proposal before the Pocatello Development Authority. Encouraging upper-story housing development has been a goal of ours for many years and we believe this project would bolster the economic and social health of our downtown and the entire community.

As a City Commission charged with promoting public awareness and preservation of Pocatello's historic resources, we are most concerned with the state of the Whitman Building and fear that further years of neglect will result in the loss of this significant building. Pocatello has one of the best preserved Historic Districts in this region. This building has a rich history and is an important element of our downtown district. In addition, it is located on one of the most intact block faces in the district which means the loss of this large-scale building would greatly impact the entire 100 block of South Main Street.

We have brainstormed for many years on what could be done to address the rundown state of this building and several of the other "at risk" structures in the downtown district, but we do not have the extent of funding or authority needed to take action ourselves other than working with Code Enforcement staff to address minimal maintenance issues.

When it went up for sale, we were hopeful that somebody would be willing and able to purchase and restore it. However, given the challenges and expense of rehabilitating the building in its dilapidated state we recognized it would be quite an undertaking. We are very grateful that this new partnership has taken this challenge and we support them in their efforts to secure the balance of funding needed for this project.

If the Whitman is restored, it will cease to be an eyesore for Old Town and our community. As you are well aware, a large amount of money has been invested into utility and streetscape upgrades and the school district has also invested in a new gymnasium at Pocatello High School. We hope that the Whitman can be rehabilitated so it will not detract from the major improvements that are being made in Old Town.



Municipal Building, ~~████████████████████~~ P.O. Box 4169, Pocatello, ID 83205  
(208) 234-6184 - FAX (208) 234-6296



We understand the partnership seeking funds plans to take advantage of both the Historic Tax Credit program and other tax credits available for affordable housing projects. This approach was used to redevelop the Eagle's Building on South Arthur Street which is turning out to be a great asset for the downtown area. Redevelopment of upper floor housing in the Kress Building has also proved to be in high demand and is a great asset for downtown.

We want to see downtown, the core of our community, prosper and become an area people are eager to invest in. An economically healthy downtown is good for historic preservation because it creates additional revenue that becomes available for maintaining and restoring buildings. Further housing development will also bring even more residents downtown providing a stronger customer and employee base for downtown businesses.

Thank you for considering our comments.

A handwritten signature in cursive script that reads "Mike Therman". The signature is written in dark ink and features a large, sweeping loop at the end of the name.

August 29<sup>th</sup>, 2004

Pocatello Development Authority Board  
1651 Alvin Ricken Drive  
Pocatello, ID 83201

To Whom It May Concern:

The Old Town Neighborhood Association would like to take this opportunity to endorse the expenditure of Tax Increment Finance dollars to invest in upper story housing within the historic Whitman & Yellowstone Hotels.

There will continue to be a need in our community for affordable housing of all types. The quantity of that need has been measured. Demand for existing upper level housing has been strong. The qualities which are created by upper level housing include increased security, as more "eyes on the street" reside in the area, as well as a larger customer base for the goods and services of local merchants.

Less tangible are the effects upon the rental market as a whole. The law of supply and demand suggests that more choices, in this case better rental stock, would incline local landlords towards higher quality products in order to compete. The problems associated with dilapidated rental properties, and their deleterious effects upon adjacent property owners and the neighborhoods of which they are comprised are well known.

The last census would suggest an upward movement of individuals within the existing available housing stock. The bottom rung of the housing stock may become even more blighting, but these conditions create opportunities for individuals and communities to invest in their underutilized stock, and to reap the rewards for the tax base as a whole.

It is reasonable to assume that out of town investors would hesitate to invest in an area in which the citizens themselves do not choose to invest. For the moment, partnerships are needed to create the climate where market forces take hold. We would hope that the members of the Pocatello Development Authority will continue to be as entrepreneurial as those individuals who, one building at a time, are helping to reinvest in and revitalize the neighborhoods along the central corridor and the downtown of Pocatello.

The Old Town Neighborhood Association Board

John Ney, Chair  
Sylvia Raumaaker, Vice Chair  
Robert Wallace, Tresurer/Secretary  
Mike Theiring  
Jack Owens  
Diane Peck

# Homeless and Housing Coalition of South East Idaho

**"working and sharing together; valuing everyone"**



## RESOLUTION OF SUPPORT

March 4, 2004

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

The Coalition represents a diverse group of interests in the region and focuses on homeless and housing issues in South East Idaho.

Furthermore, the organization has contributed to the *Housing Market Study* and pledges its support to work with community leaders and local groups on this worthwhile project.

A handwritten signature in cursive script that reads "Barbara Nash". The signature is written in black ink on a white background.

Barbara Nash, President  
Homeless and Housing Coalition

A handwritten signature in cursive script that reads "Chris Peirsol". The signature is written in black ink on a white background.

Chris Peirsol, Vice President  
Homeless and Housing Coalition

**President Barbara Nash**  
**People 2 Gente**

**Secretary LaMae Weber**  
**Family Services Alliance**

**Vice President Chris Peirsol**  
**Aid For Friends**

**Treasurer Brenda Ames**  
**The Salvation Army**

## Jerry Myers

---

**From:** <edmund@eternaltruth.net>  
**To:** "Pol\_Jim Guthrie" <jimg@co.bannock.id.us>  
**Sent:** Tuesday, August 31, 2004 7:50 PM  
**Subject:** I hope you like this

From the article in the paper yesterday.... then the question after each

"The Whitman is structurally sound for now, but city officials worry it could soon start falling apart, leaving the city to foot the bill for its demolition. "

Who in the City was concerned about these buildings before Jerry Myers' impassioned plea for a quick decision from the PDA?

"At a special meeting Wednesday, Pocatello Development Authority will consider contributing \$500,000 toward a \$5.16 million renovation of both the Whitman and Yellowstone hotels."

Where are these numbers coming from? How many apartments could be built for this amount of money? Watch what number follow in a few paragraphs.

"The four downtown property owners who are proposing the project, Jerry Myers, Dick Carroll, Tim Whiteus and Allen Collins, say it would preserve history, contribute to the tax base, improve the appearance of Old Town and fill a housing void."

These 4 men are not destitute for spare change or money to invest towards our local economy. It is a front to say they wish to preserve history with low income apartments and, furthermore, where is the evidence for a "housing void?" It seems to me that their entire intent is to improve the appearance of Oldtown. The forming of another LLC after what I have witnessed with the Chief Foundation is rather amusing. They want public funds for only one reason. It keeps more money in their pockets as they fleece the public even more.

"Myers said Pocatello has already lost historic downtown buildings, including the Bannock Hotel, J.C. Penney building and the YMCA, and should seize the chance to save the hotels and make them serviceable once again."

Why did Jerry not mention the Chief Theatre? It burned before they tore Penney's down. A serviceable hotel would be a place for visitors, would it not? The history that is being lost in Pocatello is being swallowed by greedy men that only want public funds to present more liabilities to the community.

"Right now, particularly the Whitman Hotel is a vacant liability in the downtown area with an owner that doesn't have the capability of renovating it," Myers said."

Who owns the Whitman Hotel? Did not this article just list Jerry Myers as one of the owners? Has Jerry ever spent money on other projects that he did not have the means to complete without public assistance? Has Jerry ever read in the Bible where Christ talked about building a tower and not having sufficient to finish the tower?

"He (Myers) said the Whitman recently appraised at \$100,000. The proposed renovation would increase the building's value to about \$3 million, he said. "

Aside from the reality that these gentlemen are requesting public funds to compete with real pioneers who have been willing to invest in Pocatello with their own money, lets do some math and reflect on the previous

numbers. The Whitman currently appraises @ \$100,000 and their plans are to invest \$5.2 million in the 2 structures. Assuming half the 5.2 million is going into the Whitman, they are injecting \$2.6 million into a building that has been appraised @ \$100,000 and it will only be worth \$3 million after it is done? Is thos being done to preserve a false facade of history?

Hold on to your hats. They are not using their money and, even beyond that, they are seeking tax credits for their wonderful contributions, which they want us to give them so they can contribute so much, and the whole thing is a free for all for them to gain even more than they already have. Of course, we have not even considered the benefits they will receive of collecting rent, and the tax breaks they may encounter for not being able to rent out all their units. We do not need to hear these things because they are doing such charitable things for us, well for themselves, with our generous tax sacrifices.



POCATELLO NEIGHBORHOOD HOUSING SERVICES

NeighborWorks® HomeOwnership Center

206 North Arthur Avenue  
PO Box 1146  
Pocatello, ID 83204  
Phone: 208-232-9468  
Fax: 208-232-3155  
www.pnhs.org

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Bonneville Neighborhood

Stephen Weeg, 1st Vice President  
Old Town/Emerson Neighborhood

Jim Johnston, 2nd Vice President  
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Dale Reavis, Secretary  
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Citizens Community Bank

Darlene Gerry  
AMI Semiconductor

Honorable Roger Chase  
Mayor, City of Pocatello

Honorable Eva Nye  
Council Member, City of Pocatello

August 31, 2004

*Pocatello Development Authority  
1651 Alvin Ricken Drive  
Pocatello, ID 83201*

**Members of the Board:**

*Pocatello Neighborhood Housing Services has been involved with the project to develop housing in the Whitman and Yellowstone Hotels since last year. The PNHS Board of Directors is supportive of the project because it promotes neighborhood revitalization and creates quality affordable housing. Our rehabilitation of the Eagles Building in 1999 was a great success and this project holds the same promise for positive community impact.*

*Sincerely,*

**Linda Ellis  
PNHS HomeOwnership Center Manager**



**Mina Brown**

---

**From:** reedpene@isu.edu  
**Sent:** Monday, August 30, 2004 10:53 AM  
**To:** otp@oldtownpocatello.com  
**Subject:** old town hotels

I am writing in support of restoring Pocatello's Old Town hotels. The renovation projects sound great.

I've had other visions for the buildings as well -- urban (literary/humanities) convention centers that could work with very active and dedicated planning, building an academic/literary reputation.

I love this town.

--Penelope Reedy  
Instructor, Department of English and Philosophy  
Idaho State University

# Pocatello Development Agency

Pocatello, Idaho

Tax Increment Bonds, Series 2004

(Hawkins / Lowes Project) - 20 Year Maturity

## Sources & Uses

Dated 12/01/2004 | Delivered 12/01/2004

### Sources Of Funds

Par Amount of Bonds	\$7,380,000.00
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<b>Total Sources</b>	<b>\$7,380,000.00</b>
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### Uses Of Funds

Total Underwriter's Discount (1.500%)	110,700.00
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Costs of Issuance	57,650.00
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Deposit to Debt Service Reserve Fund (DSRF)	664,600.00
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Deposit to Capitalized Interest (CIF) Fund	543,250.61
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Deposit to Project Construction Fund	6,000,000.00
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Rounding Amount	3,799.39
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<b>Total Uses</b>	<b>\$7,380,000.00</b>
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FOR DISCUSSION PURPOSES ONLY

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Wells Fargo Brokerage Services, LLC  
Public Finance



# Pocatello Development Agency

Pocatello, Idaho

Tax Increment Bonds, Series 2004

(Hawkins / Lowes Project) - 20 Year Maturity

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2004	-	-	-	-
12/01/2005	-	-	343,280.00	343,280.00
12/01/2006	-	-	343,280.00	343,280.00
12/01/2007	-	-	343,280.00	343,280.00
12/01/2008	160,000.00	3.150%	343,280.00	503,280.00
12/01/2009	325,000.00	3.450%	338,240.00	663,240.00
12/01/2010	335,000.00	3.700%	327,027.50	662,027.50
12/01/2011	345,000.00	3.900%	314,632.50	659,632.50
12/01/2012	360,000.00	4.100%	301,177.50	661,177.50
12/01/2013	375,000.00	4.250%	286,417.50	661,417.50
12/01/2014	390,000.00	4.350%	270,480.00	660,480.00
12/01/2015	410,000.00	4.500%	253,515.00	663,515.00
12/01/2016	425,000.00	4.600%	235,065.00	660,065.00
12/01/2017	445,000.00	4.700%	215,515.00	660,515.00
12/01/2018	470,000.00	4.800%	194,600.00	664,600.00
12/01/2019	490,000.00	4.850%	172,040.00	662,040.00
12/01/2020	515,000.00	4.950%	148,275.00	663,275.00
12/01/2021	540,000.00	5.500%	122,782.50	662,782.50
12/01/2022	570,000.00	5.100%	93,082.50	663,082.50
12/01/2023	600,000.00	5.200%	64,012.50	664,012.50
12/01/2024	625,000.00	5.250%	32,812.50	657,812.50
<b>Total</b>	<b>\$7,380,000.00</b>	<b>-</b>	<b>\$4,742,795.00</b>	<b>\$12,122,795.00</b>

### Yield Statistics

Bond Year Dollars	\$97,750.00
Average Life	13.245 Years
Average Coupon	4.8519642%
Net Interest Cost (NIC)	4.9652123%
True Interest Cost (TIC)	4.9695343%
Bond Yield for Arbitrage Purposes	4.8100047%
All Inclusive Cost (AIC)	5.0539354%

### IRS Form 8038

Net Interest Cost	4.8519642%
Weighted Average Maturity	13.245 Years

FOR DISCUSSION PURPOSES ONLY

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# Pocatello Development Agency

Pocatello, Idaho

Tax Increment Bonds, Series 2004

(Hawkins / Lowes Project) - 20 Year Maturity

## Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	DSR	CIF	Net New D/S
12/01/2004	-	-	-	-	-	-	-
12/01/2005	-	-	343,280.00	343,280.00	-	(343,280.00)	-
12/01/2006	-	-	343,280.00	343,280.00	-	(228,853.33)	114,426.67
12/01/2007	-	-	343,280.00	343,280.00	(9,969.00)	-	333,311.00
12/01/2008	160,000.00	3.150%	343,280.00	503,280.00	(9,969.00)	-	493,311.00
12/01/2009	325,000.00	3.450%	338,240.00	663,240.00	(9,969.00)	-	653,271.00
12/01/2010	335,000.00	3.700%	327,027.50	662,027.50	(9,969.00)	-	652,058.50
12/01/2011	345,000.00	3.900%	314,632.50	659,632.50	(9,969.00)	-	649,663.50
12/01/2012	360,000.00	4.100%	301,177.50	661,177.50	(9,969.00)	-	651,208.50
12/01/2013	375,000.00	4.250%	286,417.50	661,417.50	(9,969.00)	-	651,448.50
12/01/2014	390,000.00	4.350%	270,480.00	660,480.00	(9,969.00)	-	650,511.00
12/01/2015	410,000.00	4.500%	253,515.00	663,515.00	(9,969.00)	-	653,546.00
12/01/2016	425,000.00	4.600%	235,065.00	660,065.00	(9,969.00)	-	650,096.00
12/01/2017	445,000.00	4.700%	215,515.00	660,515.00	(9,969.00)	-	650,546.00
12/01/2018	470,000.00	4.800%	194,600.00	664,600.00	(9,969.00)	-	654,631.00
12/01/2019	490,000.00	4.850%	172,040.00	662,040.00	(9,969.00)	-	652,071.00
12/01/2020	515,000.00	4.950%	148,275.00	663,275.00	(9,969.00)	-	653,306.00
12/01/2021	540,000.00	5.500%	122,782.50	662,782.50	(9,969.00)	-	652,813.50
12/01/2022	570,000.00	5.100%	93,082.50	663,082.50	(9,969.00)	-	653,113.50
12/01/2023	600,000.00	5.200%	64,012.50	664,012.50	(9,969.00)	-	654,043.50
12/01/2024	625,000.00	5.250%	32,812.50	657,812.50	(674,569.00)	-	(16,756.50)
<b>Total</b>	<b>\$7,380,000.00</b>	<b>-</b>	<b>\$4,742,795.00</b>	<b>\$12,122,795.00</b>	<b>(844,042.00)</b>	<b>(572,133.33)</b>	<b>\$10,706,619.67</b>

FOR DISCUSSION PURPOSES ONLY

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Wells Fargo Brokerage Services, LLC

Public Finance

# Pocatello Development Agency

Pocatello, Idaho

Tax Increment Bonds, Series 2004

(Hawkins / Lowes Project) - 20 Year Maturity

## Cash Flow Summary

Date	Revenue	DSR	CIF	Total Revenues	Scheduled P+I	to Redemption	Net Cash Flow	Cash Balance
12/01/2004	-	-	-	-	-	-	-	-
12/01/2005	-	-	343,280.00	343,280.00	343,280.00	-	-	-
12/01/2006	239,645.00	-	228,853.33	468,498.33	343,280.00	-	-	125,218.33
12/01/2007	479,290.00	9,969.00	-	489,259.00	343,280.00	-	-	271,197.33
12/01/2008	718,935.00	9,969.00	-	728,904.00	503,280.00	-	-	496,821.33
12/01/2009	958,580.00	9,969.00	-	968,549.00	663,240.00	-	-	802,130.33
12/01/2010	958,580.00	9,969.00	-	968,549.00	662,027.50	-	-	1,108,651.83
12/01/2011	958,580.00	9,969.00	-	968,549.00	659,632.50	-	-	1,417,568.33
12/01/2012	958,580.00	9,969.00	-	968,549.00	661,177.50	-	-	1,724,939.83
12/01/2013	958,580.00	9,969.00	-	968,549.00	661,417.50	-	-	2,032,071.33
12/01/2014	958,580.00	9,969.00	-	968,549.00	660,480.00	-	-	2,340,140.33
12/01/2015	958,580.00	9,969.00	-	968,549.00	663,515.00	-	-	2,645,174.33
12/01/2016	958,580.00	9,969.00	-	968,549.00	660,065.00	-	-	2,953,658.33
12/01/2017	958,580.00	9,969.00	-	968,549.00	660,515.00	-	-	3,261,692.33
12/01/2018	958,580.00	9,969.00	-	968,549.00	664,600.00	-	-	3,565,641.33
12/01/2019	958,580.00	9,969.00	-	968,549.00	662,040.00	-	-	3,872,150.33
12/01/2020	958,580.00	9,969.00	-	968,549.00	663,275.00	-	-	4,177,424.33
12/01/2021	958,580.00	9,969.00	-	968,549.00	662,782.50	-	-	4,483,190.83
12/01/2022	958,580.00	9,969.00	-	968,549.00	663,082.50	-	-	4,788,657.33
12/01/2023	958,580.00	9,969.00	-	968,549.00	664,012.50	-	-	5,093,193.83
12/01/2024	958,580.00	674,569.00	-	1,633,149.00	657,812.50	-	6,068,530.33	-
<b>Total</b>	<b>\$16,775,150.00</b>	<b>\$844,042.00</b>	<b>\$572,133.33</b>	<b>\$18,191,325.33</b>	<b>\$12,122,795.00</b>	-	<b>\$6,068,530.33</b>	-

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Wells Fargo Brokerage Services, LLC  
Public Finance

# Pocatello Development Agency

Pocatello, Idaho

Tax Increment Bonds, Series 2004

(Hawkins / Lowes Project) - 20 Year Maturity

## Coverage Ratio

Date	Total Revenues	Total D/S	Coverage
12/01/2004	-	-	-
12/01/2005	343,280.00	343,280.00	1.0000000x
12/01/2006	468,498.33	343,280.00	1.3647703x
12/01/2007	489,259.00	343,280.00	1.4252476x
12/01/2008	728,904.00	503,280.00	1.4483071x
12/01/2009	968,549.00	663,240.00	1.4603296x
12/01/2010	968,549.00	662,027.50	1.4630042x
12/01/2011	968,549.00	659,632.50	1.4683161x
12/01/2012	968,549.00	661,177.50	1.4648850x
12/01/2013	968,549.00	661,417.50	1.4643535x
12/01/2014	968,549.00	660,480.00	1.4664320x
12/01/2015	968,549.00	663,515.00	1.4597243x
12/01/2016	968,549.00	660,065.00	1.4673540x
12/01/2017	968,549.00	660,515.00	1.4663543x
12/01/2018	968,549.00	664,600.00	1.4573413x
12/01/2019	968,549.00	662,040.00	1.4629766x
12/01/2020	968,549.00	663,275.00	1.4602525x
12/01/2021	968,549.00	662,782.50	1.4613376x
12/01/2022	968,549.00	663,082.50	1.4606765x
12/01/2023	968,549.00	664,012.50	1.4586307x
12/01/2024	1,633,149.00	657,812.50	2.4826968x
<b>Total</b>	<b>\$18,191,325.33</b>	<b>\$12,122,795.00</b>	<b>-</b>

FOR DISCUSSION PURPOSES ONLY

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# Pocatello Development Agency

Pocatello, Idaho

Tax Increment Bonds, Series 2004

(Hawkins / Lowes Project) - 1.25x Coverage Requirement

## Sources & Uses

Dated 12/01/2004 | Delivered 12/01/2004

### Sources Of Funds

Par Amount of Bonds	\$7,370,000.00
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<b>Total Sources</b>	<b>\$7,370,000.00</b>
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### Uses Of Funds

Total Underwriter's Discount (1.500%)	110,550.00
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Costs of Issuance	57,650.00
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Deposit to Debt Service Reserve Fund (DSRF)	737,000.00
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Deposit to Capitalized Interest (CIF) Fund	461,820.44
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Deposit to Project Construction Fund	6,000,000.00
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Rounding Amount	2,979.56
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<b>Total Uses</b>	<b>\$7,370,000.00</b>
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FOR DISCUSSION PURPOSES ONLY

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Wells Fargo Brokerage Services, LLC  
Public Finance

# Pocatello Development Agency

Pocatello, Idaho

Tax Increment Bonds, Series 2004

(Hawkins / Lowes Project) - 1.25x Coverage Requirement

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2004	-	-	-	-
12/01/2005	-	-	323,565.00	323,565.00
12/01/2006	-	-	323,565.00	323,565.00
12/01/2007	60,000.00	2.800%	323,565.00	383,565.00
12/01/2008	255,000.00	3.150%	321,885.00	576,885.00
12/01/2009	450,000.00	3.450%	313,852.50	763,852.50
12/01/2010	465,000.00	3.700%	298,327.50	763,327.50
12/01/2011	485,000.00	3.900%	281,122.50	766,122.50
12/01/2012	505,000.00	4.100%	262,207.50	767,207.50
12/01/2013	525,000.00	4.250%	241,502.50	766,502.50
12/01/2014	545,000.00	4.350%	219,190.00	764,190.00
12/01/2015	570,000.00	4.500%	195,482.50	765,482.50
12/01/2016	595,000.00	4.600%	169,832.50	764,832.50
12/01/2017	620,000.00	4.700%	142,462.50	762,462.50
12/01/2018	650,000.00	4.800%	113,322.50	763,322.50
12/01/2019	680,000.00	4.850%	82,122.50	762,122.50
12/01/2020	715,000.00	4.950%	49,142.50	764,142.50
12/01/2021	250,000.00	5.500%	13,750.00	263,750.00
<b>Total</b>	<b>\$7,370,000.00</b>	<b>-</b>	<b>\$3,674,897.50</b>	<b>\$11,044,897.50</b>

### Yield Statistics

Bond Year Dollars	\$80,310.00
Average Life	10.897 Years
Average Coupon	4.5758903%
Net Interest Cost (NIC)	4.7135444%
True Interest Cost (TIC)	4.7241670%
Bond Yield for Arbitrage Purposes	4.5433016%
All Inclusive Cost (AIC)	4.8199402%

### IRS Form 8038

Net Interest Cost	4.5758903%
Weighted Average Maturity	10.897 Years

FOR DISCUSSION PURPOSES ONLY

File | DEVELOPAGENCY.SF | DevelopAgency Opt 2 8-30- | 8/31/2004 | 9:02 AM

Wells Fargo Brokerage Services, LLC  
Public Finance

# Pocatello Development Agency

Pocatello, Idaho

Tax Increment Bonds, Series 2004

(Hawkins / Lowes Project) - 1.25x Coverage Requirement

## Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	DSR	CIF	Net New D/S
12/01/2004	-	-	-	-	-	-	-
12/01/2005	-	-	323,565.00	323,565.00	-	(323,565.00)	-
12/01/2006	-	-	323,565.00	323,565.00	(5,527.50)	(161,782.50)	156,255.00
12/01/2007	60,000.00	2.800%	323,565.00	383,565.00	(11,055.00)	-	372,510.00
12/01/2008	255,000.00	3.150%	321,885.00	576,885.00	(11,055.00)	-	565,830.00
12/01/2009	450,000.00	3.450%	313,852.50	763,852.50	(11,055.00)	-	752,797.50
12/01/2010	465,000.00	3.700%	298,327.50	763,327.50	(11,055.00)	-	752,272.50
12/01/2011	485,000.00	3.900%	281,122.50	766,122.50	(11,055.00)	-	755,067.50
12/01/2012	505,000.00	4.100%	262,207.50	767,207.50	(11,055.00)	-	756,152.50
12/01/2013	525,000.00	4.250%	241,502.50	766,502.50	(11,055.00)	-	755,447.50
12/01/2014	545,000.00	4.350%	219,190.00	764,190.00	(11,055.00)	-	753,135.00
12/01/2015	570,000.00	4.500%	195,482.50	765,482.50	(11,055.00)	-	754,427.50
12/01/2016	595,000.00	4.600%	169,832.50	764,832.50	(11,055.00)	-	753,777.50
12/01/2017	620,000.00	4.700%	142,462.50	762,462.50	(11,055.00)	-	751,407.50
12/01/2018	650,000.00	4.800%	113,322.50	763,322.50	(11,055.00)	-	752,267.50
12/01/2019	680,000.00	4.850%	82,122.50	762,122.50	(11,055.00)	-	751,067.50
12/01/2020	715,000.00	4.950%	49,142.50	764,142.50	(11,055.00)	-	753,087.50
12/01/2021	250,000.00	5.500%	13,750.00	263,750.00	(748,055.00)	-	(484,305.00)
<b>Total</b>	<b>\$7,370,000.00</b>	<b>-</b>	<b>\$3,674,897.50</b>	<b>\$11,044,897.50</b>	<b>(908,352.50)</b>	<b>(485,347.50)</b>	<b>\$9,651,197.50</b>

FOR DISCUSSION PURPOSES ONLY

File | DEVELOPAGENCY.SF | DevelopAgency Opt 2 8-30- | 8/31/2004 | 9:02 AM

Wells Fargo Brokerage Services, LLC  
Public Finance

# Pocatello Development Agency

Pocatello, Idaho

Tax Increment Bonds, Series 2004

(Hawkins / Lowes Project) - 1.25x Coverage Requirement

## Cash Flow Summary

Date	Revenue	DSR	CIF	Total Revenues	Scheduled P+I	to Redemption	Net Cash Flow	Cash Balance
12/01/2004	-	-	-	-	-	-	-	-
12/01/2005	-	-	323,565.00	323,565.00	323,565.00	-	-	-
12/01/2006	239,645.00	5,527.50	161,782.50	406,955.00	323,565.00	-	-	83,390.00
12/01/2007	479,290.00	11,055.00	-	490,345.00	383,565.00	-	-	190,170.00
12/01/2008	718,935.00	11,055.00	-	729,990.00	576,885.00	-	-	343,275.00
12/01/2009	958,580.00	11,055.00	-	969,635.00	763,852.50	-	-	549,057.50
12/01/2010	958,580.00	11,055.00	-	969,635.00	763,327.50	-	-	755,365.00
12/01/2011	958,580.00	11,055.00	-	969,635.00	766,122.50	-	-	958,877.50
12/01/2012	958,580.00	11,055.00	-	969,635.00	767,207.50	-	-	1,161,305.00
12/01/2013	958,580.00	11,055.00	-	969,635.00	766,502.50	-	-	1,364,437.50
12/01/2014	958,580.00	11,055.00	-	969,635.00	764,190.00	-	-	1,569,882.50
12/01/2015	958,580.00	11,055.00	-	969,635.00	765,482.50	-	-	1,774,035.00
12/01/2016	958,580.00	11,055.00	-	969,635.00	764,832.50	-	-	1,978,837.50
12/01/2017	958,580.00	11,055.00	-	969,635.00	762,462.50	-	-	2,186,010.00
12/01/2018	958,580.00	11,055.00	-	969,635.00	763,322.50	-	-	2,392,322.50
12/01/2019	958,580.00	11,055.00	-	969,635.00	762,122.50	-	-	2,599,835.00
12/01/2020	958,580.00	11,055.00	-	969,635.00	764,142.50	-	-	2,805,327.50
12/01/2021	958,580.00	748,055.00	-	1,706,635.00	263,750.00	-	4,248,212.50	-
12/01/2022	958,580.00	-	-	958,580.00	-	-	958,580.00	-
12/01/2023	958,580.00	-	-	958,580.00	-	-	958,580.00	-
12/01/2024	958,580.00	-	-	958,580.00	-	-	958,580.00	-
<b>Total</b>	<b>\$16,775,150.00</b>	<b>\$908,352.50</b>	<b>\$485,347.50</b>	<b>\$18,168,850.00</b>	<b>\$11,044,897.50</b>	-	<b>\$7,123,952.50</b>	-

FOR DISCUSSION PURPOSES ONLY

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Wells Fargo Brokerage Services, LLC  
Public Finance



# Pocatello Development Agency

Pocatello, Idaho

Tax Increment Bonds, Series 2004

(Hawkins / Lowes Project) - 1.25x Coverage Requirement

## Coverage Ratio

Date	Total Revenues	Total D/S	Coverage
12/01/2004	-	-	-
12/01/2005	323,565.00	323,565.00	1.0000000x
12/01/2006	406,955.00	323,565.00	1.2577226x
12/01/2007	490,345.00	383,565.00	1.2783883x
12/01/2008	729,990.00	576,885.00	1.2653995x
12/01/2009	969,635.00	763,852.50	1.2694008x
12/01/2010	969,635.00	763,327.50	1.2702739x
12/01/2011	969,635.00	766,122.50	1.2656396x
12/01/2012	969,635.00	767,207.50	1.2638497x
12/01/2013	969,635.00	766,502.50	1.2650122x
12/01/2014	969,635.00	764,190.00	1.2688402x
12/01/2015	969,635.00	765,482.50	1.2666978x
12/01/2016	969,635.00	764,832.50	1.2677743x
12/01/2017	969,635.00	762,462.50	1.2717150x
12/01/2018	969,635.00	763,322.50	1.2702822x
12/01/2019	969,635.00	762,122.50	1.2722823x
12/01/2020	969,635.00	764,142.50	1.2689191x
12/01/2021	1,706,635.00	263,750.00	6.4706540x
12/01/2022	958,580.00	-	-
12/01/2023	958,580.00	-	-
12/01/2024	958,580.00	-	-
<b>Total</b>	<b>\$18,168,850.00</b>	<b>\$11,044,897.50</b>	-

FOR DISCUSSION PURPOSES ONLY

File | DEVELOPAGENCY.SF | DevelopAgency Opt 2 8-30- | 8/31/2004 | 9:02 AM

Pocatello Development Agency  
Pocatello, Idaho

Revenue Increment Calculation

12 Months Ending 12/31	Collection Date (a)	Incremental Tax Value (b)	Levy (c)	Revenue Available
2004	2005	0.00		
2005	2006	10,250,000.00	0.02338	239,645.00
2006	2007	20,500,000.00	0.02338	479,290.00
2007	2008	30,750,000.00	0.02338	718,935.00
2008	2009	41,000,000.00	0.02338	958,580.00
2009	2010	41,000,000.00	0.02338	958,580.00
2010	2011	41,000,000.00	0.02338	958,580.00
2011	2012	41,000,000.00	0.02338	958,580.00
2012	2013	41,000,000.00	0.02338	958,580.00
2013	2014	41,000,000.00	0.02338	958,580.00
2014	2015	41,000,000.00	0.02338	958,580.00
2015	2016	41,000,000.00	0.02338	958,580.00
2016	2017	41,000,000.00	0.02338	958,580.00
2017	2018	41,000,000.00	0.02338	958,580.00
2018	2019	41,000,000.00	0.02338	958,580.00
2019	2020	41,000,000.00	0.02338	958,580.00
2020	2021	41,000,000.00	0.02338	958,580.00
2021	2022	41,000,000.00	0.02338	958,580.00
2022	2023	41,000,000.00	0.02338	958,580.00
2023	2024	41,000,000.00	0.02338	958,580.00
2024	2025	41,000,000.00	0.02338	958,580.00

- (a) Calendar year revenue is available for bond payments.  
(b) Amount and timing are estimations only.  
(c) From tax records.

FOR DISCUSSION PURPOSES ONLY

Wells Fargo Brokerage Services, LLC  
Public Finance

File = TaxIncRevPDA  
8/31/04 8:57



P.O. BOX 51298  
IDAHO FALLS, ID 83405  
PHONE (208) 523-3794  
FAX (208) 227-0445

## FAX TRANSMITTAL

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TO: Dean Tranmer

FROM: Cortney Liddiard  
SENT BY: Jenny Jensen

PHONE: (208) 234-6148  
FAX: (208) 234-6297

DATE: August 27, 2004  
PAGES: 2 Including Cover)

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§254.17

unless action is taken pursuant to 48 CFR part 2300 to initiate a withdrawal within the 90-day period.

§254.17 Information requirements.

The requirements governing the preparation of an agreement to initiate in §254.4 of this subpart and an exchange agreement in §254.14 of this subpart constitute information requirements as defined by the Paperwork Reduction Act of 1980 (44 U.S.C. 3507) and have been approved for use pursuant to 5 CFR part 1320 and assigned OMB Control Number 0596-0105.

[59 FR 10867, Mar. 8, 1994; 59 FR 16501, Apr. 1, 1994]

Subpart B—National Forest Townsites

AUTHORITY: Pub. L. 95-668; 72 Stat. 433; 16 U.S.C. 478a, as amended by Sec. 313, Pub. L. 94-578; 90 Stat. 2743.

SOURCE: 50 FR 25673, July 22, 1985, unless otherwise noted.

§254.20 Purpose and scope.

(a) A Forest Service official may, upon application, set aside and designate for townsite purposes up to 640 acres of National Forest System lands adjacent to or contiguous to an established community in Alaska, Arizona, California, Colorado, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, and Wyoming.

(b) National Forest System lands, needed by a community, may be sold under the Townsite Act, for fair market value if those lands would serve indigenous community objectives that outweigh the public objectives and values of retaining the lands in Federal ownership. Indigenous community objectives may include space for housing and for service industries, expansion of existing economic enterprises, new industries utilizing local resources and skills, public schools, public health facilities, community parks, and other recreation areas for local citizens, but would exclude such uses as commercial enterprises or new industries and housing projects that would change the character of the local community.

234-6297  
36 CFR Ch. II (7-1-03 Edition)

§254.21 Applications.

(a) An application to purchase National Forest System lands—

(1) Must be made by designated officials authorized to do business in the name of a county, city, or local governmental subdivision;

(2) May be in the form of a letter, ordinance, or resolution;

(3) Must be furnished to the District Ranger or the Forest Supervisor for the National Forest area in which the lands are situated; and

(4) Must be limited to 640 acres or less adjacent to an established community.

(b) An application must be accompanied by—

(1) A description of the land desired; and

(2) A development plan, consisting of a narrative statement and map, which gives a detailed description of the intended use of the site and how essential community needs will be met by the purchase.

§254.22 Designation and public notice.

(a) A Forest Service official must—

(1) Ensure the application meets the requirements of §254.21;

(2) Process an order to set aside and designate the lands for townsite purposes; and

(3) Transmit, where applicable, a copy of the designation order to the State Director, Bureau of Land Management.

(b) The designation order will segregate the lands from other forms of entry as long as the application remains in force.

(c) The designation order does not preclude compatible land adjustments under the Secretary's authority within the area set aside.

(d) A Forest Service official must prepare a public notice of the proposed townsite sale to be inserted once a week for 4 consecutive weeks in a local newspaper:

(1) The notice shall include descriptive information on the proposed townsite sale and identify the applicant and responsible Forest Service official; and

(2) A period of 45 days, from first date of publication, must be provided for accepting public comments.

Forest Service, USDA

§254.23 Studies, assessments, and approval.

(a) After initial public notice has been published, a Forest Service official must conduct the necessary studies and assessments to—

(1) Determine if the applicant has made a satisfactory showing that the land will meet essential community needs resulting from internal growth;

(2) Determine if lands applied for would serve indigenous community objectives that outweigh other public objectives and values which would be served by maintaining such a tract in Federal ownership;

(3) Determine if the sale would substantially affect or impair important scenic, wildlife, environmental, historical, archeological, or cultural values;

(4) Evaluate the applicability of public comments;

(5) Identify the extent of valid existing rights and uses; and

(6) Determine if zoning ordinances, covenants, or standards are needed to protect adjacent National Forest land and to protect or mitigate valid existing rights and uses.

(b) Upon approval, the authorized Forest Service official shall take appropriate steps to have an assessment made of the fair market value of the land and process the conveyance pursuant to §§254.24, 254.25, and 254.26.

(c) Upon disapproval, a Forest Service official shall—

(1) Notify the applicant in writing of the reasons the proposal is not acceptable;

(2) Inform the applicant of alternate proposals under other authorities and/or appeal rights.

§254.24 Conveyance.

(a) Conveyance of the approved tract(s) may be made by a single transaction or by multiple transactions spread over a period of time in accordance with a prearranged schedule.

(b) The authorized Forest Service official shall—

(1) Execute and convey title to the townsite tract(s) by quitclaim deed;

(2) Ensure deeds are free of terms and covenants, except those deemed necessary to ensure protection of adjacent National Forest System land and/or valid existing rights and uses; and

(3) Deliver executed deeds to the governmental body upon—

(i) Adoption of zoning ordinance or development plan if found necessary and

(ii) Notice from the authorized Forest Service Fiscal Agent that payment has been received.

§254.25 Survey.

The authorized Forest Service official shall conduct or provide for necessary tract survey and boundary posting of National Forest System land.

§254.26 Appraisal.

Fair market value of townsite tracts shall be determined following Forest Service appraisal procedures and the Uniform Standards for Federal Acquisitions.

Subpart C—Conveyance of Small Tracts

AUTHORITY: Pub. L. 97-465; 96 Stat. 2535.

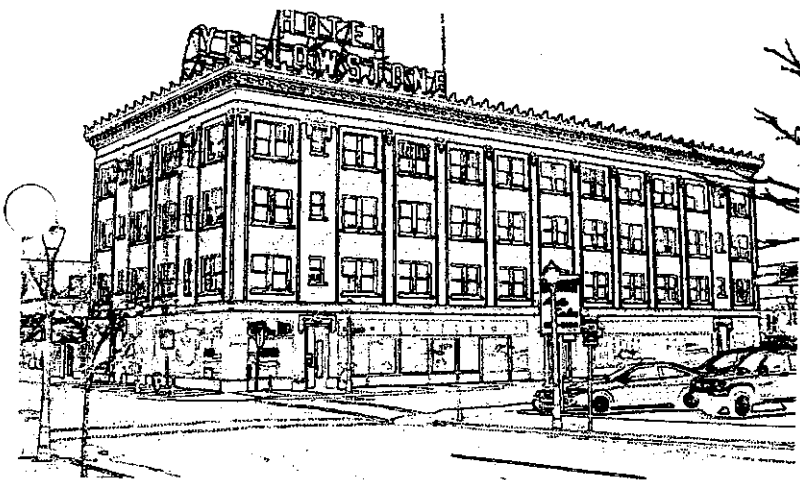
SOURCE: 49 FR 1185, Jan. 10, 1984, unless otherwise noted.

§254.30 Purpose.

These regulations set forth procedures by which the Secretary of Agriculture may resolve land disputes and management problems pursuant to Pub. L. 97-465, commonly called the Small Tracts Act, by conveying, through sale, exchange, or interchange, three categories of tracts of land: Parcels encroached on, road rights-of-way, and mineral survey fractions. Implementation of these regulations does not constitute authorization of a consent to adverse possession against lands administered by the Secretary of Agriculture.

§254.31 Definitions.

For the purpose of this subpart, an applicant is a person who occupies or has improvements on National Forest System land under claim of title or color of title, or who owns land abutting or underlying a road right-of-way, or who owns land interspersed with or adjacent to mineral survey fractions.



Sample petition 25  
delivered to businesses on  
8/25 & 8/26  
#213 Signatures

# PETITION

for Public Funding  
to Develop Apartments  
in the Historic  
Whitman & Yellowstone Hotels

Sign by Tuesday, August 31  
to help restore these beautiful  
Pocatello landmarks!



If you have ever admired Pocatello's historic Whitman and Yellowstone hotels and wished that they could be brought back to life, please keep reading because you can help make it happen.

Four people who own property in historic Old Town, together with the Idaho nonprofit The Housing Company, have put together a plan to develop apartments in the upper stories of both hotels. These 51 apartments would be available for rent to families with income below the area median. The ground floor of the Whitman would be restored for commercial use and a common area for the residents. The ground floor of the Yellowstone has already been restored so only its upper stories are involved in the project.

There are about 80 apartments in the upper stories of buildings in historic Old Town—including five in the historic Eagles Building, restored in 1999 by Pocatello Neighborhood Housing Services. These people help to keep the area safe and patronize the businesses there. Imagine the impact of 51 more apartments. Imagine seeing the Whitman and Yellowstone restored and full of people.

The Whitman today is a sad reminder of its former beauty. Besides the mess left by pigeons, it has structural problems that need to be addressed or Pocatello is in danger of losing another one of its landmark historic buildings. The funds needed to rehabilitate it are beyond the means of its current property owner.

Like the Eagles Building which mobilized over 20 sources of funding, this \$5.16 million project would be carried out with a combination of funds, a large part of which would come from the federal government in the form of tax credits. The group still needs to find approximately \$513,000 and they plan to approach the Pocatello Development Authority on September 1 asking for that amount of tax increment financing for the project.

The Pocatello Development Authority, or PDA, is charged with carrying out urban renewal in several areas of Pocatello including the downtown area where these hotels are located. They primarily use tax increment financing to carry out these improvements. Put simply, how this works is that the improvements boost the taxable value of an area, and the additional taxes collected due to the increase in value are used to pay for the improvements; when this process is completed the taxing districts get their usual share from what is now a more valuable property.

**If you feel that the public will benefit from the restoration of the Whitman and Yellowstone, please let the PDA know that you think this is an appropriate use of tax dollars by signing this petition.**

The PDA meeting will be at 11 a.m. on Wednesday, September 1 in the City Council chambers at 911 N. 7<sup>th</sup> Ave. Although the public usually does not speak at PDA meetings, your presence in the room would be a tremendous help in demonstrating public support.

Thank you for your attention.

Mina Brown, Executive Director  
Old Town Pocatello, Inc.  
348 W. Clark  
232-7545

**I am in favor of the project described in this petition and think that it is a good use of public funds.**

**Signed,**

<b>Name</b>	<b>Address</b>	<b>Relationship to Old Town? (own property, work there, shop there, etc.)</b>



213 ea

I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed, /

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Mary Miller	218 Cottonwood, Poc.	live & shop downtown exclusively close
Lisa Moore	350 N. Front St.	Would love to have old downtown back. I grew up here.
William Hill	946 1/2 E. Bridge St, Poc	Work and Hang out in Old town
Robert J. Walker	429 N. Garfield Ave Poc	work there, friend.
Dorothy J. Reed	2730 E. Richards Rd Downey	shop - love older buildings & will support activities here & like the personal attention given by store owners & employees
Chris Rudolph	1734 W. SYLTON RD. POCATELLO ID. 83202	Have been coming to old town for more than 25 years & would like to see this
Michele A. Smith	138 N. Main St	merchant, Property Owner
Catherine Wallace	429 N. Garfield Ave Poc	Shop, live in the area, like the downtown
Evan Gray	3773 Cardinal	live, work, shop.
Patrick Rudolph	RT 6. BOX 595 Poc. ID.	Shop, eat, and enjoy old town
Donald Bonline	1650 Seaira Poc ID	↓
Lacey Miller	218 Cottonwood	Manager @ Michele's City Lights
Judy Harverson	449 S. 7th Ave	Live in area, Shop here
Jim Harverson	449 S. 7th Ave	Live in AREA Shop down town
Dean Schmitt	2940 Trapp Ct	shop, eating, business



Rick Foster	745 SE Benton	Shopping
Nick Lammiman	1572 Golden Gate	Eating Consumer
Robert W. Myers	2172 N. Fort Hall Blvd	Shop: auto repair
Paul Moxey	2645 Summers Way	Shopping
Alvin Weig	442 S. GARFIELD	DINING
Stephanie Merica	4906 Salena	employment dining
Debra Brown	645 S. Main	shop. employed in <del>downtown</del> downtown

Crystal Bigham	22 Mountain Dr.	Employed in Downtown
Cassi Hemperly	646 N Hayes	Employed in Downtown
Lorey Hemperly	860 N Buccannon	Employed in Downtown
Mike Orth	1246 N Main	Business owner
Rikki Orth	1246 N Main	Business owner

I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Barbara Kurtz	9364 N. Kimberly Ln. Pocatello, ID 83201	Shop there
D. L. [unclear]	1112 Cache Peak way Pocatello ID 83201	Pocatello Resident
Marc [unclear]	322 E. Center Pocatello, ID	Soon 2 B Investor.
Frances Antell	2003 Beth, Pocatello, ID <sup>83201</sup>	Shop there,
Alan	1222 Freeman Ave, 168	Eat there
Gary [unclear]	47 Riverside	Shop there
Pete Humphrey	155 scene of	Doubt park my ATV there. Also shop, i
Nancy Goodman	945 W Lewis	Live in old town & love it & would love a great downtown area walking distance from my home!
JOHN A. SHUTT	416 WEST LEWIS	LIVE THERE!
Bill Chalkley	139 Palomino Pce.	Love it!
Barbara Nicholas	9440 West Caribou Rd.	Interested citizen
Bill J. Johnson	151. S. 16th Pl	Attached to it. ☺
Ralph Elhagane	135 S. 15 <sup>th</sup> Ave 83201	Go there frequently.
Judy T. [unclear]	135 S 15 <sup>th</sup> Ave 83201	Shop there, love it!
[unclear]	1032 Dean dr 83201	resident of Pocatello

I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Robert E. Forrest <del>Robert E. Forrest</del>	950 N. Grant, Poc.	yes, I own, shop & have worked there
Geoff Hogander <del>Geoff Hogander</del>	255 Fairmont	shop there
Cary Worth	4019 Ronald Rd	I sell there & photograph
Paul Novand <del>Paul Novand</del>	132 S. 13 <sup>th</sup>	I lived in Old Towne - and love it!
Pat McCarthy	1365 Delphic Way.	Old town has such potential, I too
Mike McArt	1365 Delphic Way	A nice Old Town draws business &
Harry E. Layman II	5649 Arrowhead Dr	Native & want to see downtown preserved
<del>Jeffery Smith</del> Jeffery Smith	1423 Spaulding Lane	Lived there many times; shop there often
T.R. Talbot	9123 VY. CARIBOU RD	Considering opening an office in Old Town
Dina Roberts	1032 Deon Drive	New resident, love old buildings!!
Tanner Anderson	6026 FRUITWOOD LN	USE TO OWN SHOP THERE
Cheryl Anderson	71 Purkey - Poc.	SHOP FREQUENTLY THERE
Mary-Alice Boulter MARY-Alice DAULTER	506 So 63 <sup>rd</sup> AVE. - Poc	Shop there
Richard Antill	2003 Beth	Shop
Emily McLean	951 E. Lewis	Shop

I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Jill Schmitt	2940 Trapper Court	Shop, eat there
Arene Schroeder	Am. Falls	Shop there
Starron Swanson	Am. Falls	Shop there
Jackie Kildew	Am. Falls	Some Business there, Shop, dine
Bill Schroeder	2988 Moser Rd, Am. Falls	occasional visitor
John Kildew	Rockland	"
Bob Swanson	Am. Falls	"
Matt Wood	11906 N 775th St Neaton IL	shop, eat, relax here
JEREMY PETERSEN	1636 N. ARTHUR # 5	EAT, SHOP, ETC.
Rachel Tuttle	2407 N Pamela Dr Inkum ID 83245	Patronizer
Don Davis	521 University	Patron
Paul Linc	314 Skyline Dr	"
DAVID SANDQUIST	1330 Juniper DR	Prop. owner
Shelly Allen	61 Cedar Hills Dr.	Patron
David G Penning	5140 Mahogany Drive	Patron / Shop There

I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Jaxon Hall	1971 Sunrise way	work here / SHOP HERE
Adam Kucera	162 Taft Ave	employment / use business
Christine Watson	220 1/2 Jefferson	employment / consumer
Tracey Watson	240 Abraham	consumer
Corinne Dixon	78 Hillcrest	work / shop here
Susan Johnson	4921 Comanche	Shop here
Ricky Ephrem	416 IDEALYA LN.	
Kari Ogenberg	450 N main st.	aed. town Commercial property owner
Jan Dunsberry	3939 Hawthorne	
Aline Moore	1139 E. Center	Shop
Jeremy White	1139 E Center	Shop - Sub, time
Malinda Walker	40 Oakwood #130	Shop Here
<del>Maureen</del>	951 Lyndsey	Work / Shop here
Monica Foster	P.O. Box 54	Shop here
Jessica Allison	150 Parrish	Shop here

I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Brett Lopez	1256 N. Hayes	WORK
John E. Carter	1115 N. Hayes	Shop, etc.
Shawn M. Overacker	2140 Diane Lane	shop etc.
Jan Mattingly	641 W. Bonneville	Business Owner <sup>downtown</sup>
Duncheaf Kent	706 N Hayes	downtown business owner
Traed Wharf	222 1/2 Buchanan	shopper & Resident
Jason Annen	11300 N. Rio Vista	shopper & Business work
Roberts	847 S. 3rd	SHOPPER & WORKER
Jesse J. Ilesed.	310 E. Center St. #216	Shop (and) work
Connie Harris	1037 N. Hayes + Beattie	Work, Shop, Love.
M. L. Paul	290 W. Center	Resident & worker
[Signature]	2331 B N. Harrison	Resident
Tina Phipps	1900 W. Quinn #102 <sup>83202</sup>	Resident
Lorna M. Butler	8575 Kraft Rd.	old-Resident/shop
Paul Shultz	839 Walker Cir <sup>Mccamon</sup>	

I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Julie Wadsworth	2610 WASHINGTON AM. FALLS	WORK @ GREAT HARVEST
Eugene Taylor	498 Cree psc.	Great Harvest Owner/manager
Tara Scaffield	PO BOX 31 ENKOM.	Shop
Emily Spain	217 N. 14 <sup>th</sup>	WORK @ Pocatello Electric
Matthew Steen	145 Foothill Blvd.	work @ BLM
Dennis P. Moore	5th Valleyview	Shop
Sarah Haley	301 Roosevelt	Shopper
Bobbi Waring	Malad Farm Center	shopper
Chris Troescher	1255N Hayes	shop / live
Will Peterson	251 N Main	store owner
Michael Narsen	932 W Young	work & shop
Sallee Gasser	56 Cedar Hills	shop (also helped old Precious Theatre event)
Ashlee Worth	3825 Henderson	shopper
Erin Downey	1400 City Creek	shopper
Michael Sedlmeyer	219 S. 14 <sup>th</sup> Ave	shopper

I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Les Lee Stoddard	780 E Chubbuck	work, shop.
Ryan Nylund	303 N. Hayes Ave	work, shop, live
Jessi Brunson	303 N. Hayes Ave	work, shop, live
Edna M. Ross	500 W. Fremont St, #1	Shop, live, work
William H. Hess	153 N Johnson	Shop, live, work
Anthony C. CAH	1018 DEON DR. <sup>Pocatello ID 83201</sup>	Shop, Live, work
Jan Croastell	1440 Satterfield St	Beautify the neighborhood <sup>work live shop!</sup>
Diane Diehl	802 Washburn	shop
Santi Arena	1206 E Clark	Shop
Kate Smith	4912 Mohawk Pl	shop
BRAD Lammers	1160 EL RAUCHO BLVD	used to work at Yellowstone Hotel
Audrey Cole	500 Skyline Dr	shop there
John Batacin	221 N 105 W BLACKFOOT	shop
Connie Ridgway	1795 Ardella	Shop, work
Marta Villalobos	4941 Bannock	work



I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Elizabeth Philbrick	F-4 Ridgecrest I.S.V.	WORK @ PNHS
Kelley Ragan	6000 Arapahoe St	work a PHS
Keta Trabant	Rt 6 Box 426, Poc.	Shop here
Barbara Vaughan	186 Willard	Shop
Gracie Bingham	141 Valleyview	Go to school near
Christine Hancock	2040 Sandy Ln.	PHS student
Chris Howell	1135 1/2 E Benaville	shop
Haylee Saunders	836 W Whitman	Shop & lives in area
Jennie K. Anderson	1520 Satterfield Dr.	Shop / Live in Pocahontas
RUTH ANDERSON	1520 SATTERFIELD DR.	LIVE/SHOP
Pat Reeve	13262 N. Yellowstone	Husband had office there
Thomas Rowley	2229 Bannock Hwy	Own 3 properties, Office location, shop there
Shelley Hardenbrook	342 Park Ave.	shop
Brian Martinsen	1166 Fern Street	shop
Nitanna Ridley	1427 S. Grant	Shop

I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Den Smith	140 S. Main	Work at The Bistro
Matt Jones	252 S 17 <sup>th</sup>	shop
Jeff Jones	1118 E. WYETH	ENJOY NIGHTS AT THE BISTRO
Kelly Rowley	1206 S. 4 <sup>th</sup>	WORK
Haley M Benkend	1305 S. 3 <sup>rd</sup>	Childhood
Dorian Hitchcock	446 W Whitman Apt 320	Live there
L. Westorfelder	159 S 17 <sup>th</sup>	Shop
Andrew Ray	415 S 7 <sup>th</sup>	ENJOY OLDTOWN
A. DELGADO	222 N. 14 <sup>th</sup>	WORK
L. Perryman	545 1/2 South Sixth	owner Central Bistro
Adam Hurst	1255 3 <sup>rd</sup>	Shop
Bethany Schulte	302 S. 8 <sup>th</sup>	LOVE IT!! (shop + eat stuff)
Stelle Montano	314 W. Main St <sup>20</sup>	make old town fun
Erin Gray	3773 Cadwell	work here.
RENEE BELLEUR	1517 East Wyeth	WORK

↑

I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Karen Hornstrand	849 N. HAYES #3	SHOP & EAT
Melissa Marcin	1305 S 3rd	Shop & Eat
Carlin O Reams	4543 Flora	work
Molly Swanson	555 S. Grant	live/work/patron
Zoe Spillman	255 N. 13th	live/work/patron
Janis Stitt	1344 Willard Ave	life long resident of Pocatello
Kim [unclear]	334 S. HAYES	LIVE/PATRON
Joshua Deplektion	555 S. Grant Ave	work/Live/Patron/sightseer

I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Allen Coles	Station Square	Own Property
Jerry Dancer	Station Square	Own Property
Oly Gekman	STATION SQUARE	RENTER - Thora's Travel
C Caldwell	Station Square	employee
J. Badny	Station Square	Renter - Goldins

I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Sam Sam	217 N. Hayes Apt #3	live + shop
Beth J. DeL	239 W. Lovejoy St	live by & own shop
Robert D Teal	2050 Butte	Shopping / Dining
Rebecca Brooks	1407 Zener	work, shop, dine
Diane Liljenquist	1240 E. Fremont	work, shop, dine
Frank Lendeth	1240 LaVine Dr.	Ret'd WP shop & dine

I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Judith Lynn Bridges	726 West Hayden Pocatello ID 83204	Shopped since 1940's
P. Mona Jaffer	4705 Hawthorne Rd <sup>Chubbuck</sup> Id	Lived here all my life 1951-2004
Susan Mowers	468 Fairmont, Pocatello	Employed in downtown.
Susan Kingston	940 N 9th St Pocatello	Employed in old town
Grey May	1675 SHANE Dr <sup>83204</sup> Pocatello	own property ↓ work there ↓ shop there
Susan M. Penney	9365 W. Camden 83204	former OTP board member - OTP supporter
John Burgoyne	2005. MAIN #11 83204	Live there own "The Investment CTR" INSTATION Sq.
Gary in'ell Tydeman	1237 Holman Pocatello	Residents for 40+ years. shop downtown
Allen L. Schum	633 Mc Nabb Rd Inkom	Shop here
John W. Waldel	370 Canyon Dr.	OWN PROPERTY, SHOP THERE,
Lee Wathen	532 W Benton	shopped & live near old town







I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
MICHAEL LANDON <del>LANDON</del>	4980 CHINOOK	SHOP
Stacey Landon	4980 Chinook	Shop
Jim Menzies MENDE	4846 Elizabeth	Shop
Cynthia Carson	721 Balsam	WORK @ LES
Karen Bossack	3550 Johnny Creek	WORK @ LES
Tara Russell	3300 W. Chubbuck Rd #4	Shop
Stephan Olsen	2567 Clearwater	shop
Julie McDermott	426 S. 8th	shop
Beth Estogind	42 Debbie Dr	live nearby



I am in favor of the project described in this petition and think that it is a good use of public funds.

Signed,

Name	Address	Relationship to Old Town? (own property, work there, shop there, etc.)
Janett Stank	1352 E Lewis	Poc. Art Center - President

## Mina Brown

---

**From:** cliff bryan [bryaclif@hotmail.com]  
**Sent:** Thursday, August 26, 2004 1:22 PM  
**To:** otp@oldtownpocatello.com  
**Subject:** Retore Yellowstone & Whitman Hotels

I wish to add my name to those who support the restoration of the Whitman and Yellowstone Hotels. The provision of dwelling places will enhance the success of other downtown businesses.

Thank you,

Clifford Bryan  
P. O. Box 8176  
Pocatello, Id 83209

Home: 837 W. Benton  
Pocatello, ID 83201

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## Mina Brown

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**From:** MCCLURE, R COKE [rcoke.mcclure@agedwards.com]  
**Sent:** Friday, August 27, 2004 1:24 PM  
**To:** otp@oldtownpocatello.com  
**Subject:** YES to Help Restore Whitman & Yellowstone Hotels!

To Whom It May Concern:

I believe that using tax dollars to upgrade the historic Whitman And Yellowstone hotel would be in the best interests of the Pocatello Community. I trust that details would be worked out that would be acceptable to the citizens of the city. This initiative is very good news as so many good folks now are working to revitalize Old Town.

I see this development as very attractive. Please let me know How I can further this excellent idea.

Sincerely,

R. Coke McClure, Financial Consultant  
A.G. Edwards & Sons, Inc.  
201 North Main  
Pocatello, Idaho 83204

-----Original Message-----

**From:** otna-bounces@mm.isu.edu [mailto:otna-bounces@mm.isu.edu] On Behalf Of Mina  
**Sent:** Thursday, August 26, 2004 11:02 AM  
**To:** otna@mm.isu.edu  
**Subject:** [OTNA] Help Restore Whitman & Yellowstone Hotels

--Please circulate until August 31, 2004--

If you have ever admired Pocatello's historic Whitman and Yellowstone hotels and wished that they could be brought back to life, please keep reading because you can help make it happen.

Four people who own property in historic Old Town, together with the Idaho nonprofit The Housing Company, have put together a plan to develop apartments in the upper stories of both hotels. These 51 apartments would be available for rent to families with income below the area median. The ground floor of the Whitman would be restored for commercial use and a common area for the residents. The ground floor of the Yellowstone has already been restored so only its upper stories are involved in the project.

There are about 80 apartments in the upper stories of buildings in historic Old Town including five in the historic Eagles Building, restored in 1999 by Pocatello Neighborhood Housing Services (a supporter of this project). These people help to keep the area safe and patronize the businesses there. Imagine the impact of 51 more apartments. Imagine seeing the Whitman and Yellowstone restored and full of people.

The Whitman today is a sad reminder of its former beauty. Besides the mess left by pigeons, it has structural problems that need to be addressed or Pocatello is in danger of losing another one of its landmark historic buildings. The funds needed to rehabilitate it are beyond the means of its current property owner.

Like the Eagles Building rehab, which mobilized over 20 sources of funding, this \$5.16 million project would be carried out with a combination of funds, a large part of which would come from the federal government in the form of tax credits. The group still needs to find approximately \$513,000 and they plan to approach the Pocatello Development Authority on September 1 asking for that amount in tax increment financing for the project.

The Pocatello Development Authority, or PDA, is charged with carrying out urban renewal in several areas of Pocatello including the downtown area where these hotels are located. They primarily use tax increment financing to carry out these improvements. Put simply, how this works is that the improvements boost the taxable value of an area, and the additional taxes collected due to the increase in value are used to pay for the improvements; when this process is completed the taxing districts get their usual share from what is now a more valuable property.

If you feel that the public will benefit from the restoration of the Whitman and Yellowstone, please let the PDA know that you think this is an appropriate use of tax dollars. Send e-mail in support of the project to me at [otp@oldtownpocatello.com](mailto:otp@oldtownpocatello.com) with your name and address. Then forward this to any Bannock County residents you think will be interested.

The PDA meeting will be at 11 a.m. on Wednesday, September 1 in the City Council chambers at 911 N. 7th Ave. Although the public usually does not speak at PDA meetings, your presence in the room would be a tremendous help in demonstrating public support.

Thank you for your attention.

Mina Brown  
Old Town Pocatello Inc.  
[otp@oldtownpocatello.com](mailto:otp@oldtownpocatello.com)  
[www.oldtownpocatello.com](http://www.oldtownpocatello.com)  
348 West Clark - Pocatello, Idaho 83204  
208.232.7545

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OTNA mailing list

Address your message to [OTNA@mm.isu.edu](mailto:OTNA@mm.isu.edu) to send it to everyone on the list. Visit <http://mm.isu.edu/mailman/listinfo/otna> to unsubscribe or change your settings.

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A.G. Edwards & Sons' outgoing and incoming e-mails are electronically archived and subject to review and/or disclosure to someone other than the recipient. We cannot accept orders for transactions or other similar instructions through e-mail. We cannot ensure the security of information e-mailed over the Internet, so you should be careful when transmitting confidential information such as account numbers and security holdings.

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## Mina Brown

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**From:** E. Michael Spicer [dremichael1940@yahoo.com]

**Sent:** Saturday, August 28, 2004 1:53 PM

**To:** otp@oldtownpocatello.com

**Subject:** Restoring the Yellowstone & Whitman Hotels

I think this would be a very excellent and wise investment, and the need for housing for this segment of our population would be the added impetus, in addition to the saving of two of Old Town's historic buildings. Thanks for bringing it to my attention.  
E. Michael Spicer

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## **Mina Brown**

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**From:** kuhlerik@isu.edu  
**Sent:** Thursday, August 26, 2004 12:58 PM  
**To:** otp@oldtownpocatello.com  
**Subject:** upper story project

Dear Mina Brown:

My name is Erika Kuhlman. I live at 1036 N Hayes in Pocatello. I am in favor of the upper story housing project in Pocatello's Old Town. I believe it will help maintain important downtown buildings, and therefore support the health and development of Pocatello's downtown. Sincerely, Erika Kuhlman

Erika Kuhlman  
Assistant Professor of History  
Idaho State University  
Pocatello, ID 83209-8079  
(208) 282 5675



## Mina Brown

---

**From:** leibmeli@isu.edu  
**Sent:** Monday, August 30, 2004 8:23 AM  
**To:** otp@oldtownpocatello.com  
**Subject:** Whitman and Yellowstone

I am certainly interested in doing what ever I can to help bring the restoration plans to fruition. Melinda Leiby  
940 N. Garfield  
Pocatello Idaho 83204

"Every creature is better alive than dead, men and moose and pine trees, and he who understands it aright will rather  
preserve its life than destroy it."  
Henry David Thoreau

## Mina Brown

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**From:** Latecia O'Neil [lojhsarch@ida.net]  
**Sent:** Monday, August 30, 2004 10:41 AM  
**To:** otp@oldtownpocatello.com  
**Subject:** RE: Help Restore Whitman & Yellowstone Hotels

Mina,

I support this project wholeheartedly, and I will try to attend the meeting wed. morning to show my support. Latecia Herzog

-----Original Message-----

**From:** Mina Brown [mailto:otp@oldtownpocatello.com]  
**Sent:** Monday, August 30, 2004 10:32 AM  
**To:** rthompson02@fs.fed.us; lojhsarch@ida.net; chatkris@isu.edu  
**Subject:** FW: Help Restore Whitman & Yellowstone Hotels

Sorry if you have seen this already. Other HPC members have gotten this by way of other lists but I wanted to make sure it got to you, too. -Mina

--Please circulate until August 31, 2004--

If you have ever admired Pocatello's historic Whitman and Yellowstone hotels and wished that they could be brought back to life, please keep reading because you can help make it happen.

Four people who own property in historic Old Town, together with the Idaho nonprofit The Housing Company, have put together a plan to develop apartments in the upper stories of both hotels. These 51 apartments would be available for rent to families with income below the area median. The ground floor of the Whitman would be restored for commercial use and a common area for the residents. The ground floor of the Yellowstone has already been restored so only its upper stories are involved in the project.

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otp@oldtownpocatello.com with your name and address. Just a quick reply to this e-mail would be great. Then forward this to any Bannock County residents you think will be interested.

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Thank you for your attention.

Mina Brown  
Old Town Pocatello Inc.  
www.oldtownpocatello.com  
348 West Clark - Pocatello, Idaho 83204  
208.232.7545

**Mina Brown**

---

**From:** Kmorter@aol.com

**nt:** Monday, August 30, 2004 3:28 PM

**To:** otp@oldtownpocatello.com

**Subject:** Re: Help Restore Whitman & Yellowstone Hotels

Dear OTP supporters and PDA representatives,

YES! I think the Old Town historic motels would be a good place to invest our tax dollars; they are the heart of Pocatello. This short-term investment would pay off in the long run as Pocatello citizens see the value of continuing to restore Old Town. We have made tremendous investments in the infrastructure; now let's continue it with investing in this proposal. I am a relative newcomer to Pocatello, but I have heard so many lament the neglect of other old town historic structures. Let's not let the Whitman and Yellowstone become the poster children for abandoned historic structures! Thank you for this opportunity to comment.

Kathy Morter, 907 W. Center St

In a message dated 8/26/2004 9:39:45 AM Mountain Daylight Time, otp@oldtownpocatello.com writes:

–Please circulate until August 31, 2004–

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3/31/2004

collected due to the increase in value are used to pay for the improvements; when this process is completed the taxing districts get their usual share from what is now a more valuable property.

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Thank you for your attention.

Mina Brown  
Old Town Pocatello Inc.  
[www.oldtownpocatello.com](http://www.oldtownpocatello.com)  
348 West Clark - Pocatello, Idaho 83204  
208.232.7545

## Mina Brown

---

**From:** Sylvia Raumaker [S Raumake@djc.state.id.us]  
**Sent:** Thursday, August 26, 2004 9:54 AM  
**To:** otp@oldtownpocatello.com  
**Subject:** Re: Help Restore Whitman & Yellowstone Hotels

It's wonderful to hear that the Whitman and Yellowstone Hotels are being seriously considered for restoration. Downtown needs some serious restoration, let's make sure the money that is currently being put into the updating of street water mains, etc. is put to good use. Downtown can, and needs, lots of people in order to grow and become self sustaining.

I fully support this endeavor and volunteer to do whatever needs to be done to help see this project through to completion.

Sylvia Raumaker  
331 S Garfield  
317-4569

**Mina Brown**

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**From:** Kay Merriam [kcmerriam@yahoo.com]  
**Sent:** Monday, August 30, 2004 9:36 PM  
**To:** otp@oldtownpocatello.com  
**Subject:** Survival and revival of old town Pocatello

I am in favor of rehabilitating the Whitman and  
yellowstone Hotels. I will try to be at the meeting  
on Wednesday. Kay Merriam

=====

Kathryn C. Merriam, Ph.D.

## Mina Brown

---

**From:** Jerry Myers [jerry\_myers@myers-anderson.com]  
**Sent:** Monday, August 30, 2004 7:04 PM  
**To:** Olt Town Pocatello  
**Subject:** Fw: Fw: Help Restore Whitman & Yellowstone Hotels

----- Original Message -----

**From:** "Tony Christensen" <CHRISTTO@d25.k12.id.us>  
**To:** <jerry\_myers@myers-anderson.com>  
**Sent:** Friday, August 27, 2004 1:44 PM  
**Subject:** Re: Fw: Help Restore Whitman & Yellowstone Hotels

> To: PDA  
> re: Whitman and Yellowstone Hotels restoration project  
>  
> I am in support of the proposed restoration project. Good luck with  
> it. Tony Christensen  
> 3951 Imperial Pl.  
> Pocatello, ID 83201  
> 208-237-9328  
>  
>





Mayor Roger Chase  
City of Pocatello  
911 North 7<sup>th</sup> Ave.  
Pocatello, Idaho 83201

Dear Mayor Roger Chase:

It was brought to our attention that a local group of businessmen are looking to invest into a restoration effort for the former *Whitman Hotel* and the former *Hotel Yellowstone*, located on Main Street.

From what we understand, part of this renovation process requires obtaining Building Improvement Funds, managed by the Pocatello Development Authority.

We are also of the understanding approval of the funds have already gone before the P. D. A., where the vote was tabled until Wednesday September 1<sup>st</sup> 2004.

As a business within the Historic Old Town Area, and located just down the street from the *Whitman* and the *Yellowstone* hotels, we are of the opinion, this project will facilitate the continued redevelopment, as well as, promoting patronage of local businesses within the Historic Old Town Area.

CLEAR TALK is a company that believes strongly in supporting and investing in the local community. CLEAR TALK has located each retail location within the historic downtown areas of: Pocatello, Idaho Falls, Rexburg and Twin Falls. Our company philosophy is to introduce a new technology within existing infrastructures, and buildings that will replenish past business efforts, to seek out a new future. A type of recycling, just because it is old it does not mean it is worn out.

CLEAR TALK will have invested approximately 23 million dollars within southern and eastern Idaho at complete network build out. With approximately 17 million dollars of these funds going directly into the Historic *W.O.W. Building*, which includes the new technology needed to operate a local wireless telephone center. This vast undertaking certainly could not have been done without private investors willing to take a risk and the support from the area's business development organizations and their connections.

At this time we offer our show of support to the local investors and ask that yourself and the P. D. A. approves this proposal and grant the funds needed to assist with the development and completion of this project. This ambitious proposal deserves the backing and support of the PDA and the City of Pocatello.

Respectfully,

Larry Curry  
President CLEAR TALK, Idaho

CC: Pocatello Development authority  
Old Town Pocatello, Inc. Board of Directors, Inc.

233 North Main Pocatello, ID 83204

Office-208.223.6246

Fax-208.233.6244