

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
December 15, 2004
11:00 a.m.

City Hall
911 North 7th Avenue

11:00 a.m. Council Chambers

Call to Order – Chairman Neuhardt

Acknowledge Guests of Board, if any

Disclosure of Conflicts of Interest, if any

Agenda - Add or Delete Action or Discussion Items

Action and Discussion Items:

~~Minutes for November 17, 2004 – Motion to Approve and/or Amend~~

Minutes for December 2, 2004 Special Meeting – Motion to Approve and/or Amend

Minutes for December 8, 2004 Special Meeting – Motion to Approve and/or Amend

Financial Report: November Income and Expenses

Consider Approving the 2005 Cash Budget

Discuss Amended 2004-2010 Cashflow

Old Town Pocatello District:

Downtown Reinvestment Project Update

Central Corridor District:

Federal Express Project

Roosevelt District:

Consider Approving Pay Request #6

Consider Payment of Fred Meyer Reimbursement

Consider Approving Payment of RMES Invoice #2004315

North Yellowstone Urban Renewal Area:

Consider Approving Property Exchange off Lou Avenue

Consider Approving Agreement with Hawkins Group

Reconsider Approving Payment for Property Appraisals

Consider Approving Payment of Invoice #8347

Miscellaneous Items/Questions from Commissioners

Executive Session, if required

Pocatello Development Authority
Cash Budget - 2004

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual August	Actual September	Actual October	Actual 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	\$555,915.89	\$453,354.77	\$419,636.38	\$301,845.60	\$301,845.60
SOURCES OF FUNDS														
Kress District	2,379.21	0.00	32.73	0.00	0.00	0.00	3,289.35	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	\$1,294,851.48
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	3,356.02	119.77	4,052.47	0.00	\$238,809.95	\$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	23,758.24	0.00	0.00	\$107,225.42	\$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	2,031.71	1,553.65	154.61	0.00	\$338,219.35	\$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	262.98	271.99	263.45	300.00	\$3,264.90	\$3,500.00
TOTAL	667,233.06	264.17	70,025.13	14,108.32	7,257.14	262.26	1,694,699.70	4,499.33	5,650.71	25,703.65	4,470.53	300.00	\$2,494,474.00	\$2,496,867.54
CASH AVAILABLE	\$965,078.66	\$966,080.77	\$559,772.98	\$572,079.37	\$575,992.56	\$493,724.63	\$2,187,365.28	\$2,177,784.77	\$659,647.96	\$581,619.54	\$457,825.30	\$419,936.38	\$2,796,319.60	\$2,798,713.14
APPLICATION OF FUNDS														
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	\$1,294,851.48
Old Town District	0.00	13,129.41	0.00	0.00	15,713.73	0.00	0.00	204,301.82	0.00	6,440.62	0.00	0.00	\$239,585.58	\$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	103,331.02	83,233.22	32,587.02	71,251.62	\$379,142.82	\$448,759.81
Central Corridor	0.00	32,851.90	95.68	95.88	33,373.47	915.98	0.00	289,870.07	0.00	3,174.95	0.00	0.00	\$340,377.93	\$364,027.69
No. Yellowstone District	0.00	0.00	0.00	0.00	0.00	0.00	148.58	244.80	77.00	22,180.00	5,495.04	0.00	\$28,145.42	\$0.00
General Funds	3,262.05	201.43	330.05	3,248.07	148.80	123.07	7,016.26	85.83	324.05	3,235.98	106.86	100.00	\$18,182.46	\$13,700.00
Bank Charges	0.00	5.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	\$55.38	\$600.00
TOTAL	3,262.06	476,332.92	1,801.93	3,343.95	82,530.19	1,039.05	14,099.84	1,523,787.52	103,732.07	128,264.77	38,188.92	71,401.62	\$2,447,784.84	\$2,528,867.54
ENDING BALANCE	\$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	\$555,915.89	\$453,354.77	\$419,636.38	\$348,534.76	\$348,534.76	\$269,845.60

	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2005	Approved 2005
5.36	\$569,886.36	\$655,006.36	\$2,135,754.18	\$881,494.23	\$819,294.23	\$863,469.23	\$832,189.23	\$348,000.00	\$348,000.00
0.00	0.00	2,817.09	0.00	0.00	0.00	0.00	0.00	\$5,634.18	\$5,634.18
0.00	0.00	29,307.85	0.00	0.00	0.00	0.00	0.00	\$58,615.70	\$58,615.70
0.00	0.00	682,392.00	0.00	0.00	0.00	0.00	0.00	\$1,023,588.23	\$1,023,588.23
0.00	0.00	173,704.00	0.00	0.00	0.00	0.00	0.00	\$260,555.56	\$260,555.56
0.00	0.00	87,951.39	0.00	0.00	0.00	0.00	0.00	\$131,927.08	\$131,927.08
0.00	0.00	276,462.87	0.00	0.00	0.00	0.00	0.00	\$414,694.31	\$414,694.31
0.00	85,000.00	235,887.62	0.00	0.00	120,000.00	0.00	0.00	\$558,831.43	\$558,831.43
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$102,274.92	\$102,274.92
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
0.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	\$3,240.00	\$3,240.00
0.00	85,270.00	1,488,792.82	270.00	270.00	120,270.00	270.00	270.00	\$2,559,361.41	\$2,559,361.41
6.36	\$655,156.36	\$2,143,799.18	\$2,136,024.18	\$881,764.23	\$939,564.23	\$863,739.23	\$832,459.23	\$2,907,361.41	\$2,907,361.41
0.00	0.00	0.00	2,817.09	0.00	0.00	0.00	0.00	\$5,634.18	\$5,634.18
0.00	0.00	0.00	29,307.85	0.00	0.00	0.00	0.00	\$58,615.70	\$58,615.70
0.00	0.00	0.00	682,392.00	0.00	0.00	0.00	0.00	\$1,023,588.23	\$1,023,588.23
0.00	0.00	0.00	173,704.00	0.00	0.00	0.00	0.00	\$260,555.56	\$260,555.56
0.00	0.00	0.00	87,951.39	0.00	0.00	0.00	0.00	\$131,927.08	\$131,927.08
0.00	0.00	4,770.00	42,320.00	62,320.00	62,320.00	31,400.00	71,251.62	\$280,651.62	\$280,651.62
0.00	0.00	0.00	235,887.62	0.00	10,500.00	0.00	0.00	\$371,031.43	\$371,031.43
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
0.00	100.00	3,225.00	100.00	100.00	3,225.00	100.00	100.00	\$13,700.00	\$13,700.00
0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$600.00	\$600.00
50.00	150.00	8,045.00	1,254,529.95	62,470.00	76,095.00	31,550.00	71,401.62	\$2,146,303.80	\$2,146,303.80
86.36	\$655,006.36	\$2,135,754.18	\$881,494.23	\$819,294.23	\$863,469.23	\$832,189.23	\$761,057.61	\$761,057.61	\$761,057.61

December 6, 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 3-6th Pay Request

Dear Mr. Turner:

We have completed our analysis of the 6th Pay Request on Phase 3 of the Roosevelt Alameda Neighborhood Improvement Project. We have accepted the project and recommend a payment of \$15,375.00 be made to Kiggins Concrete. This payment consists of the 5% retainage.

If you have any questions or require additional information please call us at (208) 234-0110.

Sincerely,



Mitchell Greer, P.E.
RMES

Attachments: Payment Progress Report, Application for Payment

APPLICATION FOR PAYMENT

ROOSEVELT-ALAMEDA NEIGHBORHOOD ROW IMPROVEMENT PROJECT
PHASE 3

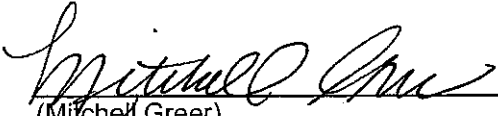
Monthly Estimate No. 6 Job No. 21347

	Amount
Contract Amount	<u>\$244,050.00</u>
Amount of Approved Extra Work (CHANGE ORDERS1-10).....	<u>\$64,536.87</u>
Total Contract	<u>\$308,586.87</u>
Less Liquidated Damages & Penalties	<u>\$1,086.87</u>
Total Earned through <u>12/3/2004</u>	<u>\$307,500.00</u>
5% Retainage	<u>\$15,375.00</u>
Net Amount Due	<u>\$307,500.00</u>
Advance for Materials delivered to Job Site	<u>\$0.00</u>
Less Previous Payment	<u>\$292,125.00</u>
Balance Due this Payment	<u>\$15,375.00</u>

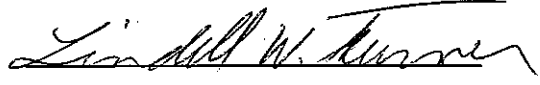
I certify that the estimates contained in this Monthly Estimate represent the true and correct amount of work performed or materials supplied for the period indicated.

DATE: 12/8/04

ROCKY MOUNTAIN ENGINEERING & SURVEYING

BY: 
(Mitchell Greer)

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

DATE: 12/8/04 City Engineer: 
By: _____

City of Pocatello
Roosevelt Alameda Neighborhood Improvement Project
Pocatello, ID

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

Contractor: Kiggins Concrete
Last Updated: November 3, 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	Total Work Completed
						Pay Request #1	Pay Request #2	Pay Request #3	Pay Request #4			
SITE PREP												
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 750.00	\$ 250.00	\$ -	\$ -	100%	\$ 1,000.00
207-C1	Removal of Curb and Gutter	L.F.	150	\$ 3.00	\$ 450.00	\$ -	\$ 225.00	\$ 225.00	\$ 864.00	\$ (864.00)	292%	\$ 1,314.00
207-C2	Removal of Concrete	S.F.	5000	\$ 0.75	\$ 3,750.00	\$ -	\$ 950.00	\$ 1,862.50	\$ 2,125.50	\$ (1,188.00)	132%	\$ 4,938.00
207-D2	Removal of 6"-24" Dia. Tree	E.A.	15	\$ 275.00	\$ 4,125.00	\$ 1,650.00	\$ 550.00	\$ 1,650.00	\$ 275.00	\$ -	100%	\$ 4,125.00
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%	\$ 5,000.00
210	SRW Retaining Wall	S.F.	100	\$ 20.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	\$ 4,200.00	\$ (4,200.00)	310%	\$ 6,200.00
SURFACE REPAIRS												
307-A1	Misc. Surface Restoration	C.A.	1	\$ 4,850.00	\$ 4,850.00	\$ -	\$ 900.00	\$ 2,250.00	\$ 1,700.00	\$ -	100%	\$ 4,850.00
307-D	Asphalt Restoration	S.F.	35055	\$ 1.60	\$ 56,088.00	\$ -	\$ 4,800.00	\$ 37,813.15	\$ 31,063.20	\$ (17,588.35)	131%	\$ 73,576.35
307-C	Gravel Restoration	S.F.	1600	\$ 1.00	\$ 1,600.00	\$ -	\$ -	\$ 960.45	\$ 1,709.76	\$ (1,070.21)	167%	\$ 2,670.21
307-E	Sod Restoration	S.F.	14852	\$ 0.65	\$ 9,654.00	\$ -	\$ -	\$ 3,052.29	\$ 2,747.92	\$ 3,843.79	60%	\$ 5,810.21
CONCRETE CONSTRUCTION												
706-A	Curb and Gutter (Type Unspecified)	L.F.	5600	\$ 11.50	\$ 64,400.00	\$ -	\$ 22,095.25	\$ 38,108.40	\$ 4,196.35	\$ -	100%	\$ 64,400.00
706-B	4" Concrete Valley Gutter	S.F.	670	\$ 20.00	\$ 13,400.00	\$ -	\$ -	\$ 4,400.00	\$ 8,944.00	\$ 56.00	100%	\$ 13,344.00
706-E	Concrete Sidewalk	S.F.	25035	\$ 2.75	\$ 68,846.25	\$ -	\$ 20,085.00	\$ 21,122.38	\$ 47,706.72	\$ (20,067.85)	129%	\$ 88,914.10
MISC CONSTRUCTION												
901	Irrigation System Repairs	L.F.	500	\$ 3.00	\$ 1,500.00	\$ -	\$ -	\$ 750.00	\$ 1,854.00	\$ (1,104.00)	174%	\$ 2,504.00
2040	Fence Repair	L.F.	1100	\$ 5.00	\$ 5,500.00	\$ -	\$ 1,000.00	\$ 475.00	\$ 7,520.00	\$ (3,495.00)	164%	\$ 8,995.00
MISC ITEMS												
1103	Traffic Control	L.S.	1	\$ 4,000.00	\$ 4,000.00	\$ 400.00	\$ 3,000.00	\$ 600.00	\$ -	\$ -	100%	\$ 4,000.00
2010	Mobilization	L.S.	1	\$ 8,500.00	\$ 8,500.00	\$ 4,250.00	\$ 4,250.00	\$ -	\$ -	\$ -	100%	\$ 8,500.00
2020	Tree Installation	E.A.	12	\$ 400.00	\$ 4,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	17%	\$ 800.00
2050	Towing	C.A.	1	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 800.00	\$ -	\$ 4,000.00	100%	\$ 500.00
	Large Tree Removal (Extra)	E.A.	6	\$ 100.00	\$ 600.00	\$ -	\$ -	\$ -	\$ 500.00	\$ -	100%	\$ 600.00
CO #5	Reprep Curb and Gutter	L.S.	1	\$ 420.00	\$ 420.00	\$ -	\$ -	\$ 500.00	\$ 100.00	\$ -	100%	\$ 600.00
CO #7	Reprep Curb and Gutter, Removal of Conc.	L.S.	1	\$ 1,326.00	\$ 1,326.00	\$ -	\$ -	\$ 420.00	\$ -	\$ -	100%	\$ 420.00
CO #8	Move Tree, Place Decorative Curb, R.W.	L.S.	1	\$ 2,325.00	\$ 2,325.00	\$ -	\$ -	\$ 1,326.00	\$ -	\$ -	100%	\$ 1,326.00
CO #9	Removal of Obstructions & Base Prep for Valley Gutter	L.S.	1	\$ 750.00	\$ 750.00	\$ -	\$ -	\$ 2,325.00	\$ -	\$ -	100%	\$ 2,325.00
CO #11	Fence Repair and Removal @ 296 Pershing	L.S.	1	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ 750.00	\$ -	100%	\$ 750.00
*	Concrete Change from S.W. to Approach	S.F.	1025	\$ 1.00	\$ 1,025.00	\$ -	\$ 1,025.00	\$ -	\$ 500.00	\$ -	100%	\$ 500.00
Total					\$ 266,909.25	\$ 7,300.00	\$ 62,130.25	\$ 122,400.17	\$ 116,756.45	\$ (41,677.62)	116%	\$ 308,586.87
5% Retainage					\$ 365.00	\$ 365.00	\$ 3,106.51	\$ 6,120.01	\$ 5,837.82			\$ 1000
Recommended Payment					\$ 6,935.00	\$ 59,023.74	\$ 116,280.16	\$ 110,918.62				\$ 86.87
TOTAL EARNED											\$ 308,586.87	
Liquidated Damages											\$ 1000	
**Concrete Deduction											\$ 86.87	
FINAL TOTAL											\$ 307,500.00	

*Work Change Orders 1 through 10 are reflected in the quantities where applicable. The amounts that can't be reflected in the quantities are listed separately.

**The concrete placed at 612 Pershing was not formed properly.

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

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

1479

12/15/2004

HE Kiggin's Concrete
F

\$ **15,375.00

Thousand Three Hundred Seventy-Five and 00/100*****

DOLLARS

Pay Req. #6, Phase 3

⑈001479⑈ ⑆124100064⑆ 004 00247 39⑈

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



INVOICE

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

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

DATE: 10/4/2004
INVOICE NO. 2004315

INVOICE PERIOD: September 27 - November 8, 2004

Progress Billing
Number: 12

WORK ACCOMPLISHED THIS PERIOD:

	<u>FEE</u>	<u>QTY</u>	<u>COST</u>
Project Inspections	\$250.00	1	\$250.00
Inspection Punch List and Closeout	\$200.00	1	\$200.00
Inspection Notes and As-Built Documentation	\$250.00	1	\$250.00

DIRECT AND REIMBURSABLE COSTS

*Approval For Payment
Lindell W. Turner
11/25/04*

Total Amount Due This Invoice

\$700.00

PROJECT BUDGET SUMMARY

Contract Amount	\$33,950.00
Contract Changes	\$0.00
Total Invoiced Previously	\$23,400.00
Total Invoiced This Period	\$700.00
Total Invoiced To Date	<u>\$24,100.00</u>
Budget Remaining	<u>\$9,850.00</u>

Billing Summary-Contract # 3

Task	Description	Dollar Value of Item	Invoice #98388	Invoice #98424	Invoice #98442	Invoice #98485	Invoice #98559	Invoice #98614	Invoice #98646	Invoice 200418	Invoice 2004203	Invoice 2004226	Invoice 2004261	Invoice 2004316	Total	Remaining
2.D	Design Reviews	\$500	\$250												\$250	\$250
2.E	Project Bidding															
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 Construction Services															
3.A	Contractor Bid Awards															
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			350		\$1,350	\$1,300
3.B	Construction Staking															
3.B.1	Horizontal and Vertical Control for Imp. (4)	\$9,100		300	2200	1750	200			300	1215	1100	535		\$7,600	\$1,500
3.C	Construction Inspection and Management															
3.C.1	Perform Project Inspections (2)	\$5,500			650	300	1800				500	500		250	\$4,000	\$1,500
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							200	\$600	\$350
	Project Percentage															
	4.0 Project Closeout Phase															
4.B	Prepare Record Drawings															
4.B.1	Summarize Contractor Notations	\$1,350					400						200	200	\$800	\$550
4.B.2	Summarize Inspection Notes	\$1,050					500				100	100	0	50	\$750	\$300
4.C	Warranty Inspections															
4.D.1	One Year Inspection	\$400													\$0	\$400
4.D.2	Contractor Coordination	\$500													\$0	\$500
	Project Percentage															
	TOTAL MAN HOURS	\$33,950	\$3,700	\$1,900	\$2,950	\$2,450	\$3,700	\$1,000	\$1,200	\$1,500	\$2,015	\$1,900	\$1,085	\$700	\$24,100	\$9,850

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. #2004226 (ck #1458)	1,900.00	\$22,315.00	\$11,635.00
10/20/2004	Inv. #2004261 (ck #1463)	1,085.00	\$23,400.00	\$10,550.00
12/15/2004	Inv. #2004315 (ck #1478)	700.00	\$24,100.00	\$9,850.00

EDUCATION DEVELOPMENT AUTHORITY

1/78

DATE
OF

DOLLARS

Inv. #000315

#001478# 1241000640 004 00247 19#

Pocatello Development Authority

ISU Research and Business Park
1651 Alvin Ricken Drive
Pocatello, Idaho 83201

An urban renewal agency for the City of Pocatello, Idaho

December 9, 2004

Pocatello Development Authority
Board of Commissioners

Dear Commissioners,

Attached you will find the most recent financial information we have regarding our budget and funding projects for the next few years. You will note that due to information received from the county late yesterday, our projected income in the Central Corridor is down considerably from earlier projections. Numbers received from the County earlier had led us to believe that we would have revenues in the \$2.3 Million category when reality indicates we will have revenues in the \$1.8 Million category. This will have a significant impact on scheduled projects and will require serious consideration by Commission members at our meeting on Wednesday.

Cordially,



Raymond Burstett
Executive Director

Pocatello Development Authority

ISU Research and Business Park
1651 Alvin Ricken Drive
Pocatello, Idaho 83201

An urban renewal agency for the City of Pocatello, Idaho

November 22, 2004

Kirk Bittle
Fischer and Company
210 Sixth Ave, Suite 3400
FreeMarkets Center
Pittsburgh, PA 15222

COPY

RE: FedEx Facility


Dear Kirk,

This letter will serve as your notice that the Pocatello Development Authority has designated a commitment of \$200,000 for the FedEx facility expansion on South 5th Avenue in Pocatello, Idaho. The funds are available for infrastructure development on the site, as well as other public improvements. The funds may be used for paved parking, lighting, water and sewer hook-ups, utility infrastructure, and other costs associated with the development of the property.

Traditionally, the builder/contractor will submit invoices for costs relevant to these expenses during the construction phase and those costs will be paid by the PDA up to the amount of their commitment. The contractor can be reimbursed for paid invoices or we can, with special arrangements, make payments directly to the supplier.

We look forward to your new facilities in Pocatello and we welcome your expansion into our economy with your renewed commitment of service to your customers.

Cordially,


Raymond Burstedt
Executive Director

**POCATELLO DEVELOPMENT AUTHORITY
FY 2005**

INCOME:

Bonded Districts: Tax estimates from Bannock County

Central Corridor: \$85,000 (June—payment for South Cliffs loan)
\$120,000 (October—Ross Park pool payment)

North Yellowstone District: \$102,274.92 (engineer costs requisitioned from
Bond's Construction Fund)

Interest Income: \$3,240.00 (estimated)

EXPENSES:

Bonded Districts: Tax revenues to Trustee

Kress District: Semi-annual payment to Carroll and Houston

Roosevelt District: \$18,000—remainder of Contract with RMES
\$191,400—estimate for the next phase of the
neighborhood improvements
\$71,251.62—final payment to Fred

General Funds: \$1,200—PDA lunches
\$12,500—qtrly. admin. Fees

Bank Charges: \$600 (if needed)

*Dec. 15
Budget
Budget*

Pocatello Development Authority
Cash Budget - 2004

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual August	Actual September	Actual October	Actual November	Estimate December
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	\$555,915.89	\$453,354.77	\$419,636.38
SOURCES OF FUNDS												
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
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
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
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	3,356.02	119.77	4,052.47	0.00
North Main District	19,464.77	0.00	21,910.57	814.44	0.00	0.00	41,277.40	0.00	0.00	23,758.24	0.00	0.00
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
Central Corridor District	30,116.60	0.00	27,212.51	6,136.96	832.45	0.00	269,037.62	1,143.24	2,031.71	1,553.65	154.61	0.00
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
Interest Income	282.13	264.17	282.65	261.78	270.75	262.26	271.25	271.49	262.98	271.99	263.45	300.00
TOTAL	667,233.06	264.17	70,025.13	14,108.32	7,257.14	262.26	1,694,699.70	4,499.33	5,650.71	25,703.65	4,470.53	300.00
CASH AVAILABLE	\$969,078.66	\$966,080.77	\$559,772.98	\$572,079.37	\$575,992.56	\$493,724.63	\$2,187,385.28	\$2,177,784.77	\$659,647.96	\$581,619.54	\$457,825.30	\$419,936.38
APPLICATION OF FUNDS												
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
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
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
Old Town District	0.00	13,129.41	0.00	0.00	15,713.73	0.00	0.00	204,301.82	0.00	6,440.62	0.00	0.00
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
Roosevelt District	0.00	7,890.00	1,376.20	0.00	0.00	0.00	6,935.00	62,538.74	103,331.02	93,233.22	32,587.02	49,395.81
Central Corridor	0.00	32,851.90	95.68	95.88	33,373.47	915.98	0.00	269,870.07	0.00	3,174.95	0.00	0.00
No. Yellowstone District	0.00	0.00	0.00	0.00	0.00	0.00	148.58	244.80	77.00	22,180.00	5,495.04	0.00
General Funds	3,262.06	201.43	330.05	3,248.07	148.80	123.07	7,016.26	85.83	324.05	3,235.98	106.86	100.00
Bank Charges	0.00	5.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
TOTAL	3,262.06	476,332.92	1,801.93	3,343.95	82,530.19	1,039.05	14,099.84	1,523,787.52	103,732.07	128,264.77	38,188.92	49,545.81
ENDING BALANCE	\$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	\$555,915.89	\$453,354.77	\$419,636.38	\$370,390.53

Proposed for 2005

Pocatello Development Authority
Cash Budget - 2005

	Estimated January	Estimated February	Estimated March	Estimated April	Estimated May	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December
Beginning Balance	\$370,000.00	\$1,229,593.59	\$602,851.36	\$601,471.36	\$598,466.36	\$676,886.36	\$677,006.36	\$2,157,754.18	\$903,494.23	\$841,294.23	\$885,469.23	\$854,189.23
SOURCES OF FUNDS												
Kress District	2,817.09	0.00	0.00	0.00	0.00	0.00	2,817.09	0.00	0.00	0.00	0.00	0.00
Newtown District	29,307.85	0.00	0.00	0.00	0.00	0.00	29,307.85	0.00	0.00	0.00	0.00	0.00
Al Ricken Drive District	341,196.23	0.00	0.00	0.00	0.00	0.00	682,392.00	0.00	0.00	0.00	0.00	0.00
Old Town District	86,851.56	0.00	0.00	0.00	0.00	0.00	173,704.00	0.00	0.00	0.00	0.00	0.00
North Main District	43,975.69	0.00	0.00	0.00	0.00	0.00	87,951.39	0.00	0.00	0.00	0.00	0.00
Roosevelt District	138,231.44	0.00	0.00	0.00	0.00	0.00	276,462.87	0.00	0.00	0.00	0.00	0.00
Central Corridor District	117,943.81	0.00	0.00	0.00	85,000.00	0.00	235,887.62	0.00	0.00	120,000.00	0.00	0.00
North Yellowstone District	102,274.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00
TOTAL	862,868.59	270.00	270.00	270.00	85,270.00	270.00	1,488,792.82	270.00	270.00	120,270.00	270.00	270.00
CASH AVAILABLE	\$1,232,868.59	\$1,229,863.59	\$603,121.36	\$601,741.36	\$683,736.36	\$677,156.36	\$2,165,799.18	\$2,158,024.18	\$903,764.23	\$961,564.23	\$885,739.23	\$854,459.23
APPLICATION OF FUNDS												
Kress District	0.00	2,817.09	0.00	0.00	0.00	0.00	0.00	2,817.09	0.00	0.00	0.00	0.00
Newtown District	0.00	29,307.85	0.00	0.00	0.00	0.00	0.00	29,307.85	0.00	0.00	0.00	0.00
Al Ricken Drive District	0.00	341,196.23	0.00	0.00	0.00	0.00	0.00	682,392.00	0.00	0.00	0.00	0.00
Old Town District	0.00	86,851.56	0.00	0.00	0.00	0.00	0.00	173,704.00	0.00	0.00	0.00	0.00
North Main District	0.00	43,975.69	0.00	0.00	0.00	0.00	0.00	87,951.39	0.00	0.00	0.00	0.00
Roosevelt District	0.00	4,770.00	1,500.00	0.00	0.00	0.00	4,770.00	42,320.00	62,320.00	62,320.00	31,400.00	71,250.00
Central Corridor	0.00	117,943.81	0.00	0.00	6,700.00	0.00	0.00	235,887.62	0.00	10,500.00	0.00	0.00
North Yellowstone District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Funds	3,225.00	100.00	100.00	3,225.00	100.00	100.00	3,225.00	100.00	100.00	3,225.00	100.00	100.00
Bank Charges	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
TOTAL	3,275.00	627,012.23	1,650.00	3,275.00	6,850.00	150.00	8,045.00	1,254,529.95	62,470.00	76,095.00	31,550.00	71,401.00
ENDING BALANCE	\$1,229,593.59	\$602,851.36	\$601,471.36	\$598,466.36	\$676,886.36	\$677,006.36	\$2,157,754.18	\$903,494.23	\$841,294.23	\$885,469.23	\$854,189.23	\$783,057.23

new numbers

POCATELLO DEVELOPMENT AUTHORITY
CENTRAL CORRIDOR CASH FLOW PROJECTIONS
2004 THROUGH 2010

YEARS ENDED	2004	2005	2006	2007	2008	2009
Previous Year Balance*:	\$3,542,409.35	\$1,049,591.96	-\$557,504.29	-\$1,362,376.29	-\$841,050.44	\$99,832.56
INCOME:						
Estimated Tax Revenues:	2,037,693.00	1,828,518.00	1,872,518.00	1,872,518.00	1,872,518.00	1,872,518.00
South Cliffs Repayment:		85,000.00				
Ross Park Pool Repayment:		120,000.00	120,000.00	200,000.00		
Positron Repayment:						
Total Projected Income:	2,037,693.00	2,033,518.00	1,992,518.00	2,072,518.00	1,872,518.00	1,872,518.00
TOTAL AVAILABLE INCOME:	\$5,580,102.35	\$3,083,109.96	\$1,435,013.71	\$710,141.71	\$1,031,467.56	\$1,972,350.56
EXPENSE:						
Current Year Debt Service*:	932,931.25	932,911.25	930,890.00	931,772.50	931,635.00	2,793,657.50
South Cliffs--Phase 1**:	19,636.53					
South Cliffs--Phase 2**:	2,997.11					
Old Town Revitalization:	622,000.00					
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**:	6,410.22	140,000.00	200,000.00	518,216.65		
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:	4,530,510.39	3,640,614.25	2,797,390.00	1,551,192.15	931,635.00	2,793,657.50
CALCULATED ANNUAL BALANCE	\$1,049,591.96	-\$557,504.29	-\$1,362,376.29	-\$841,050.44	\$99,832.56	-\$821,306.94

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 12/2/04.

pda/financials/ccprojections2004.xls

POCATELLO DEVELOPMENT AUTHORITY
CENTRAL CORRIDOR CASH FLOW PROJECTIONS
2004 THROUGH 2010

YEARS ENDED	2004	2005	2006	2007	2008	2009
Previous Year Balance*:	\$3,542,409.35	\$1,049,591.96	-\$557,504.29	\$47,623.71	-\$841,050.44	\$99,832.56
INCOME:						
Estimated Tax Revenues:	2,037,693.00	1,828,518.00	1,872,518.00	1,872,518.00	1,872,518.00	1,872,518.00
South Cliffs Repayment:		85,000.00				
Ross Park Pool Repayment:		120,000.00	120,000.00	200,000.00		
Positron Repayment:						
Total Projected Income:	2,037,693.00	2,033,518.00	1,992,518.00	2,072,518.00	1,872,518.00	1,872,518.00
TOTAL AVAILABLE INCOME:	\$5,580,102.35	\$3,083,109.96	\$1,435,013.71	\$2,120,141.71	\$1,031,467.56	\$1,972,350.56
EXPENSE:						
Current Year Debt Service*:	932,931.25	932,911.25	930,890.00	931,772.50	931,635.00	2,793,657.50
South Cliffs--Phase 1**:	19,636.53					
South Cliffs--Phase 2**:	2,997.11					
Old Town Revitalization:	622,000.00					
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**:	6,410.22	140,000.00	200,000.00	518,216.65		
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:	4,530,510.39	3,640,614.25	1,387,390.00	2,961,192.15	931,635.00	2,793,657.50
CALCULATED ANNUAL BALANCE	\$1,049,591.96	-\$557,504.29	\$47,623.71	-\$841,050.44	\$99,832.56	-\$821,306.94

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 12/2/04.

pda/financials/ccprojections2004.xls

POCATELLO DEVELOPMENT AUTHORITY
CENTRAL CORRIDOR CASH FLOW PROJECTIONS
2004 THROUGH 2010

YEARS ENDED	2004	2005	2006	2007	2008	2009
Previous Year Balance*:	\$3,542,409.35	\$1,049,591.96	\$1,352,495.71	\$47,623.71	-\$841,050.44	\$99,832.56
INCOME:						
Estimated Tax Revenues:	2,037,693.00	1,828,518.00	1,872,518.00	1,872,518.00	1,872,518.00	1,872,518.00
South Cliffs Repayment:		85,000.00				
Ross Park Pool Repayment:		120,000.00	120,000.00	200,000.00		
Positron Repayment:						
Total Projected Income:	2,037,693.00	2,033,518.00	1,992,518.00	2,072,518.00	1,872,518.00	1,872,518.00
TOTAL AVAILABLE INCOME:	\$5,580,102.35	\$3,083,109.96	\$3,345,013.71	\$2,120,141.71	\$1,031,467.56	\$1,972,350.56
EXPENSE:						
Current Year Debt Service*:	932,931.25	932,911.25	930,890.00	931,772.50	931,635.00	2,793,657.50
South Cliffs--Phase 1**:	19,636.53					
South Cliffs--Phase 2**:	2,997.11					
Old Town Revitalization:	622,000.00					
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**:	6,410.22	140,000.00	200,000.00	518,216.65		
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:	4,530,510.39	1,730,614.25	3,297,390.00	2,961,192.15	931,635.00	2,793,657.50
CALCULATED ANNUAL BALANCE	\$1,049,591.96	\$1,352,495.71	\$47,623.71	-\$841,050.44	\$99,832.56	-\$821,306.94

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 12/2/04.

pda/financials/ccprojections2004.xls

POCATELLO DEVELOPMENT AUTHORITY
CENTRAL CORRIDOR CASH FLOW PROJECTIONS
2004 THROUGH 2010

YEARS ENDED	2004	2005	2006	2007	2008	2009
Previous Year Balance*:	\$3,542,409.35	\$1,049,591.96	-\$557,504.29	\$47,623.71	\$568,949.56	\$1,509,832.56
INCOME:						
Estimated Tax Revenues:	2,037,693.00	1,828,518.00	1,872,518.00	1,872,518.00	1,872,518.00	1,872,518.00
South Cliffs Repayment:		85,000.00				
Ross Park Pool Repayment:		120,000.00	120,000.00	200,000.00		
Positron Repayment:						
Total Projected Income:	2,037,693.00	2,033,518.00	1,992,518.00	2,072,518.00	1,872,518.00	1,872,518.00
TOTAL AVAILABLE INCOME:	\$5,580,102.35	\$3,083,109.96	\$1,435,013.71	\$2,120,141.71	\$2,441,467.56	\$3,382,350.56
EXPENSE:						
Current Year Debt Service*:	932,931.25	932,911.25	930,890.00	931,772.50	931,635.00	2,793,657.50
South Cliffs--Phase 1**:	19,636.53					
South Cliffs--Phase 2**:	2,997.11					
Old Town Revitalization:	622,000.00					
Old Town Reinvestment***:	2,546,535.28	1,910,000.00				
Old Town Engineering--Phase 2:		100,000.00				
Positron:	400,000.00					
Cheyenne Crossing**:	6,410.22	140,000.00	200,000.00	518,216.65		
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Federal Express:		200,000.00				
Clark Street Overpass:		101,203.00		101,203.00		
Total Projected Expense:	4,530,510.39	3,640,614.25	1,387,390.00	1,551,192.15	931,635.00	2,793,657.50
CALCULATED ANNUAL BALANCE	\$1,049,591.96	-\$557,504.29	\$47,623.71	\$568,949.56	\$1,509,832.56	\$588,693.06

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 12/2/04.

pda/financials/ccprojections2004.xls

POCATELLO DEVELOPMENT AUTHORITY
CENTRAL CORRIDOR CASH FLOW PROJECTIONS
2004 THROUGH 2010

YEARS ENDED	2004	2005	2006	2007	2008	2009
Previous Year Balance*:	\$3,542,409.35	\$1,049,591.96	\$1,352,495.71	\$47,623.71	\$568,949.56	\$1,509,832.56
INCOME:						
Estimated Tax Revenues:	2,037,693.00	1,828,518.00	1,872,518.00	1,872,518.00	1,872,518.00	1,872,518.00
South Cliffs Repayment:		85,000.00				
Ross Park Pool Repayment:		120,000.00	120,000.00	200,000.00		
Positron Repayment:						
Total Projected Income:	2,037,693.00	2,033,518.00	1,992,518.00	2,072,518.00	1,872,518.00	1,872,518.00
TOTAL AVAILABLE INCOME:	\$5,580,102.35	\$3,083,109.96	\$3,345,013.71	\$2,120,141.71	\$2,441,467.56	\$3,382,350.56
EXPENSE:						
Current Year Debt Service*:	932,931.25	932,911.25	930,890.00	931,772.50	931,635.00	2,793,657.50
South Cliffs--Phase 1**:	19,636.53					
South Cliffs--Phase 2**:	2,997.11					
Old Town Revitalization:	622,000.00					
Old Town Reinvestment***:	2,546,535.28		1,910,000.00			
Old Town Engineering--Phase 2:		100,000.00				
Positron:	400,000.00					
Cheyenne Crossing**:	6,410.22	140,000.00	200,000.00	518,216.65		
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:	4,530,510.39	1,730,614.25	3,297,390.00	1,551,192.15	931,635.00	2,793,657.50
CALCULATED ANNUAL BALANCE	\$1,049,591.96	\$1,352,495.71	\$47,623.71	\$568,949.56	\$1,509,832.56	\$588,693.06

Notes:

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

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POCATELLO DEVELOPMENT AUTHORITY
CENTRAL CORRIDOR CASH FLOW PROJECTIONS
2004 THROUGH 2010

YEARS ENDED	2004	2005	2006	2007	2008	2009
Previous Year Balance*:	\$3,542,409.35	\$1,049,591.96	\$397,495.71	\$47,623.71	-\$841,050.44	\$99,832.56
INCOME:						
Estimated Tax Revenues:	2,037,693.00	1,828,518.00	1,872,518.00	1,872,518.00	1,872,518.00	1,872,518.00
South Cliffs Repayment:		85,000.00				
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TOTAL AVAILABLE INCOME:	\$5,580,102.35	\$3,083,109.96	\$2,390,013.71	\$2,120,141.71	\$1,031,467.56	\$1,972,350.56
EXPENSE:						
Current Year Debt Service*:	932,931.25	932,911.25	930,890.00	931,772.50	931,635.00	2,793,657.50
South Cliffs--Phase 1**:	19,636.53					
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Old Town Reinvestment***:	2,546,535.28	955,000.00	955,000.00	1,410,000.00		
Old Town Engineering--Phase 2:		100,000.00				
Positron:	400,000.00					
Cheyenne Crossing**:	6,410.22	140,000.00	200,000.00	518,216.65		
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:	4,530,510.39	2,685,614.25	2,342,390.00	2,961,192.15	931,635.00	2,793,657.50
CALCULATED ANNUAL BALANCE	\$1,049,591.96	\$397,495.71	\$47,623.71	-\$841,050.44	\$99,832.56	-\$821,306.94

Notes:

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South Cliffs Repayment:		85,000.00				
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Positron Repayment:						
Total Projected Income:	2,037,693.00	2,033,518.00	1,992,518.00	2,072,518.00	1,872,518.00	1,872,518.00
TOTAL AVAILABLE INCOME:	\$5,580,102.35	\$3,083,109.96	\$2,390,013.71	\$2,120,141.71	\$2,441,467.56	\$3,382,350.56
EXPENSE:						
Current Year Debt Service*:	932,931.25	932,911.25	930,890.00	931,772.50	931,635.00	2,793,657.50
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Updated 12/2/04.

pda/financials/ccprojections2004.xls



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 Tinge
PROJECT: Roosevelt - Alameda
CONTRACT NO: 21347

DATE: 10/4/2004
INVOICE NO. 2004315

INVOICE PERIOD: September 27 - November 8, 2004

Progress Billing
Number: 12

WORK ACCOMPLISHED THIS PERIOD:

	FEE	QTY	COST
Project Inspections	\$250.00	1	\$250.00
Inspection Punch List and Closeout	\$200.00	1	\$200.00
Inspection Notes and As-Built Documentation	\$250.00	1	\$250.00

Needs Scans to Be Done

DIRECT AND REIMBURSABLE COSTS

*Approval For Payment
 Lindell W. Turner
 11/25/04*

Total Amount Due This Invoice

\$700.00

PROJECT BUDGET SUMMARY

Contract Amount	\$33,950.00
Contract Changes	\$0.00
Total Invoiced Previously	\$23,400.00
Total Invoiced This Period	\$700.00
Total Invoiced To Date	\$24,100.00
Budget Remaining	\$9,850.00

Billing Summary-Contract # 3

Task	Description	Dollar Value of Item	Invoice # 98388	Invoice # 98424	Invoice # 98442	Invoice # 98485	Invoice # 98999	Invoice # 98614	Invoice # 98646	Invoice # 2004183	Invoice # 2004203	Invoice # 2004226	Invoice # 2004261	Invoice # 2004316	Total	Remaining	
2.D	Design Reviews	\$500	\$250														
2.E	Project Bidding														\$250	\$250	
2.E.1	Create Bidding Documents	\$2,400	\$2,400												\$2,400	\$0	
2.E.2	Advertisements (1)	\$350	\$350												\$350	\$0	
2.E.3	Pre-Bid Meeting	\$250	\$250												\$250	\$0	
2.E.4	Bid Addenda and Coordination	\$550	\$150												\$150	\$400	
2.E.4	Bid Summaries and Award	\$300	\$300												\$300	\$0	
	Project Percentage																
2ER	Cost For 4X Bid Process (5)	\$4,400						1000	1200						\$2,200	\$2,200	
	3.0 Construction Services																
3.A	Contractor Bid Awards																
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				350	\$1,350	\$1,300	
3.B	Construction Staking																
3.B.1	Horizontal and Vertical Control for Imp. (4)	\$9,100		300	2200	1750	200			300	1215	1100		535	\$7,600	\$1,500	
3.C	Construction Inspection and Management																
3.C.1	Perform Project Inspections (2)	\$5,500			650	300	1800				500	500			250	\$4,000	\$1,500
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								200	\$600	\$350
	Project Percentage																
	4.0 Project Closeout Phase																
4.B	Prepare Record Drawings																
4.B.1	Summarize Contractor Notations	\$1,350					400							200	200	\$800	\$550
4.B.2	Summarize Inspection Notes	\$1,050					500				100	100		0	50	\$750	\$300
4.C	Warranty Inspections																
4.D.1	One Year Inspection	\$400													\$0	\$400	
4.D.2	Contractor Coordination	\$500													\$0	\$500	
	Project Percentage																
TOTAL MAN HOURS		\$33,950	\$3,700	\$1,900	\$2,950	\$2,450	\$3,700	\$1,000	\$1,200	\$1,500	\$2,015	\$1,900	\$1,085	\$700	\$24,100	\$9,850	

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. #2004226 (ck #1458)	1,900.00	\$22,315.00	\$11,635.00
10/20/2004	Inv. #2004261 (ck #1463)	1,085.00	\$23,400.00	\$10,550.00
12/15/2004	Inv. #2004315 (ck #1478)	700.00	\$24,100.00	\$9,850.00

POCATELLO DEVELOPMENT AUTHORITY
1661 ALVIN RICKEN DRIVE
POCATELLO, ID 83201
(208) 233-3500

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

1478

12/15/2004

TO THE
R OF RMES

\$ **700.00

seven Hundred and 00/100

DOLLARS

Inv. #200315

MP

⑈001478⑈ ⑆124100064⑆ 004 00247 39⑈

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

INVOICE

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

(208) 234-6214

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

INVOICE NO: 8347
DATE: 11/19/04

CUSTOMER NO: 495/1691

TYPE: HD - HURLEY DRIVE

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	HURLEY DRIVE ENGINEERING ENGINEERING DESIGN EXPENSES	74,129.50	74,129.50



*** THE CITY OF POCATELLO THANKS YOU FOR YOUR ***

** PROMPT PAYMENTS !!! **

A MUNICIPAL CORPORATION OF IDAHO

TOTAL DUE: \$74,129.50

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 11/19/04 DUE DATE: 11/19/04 NAME: POCATELLO DEV AUTHORITY
CUSTOMER NO: 495/1691 TYPE: HD - HURLEY DRIVE

REMIT AND MAKE CHECK PAYABLE TO:

CITY OF POCATELLO
911 NORTH 7TH AVENUE

P O BOX 4169

POCATELLO

ID 83205-4169

INVOICE NO: 8347
TERMS: NET 0 DAYS

AMOUNT: \$74,129.50



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

MEMORANDUM FOR Ray Burstedt, Executive Director Pocatello Development Authority

FROM: David Swindell, Chief Financial Officer *David Swindell*

SUBJECT: Request for Reimbursement; North Yellowstone / Hurley Drive Engineering

DATE: November 17, 2004

1. Request that the Pocatello Development Authority reimburse the City of Pocatello for design engineering expenses incurred in the North Yellowstone / Hurley Drive ("Pocatello Square") urban renewal project.

2. Reimbursable invoices are as follows, all from Rocky Mountain Engineering:

a. Invoice 2004269	Engineering Design Progress Payment #2	\$22,931.75
b. Invoice 2004297	Engineering Design Progress Payment #3	\$49,729.50
c. Invoice 2004299	Contract Service Fees / Reimbursable expense #2	<u>\$1,468.25</u>
Total Reimbursement Request:		\$74,129.50

3. The City of Pocatello has paid these three invoices on behalf of PDA. The City now requests reimbursement and invoices the PDA. City engineering staff reviewed the invoices and concurred that these are appropriate progress payments based on the drawings and other data that the city staff has had access to.

4. Attachments:

a. City invoice for \$74,129.50
b. Rocky Mountain invoice #2004269
c. Rocky Mountain invoice #2004297
d. Rocky Mountain invoice #2004299
e. Billing summary, fax coversheet from Hawkins and 5 page summary of engineering man-day estimate and engineering project summary. The total estimated costs for engineering services are \$157,830 along with an estimated reimbursable expense cost of \$800.00. To date, the project has billed \$94,840.75 in engineering services and \$6,269.50 in reimbursable expenses. To date, the city has paid all these bills and PDA has reimbursed \$22,180.00 in engineering services and \$4,801.25 in reimbursable expenses. The PDA authorized up to \$200,000 of advance engineering work on the North Yellowstone/Hurley Drive project.

5. If there are any questions, please contact me at 208-234-6166 or dswindell@pocatello.us

