

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**January 19, 2005**  
**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 November 17, 2004 – Motion to Approve and/or Amend

Minutes for December 15, 2004 – Motion to Approve and/or Amend

Minutes for December 20, 2004 Special Meeting – Motion to Approve and/or Amend

Financial Report: December Income and Expenses

Consider Approving Payment of 4<sup>th</sup> Quarter 2004 Administrative Fees

Old Town Pocatello District:

Review of Downtown Project Discussions and Decisions  
Consider Approving Pay Request #E-66

Central Corridor District:

Federal Express Project  
North 3<sup>rd</sup> Redevelopment Discussion

Roosevelt District:

Consider Approving payment to RMES—Invoice #2004347

North Yellowstone Urban Renewal Area:

Consider Approving ~~Pay~~ Request #3  
Consider Approving ~~Pay~~ Request #4  
Consider Approving ~~Pay~~ Request #5  
Consider Approving ~~Pay~~ Request #6  
Consider Approving Invoice #8448

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Miscellaneous Items/Questions from Commissioners

**Executive Session, if required**

**DISTRICT ENDING BALANCES**  
**December 31, 2004**

<b>Bank Balance</b>		<b>\$220,645.60</b>
General Fund	36,273.44	
Discretionary Funds	241,016.79	
Kress Project	0.00	
Newtown District	0.00	
Alvin Ricken District	0.00	
Old Town District	4,477.30	
North Main District	0.00	
Roosevelt District	53,568.84	
Central Corridor District	357.36	
North Yellowstone District	<u>-115,048.13</u>	
<b>District Totals</b>		<b>\$220,645.60</b>

**POCATELLO DEVELOPMENT AUTHORITY**  
**December 2004**

**INCOME:**

Old Town District: County tax revenue  
Central Corridor District: " " "  
North Yellowstone District: \$415,423.17 (wire transfer from Bond  
Construction Fund used for property acquisition  
closings)  
Interest Income: \$246.92

**EXPENSES:**

Old Town District: \$4,172.24 (transfer to Trustee)  
North main District: \$23,758.24 (transfer to Trustee)  
Roosevelt District: \$15,375 (Pay Req. #6—to Kiggin's Concrete)  
\$700 (RMES)  
\$71,251.62 (Fred Meyer payment)  
Central Corridor: \$1,708.26 (transfer to Trustee)  
No. Yellowstone District: \$83,129.50 (engineering fees), \$147.45 (public  
notices), \$415,423.17 (property acquisitions),  
\$3,477.15 (Hawley Troxell--bill for condemnation  
work)  
General Funds: \$105.29—PDA lunch  
Banking Expense: \$99

REVIEW OF DOWNTOWN PROJECT  
DISCUSSIONS AND DECISIONS

Note: Motions are in bold, without quotation marks, and indented.  
Items quoted from minutes are in bold, with quotation marks, and indented  
Explanatory comments are in regular text

**March 19, 2003**- first review of proposal, endorsement of concept, requirement for specific approval

**It was MSC (Chase, Sanna; opposed Brown & Guthrie) that the Board endorse the concept of the proposed revitalization, set a maximum of \$3.4 million for any projects which might be specifically approved by PDA, and to consider projects in individual phases.**

**April 9, 2003** - meeting to review Board finances and current commitments for the Central Corridor.

**"The spread sheets distributed represent cash flow and do not include calculations for commitments for property acquisition of \$115,000 and \$50,000 previously made. In other words, the \$1,335,374.14 projected balance should be reduced by \$165,000, to approximately \$1,117,000.00, if events transpire to require those expenditures. Tim Whiteus and Jerry Myers provided copies of two time-line scenarios for completion of the projects along with specific details as to which items are planned for which years. Members reviewed the first year proposal item-by-item.**

**Lighting: City Traffic Engineer Dennis Ray and staff member Mike Neville were present to express endorsement of the newer type of lighting. Projections (at current power rates) show that over 200 lights can be added, and, due to lower wattage and increased efficiency of design, the areas will be better illuminated and there will be over \$7,000.00 in electrical-cost savings. Direct-buying by Old Town will also result in initial cost savings due to the bulk-order discount. Lights need to be ordered several weeks in advance because the blue color is a custom order. Additional funds will be used to remove some of the older lighting.**

**Trash Baskets and Benches: Randy Allen, Sanitation Superintendent noted that he cannot comply with a request for free pick-up of the trash from trash baskets without authorization from the City Council and suggested merchants remove bags to various dumpsters by mutual agreement among themselves.**

**Trees/grates: irrigation systems planned; City would bear costs**

**Bollards - similar to current, but in new break-away design to lower repair/**

replacement costs

**Sidewalks-additional ADA ramps, stamped concrete corner bulbs**

**Penney's lot paving. R. Chase noted that City Council approval is required as the area is owned by the City and options other than paving are being explored by engineers**

**Discussion ensued regarding the ability to fully fund the first year's projects without hampering PDA ability to assist with other worthwhile projects. J. Guthrie noted that his preference would be to spend only an amount equal to what was actually received in taxes. R. Chase proposed \$.5 million for the first year. D. Johnson noted that her preference was to provide funding, but not to micro-manage the individual expenditures. T. Whiteus noted that \$650,000 would allow for some engineering costs and pay for all but paving for the first year and would be simpler for everyone, but warned that this would simply defer costs for upcoming years.**

**At this point, J. Guthrie noted that the people requesting funding were insisting on \$3.4 million as the only acceptable number, yet the written material notes that items have been broken down into categories specifically so that different portions can be funded without affecting the rest; in other words it is not an "all or nothing" request. He noted that he would prefer to see a little more willingness to negotiate on their part. S. Brown concurred. R. Chase also cautioned that portions of their plans require approval by the City Council which may not be forthcoming, that other portions depend upon convoluted agreements among parties, and that the PDA would be unlikely to provide funding for items or projects which were not possible.**

**D. Schroeder asked if the removal of the Lander Street proposal also results in cutting down of costs for other items. He and H. Neuhardt reiterated the concern about cash-flow problems for the first year and that \$650,000 would be more in their 'comfort zone.'**

**Members will place the request on the agenda for a vote on the next meeting. "**

**April 16, 2003 - Sandquist/Myers presentation of estimates for \$622,381.00, but request for \$650,000, plus a draw for preliminary engineering costs.**

**... , it was MSC (Brown, Brower/Guthrie dissenting) to approve up to \$650,000.00 for the "Option C 2003 spending schedule" expenses and projects without line-item limits and providing for the requested early draw of \$40,000.00.**

**May 30, 2003** - management and administration for Revitalization Project.

**It was MSC (Chase, Schroeder) to set an expenditure limit for architecture/engineering of the first phase of the project at \$68,451.00, with any proposed expenditures in this category requiring separate and prior PDA review and approval. Specifically noted was the Board's desire that no engineering work be done "ahead of time" for items which are in phases or for projects not yet approved by the Board.**

**It was MSC (Ricks, Schroeder) to approve payment to the City in reimbursement for cost of the decorative street lights purchased for this approved phase of the downtown revitalization project in the amount of \$97,400.**

**June 18, 2003** - clarification of items from May 30<sup>th</sup> meeting

**It was MSC (Ricks, Brower) to authorize a maximum of \$68,451 for architectural/engineering services for the portion of the project which has been approved (Option C, 2003, projected expenses \$622,000, maximum of \$650,000).**

**It was MSC (Brown, Burstedt) to have PDA maintain control of the project through the approval of funding, projects, contracts, and the like, similar to the procedures being followed for the Roosevelt project, with City involvement being only that ordinarily provided for right-of-way improvements.**

**It was MSC (Burstedt, Brower) to authorize entering into a contract with Myers/Anderson for an amount not to exceed \$68,451.00 for architectural and engineering services (engineering to be provided via JUB Engineering for Phase I only).**

**It was MSC (Burstedt, Ricks) to require the review of the contract and any revision as deemed necessary by Attorney D. Tranmer prior to signing by the Chair.**

**July 16, 2003** - update by Jim Jenkins on progress; consensus that property owners behind Masonic Temple could piggy-back street lights onto our bid. No other action.

**August 20, 2003** - discussion regarding suggestions from the City to fold revitalization into 3-year

water and sewer line upgrade project, special meeting set. Motions for approval of requisitions from bond funds for payment to Myers/Anderson & City of Pocatello.

#### **September 3, 2003 - Proposal Review.**

**The City is requesting PDA assistance for funding since the improvements are estimated to cost in excess of \$5 million over the course of the 3 years. Jerry Myers further explained that coordinating the revitalization projects with the infrastructure improvement replacement and repair will lower the cost estimates previously presented to the PDA for the revitalization projects because some infrastructure improvements were included in these projects as well. Color-coded maps were presented showing infrastructure improvement areas and proposed revitalization areas and the phases during which each area would be improved.**

**It was MSC (Schroeder, Chase) to continue to refine the numbers and the revitalization proposals (Secretary's note: absent the \$650,000 {maximum} already fully approved for this year) and to provide \$5.6 million from PDA funds for the infrastructure improvements presented for consideration in the downtown areas shown on the map.**

#### **September 17, 2003 -**

**"Clarification was requested regarding the motion at the special meeting of September 3, 2003, dealing with the financing to be provided by PDA. The question posed was whether PDA intended to provide \$5.6 million for infrastructure improvements over the course of the three phases independently of any money which might be approved for the rest of the downtown revitalization projects not inter-connected with infrastructure improvements. All members concurred that the "Phase 0" items (shown in purple on the plan presented on Sept. 3) were already approved in an amount not to exceed \$650,000 by the PDA through a separate motion and that the motion on September 3 did not modify that earlier vote and approval. However, it was generally understood that a portion of the \$650,000 amount might be attributed, for accounting purposes, to infrastructure. General discussion ensued. Representatives of the revitalization project commented that the project should be considered as a whole and that approval needed to be granted for all portions at this time. It was noted that PDA specifically (see April minutes) voted for only one year's Downtown Revitalization improvements (now termed Phase 0), reserving further funding for items other than lighting, for instance, until other prerequisites had occurred. Johnson cautioned against the appearance of an adversarial relationship, noting that without the downtown proposal, there would not have been an infrastructure project with PDA funding to be integrated. Conclusion was that the September 3rd motion and vote related specifically to**

**infrastructure improvements which include lighting, irrigation, and trees, but not to other portions of the downtown revitalization plan; that the motion and vote in April had not been disturbed by the Sept. 3 motion and vote." (NOTE: April motion was for "up to \$650,000 for Option C 2003 spending schedule and for an early draw of \$40,000"--see above).**

**It was MSC (Brown, Chase) to approve the minutes of the special meeting of September 3, 2003, with the clarification that the motion regarding PDA's funding was specifically to be providing \$5.6 million for infrastructure and infrastructure-related improvements and that the Phase 0 improvements were being separately funded up to a maximum of \$650,000, as previously approved.**

**October 15, 2003 - Revitalization and Reinvestment discussion regarding procedures and engineers**

**It was MSC (Brown, Chase) to authorize hiring JUB and to authorize the chair to execute the necessary documents after review by Dean Tranmer.**

**It was MSC (Schroeder, Brown) to approve the recommended procedure and appoint the City (through Greg Lanning) as the general project manager.**

**"R. Chase inquired about the amount and type of insurance coverage should there be any structural damage to buildings resulting from the work. G. Lanning reported that the engineering firm will be prepared for possible claims and will do pre-construction videos, etc. to have a record of conditions.**

**Gary Sandquist presented a request from Old Town for an alteration of the proposed timeline and an increase in funding to complete a portion of the work not included in this approved phase. Proposal: Expenditures for Phase 0 total approximately \$376,250 of the previously-approved \$650,000. Old Town is asking for an additional \$120,000 to be added to the "savings" of approximately \$256,000 and that the East side lighting and landscaping be done at this time. In other words, they are asking for this portion of the 3rd-phase proposal to be moved ahead and for the Board to approve a total of approximately \$376,000.00. PDA discussion: The 3rd phase has not actually been approved for funding. Previous action by PDA has specified that each proposed phase will be discussed and approved or rejected as the timeline proceeds. There is sufficient cash available to pay these costs. The proposal will not provide any increment revenue. The "savings" are not actually savings; costs have been re-allocated so that**



portions of the work/costs will be assigned to the infrastructure work budget. Old Town needs to present a specific proposal, inclusive of all work desired for a particular season in a "packaged" project proposal at a later date rather than asking the Board to continuously revisit this phase. "

After further discussion, it was MS (Brower, Chase) to provide approximately \$376,000 for the requested work to proceed at this time. All other members present having voted no, the motion failed.

**November 12, 2003** - Motions to approve payments for revitalization work as presented by Myers/Anderson and Kiggins.

**December 17, 2003** - Reinvestment Report. No actions taken. Greg Lanning provided update regarding engineering services:

**"there will be some items from Phase II & III which will overlap into this contract also, such as the building survey, smoke testing, and the like."**

**January 21, 2004** - Reinvestment Report. Approval of payments to Myers/Anderson, Kiggins, and JUB. Greg Lanning provided update:

**" Phase I is on schedule and on-budget. Construction is projected to begin in May. Old Town representatives have requested additional work estimated at \$400,000. The work is not part of the items currently approved for funding by PDA. An attempt will be made to include the work in the future if feasible and if funding is available. A question was raised as to whether other phases and work would have to be bid and whether PDA is required to take the lowest bid. Response: yes and yes, but bid specs can be written with qualifications and standards for contractors to avoid bids from a party who has no experience, lacks proper licensing, or doesn't have access to the types of equipment necessary for the work."**

Budget discussion:

**"Ray Burstedt directed the Board's attention to the copies of bond schedule and financial information being distributed. From the figures showing projected income and known expenditures, it appears that there will be a slight shortfall in the year 2005 when income will be insufficient for all projected costs. Ray stated that if**

the Central Corridor is sunset in 2009, there will be a reduction by \$5 million in available cash.

It was noted that the numbers could fluctuate if additional building happens within the corridor. Ray stated that the increased increment for the AMI's Engineering building and the new BLM building is included, which was estimated to add an additional \$100,000 per year to the district.

The calculations on the spreadsheet include future phases of the Old Town Pocatello reinvestment and revitalization projects not yet approved.

Commissioner Guthrie stated that the number shown as projected tax revenues in the Alvin Ricken Drive district is different than that given to him by Diane Bilyeu. Ray told the board that the numbers used in the cash flow were received from Mary Lee Shannon in the Assessors Office. However, he and Robert Chambers will schedule a meeting with Diane to determine where the differences are and report back to the board.

The Commissioners asked that the cash flow spreadsheet be adjusted by changing the 2004 revitalization amount to \$622,000 (the actual amount approved by the PDA), and remove the 2005-2006 project amounts, which haven't been approved by the Commissioners. These changes will allow for cash flow for the reinvestment phases."

A *motion* was made by Roger Chase to accept the cash flow projections with the above adjustments. Jim Guthrie seconded the motion. The motion failed.

After some discussion, a *motion* was made by Terry Brower to table the approval of the cash flow projections until the February board meeting after Ray has met with the County and can obtain more firm numbers. Darsi Johnson seconded the motion, which carried by unanimous vote. It was noted that this would also give the revitalization project team a chance to come to the PDA to defend their plan and come up with a number that will fit within the projected cash flow.

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February 18, 2004 - Revitalization - payment approval for Kiggins and Myers/Anderson  
Reinvestment - payment approval for JUB

March 17, 2004 - Review of activity to date:

**"There is a 'balance' of about \$200,000 remaining from Phase O because some of the 'revitalization' items will be done concurrently with reinvestment work in Phase I and costs were allocated to Phase I. Streetscape money allocated in Phase I is sufficient only for installation of the electric and irrigation lines and replacement of trees which will be removed during construction. . . .Discussion of the pros and cons ensued, including inquiry as to whether Old town was making attempts to find matching funding for trees; that there's no way to place all the trees at once so there can never be unanimity of size; how much disruption would be caused by going back at a later time to install the trees and appurtenances."**

...  
**It was MSC (Chase, Monroe; Johnson, Guthrie and Brown dissenting) to authorize \$200,000 for streetscape and lighting upgrades as shown on the various architect renderings presented to the board, with the caveat that if the allocation of this money results in a shortfall in the future, there will be no "makeup" based on the shortfall created by this request.**

April 21, 2004 - Request regarding sidewalk area by the new Poky High gymnasium.

**". . . gym project is at the sidewalk-installation stage. It's not a good idea for the sidewalk to be installed without taking into account the fact that this project may alter elevations, etc. He is requesting that PDA authorize an addendum to the engineering contract to allow design work to be done (and paid for) to take into account the PDA-sponsored work; the school district is willing to have its contractor wait a few days for the specs and will have its contractor install according to JUBs design. In response to a request for the total cost, Lanning said JUB estimated \$26,000 for preliminary design \$9,000 for final design, and \$14,000 for actual construction. "**

**. . . it was MSC (Brower, Chase) to authorize an addendum to the contract with J-U-B for a sum not to exceed \$49,702.00.**

May 19, 2004 - Revitalization payment and several issues related to Reinvestment

**Revitalization: It was MSC (Chase, Brown) to authorize Requisition E-51 in the amount of \$12,417.24 to complete the payment due to Kiggins Concrete.**

Reinvestment: "The low bid is well over the estimated costs. . . . There is sufficient money to handle the increase, but we may have a shortfall by the time we reach Phase III; such a shortfall would require scaling back to some extent."

It was MSC (Chase, Ricks) to recommend to the City Council that the low bid from BECO be accepted.

Revitalization/Reinvestment: Approval of additional streetscape and sidewalk improvements (moving items from other phases to current phase)

"Greg reported that the contractor for the School District's gymnasium project was close to the stage where sidewalk work would be done and contacted Greg to coordinate with the City's Reinvestment project. Accordingly, the City is recommending widening of the sidewalk along Main and Clark. J-U-B is already working on the elevations, grades, etc., so they can work with the District's contractor so that streetscape and lighting will also be installed—in effect doing this portion of Phase II in Phase I with the District funding \$11,000 of the projected \$120,000 cost. That amount, according to a District representative, is the cost attributable to the sidewalk work for their contract and is all they're willing to pay. Additionally, the School District wants the former Koseris property to be donated to it for a parking lot which the District will pave and maintain."

It was MSC (Ricks Chase) to "move" the sidewalk work around the gym from Phase II to Phase I, to widen sidewalk on Clark, which is not in either Phase, and to do streetscape complementary to that being done throughout the project, but to continue discussion about the parking issues.

June 16, 2004 - Continue discussion of streetscape and sidewalk issues

Bart Reid has confirmed that the District wants the property donated by PDA and paved by the City for a parking lot for the high school. PDA members expressed reluctance to give the property away, since it cost PDA and the City a total of \$135,000 for acquisition and demolition. Brower noted that a property trade would be more desirable and provide an opportunity for development which would increase the tax base. PDA is also obligated to repay the \$19,000 CDBG funds used for demolition. No motion approving the donation was made. The Board may

**discuss the possibility of expanding Phase II Reinvestment improvements and rescheduling others in order to widen the sidewalks on two sides of Pocatello High School at a subsequent meeting; sufficient funds must be available this year, School District must provide a portion of the costs (equivalent at least to the cost of sidewalk replacement already planned for the gymnasium project). PDA has already authorized up to \$49,000 for engineering design work in the event the proposal proves feasible.**

**July 21, 2004** - General update on project and approval of payments to Myers/Anderson and JUB.

**August 18, 2004** - Update on downtown construction and delays. Merchants to provide feedback on continuation of Phase II and Phase II

**September 15, 2004** - Update on progress, approval of payments

**October 20, 2004** - Update on improvements, concern regarding delays and damages discussed.

**November 17, 2004** - Update on improvements, concern regarding delays and damages discussed.

**December 15, 2004** - Cash flow shortfalls discussed. Minutes not yet approved, but Board voted to postpone Phase III of the revitalization/reinvestment project, i.e., no funding for the project for 2005.

**POCATELLO DEVELOPMENT AUTHORITY**

**REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2004 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

The undersigned, who is authorized to make such request under Section 11 of the Bond Ordinance, dated as of December 8, 2004, between First Security Bank, N.A. ("Trustee") and the Pocatello Development Authority (the "Agency"), hereby requests the above Trustee as follows:

1. Requisition Number: 3
2. Payment is due to: Pocatello Development Authority
3. The amount to be disbursed is: \$115,048.13
4. The obligation mentioned above for which payment is requested in this Requisition is due, is a proper charge against the Construction Fund and has not been previously paid from said Fund or from the proceeds of the Bonds.
5. All of this requested payment is for the items on the attached Schedule, which are costs of acquisition and construction or costs of issuing the Bonds.

Attachments: See Attached Schedule of Costs to Requisition

DATED: January 19, 2005

**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. 3**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Costs of creating North Yellowstone District.	Pocatello Development Authority 1651 Alvin Ricken Drive Pocatello, ID 83201	\$115,048.13 <i>ST</i>

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

**POCATELLO DEVELOPMENT AUTHORITY**

**REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2004 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

The undersigned, who is authorized to make such request under Section 11 of the Bond Ordinance, dated as of December 8, 2004, between First Security Bank, N.A. ("Trustee") and the Pocatello Development Authority (the "Agency"), hereby requests the above Trustee as follows:

1. Requisition Number: 4
2. Payment is due to: Hawley Troxell Ennis & Hawley
3. The amount to be disbursed is: \$252.00
4. The obligation mentioned above for which payment is requested in this Requisition is due, is a proper charge against the Construction Fund and has not been previously paid from said Fund or from the proceeds of the Bonds.
5. All of this requested payment is for the items on the attached Schedule, which are costs of acquisition and construction or costs of issuing the Bonds.

Attachments: See Attached Schedule of Costs to Requisition

DATED: January 19, 2005

**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. 4**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Attorney Fees	Hawley Troxell Ennis & Hawley PO Box 100 Pocatello, ID 83204	\$252.00 <i>SV</i>

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



333 South Main Street  
 P.O. Box 100  
 Pocatello, Idaho 83204-0100  
 (208) 233-0845 • Fax (208) 233-1304  
 www.hteh.com

HOWARD D. BURNETT

December 22, 2004

Dean Tranmer, Esq.  
 Attorney for Pocatello Development Authority  
 c/o City of Pocatello  
 911 North Seventh Avenue  
 P.O. Box 4169  
 Pocatello, Idaho 83205

RE: North Yellowstone Project

Dear Dean:

I enclose for your consideration our firm's December 1, 2004 statement for services rendered on behalf of the Pocatello Development Authority in the above-captioned matter during the period from November 1 through November 30, 2004, plus prior balance due of \$3,477.15 from the November 1, 2004 statement (Invoice No. 166577). The total amount currently due, including the prior balance, is \$3,729.15. Because this will be the last statement issued by our firm for this calendar year, we would appreciate any consideration Pocatello Development Authority might be able to give to remitting payment prior to December 31 so that our year-end records can be completed.

Please let me know if you have any questions concerning the statement, and thank you for giving our firm the opportunity to work with you on this matter.

Best wishes for the holidays.

Sincerely,

Howard D. Burnett

HDB/jtay  
 Enclosure

**HAWLEY TROXELL ENNIS & HAWLEY LLP**  
**ATTORNEYS AT LAW**  
**P.O. BOX 100**  
**POCATELLO, ID 83204**  
**PH: (208) 233-0845 EID: 82-0259668**

December 1, 2004

DEAN TRANMER, ESQ.  
 ATTORNEY FOR POCATELLO DEVELOPMENT AUTHORITY  
 C/O CITY OF POCATELLO  
 911 NORTH SEVENTH AVENUE  
 P.O. BOX 4169  
 POCATELLO, IDAHO 83205  
 STATEMENT OF ACCOUNT

RE: NORTH YELLOWSTONE PROJECT

60187-1  
 STMT: 167280

PREVIOUS BALANCE:	\$3,477.15 <i>pd</i>
PAYMENTS RECEIVED:	0.00-
TOTAL SERVICES RENDERED:	<del>252.00</del>
TOTAL EXPENSES ADVANCED:	0.00
BALANCE DUE:	<u>\$3,729.15</u>

Payment should be made to  
**Hawley Troxell Ennis & Hawley LLP.**  
 All invoices are due and payable upon receipt.  
 Thank you for keeping your account current.

DEAN TRANMER, ESQ.  
 ATTORNEY FOR POCATELLO DEVELOPMENT AUTHORITY  
 C/O CITY OF POCATELLO  
 911 NORTH SEVENTH AVENUE  
 P.O. BOX 4169  
 POCATELLO, ID 83205

INVOICE DATE: Dec 1, 2004  
 INVOICE NO.: 167280  
 FILE NO.: 60187-0001  
 EID: 82-0259668

For Professional Services Rendered Through Nov 30, 2004  
 RE: NORTH YELLOWSTONE PROJECT

Legal Services  
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Atty -----	Description -----	Hours -----	Rate -----	Amount -----
11/08/04 HDB	TELEPHONE CONFERENCE WITH TIM TYREE RE: LATEST DEVELOPMENTS WITH RESPECT TO PDA'S NEGOTIATIONS WITH PROPERTY OWNERS TO WHOM PURCHASE CONTRACTS WERE PRESENTED; NOTES TO FILE RE: SAME.	0.10 Hrs	\$190/hr	\$19.00
11/08/04 TWT	TELEPHONE CONFERENCE WITH T. TINGEY RE OFFER FROM J. ANDERSON AND L. MERRY; REVIEW PURCHASE AND SALE AGREEMENT FOR COMPLIANCE WITH REVISED TERMS; TELEPHONE CONFERENCE WITH H. BURNETT RE SAME.	0.40 Hrs	\$160/hr	\$64.00
11/09/04 TWT	TELEPHONE CONFERENCE WITH T. TINGEY RE CHANGES TO PURCHASE AND SALE AGREEMENT.	0.20 Hrs	\$160/hr	\$32.00
11/15/04 HDB	REVIEW OF MEMO FROM TIM TYREE RE: STATUS OF PDA NEGOTIATIONS WITH AFFECTED PROPERTY OWNERS; TELEPHONE CONFERENCE WITH TIM TYREE RE: SAME; NOTES TO FILE RE: SAME; REVIEW OF FOLLOW-UP MEMO FROM TIM TYREE RE: APPARENT RESOLUTION OF NEGOTIATIONS WITH AFFECTED PROPERTY OWNERS; FOLLOW-UP TELEPHONE CONFERENCES (2) WITH TIM TYREE RE: SAME (MESSAGES); ATTENTION TO FILE.	0.20 Hrs	\$190/hr	\$38.00

POCATELLO DEVELOPMENT AUTHORITY  
60187-0001

1/15/04  
TWT

REVIEW FILE AND TIMELINE FOR  
FILING EMINENT DOMAIN COMPLAINT;  
E-MAIL T. TINGEY AND R. CHAMBERS  
RE FILING EMINENT DOMAIN  
COMPLAINT AND PROPOSE SENDING  
DEFENDANTS A LETTER; TELEPHONE  
CONFERENCE WITH T. TINGEY RE  
STATUS OF NEGOTIATIONS WITH  
PROPERTY OWNERS.

0.50 Hrs \$160/hr \$80.00

11/16/04  
HDB

TELEPHONE CONFERENCE WITH TIM  
TYREE (HTEH) RE: RESULTS OF PDA'S  
LATEST NEGOTIATIONS WITH THE  
AFFECTED PROPERTY OWNERS, RE:  
APPARENT RESOLUTION REACHED WITH  
RESPECTIVE PROPERTY VALUATIONS,  
AND RE: PDA'S UPCOMING  
ACQUISITION OF THE AFFECTED  
PROPERTIES; NOTES TO FILE RE:  
SAME; ATTENTION TO FILE.

0.10 Hrs \$190/hr \$19.00

Total Legal Services:

-----  
1.50 Hrs \$252.00

Legal Services Summary

HOWARD D. BURNETT  
TIMOTHY TYREE

0.40 hours at \$190.00 = \$76.00  
1.10 hours at \$160.00 = \$176.00

Client Charges  
-----

Total Client Charges

\$0.00  
-----

TOTAL THIS BILL

\$252.00

Previous Bills Outstanding  
-----

11/01/04 166577 \$3477.15

TOTAL AMOUNT DUE

=====  
\$3,729.15

**POCATELLO DEVELOPMENT AUTHORITY**

**REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2004 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

The undersigned, who is authorized to make such request under Section 11 of the Bond Ordinance, dated as of December 8, 2004, between First Security Bank, N.A. ("Trustee") and the Pocatello Development Authority (the "Agency"), hereby requests the above Trustee as follows:

1. Requisition Number: 5
2. Payment is due to: Hawkins Companies LLC
3. The amount to be disbursed is: \$358,538.64
4. The obligation mentioned above for which payment is requested in this Requisition is due, is a proper charge against the Construction Fund and has not been previously paid from said Fund or from the proceeds of the Bonds.
5. All of this requested payment is for the items on the attached Schedule, which are costs of acquisition and construction or costs of issuing the Bonds.

Attachments: See Attached Schedule of Costs to Requisition

DATED: January 19, 2005

**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. 5**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u> <i>SD</i>
Pocatello Square Off-Site Road Work Invoice #174	Hawkins Companies LLC 8645 W Franklin Rd. Boise, ID 83709	\$358,538.64

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



# Hawkins Companies LLC

Invoice No.

174

8645 W. Franklin Rd.  
Boise, ID 83709  
(208) 376-8522 fax (208) 376-8523

## INVOICE

Pocatello Development Authority  
ATTN: Ms. Char DeWall  
1651 Alvin Ricken Drive  
Pocatello, ID 83201

Date 12/27/2004

Description	Total
<b>Pocatello Square Off-Site Road Work; Pocatello, ID Project Billing</b>	
Idaho Power - Check Request #3438 <i>Work order # 27184195 for road infrastructure</i>	\$ 318,521.00
Idaho Power - Check Request #3434 <i>Power design fee for road infrastructure</i>	720.00
QWEST - Check Request #3436 <i>Contract for removal of existing facilities</i>	6,879.00
QWEST - Check Request #3437 <i>Provide temp. service for existing user</i>	5,690.00
Strata - Invoice #P040533-IN <i>Environmental site assessment</i>	3,000.00
Strata - Invoice #P040534-IN <i>Geotechnical evaluation</i>	4,300.00
South Landscaping - Invoice #2433 <i>Streetscape landscape and irrigation plans</i>	2,355.37
5% Overhead Fee	17,073.27
PLEASE INDICATE INVOICE NUMBER ON YOUR CHECK	
<b>TOTAL</b>	<b>\$ 358,538.64</b>

	Entity	Acct #
<b>Pocatello Square Off-Site Road Work; Pocatello, ID Project Billing</b>		
CR Account No.:	66400	152900
DR Account No.:	66400	120800
A/R DEPOSIT -	66400	120800



**PAYMENT REQUEST**  
**\*\*\*ATTACH ALL BACK-UP\*\*\***

REQUESTED BY BH

TODAY'S DATE 12-27-04  
 DATE CHECK REQUIRED 12-28-04 TIME NEEDED 5:00 pm

Accounting Use Only  
 Recurring Entry? \_\_\_\_\_ Beg. Date \_\_\_\_\_ Ending Date \_\_\_\_\_  
 Frequency:  Monthly  Semi-Monthly  Quarterly  Annually

AMOUNT 318,521.00

SEPARATE CHECK REQUIRED? Y

PAYING ENTITY / PROPERTY NAME: HURLEY DR.

PAYABLE TO IDaho Power

ADDRESS (IF MAILED)

EXPLANATION WORK ORDER FOR ROAD INFRASTRUCTURE

IS THIS COST REIMBURSABLE? Yes  No ( ) (if yes, please complete the following)  
 Has a "Green Sheet" been completed/company billed?

CHECK DELIVERY INSTRUCTIONS:  MAIL TO ADDRESS ABOVE  RETURN TO REQUESTING PARTY/OTHER BRIAN

A/R DEPOSIT TO:

ENTITY #	ACCOUNT #	AMOUNT
ENTITY #	ACCOUNT #	AMOUNT
ENTITY #	ACCOUNT #	AMOUNT

CASH TYPE:  OPERATING  OTHER (EXPLAIN) \_\_\_\_\_

SPECIAL INSTRUCTIONS:

Accounting Use Only

VENDOR # IDPOW **3438** CKREQ CASH TYPE:  OPERATING  OTHER (EXPLAIN)

ISSUE CK  ELECTRONIC TRANSFER/PREPAID CK SHORT DESCRIPTION Workorder for road infrastructure

POSTING PERIOD: \_\_\_\_\_

PAYING ENTITY #	GL ACCT #	ACCOUNT NAME	AMOUNT	JOB CODE	PHASE OR ADDITIONAL DESCRIPTION	COST CODE
<u>66400</u>	<u>152500</u>	<u>CIP</u>	<u>318,521.-</u>	<u>664</u>	<u>DD</u>	<u>22025</u>

Entered into MRI AG Posted to MRI Wire/ACH Approval Contract # \_\_\_\_\_ Balance To Pay \$ \_\_\_\_\_

Approvals  
 Mgr. [Signature] Acctg. [Signature]



### Unusual Conditions Acknowledgement

Unusual Conditions are construction conditions not normally encountered. These conditions may include, **but are not limited to:** frost, landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging, boring, nonstandard facilities or construction practices, and other than available voltage requirements.

I have read and understand the above definition of Unusual

Conditions as set forth in Idaho Power Company's Line Installation

tariff, Rule H. I further understand that Idaho Power Company will

determine the type and extent of the Unusual Conditions encountered.

Unusual Conditions charged for on the Customer Cost Sheet, but not

encountered, will be refunded to the Customer by Idaho Power

Company after the completion of construction.

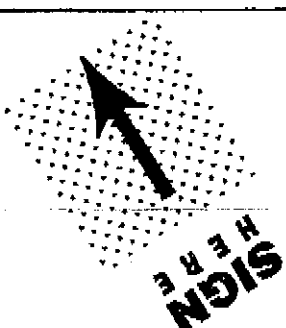
Signed: \_\_\_\_\_

*Jonny Matthews*

Customer Signature

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

12-27-04





**CUSTOMER COSTS - IDAHO**

Project or Customer <b>POCATELLO SQUARE</b>	Design # 0	Work Order # 27184195
--	---------------	--------------------------

1. Line Installation/Upgrade Costs .....	\$ 260,117	
2. Company Betterment .....	\$ -	
3. Line Installation Allowances		
a. Customer Cash Allowance or Salvage Credit.....	\$ -	
b. Terminal Facilities Allowance .....	\$ -	
c. TOTAL ALLOWANCES (Lines 3a + 3b) .....	\$ -	
4. Line Installation Credit (Customer Provided Trench) .....	\$ -	
5. Net Construction Cost (1-2-3c-4) .....	\$ 260,117	
6. Vested Interest Paid to Previous Applicant (NSR) (Rule H, Option2) (Paid to WO#)	0	\$ -
7. Vested Interest Paid to Previous Applicant (Rule H, Option1) (Paid to WO#)	0	\$ -
8. Unusual Conditions .....		\$ 56,964
9. Net Amounts for Refund Distributions		
a. Customer Payment for Line Installation (80% of Customer Payment, ) .....	\$ -	
b. Customer Payment Inside Residential Sub .....	\$ -	
( Smaller amount of # of Lots x \$800 or Customer Payment, )		
c. Vested interest Payment (Rule H after 2-28-97 Option 1) .....	\$ -	
(Line 7 - 20% of Original Applicant's Line Installation Cost - see Applicants A's Cost)		
d. TOTAL AMOUNT AVAILABLE FOR REFUND (Line 8+9a+9b+9c) .....	\$ 66,964	
10. 20% or Excess Investment (NSR) ( Line 5 + 6 + 7+ 8 - 9d ) .....	\$ 260,117	
11. Temporary Line Installation / Up&Down (NSR) .....	\$ -	\$ -
12. Right of Way Permits (NSR) .....	\$ -	\$ -
13. Engineering Charges(NSR) (\$36 per Hour)		
a. Prepaid Engineering Charges .....	\$ 720	\$ -
b. Additional Engineering Charges .....		\$ 1,440
Underground Service Attachment Charge (NSR)		
a. Base Charge (\$30 Base or \$255 if Riser Is Needed) .....	\$ -	
b. IPCo provided Trench (Trench Footage x \$5.05) .....	\$ -	
c. Customer provided Trench - (Trench Footage x \$1.05) .....	\$ -	
e. TOTAL UNDERGROUND SERVICE ATTACHMENT CHARGES (a+b+c+d) .....		\$ -
15. Temporary Service Charge (NSR)		
(Overhead \$120, Underground \$140) .....	\$ -	\$ -
16. Relocation Charges (NSR)		
a. Relocation or removal with new load. ....	\$ -	
b. Relocation or removal with NO new load. ....	\$ -	
c. Salvage Credit on Relocation or Removal.....	\$ -	
17. Other Charges .....		\$ -
18. Idaho Power Co. Contribution (Lines 2 + 3c) .....	\$ -	
19. Prepaid Customer Charges (Lines 13+14+16) .....	\$ 720	
20. Total Customer Payment Due (Lines 5+6+7+8+9d+11+12+13b+14a+15+16a+16b+17) .....		\$ 318,521

\* NSR - Not Subject to Refund

**Comments**

**Notice:** This written quotation shall be binding on the Company for a period of sixty days (60) from the date below indicated, subject to changes in information provided by the Customer or changes in the Company's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission. The Customer must make payment of the quote amount not less than thirty (30) days prior to the start of construction, but the Company does not represent that construction will commence within 30 days of receipt of payment. The start of construction will be subject to the Company's ability to obtain the necessary labor, materials and equipment.

Customer Signature <i>Donny M... 12</i>	Date 12/27/04
On Date 12-22-2004	IPCo Representative <i>Bill Clower</i>



# MEMORANDUM OF AGREEMENT

Name of Work Order POCATELLO SQUARE

Idaho Power Company Work Order No. 27184195

The purpose of this Memorandum of Agreement (hereinafter "Agreement") is to set out in writing certain agreements between Idaho Power Company and (Developer) \_\_\_\_\_ hereinafter referred to as Developer, regarding the Developer's performing a portion of the construction work required as a part of Idaho Power Company's Work Order No: 27184195 December 1, 2004 Date for the (Name of Work Order) Pocatello Square

Developer understands and specifically agrees to the following:

1 The Developer will perform the following "work": (type of work)

- PROVIDE PROPERTY PINS
- PROVIDE GRADE STAKES
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

2 The area where this "work" will be performed is marked on the Work Order map which is attached hereto and is referred to as the Developer's Work Area.

3 The above described "work" shall be performed under the direction and control of Developer who shall be acting as an independent contractor and not as an agent or employee of Idaho Power Company.

4 Developer specifically agrees to assume liability for any and all injury, disability and/or death of any workman or other person as well as any personal injury or property damage of any type resulting from or arising out of the performance of the above described "work." Developer further specifically agrees to indemnify, hold harmless and provide a full defense for Idaho Power Company, its representatives, agents, employees, officers, directors, and all other persons, associations, affiliates or corporations acting for, by or through, or in any way on behalf of Idaho Power Company from any claims, demands, actions, suits, losses, expenses or penalties of any kind or nature arising out of or by reason of the performance of the above described "work" by Developer. Additionally, in the event any such action or claim of any type is filed against Idaho Power Company as hereinbefore described, Idaho Power Company may, at its option, undertake its own defense, and Developer agrees to pay all costs, expenses and attorney fees associated with such defense.

5 Developer specifically agrees that all "work" performed by Developer under this Agreement shall be conducted in a safe manner. Developer agrees to continuously maintain proper and adequate barriers and marking around the entire "work" areas, including but not limited to trenches, to ensure the safety of Developer's workers, Idaho Power Company personnel and the public.

DEC-06-2004 14:20

FROM-IDAHO POWER POCATELLO

208-236-7854

T-123 P-002/006 F-820



IDAHO Power Company  
Service Request

Date: 12/1/2004

Service Request Number: 00160104

P. U. R.- POCATELLO SQUARE SUBDIVISION BACK BONE HURLEY DR.

Work Order Number: 27184195

Eng Fee Amount: 2160

Request Type: CS

Eng Fee Service Agreement No:

Rate Sch:

Eng Fee Service Agreement Date:

Reply By:

Customer No:

Feeder: ALMA17B

Service Location: 0 HURLEY DR POCATELLO, ID

Required in Service Date: 1/15/2005

Planning Center/Team: POCNORTH

Contact Detail:

252R POCATELLO URBAN RENEWAL  
,, POCATELLO ID

CUST POCATELLO URBAN RENEWAL  
,, POCATELLO ID

Attribute Information

RES/COM

Service Voltage:

No. Of Phases: 3

KW Motor Load:

Largest Motor:

1 Phase KW Demand:

3 Phase KW Demand:

Connected KW Load:

Commercial Deposit Amount:

No. of Meters:

Mtr. Loc:

Ct Loc:

Primary OH/UG: UG

Service OH/UG: UG

Srv. Owner:

Panel Amp Size:

Notes



I understand that the information provided above is accurate to the best of my knowledge. Changes to load; voltage; location; etc. m  
ult in additional engineering charges.

*Doug [Signature]* 12/27/04  
Client Signature Date

*Bill [Signature]* 12-3-2004  
Facility Rep. Signature Date

6 Idaho Power Company shall, at all times, retain authority to inspect, but is not required to inspect, any and all aspects of the above described "work." Developer acknowledges that he has full responsibility to ensure that the "work" is performed properly and meets the requirements, codes and specifications of all relevant authorities or regulatory bodies, including but not limited to OSHA Safety and Health Regulations, and the following specifications of Idaho Power Company:

(Company Work Specifications)

PROVIDE GRADE STAKES, AND PROPERTY PINS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7 Developer acknowledges his full and continuing responsibility to use sound engineering judgment in all aspects of the performance of the above described "work." In addition, Developer agrees that at any time during the progress of said "work" and at Idaho Power Company's option, Idaho Power Company may order that any work deemed to be unsatisfactory after inspection shall be redone at Developer's expense.

8 Developer will receive credit on the Work Order in the amount of \$ \_\_\_\_\_ - as a contribution in aid of construction for the "work" performed under this Agreement.

9 Idaho Power Company will install all cables, transformers and pads.

10 Except for the "work" described in Paragraphs 1 and 2 above, all the work to be performed under this Work Order and all work performed outside the Designated Developer Work Area will be performed by Idaho Power Company or its contractor.

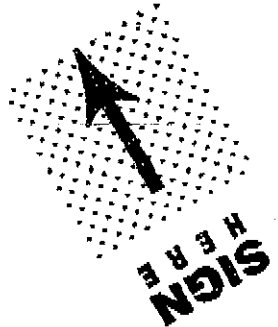
11 All questions that arise in regard to work to be performed under this Agreement which require a response by Developer will be directed to \_\_\_\_\_ whose address is \_\_\_\_\_ and whose phone number is \_\_\_\_\_

12 This Agreement and all of the work required to be performed under the Work Order described above is subject to all applicable schedules and tariffs approved and filed with the Idaho Public Utilities Commission.

The above Memorandum of Agreement, read and understood IDAHO POWER COMPANY and agreed to this 12-21-04 day of \_\_\_\_\_

Doug [Signature]  
Developer

Bill [Signature]  
Idaho Power Representative



**PAYMENT REQUEST**  
**\*\*\*ATTACH ALL BACK-UP\*\*\***

REQUESTED BY [Signature]

TODAY'S DATE 11-3-04  
 DATE CHECK REQUIRED 11/4/04 TIME NEEDED FED EX

*Accounting Use Only*  
 Recurring Entry? \_\_\_\_\_ Beg. Date \_\_\_\_\_ Ending Date \_\_\_\_\_  
 Frequency:  Monthly  Semi-Monthly  Quarterly  Annually

AMOUNT 720<sup>00</sup>

SEPARATE CHECK REQUIRED? Y

PAYING ENTITY / PROPERTY NAME: HURLEY DRIVE

PAYABLE TO IDAHO POWER

ADDRESS (IF MAILED) \_\_\_\_\_

EXPLANATION POWER DESIGN FEE FOR ROAD INFRASTRUCTURE

IS THIS COST REIMBURSABLE? Yes [ ] No [ ] (If yes, please complete the following)  
 Has a "Green Sheet" been completed/company billed? \_\_\_\_\_

CHECK DELIVERY INSTRUCTIONS:  MAIL TO ADDRESS ABOVE  RETURN TO REQUESTING PARTY/OTHER \_\_\_\_\_

A/R DEPOSIT TO:

ENTITY #	ACCOUNT #	AMOUNT
ENTITY #	ACCOUNT #	AMOUNT
ENTITY #	ACCOUNT #	AMOUNT

CASH TYPE:  OPERATING  OTHER (EXPLAIN) \_\_\_\_\_

SPECIAL INSTRUCTIONS: \_\_\_\_\_

*Accounting Use Only*

VENDOR # 10100 3434 CKREQ CASH TYPE:  OPERATING  OTHER (EXPLAIN) DEVELOP FED EX

ISSUE CK  ELECTRONIC TRANSFER/PREPAID CK SHORT DESCRIPTION Power design road

POSTING PERIOD: \_\_\_\_\_

PAYING ENTITY #	GL ACCT #	ACCOUNT NAME	AMOUNT	JOB CODE	PHASE OR ADDITIONAL DESCRIPTION	COST CODE
<u>11140</u>	<u>1535</u>	<u>CIP</u>	<u>720-</u>	<u>1114</u>	<u>00</u>	<u>35015</u>

Entered into MRI [Signature] Posted to MRI \_\_\_\_\_ Wire/ACH Approval \_\_\_\_\_ Contract # \_\_\_\_\_ Balance To Pay \$ \_\_\_\_\_

*Approvals*

Mgr. [Signature] Other \_\_\_\_\_ Acctg. [Signature]

# PAYMENT REQUEST

\*\*\*ATTACH ALL BACK-UP\*\*\*

REQUESTED BY 3/1

TODAY'S DATE 11-23-04  
 DATE CHECK REQUIRED T2304 TIME NEEDED FOOD

*Accounting Use Only*  
 Recurring Entry? \_\_\_\_\_ Beg. Date \_\_\_\_\_ Ending Date \_\_\_\_\_  
 Frequency:  Monthly  Semi-Monthly  Quarterly  Annually

AMOUNT \$6879.00

SEPARATE CHECK REQUIRED? Y

PAYING ENTITY / PROPERTY NAME: HURLEY DR. - POLARIS

PAYABLE TO QUEST

ADDRESS (IF MAILED)

EXPLANATION CONTRACT FOR REMOVAL OF EXISTING FACILITIES.

IS THIS COST REIMBURSABLE? Yes [ ] No [ ] (If yes, please complete the following)  
 Has a "Green Sheet" been completed/company billed?

CHECK DELIVERY INSTRUCTIONS:  MAIL TO ADDRESS ABOVE  RETURN TO REQUESTING PARTY/OTHER DR. DAN

A/R DEPOSIT TO:

ENTITY #	ACCOUNT #	AMOUNT	
ENTITY #	ACCOUNT #	AMOUNT	
ENTITY #	ACCOUNT #	AMOUNT	

CASH TYPE:  OPERATING  OTHER (EXPLAIN) \_\_\_\_\_

SPECIAL INSTRUCTIONS:

*Accounting Use Only*

VENDOR # QWDDH 3436 CKREQ CASH TYPE:  OPERATING  OTHER (EXPLAIN) \_\_\_\_\_

ISSUE CK  ELECTRONIC TRANSFER/PREPAID CK

SHORT DESCRIPTION Removal Existing Facilities

POSTING PERIOD: \_\_\_\_\_

PAYING ENTITY #	GL ACCT #	ACCOUNT NAME	AMOUNT	JOB CODE	PHASE OR ADDITIONAL DESCRIPTION	COST CODE
<u>14410</u>	<u>1525</u>	<u>CIP</u>	<u>6879</u>	<u>144</u>	<u>D</u>	<u>30005</u>

Entered into MRI \_\_\_\_\_ Posted to MRI \_\_\_\_\_ Wire/ACH Approval \_\_\_\_\_ Contract # \_\_\_\_\_ Balance To Pay \$ \_\_\_\_\_

Approvals

Mgr. <u>BH</u>	Other	Acctg. <u>AC</u>
----------------	-------	------------------





Date: 11/22/2004

HAWKINS COMPANIES  
BRIAN HUFFAKER  
8645 W. FRANKLIN ROAD  
BOISE, ID 83709

JOB NUMBER: C430228

RE: JOB AT HURLEY DRIVE AND BULLOCK STREET POCATELLO, IDAHO

Attached are two copies of our Billing Proposal. We must receive both copies, signed at the acceptance paragraph, and a form of payment before your job will be scheduled. We will return one copy of the proposal with our manager's signature, for your records.

Send proposal and advance payment of \$6,879.00; to,

QWEST  
BART-GROUP  
700 W. MINERAL RM. NE G29.29  
LITTLETON, CO 80120

If you are interested in an electronic payment option, Electronic Wire Transfer (EFT) is available and instructions will be provided upon request by contacting me via the information provided below

If you have questions regarding the billing, scheduling, and/ or work to be done, please call your Engineer, Jon Davidson, 208-234-3401.

Sincerely,

A handwritten signature in cursive script that reads 'Sandie M. Hess'.

Sandie M. Hess  
Resource Allocation Coordinator  
Email: sandie.hess@qwest.com  
Phone: 303-707-6289

Enclosures

PROPOSAL

RG-25-0059  
(4-2002)

Job Authorization No.: C430228

Date: November 22, 2004

Job Number: C430228

Customer / Billing Address:

Work Location:

HAWKINS COMPANIES  
BRIAN HUFFAKER  
8645 FRANKLIN ROAD  
BOISE, ID 83709

HURLEY DRIVE & BULLOCK STREET  
POCATELLO, IDAHO

Description and/or specifications of work to be performed by Qwest under this Proposal ("Work"):

SPECIAL CONSTRUCTION CHARGES FOR QWEST TO REMOVE AERIAL TELCO CABLES AND BURIED TERMINALS TO CLEAR CONSTRUCTION AREA FOR POCATELLO SQUARE DEVELOPMENT AT HURLEY DRIVE & BULLOCK STREET POCATELLO, IDAHO

ADVANCE PAYMENT (REQUIRED) \$ 6,879.00

TOTAL DOLLARS \$ 6,879.00

SIX THOUSAND EIGHT HUNDRED SEVENTY NINE AND NO/100

DOLLARS

Customer will be responsible for these Charges only, unless a change order is signed by both parties in accordance with Section 8 below. For outstanding balances: Qwest will submit an Invoice of Charges to Customer upon completion of all construction work necessary to fulfill this Proposal. Customer will pay the invoice within thirty (30) days of receipt. All past due accounts may be assessed a late fee at 14% APR.

Qwest shall perform the work in a professional manner, consistent with industry standards, shall be fit and sufficient for the stated purpose and shall conform to the Specifications. The work to be performed under this Proposal shall be released to Construction for scheduling pending the return of the fully executed Proposal and receipt of the Advance Payment. Qwest may withdraw this proposal if not accepted by the customer within 30 days.

Qwest Corporation

Authorized Signature: \_\_\_\_\_

Name Printed/Typed: C. Dickman

Title: Manager

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

Acceptance of this Proposal and all of its terms and conditions constitute a binding contract. The charges and specifications are satisfactory and are hereby accepted.

Customer:

Authorized Signature: \_\_\_\_\_

Name Printed/Typed: HAWKINS COMPANIES  
Brian Huffaker  
BRIAN HUFFAKER  
PRE-DEVELOPMENT MANAGER

Date: 11-23-04

**PAYMENT REQUEST**  
**\*\*\*ATTACH ALL BACK-UP\*\*\***

REQUESTED BY BH

TODAY'S DATE 11-23-04  
 DATE CHECK REQUIRED TODAY TIME NEEDED \_\_\_\_\_

*Accounting Use Only*  
 Recurring Entry? \_\_\_\_\_ Beg. Date \_\_\_\_\_ Ending Date \_\_\_\_\_  
 Frequency:  Monthly  Semi-Monthly  Quarterly  Annually

AMOUNT 5690.00

SEPARATE CHECK REQUIRED? Y

PAYING ENTITY / PROPERTY NAME: HURLEY DA. (POLARIS)

PAYABLE TO QWEST

ADDRESS (IF MAILED) \_\_\_\_\_

EXPLANATION PROVIDE TEMP. SERVICE FOR EXISTING USER (FEDEX)

IS THIS COST REIMBURSABLE? Yes [ ] No [ ] (If yes, please complete the following)  
 Has a "Green Sheet" been completed/company billed? \_\_\_\_\_

CHECK DELIVERY INSTRUCTIONS:  MAIL TO ADDRESS ABOVE  RETURN TO REQUESTING PARTY/OTHER BRIAN

A/R DEPOSIT TO:

ENTITY #	ACCOUNT #	AMOUNT
ENTITY #	ACCOUNT #	AMOUNT
ENTITY #	ACCOUNT #	AMOUNT

CASH TYPE:  OPERATING  OTHER (EXPLAIN) \_\_\_\_\_

SPECIAL INSTRUCTIONS: \_\_\_\_\_

*Accounting Use Only*

VENDOR # QWED 3437 CKREQ CASH TYPE:  OPERATING  OTHER (EXPLAIN) \_\_\_\_\_

ISSUE CK  ELECTRONIC TRANSFER/PREPAID CK SHORT DESCRIPTION Temp Service for existing user

POSTING PERIOD: \_\_\_\_\_

PAYING ENTITY #	GL ACCT #	ACCOUNT NAME	AMOUNT	JOB CODE	PHASE OR ADDITIONAL DESCRIPTION	COST CODE
<u>W410</u>	<u>1935</u>	<u>CIP</u>	<u>5,190.00</u>	<u>1114</u>	<u>00</u>	<u>3005</u>

Entered into MRI \_\_\_\_\_ Posted to MRI \_\_\_\_\_ Wire/ACH Approval \_\_\_\_\_ Contract # \_\_\_\_\_ Balance To Pay \$ \_\_\_\_\_

**Approvals**

Mgr. BH Other \_\_\_\_\_ Acctg. KG



Date: 11/22/2004

HAWKINS COMPANIES  
BRIAN HUFFAKER  
8645 W. FRANKLIN ROAD  
BOISE, ID 83709

JOB NUMBER: C430229

RE: JOB AT HURLEY DRIVE AND BULLOCK STREET POCATELLO, IDAHO

Attached are two copies of our Billing Proposal. We must receive both copies, signed at the acceptance paragraph, and a form of payment before your job will be scheduled. We will return one copy of the proposal with our manager's signature, for your records.

Send proposal and advance payment of ~~\$5,879.00~~ to,

*\$5690.00 BH*

QWEST  
BART-GROUP  
700 W. MINERAL RM. NE G29.29  
LITTLETON, CO 80120

If you are interested in an electronic payment option, Electronic Wire Transfer (EFT) is available and instructions will be provided upon request by contacting me via the information provided below

If you have questions regarding the billing, scheduling, and/ or work to be done, please call your Engineer, Jon Davidson, 208-234-3401.

Sincerely,

A handwritten signature in cursive script that reads 'Sandie M. Hess'.

Sandie M. Hess  
Resource Allocation Coordinator  
Email: sandie.hess@qwest.com  
Phone: 303-707-6289

Enclosures

PROPOSAL

RG-25-0059  
(4-2002)

Job Authorization No.: C430229

Date: November 22, 2004

Job Number: C430229

Customer / Billing Address:

Work Location:

HAWKINS COMPANIES

HURLEY DRIVE & BULLOCK STREET

BRIAN HUFFAKER

POCATELLO, IDAHO

8645 FRANKLIN ROAD

BOISE, ID 83709

Description and/or specifications of work to be performed by Qwest under this Proposal ("Work"):

SPECIAL CONSTRUCTION CHARGES FOR QWEST TO REROUTE TELCO SERVICE TO 1944 HURLEY DRIVE TO PROVIDE TEMPORARY SERVICE FOR FED-EX WITHIN THE POCATELLO SQUARE DEVELOPMENT. ALL TRENCHING TO BE PROVIDED AT CUSTOMER EXPENSE IN A JOINT UTILITY TRENCH WITH IDAHO POWER COMPANY POCATELLO, IDAHO

ADVANCE PAYMENT (REQUIRED) \$ 5,690.00

TOTAL DOLLARS \$ 5,690.00

FIVE THOUSAND SIX HUNDRED NINETY AND NO/100

DOLLARS

Customer will be responsible for these Charges only, unless a change order is signed by both parties in accordance with Section 8 below. For outstanding balances: Qwest will submit an Invoice of Charges to Customer upon completion of all construction work necessary to fulfill this Proposal. Customer will pay the invoice within thirty (30) days of receipt. All past due accounts may be assessed a late fee at 14% APR.

Qwest shall perform the work in a professional manner, consistent with industry standards, shall be fit and sufficient for the stated purpose and shall conform to the Specifications. The work to be performed under this Proposal shall be released to Construction for scheduling pending the return of the fully executed Proposal and receipt of the Advance Payment. Qwest may withdraw this proposal if not accepted by the customer within 30 days.

Qwest Corporation

Authorized Signature:

Name Printed/Typed:

Title:

Date:

C. Dickman

Manager

Acceptance of this Proposal and all of its terms and conditions constitute a binding contract. The charges and specifications are satisfactory and are hereby accepted.

Customer:

Authorized Signature:

Printed/Typed:

Date:

HAWKINS COMPANIES

Brian Huffaker

BRIAN HUFFAKER

PRE-DEVELOPMENT MANAGER

11-23-04



# STRATA

GEOTECHNICAL ENGINEERING & MATERIALS TESTING

*Integrity from the Ground Up*

HAWKINS COMPANIES  
8645 WEST FRANKLIN ROAD  
BOISE, ID 83709

INVOICE NUMBER: P040533-IN  
INVOICE DATE: 11/22/2004  
CUSTOMER PO:

BRIAN HUFFAKER/SHANE WINTERS

PROJECT : POCATELLO SQUARE DEVELOPMENT  
ENVIRONMENTAL SITE ASSESSMENT  
POCATELLO, IDAHO

CLIENT NO: HAWKIN  
PROJECT ID: P04089A

DESCRIPTION	Total
LUMP SUM BILLING 100.00% COMPLETE	\$3000.00

NET INVOICE: \$3000.00

RECEIVED

NOV 29 2004

HAWKINS COMPANIES



**STRATA**

GEOTECHNICAL ENGINEERING & MATERIALS TESTING

*Integrity from the Ground Up*

HAWKINS COMPANIES  
8645 WEST FRANKLIN ROAD  
BOISE, ID 83709

INVOICE NUMBER: P040534-IN  
INVOICE DATE: 11/22/2004  
CUSTOMER PO:

BRIAN HUFFAKER OR SHANE WINTER

PROJECT : POCATELLO SQUARE DEVELOPMENT  
GEOTECHNICAL EVALUATION  
POCTELLO, IDAHO

CLIENT NO: HAWKIN  
PROJECT ID: P04089B

**DESCRIPTION**

**Total**

LUMP SUM BILLING 100.00% COMPLETE

\$4300.00

NET INVOICE 4300.00

RECEIVED  
 DEC 01 2004  
 HAWKINS COMPANIES

*South*  
 LANDSCAPE ARCHITECTURE, P.C.

**Invoice**

DATE	INVOICE NO.
11/30/2004	2433

BILL TO
HAWKINS DEVELOPMENT 8645 W. FRANKLIN RD. BOISE, IDAHO 83709

YOUR REFERENCE
POCATELLO SQUARE POCATELLO, IDAHO

TERMS	JOB #
Due on receipt	04-071

REF. DATE	DESCRIPTION	QTY	RATE	AMOUNT
	<b>STREETSCAPE LANDSCAPE AND IRRIGATION PLANS</b>			
11/5/2004	DESIGN DEVELOPMENT - PRINCIPLE	1	80.00	80.00
11/5/2004	CADD TIME - PROJECT MANAGER	1.75	60.00	105.00
11/15/2004	CADD TIME - PROJECT MANAGER	4	60.00	240.00
11/16/2004	CADD TIME - PROJECT MANAGER	7	60.00	420.00
11/17/2004	LANDSCAPE CONSTRUCTION DOCUMENTS, L.A. - PRINCIPLE - COORDINATION	3	80.00	240.00
11/17/2004	IRRIGATION CONSTRUCTION DOCUMENTS - PROJECT MANAGER	7.75	60.00	465.00
11/18/2004	IRRIGATION CONSTRUCTION DOCUMENTS - PROJECT MANAGER	7.5	60.00	450.00
11/19/2004	CADD TIME - PROJECT MANAGER	3.75	60.00	225.00
11/18/2004	PLOTS - 24x36 (CHECK SET)	10	4.00	40.00
11/19/2004	PLOTS - 24x36 (not included in reimbursable expenses listed below)	10	4.00	40.00
11/19/2004	4 SETS LANDSCAPE & IRRIGATION - BLUEPRINT SPECIALTIES		45.79	45.79
	Total Reimbursable Expenses			45.79
	Markup		10.00%	4.58
	Total Reimbursable Expenses			50.37
<b>Total</b>				<b>\$2,355.37</b>



**POCATELLO DEVELOPMENT AUTHORITY**

**REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2004 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

The undersigned, who is authorized to make such request under Section 11 of the Bond Ordinance, dated as of December 8, 2004, between First Security Bank, N.A. ("Trustee") and the Pocatello Development Authority (the "Agency"), hereby requests the above Trustee as follows:

1. Requisition Number: 6
2. Payment is due to: City of Pocatello
3. The amount to be disbursed is: \$11,778.71
4. The obligation mentioned above for which payment is requested in this Requisition is due, is a proper charge against the Construction Fund and has not been previously paid from said Fund or from the proceeds of the Bonds.
5. All of this requested payment is for the items on the attached Schedule, which are costs of acquisition and construction or costs of issuing the Bonds.

Attachments: See Attached Schedule of Costs to Requisition

DATED: January 19, 2005

**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. 6**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Engineering Design Invoice 8644	City of Pocatello PO Box 4169 Pocatello, ID 83205	\$11,778.71 <i>SD</i>

---

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

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: 8644  
DATE: 1/12/05

CUSTOMER NO: 495/1691

TYPE: HD - HURLEY DRIVE

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	HURLEY DRIVE ROCKY MTN ENGINEERING N YELLOWSTONE/HURLEY DRIVE ENGINEERING DESIGN RMT #4	9,813.21	9,813.21
1.00	HURLEY DRIVE ROCKY MTN ENGINEERING N YELLOWSTONE/HURLEY DRIVE ENGINEERING DESIGN RMT #3	1,965.50	1,965.50

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

TOTAL DUE: \$11,778.71

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 1/12/05    DUE DATE: 1/12/05    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: 8644  
TERMS: NET 0 DAYS                    AMOUNT: \$11,778.71

RECEIVED



VOICE: (208) 334-9110 • FAX: (208) 334-9111 • WWW.RMES.COM

INVOICE DEC 17 2004 HAWKINS COMPANIES

CLIENT: Hawkins Companies
ADDRESS: 8645 West Franklin
CITY, STATE: Boise, ID 83709
PROJECT: Pocatello Urban Renewal
CONTRACT NO: 04014

DATE: 12/13/2004
INVOICE NO. 2004328

INVOICE PERIOD: November 6 - December 10, 2004

Progress Billing
Number: 4

WORK ACCOMPLISHED THIS PERIOD:

Construction Plans
Meetings and Approvals
Project Bidding

27 Dec '04

077-6003-451.40-99

\$9,813.21

CONTRACT SERVICE

Table with columns: Description, FEE, QTY, COST. Rows include Plans, Meetings, Bidding.

1391/300

DIRECT AND REIMBURSABLE COSTS

See Attached \$ 1,163.21

N Yellowstone / Harry Dr
Engineering design part #4
(reimbursable by PDA)

Total Amount Due This Invoice

\$9,813.21

PROJECT BUDGET SUMMARY

Table with 2 columns: Description, Amount. Rows include Total Contract Amount, Total Contract Changes, Total Invoiced Previously, Total Invoiced This Period, Total Invoiced To Date, Budget Remaining.

Terms: Payment to be made within fifteen day of receipt of this invoice. Finance charges of one and one-half percent per month will be added to all unpaid balances.



PHONE: (208) 234-0110 • FAX: (208) 234-0111 • WWW.RMES.BIZ

# INVOICE

**CLIENT:** Hawkins Companies  
**ADDRESS:** 8645 West Franklin  
**CITY, STATE:** Boise, ID 83709  
 Attn: Brian Huffaker  
**PROJECT:** Pocatello Urban Renewal  
**CONTRACT NO:** 04Q14

**DATE:** 12/13/2004  
**INVOICE NO.** 2004330

**INVOICE PERIOD:** November 6 - December 10, 2004

**Progress Billing Number:** 3

WORK ACCOMPLISHED THIS PERIOD:

	DATE	FEES	QTY	COST
Preliminary Work (100%)	27 Dec '04	\$0.00	1	\$0.00
Mapping (100%)		\$3,315.00	0.2	\$663.00
Survey Documentation (100%)		\$2,805.00	0.5	\$1,302.50
Final Documents/Work (0%)	077-6003-451-40-99	\$1,415.00	0.00	\$0.00

*Vendor # 1619*

*1391 / 200*  
*\$1,965.50*  
*Doc Services*

*N Yellowstone Hawley Dr  
 Engineers decision part #3  
 (reimbursable by PDA)*

**DIRECT AND REIMBURSABLE COSTS**

Total Amount Due This Invoice

**\$1,965.50**

**PROJECT BUDGET SUMMARY**

Total Contract Amount	\$9,650.00
Total Contract Changes	\$0.00
Total Invoiced Previously	\$8,288.50
Total Invoiced This Period	\$1,965.50
Total Invoiced To Date	\$8,235.00
Budget Remaining	\$1,415.00

**RECEIVED**

**DEC 17 2004**

**HAWKINS COMPANIES**

Terms: Payment to be made within fifteen day of receipt of this invoice. Finance charges of one and one-half percent per month will be added to all unpaid balances.

**NORTH YELLOWSTONE DISTRICT  
2004**

<b>DATE</b>	<b>REFERENCE</b>	<b>DESCRIPTION</b>	<b>AMT. DEBITED(-)</b>	<b>AMT. CREDITED(+)</b>	<b>BALANCE</b>
7/2	Idaho State Journal	LN #10821 & 10822	148.58		-\$148.58
8/11	Idaho State Journal	legal notice	244.80		-\$393.38
9/30	Clerk of District Court	filing fee	77.00		-\$470.38
10/20	City of Pocatello	inv. #8194	22,180.00		-\$22,650.38
11/12	Idaho State Journal	legal notice	680.40		-\$23,330.78
11/17	City of Pocatello	inv. #8255	4,801.25		-\$28,132.03
11/30	Federal Express	inv. #07-807-85808	13.39		-\$28,145.42
✓12/15	City of Pocatello	inv. #8347	74,129.50		-\$102,274.92
✓12/15	City of Pocatello	inv. #8360	9,000.00		-\$111,274.92
✓12/15	Idaho State Journal	legal notice	147.45		-\$111,422.37
✓12/30	Idaho State Journal	inv. #01528860	88.18		-\$111,510.55
✓12/30	Idaho State Journal	inv. #02535581	60.43		-\$111,570.98
✓12/30	Hawley Troxell	condemnation work	3,477.15		-\$115,048.13
			\$115,048.13	\$0.00	

# Idaho State Journal

305 South Arthur • P.O. Box 431  
 Pocatello, Idaho 83204-1510  
 (208) 232-4161

## CLASSIFIED ADVERTISING INVOICE

PHONE NO.	CLERK	START DATE
208)234-6185	PP	06/15/04
WORDS	LINES	TIMES
445	173	2
FIRST WORDS	PRICE	
110821 NOTICE OF	51.33	
	CLASSIFICATION	
	2000	

Thank you for advertising with us!

Inv. # 02531898

\*\*\* PAY PROMPTLY \*\*\*

PLEASE DETACH AND RETURN OPPOSITE STUB  
 WITH YOUR REMITTANCE. RETAIN THIS PORTION.

### NOTICE OF PUBLIC HEARING REGARDING CREATION OF A REVENUE ALLOCATION DISTRICT AND PROJECTS FOR THE NORTH YELLOWSTONE URBAN RENEWAL AREA

DATE: Thursday, July 1, 2004

TIME: 6:00 P.M.

PLACE: Council Chambers, Municipal Building, 911 North 7th, Pocatello, Idaho

ORGANIZATION HOLDING HEARING: Pocatello City Council

NOTICE IS HEREBY GIVEN that the Pocatello City Council will hold a public hearing at its regularly-scheduled meeting on July 1, 2004, at 6:00 p.m. at the City Council Chambers, 911 North 7th, Pocatello, Idaho, to consider creating an urban renewal area revenue allocation provision and plan for a revenue allocation district and the projects associat-

and the City of Pocatello corporate limits on the west EXCLUDING those properties associated with Cobblestone Creek and Walmart; the area bounded by the URRR right-of-way on the west, Quinn Road right-of-way on the north, Yellowstone Avenue on the east, and the property line generally considered the "Associated Foods" lot on the south; and the Industrial Lane right-of-way from the Union Pacific Railroad to Yellowstone Avenue. The proposed projects consist of utility and right-of-way improvements at the intersection of Flandro Drive and Yellowstone Avenue, and right-of-way acquisition and improvements, including utility work, in the interior of the lands north-east of Quinn Road, plus associated sanitary sewer system upgrades, site preparation, installation of stormwater management systems, water line and water system upgrades, miscellaneous work associated with the

projects, and contingency costs for survey and other administrative expenses. The duration of the District would be through tax year 2018, with revenue increment collections ceasing after calendar year 2019. Complete legal descriptions and plans are on file at the office of the Planning & Development Services Department located at City Hall, 911 North 7th, Pocatello, Idaho.

Persons with disabilities who require accommodation or access or participate in the programs of the City of Pocatello may make requests for accommodation at least three (3) days in advance of such requirements through the office of the ADA Coordinator. Contact: Ronald Binggeli, ADA Coordinator; Voice Phone: 208-232-5057; TDD: 208-232-0988; Mailing Address: P O Box 4169, Pocatello, Idaho 83205-4169; Physical Address: 215 West Bonneville, Pocatello, Idaho. June 15, 2004 LN10821

## BLICATION

### KAREN MASON

orn on oath deposes and says: That SHE herein mentioned a citizen of the United States who is over the age of 21 years of age, and the Principal Clerk of the IDAHO STATE JOURNAL, a daily newspaper, published at Pocatello, Bannock County, Idaho, and in circulation therein.

ent or notice, a true copy of which is attached, he said IDAHO STATE JOURNAL, on the

wit:

_____	, 2004	_____	, 2004
_____	, 2004	_____	, 2004
_____	, 2004	_____	, 2004
_____	, 2004	_____	, 2004
_____	, 2004	_____	, 2004

has been continuously and uninterruptedly published in the County for a period of seventy-eight weeks and is a true and correct copy of the publication of said notice of advertisement and is a true and correct copy of the meaning of the laws of Idaho.

*Karen Mason*

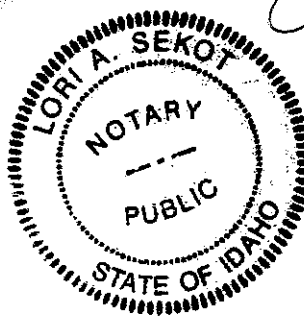
### STATE OF IDAHO COUNTY OF BANNOCK

On this 15TH day of JUNE in the year of 2004, before me, a Notary Public, personally appeared KAREN MASON, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he executed the same.

*Lori A. Sekot*  
 Notary Public for Idaho

Residing at ARIMO

My commission expires: FEB. 2009



*Ypd  
 7-02-04  
 51.33  
 14.03*

# Idaho State Journal

305 South Arthur • P.O. Box 431  
Pocatello, Idaho 83204-1510  
(208) 232-4161

## OF OF PUBLICATION

### CLASSIFIED ADVERTISING INVOICE

PHONE NO.		CLERK	START DATE
208)234-6185		PP	06/15/04
WORDS	LINES	TIMES	PRICE
411	75	2	97.25
FIRST WORDS		CLASSIFICATION	
N10822 NOTICE OF FINAL		2000	

KAREN MASON

being first duly sworn on oath deposes and says: That SHE was at all times herein mentioned a citizen of the United States of America, more than 21 years of age, and the Principal Clerk of THE IDAHO STATE JOURNAL, a daily newspaper, printed and published at Pocatello, Bannock County, Idaho, and having a general circulation therein.

Thank you for advertising with us!

Inv. # 02531899

... PAY PROMPTLY ...

PLEASE DETACH AND RETURN OPPOSITE STUB WITH YOUR REMITTANCE. RETAIN THIS PORTION.

That the document or notice, a true copy of which is attached, was published in the said IDAHO STATE JOURNAL, on the following dates, to-wit:

<u>JUNE 15</u>	, 2004	_____	, 2004
_____	, 2004	_____	, 2004
_____	, 2004	_____	, 2004
_____	, 2004	_____	, 2004
_____	, 2004	_____	, 2004

That said paper has been continuously and uninterruptedly published in said County for a period of seventy-eight weeks prior to the publication of said notice of advertisement and is a newspaper within the meaning of the laws of Idaho.

*Karen Mason*

STATE OF IDAHO  
COUNTY OF BANNOCK

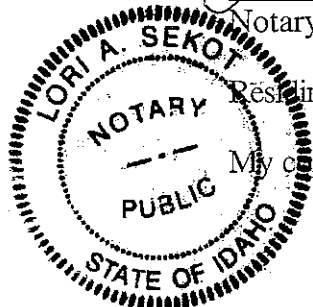
On this 15TH day of JUNE in the year of 2004, before me, a Notary Public, personally appeared KAREN MASON, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he executed the same.

*Lori A. Sekot*

Notary Public for Idaho

Residing at ARIMO

My commission expires: FEB. 2009



*pd  
7-2-04  
\$97.25  
1443*

OF THE ORDINANCES ADOPTING THE NORTH YELLOWSTONE REVENUE ALLOCATION PROVISIONS AND PLANS FOR THE REVENUE ALLOCATION DISTRICT WITHIN THE CITY LIMITS OF POCATELLO:

THE NORTH YELLOWSTONE URBAN RENEWAL AREA AND REVENUE ALLOCATION DISTRICT is an area consisting the real property parcels roughly bounded by I-86 right-of-way on the north, the UPRR right-of-way on the east, the right-of-way line of Quinn Road on the south, and the City of Pocatello corporate limits on the west EXCLUDING those properties associated with Cobblestone Creek and Walmart; the area bounded by the UPRR right-of-way on west, Quinn Road right-of-way on the north, Yellowstone Avenue on the east, and the property line generally considered the "Associated Foods" lot on the south; and the Industrial Lane right-of-way from the Union Pacific Railroad to Yellowstone Avenue. The proposed projects consist of utility and right-of-way improvements at the intersection of Flandro Drive and Yellowstone Avenue, and right-of-way acquisition and improvements, including utility work, in the interior of the lands northeast of Quinn Road, plus associated sanitary sewer system upgrades, site preparation, installation of stormwater management systems, water line and water system upgrades, miscellaneous work associated with the projects, and contingency costs for survey and other administrative expenses. The duration of the District would be through tax year 2018, with revenue increment collections ceasing after calendar year 2019. Complete legal descriptions and plans are on file at the office of the Planning & Development Services Department located at City Hall, 911 North 7th, Pocatello, Idaho.

NOTICE IS HEREBY GIVEN THAT the creation of such district will cause property taxes resulting from any increases in equalized assessed valuation within the district in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the Pocatello Development Authority for urban renewal purposes for the duration of the District.

Persons with disabilities who require accommodation or access or participate in the programs of the City of Pocatello may make requests for accommodation at least three (3) days in advance of such requirements through the office of the ADA Coordinator. Contact: Ronald Briggeli, ADA Coordinator; Voice Phone: 208-232-5057; TDD: 208-232-0988; Mailing Address: P O Box 4169, Pocatello, Idaho 83205-4169; Physical Address: 215 West Bonneville, Pocatello, Idaho.





# Idaho State Journal

305 South Arthur • P.O. Box 431  
 Pocatello, Idaho 83204-1510  
 (208) 232-4161 • Fax: (208) 233-1642

1 BILLING PERIOD 07/01/04 - 07/31/04		2 ADVERTISER/CLIENT NAME POCATELLO DEVELOPMENT AUTHORITY	
23 TOTAL AMOUNT DUE 244.80	*UNAPPLIED AMOUNT	3 TERMS OF PAYMENT NET DUE UPON RECEIPT	
21 CURRENT NET AMOUNT DUE 244.80	22 30 DAYS .00	60 DAYS .00	OVER 90 DAYS .00

## ADVERTISING INVOICE and STATEMENT

5 PAGE # 1	6 BILLING DATE 07/31/04	8 BILLED ACCOUNT NAME AND ADDRESS DEAN TRANMER POCATELLO DEVELOPMENT AUTHORITY 1651 ALVIN RICKEN DR POCATELLO ID 83201	9 REMITTANCE ADDRESS
BILLED ACCOUNT NUMBER POPOCADE			
ADVERTISER/CLIENT NUMBER			

↑ PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE ↑

DATE	11 NEWSPAPER REFERENCE	12	13	14	DESCRIPTION-OTHER COMMENTS/CHARGES	15 SAU SIZE	16 BILLED UNITS	17 TIMES RUN RATE	19 GROSS AMOUNT	20 NET AMOUNT
6/30					BALANCE FORWARD					0.00
7/05	84529				PUBLICATION: Idaho State Journal - FULL RUN AD CLASS: DISPLAY notice of hearing Ad Class Totals: \$244.80 Publication Totals: \$244.80	3x6I 18I		1 13.60 18.000 inch		244.80

*Handwritten note:*  
 POC  
 8-11-04  
 EX# 1451  
 POC

### STATEMENT OF ACCOUNT AGING OF PAST DUE AMOUNTS

25 CURRENT NET AMOUNT DUE 244.80	22 30 DAYS .00	60 DAYS .00	OVER 90 DAYS .00	*UNAPPLIED AMOUNT	23 TOTAL AMOUNT DUE 244.80
-------------------------------------	-------------------	----------------	---------------------	-------------------	-------------------------------

Idaho State Journal  
 305 South Arthur • P.O. Box 431  
 Pocatello, Idaho 83204-1510  
 (208) 232-4161 • Fax: (208) 233-1642

\*UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

25	ADVERTISER INFORMATION	
1 BILLING PERIOD 07/01/04 - 07/31/04	6 BILLED ACCOUNT NUMBER 20POCADE	7 ADVERTISER/CLIENT NAME POCATELLO DEVELOPMEN

1451

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

8/11/2004

PAY TO THE ORDER OF Idaho State Journal

\$ 244.80

Two Hundred Forty-Four and 80/100

DOLLARS

FOR

acct. #20POCADE (ref. #84529)

MP

⑈001451⑈ ⑆124100064⑆ 004 00247 39⑈

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

**Char DeWall**

**From:** "Valentine, Rayna" <rvalentine@pocatello.us>  
**To:** "Char DeWall" <char@bannockdevelopment.org>  
**Cc:** "Tranmer, Dean" <dtranmer@pocatello.us>  
**Sent:** Wednesday, September 29, 2004 9:25 AM  
**Subject:** Petition for N Yellowstone

*PA  
9-30-04  
Clerk #1461  
CWD*

Hi, Char, here's a copy of the notice for the petition we'll be filing as soon as we have the rest of the material from Skinner. We hope to file tomorrow at the latest. I'll need a check made out to Clerk of the District Court in the amount of \$77.00 for the filing fees. Call me when it's ready and I'll try to run up and get it.

Office of the City Attorney  
P.O. Box 4169  
Pocatello, Idaho 38205  
208-234-6148

IN THE DISTRICT COURT OF THE SIXTH JUDICIAL DISTRICT OF THE  
STATE OF IDAHO, IN AND FOR THE COUNTY OF BANNOCK

	)		)	
In Re:	)	CASE NO.	)	
	)		)	
POCATELLO DEVELOPMENT AUTHORITY,	)		)	
AN URBAN RENEWAL AGENCY OF	)	NOTICE OF PETITION FOR	)	
THE CITY OF POCATELLO, IDAHO	)	JUDICIAL CONFIRMATION	)	
Petitioner.	)		)	

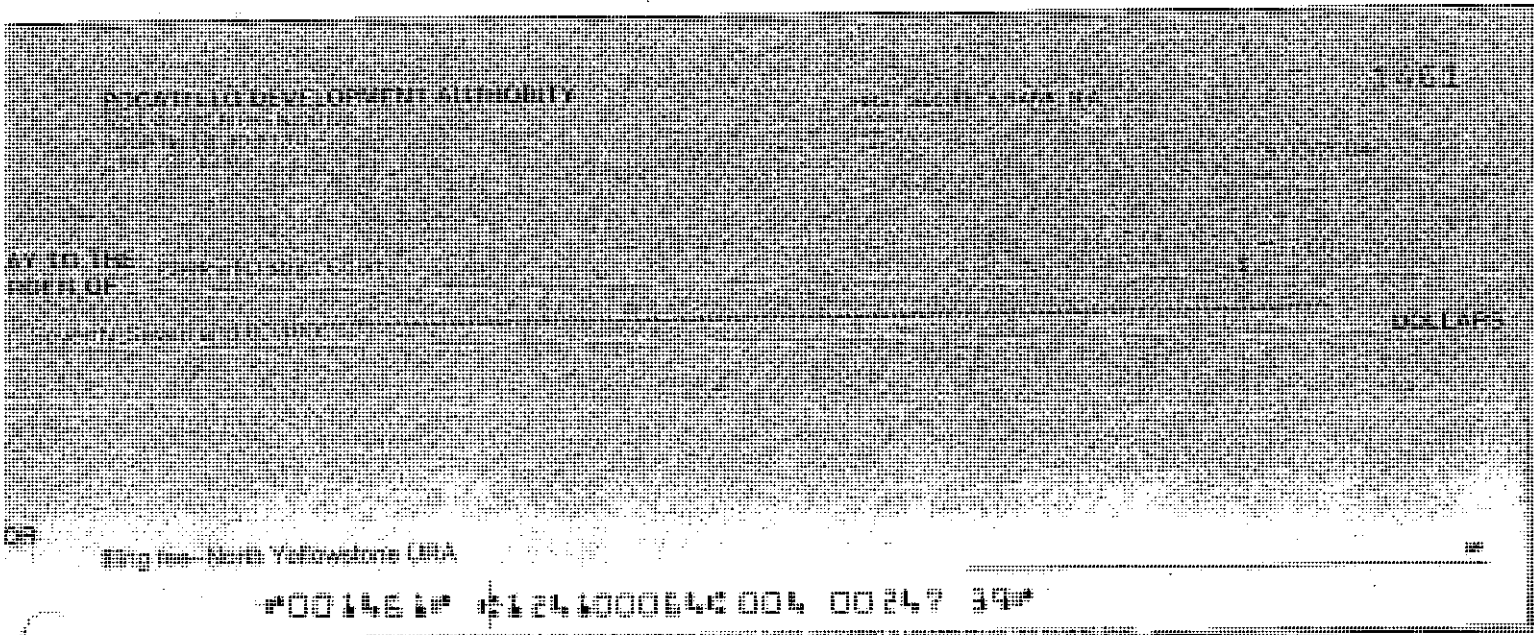
Notice is hereby given that the Petitioner, Pocatello Development Authority, an Urban Renewal Agency of the City of Pocatello, Idaho, has filed its petition herein pursuant to the Idaho Judicial Confirmation Law, Idaho Code, 7-1301 et. seq., requesting a judicial confirmation of the power of the Petitioner under the constitution and laws of the State of Idaho to establish a "Revenue Allocation Area" known as the NORTH YELLOWSTONE REVENUE ALLOCATION AREA and to issue its "Revenue Allocation Bonds" as provided under Title 50, Chapters 20 and 29, Idaho Code, as amended, and to approve and adopt a Bond Ordinance and other documents related thereto. A full and complete copy of the petition may be examined at the Bannock County Courthouse in Pocatello, Idaho.

Notice if further given that a hearing on the petition shall be held before the Honorable \_\_\_\_\_ at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2004, at the Bannock County Courthouse, Pocatello, Idaho. Any owner of property, taxpayer, elector, or rate payer residing within the City of Pocatello or any interested party may appear and move to dismiss or answer the petition at any time prior to the date set for the hearing or within such further time as may be allowed by the Court. Any such motion or answer may be filed with the Court.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2004..

LARRY GHAN, Clerk  
of the Court

By \_\_\_\_\_  
Deputy Clerk



King Inn - North Yellowstone (USA)

\*001461# 21211000614 001 00247 39\*

POCATELLO DEV AUTHORITY  
POCATELLO, IDAHO

1.000 HAWLEY DRIVE  
ENGINEERING

# Pocatello

A MUNICIPAL CORPORATION OF IDAHO

TOTAL DUE: \$22,180.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 9/30/84 DUE DATE: 9/30/84  
CUSTOMER NO: 495/1591

NAME: POCATELLO DEV AUTHORITY  
TYPE: HD - HAWLEY DRIVE

REMIT AND MAKE CHECK PAYABLE TO:  
CITY OF POCATELLO  
911 NORTH 7TH AVENUE  
PO BOX 4169  
POCATELLO

ID 83205-4169

INVOICE NO: 8194  
TERMS: NET 0 DAYS

AMOUNT: \$22,180.00

*Pat*  
*10/20/84*  
*Ch # 1466*  
*Chd*

GM201106

City of Pocatello  
Accounts Payable Transaction

10/13/04  
12:53:41

Group number . . . . . : 6444 MISC INVS. 9/2004 ST  
Accounting period . . . . . : 12/2004 mm/yyyy  
Posting date . . . . . : 10/05/2004 mm/dd/yyyy  
Transaction date . . . . . : 09/30/2004 mm/dd/yyyy  
Invoice number . . . . . : 2004245  
Account number . . . . . : 77-6001-451.40-99 OTHER PURCH. PROF. SERV.  
Project number . . . . . :  
Amount . . . . . : 22,180.00  
Liquidated amount . . . . . : .00  
Discount amount . . . . . : .00  
Retainage amount . . . . . : .00  
Net transaction amount . . . . . : 22,180.00  
Voucher number . . . . . : 001843  
PO number . . . . . :  
Vendor number . . . . . : 1619 ROCKY MOUNTAIN ENGINEERING LLC  
Description 1 . . . . . : POC URBAN RENEWAL-HURLEY  
Description 2 . . . . . : DR-UTILITY/MAPPING  
Transaction type code . . . . . :

F3=Exit F12=Cancel F15=Group Inquiry F20=Imaging





SEP 17 2004  
 HAWKINS COMPANIES  
**INVOICE**

**CLIENT:** Hawkins Companies  
**ADDRESS:** 8645 West Franklin  
**CITY, STATE:** Boise, ID 83709  
 Attn: Brian Huffaker  
**PROJECT:** Pocatello Urban Renewal  
**CONTRACT NO:** 04014

**DATE:** 9/10/2004  
**INVOICE NO.** 2004245

**Progress Billing**  
**Number:** 1

**INVOICE PERIOD:** August 1 - September 5, 2004

WORK ACCOMPLISHED THIS PERIOD:

- 100% Complete on Preliminary Work:
  - Preliminary Utility Investigations
  - Research and coordination
  - Topographic, Site and Design Surveying
- 50% Complete on Mapping
  - Cogo and Reduce Survey Data and Base Mapping
  - Update Preliminary Conceptual Plans and Layouts
  - Roadway Alignment(s) and Pre-Designs
  - Preliminary Utility Concepts
  - Yellowstone Corridor Improvement Concepts
  - Boundries and Misc: Legal Work

9/30/04  
 077-6001-451.40-99  
 \$22,180.00  
 66444/300

CONTRACT SERVICE

	FEE	QTY	COST
Preliminary Work	\$13,795.00	1	\$13,795.00
Mapping	\$16,770.00	0.50	\$8,385.00

DIRECT AND REIMBURSABLE COSTS

Total Amount Due This Invoice

**\$22,180.00**

OK  
 Bk

PROJECT BUDGET SUMMARY

Total Invoiced Previously	\$0.00
Total Invoiced This Period	\$22,180.00
Total Invoiced To Date	\$22,180.00

Terms: Payment to be made within fifteen day of receipt of this invoice. Finance charges of one and one-half percent per month will be added to all unpaid balances.



October 5, 2004

Via Facsimile: (208) 234-6297  
and U.S. Mail

Dave Swindell  
Chief Financial Officer  
City of Pocatello  
Finance Department  
911 North 7th Avenue  
P.O. Box 4169  
Pocatello, ID 83205-4169

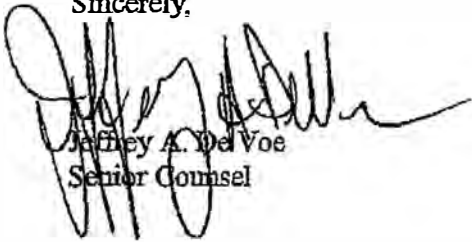
Re: Hurley Drive - Pocatello, Idaho

Dear Dave:

Attached hereto is the Rocky Mountain Engineering & Surveying invoice that you and I spoke about on September 28, 2004. Please note that we have not paid this invoice. Therefore, the check from the PDA should be made payable to Rocky Mountain Engineering & Surveying. If you would like to send that check directly to Rocky Mountain with the invoice, that would fine. Otherwise, just mail the check to me and I will take care of getting it to Rocky Mountain.

Should you have any questions or comments, please do not hesitate to call me at 208-947-4727. I really appreciate your help in this matter.

Sincerely,

  
Jeffrey A. DeVoe  
Senior Counsel

- City will pay  
and seek reimbursement  
from PDA

- Mail to Hawkins.

JD:srf

Enclosure

cc: Brian Huffaker (w/encl.)  
Jason Hawkins (w/encl.)

P:\66400 Hurley Dr & Hwy 91 - Pocatello, ID\2004-10-05 Ltr to Swindell - JD.doc

PALATELLO DEVELOPMENT AUTHORITY

STATE OF CALIFORNIA

1985

BY THE  
CHIEF

EQUALS

Invoice # 104 (No. Palatello engineering)

001488 121100064004 0026 19

# Idaho State Journal

305 South Arthur • P.O. Box 431  
 Pocatello, Idaho 83204-1510  
 (208) 232-4161 • Fax: (208) 233-1642

1 BILLING PERIOD 10/01/04 - 10/31/04		2 ADVERTISER/CLIENT NAME POCATELLO DEVELOPMENT AUTHORITY	
23 TOTAL AMOUNT DUE 680.40	UNAPPLIED AMOUNT	3 TERMS OF PAYMENT NET DUE UPON RECEIPT	
21 CURRENT NET AMOUNT DUE 680.40	22 30 DAYS .00	60 DAYS .00	OVER 90 DAYS .00

## Duplicating INVOICE and STATEMENT

5 PAGE # 1	6 BILLING DATE 10/31/04	8 BILLED ACCOUNT NAME AND ADDRESS DEAN TRANMER POCATELLO DEVELOPMENT AUTHORITY 1651 ALVIN RICKEN DR POCATELLO ID 83201	9 REMITTANCE ADDRESS
BILLED ACCOUNT NUMBER 20FOCADE			
ADVERTISER/CLIENT NUMBER			

↑ PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE ↓

DATE	11 NEWSPAPER REFERENCE	12 13 14 DESCRIPTION-OTHER COMMENTS/CHARGES	15 SAU SIZE	16 BILLED UNITS	17 TIMES RUN	18 RATE	19 GROSS AMOUNT	20 NET AMOUNT
09/30		BALANCE FORWARD						0.00
		PUBLICATION: Idaho State Journal - FULL RUN						
		AD CLASS: DISPLAY						
10/06	150222	notice of petition	3x6I	1	12.60		226.80	
10/13	150222	notice of petition	3x6I	1	12.60		226.80	
10/20	150222	notice of petition	3x6I	1	12.60		226.80	
		Ad Class Totals:				54.000 inch		
		Publication Totals:						

*pd  
11/12-04  
CP#1473  
Cbd*

### STATEMENT OF ACCOUNT AGING OF PAST DUE AMOUNTS

25 CURRENT NET AMOUNT DUE 680.40	30 DAYS .00	60 DAYS .00	OVER 90 DAYS .00	UNAPPLIED AMOUNT .00	23 TOTAL AMOUNT DUE 680.40
-------------------------------------	----------------	----------------	---------------------	-------------------------	-------------------------------

Idaho State Journal  
 305 South Arthur • P.O. Box 431  
 Pocatello, Idaho 83204-1510  
 (208) 232-4161 • Fax: (208) 233-1642

\*UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

25 ADVERTISER INFORMATION			
1 BILLING PERIOD 10/01/04 - 10/31/04	6 BILLED ACCOUNT NUMBER 20FOCADE	7 ADVERTISER/CLIENT NUMBER	2 ADVERTISER/CLIENT NAME POCATELLO DEVELOPMENT AUTHORITY

FEDERAL DEVELOPMENT AUTHORITY

DEVELOPMENT BANK OF A

1475

TO THE  
RE:

DEVELOPMENT

ALL INFORMATION (REF #15022)

#001173# #124100064# 004 0047 39#





**INVOICE**

OCT 14 2004

HAWKINS COMPANIES

DATE: 10/11/2004

INVOICE NO. 2004270

CLIENT: Hawkins Companies  
 ADDRESS: 8645 West Franklin  
 CITY, STATE: Boise, ID 83709  
 Attn: Brian Huffaker  
 PROJECT: North Yellowstone Pocatello Urban Renewal  
 CONTRACT NO: 04014

Progress Billing  
 Number: 1

INVOICE PERIOD: September 5 - October 6, 2004

WORK ACCOMPLISHED THIS PERIOD:

Platting Services Contract

DATE: OCT 27, 2004  
 ACCT. NO: 077-6001-451.40-99  
 PROJ. NAME: \_\_\_\_\_  
 EL. OFF. AMT. \$: \$4,801.25  
 PROJ. NO: \_\_\_\_\_  
 EQ. NO: \_\_\_\_\_

- 1) payable to Rocky Mtn Engineering,
- 2) mail check to Hawkins Co.
- 3) claim reimbursement from PDA

CONTRACT SERVICE

	FEE	QTY	COST
Preliminary Work	\$2,315.00	1	\$2,315.00
Mapping	\$3,315.00	0.75	\$2,486.25
Survey Documentation	\$2,605.00	0	\$0.00
Final Documents / Work	\$1,415.00	0	\$0.00

DIRECT AND REIMBURSABLE COSTS

Total Amount Due This Invoice

**\$4,801.25**

PROJECT BUDGET SUMMARY

Total Contract Amount	\$9,650.00
Total Contract Changes	\$0.00
Total Invoiced Previously	\$0.00
Total Invoiced This Period	\$4,801.25
Total Invoiced To Date	\$4,801.25
Budget Remaining	\$4,848.75

Terms: Payment to be made within fifteen day of receipt of this invoice. Finance charges of one and one-half percent per month will be added to all unpaid balances.

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

1470

11/17/2004

PAY TO THE ORDER OF City of Pocatello

\$ 4,801.25

Four Thousand Eight Hundred One and 25/100 \*\*\*\*\* DOLLARS

FOR invoice #8255 (No. Yellowstone engineering)

MP

⑈001470⑈ ⑆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

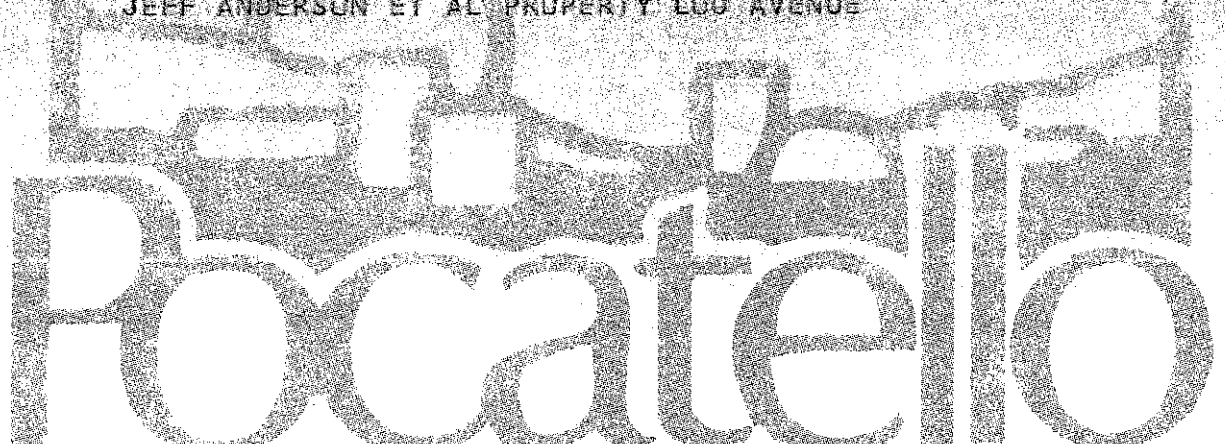
TO: POCATELLO DEV AUTHORITY  
1631 ALVIN RICKEN  
POCATELLO, ID 83201

INVOICE NO: 8448  
DATE: 12/22/04

CUSTOMER NO: 495/1691

TYPE: HD - HURLEY DRIVE

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	HURLEY DRIVE/REIMB PURCHASE OF JEFF ANDERSON PROPERTY ON LOU AVENUE	40,156.00	40,156.00
1.00	HURLEY DRIVE/REIMB JEFF ANDERSON ET AL PROPERTY LOU AVENUE	11,301.79	11,301.79



\*\*\* THE CITY OF POCATELLO THANKS YOU FOR YOUR \*\*\*  
 \*\* PROMPT PAYMENTS !!! \*\*  
 A MUNICIPAL CORPORATION OF IDAHO

TOTAL DUE: \$51,457.79

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 12/22/04    DUE DATE: 12/22/04    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: 8448  
TERMS: NET 0 DAYS

AMOUNT: \$51,457.79

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

FIRST SECURITY BANK, N.A.  
1-800-574-4200  
92-6104  
1241

1493

1/19/2005

PAY TO THE ORDER OF City of Pocatello

\$ \*\*51,457.79

Fifty-One Thousand Four Hundred Fifty-Seven and 79/100\*\*\*\*\* DOLLARS

City of Pocatello

FOR

Invoice 8448

MP

⑈001493⑈ ⑆124100064⑆ 004 00247 39⑈

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# 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*

## POCATELLO DEVELOPMENT AUTHORITY

### Administration Invoice October 2004 through December 2004

Administration/Clerical*: 4 <sup>th</sup> Quarter 2004 (9/04 – 12/04)	3,000.00
Postage/Copies: 4 <sup>th</sup> Quarter 2004 (9/04 – 12/04)	<u>125.00</u>
<b>INVOICE TOTAL:</b>	<b>\$3,125.00</b>

\* Timesheet breakdown attached.







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

1491

1/19/2005

PAY TO THE ORDER OF Bannock Development Corp

\$ \*\*3,125.00

Three Thousand One Hundred Twenty-Five and 00/100\*\*\*\*\*

DOLLARS

Bannock Development Corp

FOR 4th Quarter Admin

⑈001491⑈ ⑆124100064⑆004 00247 39⑈

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



*No yellow sticker*

**Invoice Number: 7-807-85808**  
Invoice Date: Oct 25, 2004  
Account Number: 1211-4485-9  
Page: 4 of 4

### FedEx Express Shipment Detail By Payor Type (Original)

**Dropped off: Oct 18, 2004      Payor: Shipper      Reference: NO REFERENCE INFORMATION**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 9.50% to this shipment.
- Distance Based Pricing, Zone 8

Tracking ID	819565481429	Sender	DANIEL S HIGGINS	Recipient	BTS LABORATORIES
Service Type	FedEx Standard Overnight		CITY OF POCATELLO C D & R		179 SMALLWOOD VILLAGE CTR
Package Type	FedEx Box		911 N 7TH AVE		WALDORF MD 20602 US
Zone	8		POCATELLO ID 83201-7700 US		
Packages	1				
Weight	1.0 lbs, 0.5 kgs				
Delivered	Oct 19, 2004 13:35	Transportation Charge			25.25
Svc Area	A2	Discount			-8.33
Signed by	L.FOX	Fuel Surcharge			1.61
FedEx Use	292026560/0000014/	<b>Total Charge</b>		<b>USD \$</b>	<b>18.53</b>

**Dropped off: Oct 18, 2004      Payor: Shipper      Reference: NO REFERENCE INFORMATION**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 9.50% to this shipment.
- Distance Based Pricing, Zone 3

Tracking ID	848189036222	Sender	TIM TINGEY	Recipient	TIM TYREE
Service Type	FedEx Standard Overnight		CITY OF POCATELLO C D & R		877 MAIN ST STE 1000
Package Type	FedEx Box		911 N 7TH AVE		BOISE ID 83702 US
Zone	3		POCATELLO ID 83201-7700 US		
Weight	3.0 lbs, 1.4 kgs				
Delivered	Oct 19, 2004 13:00	Transportation Charge			18.25
Svc Area	AA	Discount			-6.02
Signed by	C.WANDELL	Fuel Surcharge			1.16
FedEx Use	292026560/0000013/	<b>Total Charge</b>		<b>USD \$</b>	<b>13.39</b>

*11-01-04*

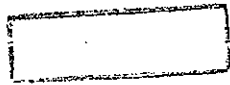
*APR 11 2004*

*POCATELLO*

**Shipment Detail Subtotal ..... USD \$ 31.92**

*APR 11 2004*

*POCATELLO*



*pd  
11-30-04  
CL# 1477  
ead*



**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

1477

1/30/2004

TO THE  
ORDER OF Federal Express

\$ 13.39

Thirteen and 39/100

DOLLARS

inv. #7-807-85808 (No. Yellowstone)

MP

⑈001477⑈ ⑈124100064⑈004 00247 39⑈

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

**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

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-66
2. Payment is due to: City of Pocatello
3. The amount to be disbursed is: \$6,720.80
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: January 19, 2005

**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-66**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Downtown Reinvestment Project—Pay request #6	City of Pocatello P. O. Box 4169 Pocatello, ID 83205-4169  Attn: Finance Dept.	\$6,720.80 <i>SD</i>

**INVOICE TOTAL      \$6,720.80**

**CITY OF POCATELLO  
DOWNTOWN REINVESTMENT PROJECT**

PAYMENT REQUEST NO.: 6

For the period ending: 23-Nov-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. Security		\$4,941.00	\$6,702.75	\$1,340.55	\$5,362.20	\$1,409.40	\$3,952.80	
f. Miscellaneous		\$1,060.00	\$1,060.00	\$212.00	\$848.00	\$0.00	\$848.00	
f. Lighting/Electrical		\$2,400.00	\$2,899.64	\$579.93	\$2,319.71	\$399.71	\$1,920.00	
g. Construction Costs								
Beco Construction Co Inc - Phase I	\$2,696,976.10	-\$11,121.12	\$1,975,152.87	\$395,030.57	\$1,580,122.30	\$1,580,122.30	\$0.00	
Less Change Order	-\$18,159.75							
Current Contract Price	\$2,678,816.35							
<b>TOTAL CITY EXPENSES</b>		\$4,941.00	\$1,995,933.12	\$399,878.62	\$1,599,514.50	\$1,502,580.73	\$6,720.80	\$96,933.77
<b>TOTAL PAYMENTS BY PDA AND CITY</b>			\$2,446,997.95	\$490,091.59	\$1,960,366.36	\$1,953,645.56		

<b>TOTAL AMOUNT DUE FROM PDA (REQUEST #6)</b>	<b>\$6,720.80</b>
---	-------------------

\*Not deducted from total costs, pending further negotiation.

Security Services of Idaho, Inc.

PO Box 1304  
Pocatello, ID 83204  
1-208-232-8800

# Invoice

Date	Invoice #
9/30/2004	2373

Bill To
City of Pocatello PO Box 4169 Pocatello, ID 832001
Attn: Debbie

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
226	September Security	13.50	3,051.00

17, Nov 2004  
 077-6001-451.40-99  
 \$ 3,051.00  
*Ed Smith*

**Total** \$3,051.00

Security Services of Idaho, Inc.

PO Box 1304  
Pocatello, ID 83204  
208-232-8800

# Invoice

Date	Invoice #
10/21/2004	2380

Bill To
City of Pocatello PO Box 4169 Pocatello, ID 832001

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
130	Security 10/01 thru 10/15/2004  <i>Old Town Security</i>	13.50	1,755.00
DATE <u>OCT 28, 2004</u> FUND/DEPT. # <u>077-6001-451.40-99</u> ACCT. # <u>1,755.00</u> TL INV. AMT. <u>\$1,755.00</u> APPR. BY <u>[Signature]</u> GROUP/TRANS. # <u>G 508/3400</u>		<i>Explan Security for old town construction project</i>	
<b>Total</b>			<b>\$1,755.00</b>

Security Services of Idaho, Inc. 4174

# Invoice

PO Box 1304  
Pocatello, ID 83204  
208-232-8800

Date	Invoice #
10/31/2004	2420

Bill To
City of Pocatello PO Box 4169 Pocatello, ID 832001

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
10	Security 10/16 thru 10/31/2004	13.50	135.00
<p>Pay out of fund 077 Request reimbursement from IPDA</p> <p>DATE _____            FUND/DEPT. # <u>001-1000</u>            ACCT. # <u>421-40-99</u>            TL INV. AMT. \$ <u>135.00</u>            APPR. BY _____            GROUP/TRANS. # <u>G</u></p>		<p>077-6001-451.40-99</p> <p>Extra Security, Downtown reinvestment (final phase)</p> <p>\$ 135.00</p> <p><i>[Signature]</i></p>	
<b>Total</b>			<b>\$135.00</b>

**Amerigo Inc.**

Amerigo Inc.  
P.O. Box 4668  
735 S. 1st Ave.  
Pocatello, Idaho 83205-4668

Phone: 208-234-2181  
Fax: 208-234-2112  
E-mail: cheri@amerigoinc.com

Work behind 150 N Main

# Invoice

To CITY OF POCATELLO

Date Tuesday, October 19, 2004  
Invoice No. 527-R  
P.O. No.  
Vendor No.

Terms  
Payment Due

Description	Part No.	Quantity	Price	Amount
BORE SLEVE		1	\$150.00	\$150.00
GOLD ROCK 2 YDS		2	\$40.00	\$80.00
REMOVE ROCK / SHRUBS / FELT		1	\$250.00	\$250.00
ADD DRIP (2-TREES)		1	\$100.00	\$100.00
NEW FELT		1	\$30.00	\$30.00
TREES - 2 1/2 " FLOWERING PEAR		2	\$225.00	\$450.00
			Subtotal	\$1,060.00
			Shipping	\$0.00
			Tax	0.00%
			<b>TOTAL</b>	<b>\$1,060.00</b>

DATE 11/22/04  
ACCT. # 077-6001-500  
80-05  
PROJ. #/AMT. EGC016  
TL INV. AMT. \$ 1060<sup>00</sup>  
APPR. BY Bn  
SEQ. NO.

[Empty box for SEQ. NO.]



**\*\* INVOICE \*\***

ELECTRICAL WHOLESALE SUPPLY CO., INC  
 220 WEST MAPLE - P O BOX U  
 POCATELLO ID 83206  
 208-233-1362 Fax 208-233-0240

INVOICE DATE	INVOICE NUMBER
11/01/04	S1859338.001
REMIT TO:	PAGE NO.
Electrical Wholesale Supply P.O. BOX 1590C IDAHO FALLS, ID 83405-1590 208-233-1362	1

BILL TO:  
 POCATELLO CITY CF  
 911 N 17TH  
 P O BOX 4169  
 POCATELLO, ID 33205-4169

SHIP TO:  
 POCATELLO CITY OF  
 911 N 17TH  
 P O BOX 4169  
 POCATELLO, ID 83205-4169

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	REFERENCE NUMBER	SALESPERSON
1738	DOWN TOWN LIGHTING	DIRK & LYNN	
WRITER	SHIP VIA	TERMS	SHIP DATE ORDER DATE
DELSTE	CUSTOMER F/U	PASS THRU	11/01/04 10/27/04
DESCRIPTION		ORDER QTY	SHIP QTY
SQD 8903LG1200V02 LIGHTING CONT		4	4
		UM	DISC
		EA	0.0
		NET UNIT PRICE	NET AMOUNT
		600.000E	2400.00

DATE 11/22/04  
 ACCT.# 077-6001-451  
33-02  
 PROJ.# EGC016  
 TL.INV.AMT.\$ 2,400<sup>00</sup>  
 APPR.BY Bn

GROUP#  TRANS.#

*Lighting contractors for downtown.  
 for time clock & tree outlets*

Subtotal	2400.00
S&H CHGS	0.00
Sales Tax	0.00
Amount Due	2400.00

by 10th of month following purchase. FINANCE CHARGE OF 1.75% which is 21% of 1.75% (min \$1.00) will be assessed on all past due accounts. Purchaser agrees to pay all reasonable attorney's fees and / or all court and collection costs incurred to reach settlement.

**RECOMMENDATION OF PAYMENT**

NO.: SIX (6)

<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> 30-Nov-04	<b>CONTRACT DATE:</b> 7-Jun-04
<b>FOR PERIOD ENDING:</b> 23-Nov-04	<b>APPLICATION AMOUNT:</b> (\$11,121.12)

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-U-B ENGINEERS, Inc.

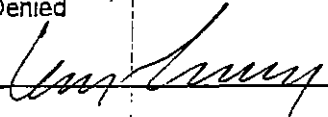
By: 

Date: 12-1-04

**STATEMENT OF WORK**

ORIG. CONTRACT PRICE	<u>\$2,696,976.10</u>	WORK TO DATE	<u>\$2,572,770.26</u>
NET CHANGE ORDERS (Ch. Ord #2 & #3)	<u>(\$18,159.75)</u>	AMOUNT RETAINED	<u>\$128,638.52</u>
CURRENT CONTR. PRICE	<u>\$2,678,816.35</u>	SUBTOTAL	<u>\$2,444,131.74</u>
BALANCE OF CONTRACT	<u>\$106,046.09</u>	PREVIOUS PAYMENTS	<u>\$1,975,152.86</u>
PERCENT COMPLETE	<u>96%</u>	AMOUNT DUE	<u>\$468,978.88</u>
		LIQUIDATED DAMAGES RETAINED	<u>\$480,100.00</u>
		BALANCE	<u>(\$11,121.12)</u>
OWNER ACCEPTANCE:		AMOUNT TO BE RELEASED	<u>\$0.00</u>

Accepted  
 Denied

BY:  DATE: 12.8.04

For work through 10/20/04

Original (days) 90 Calendar Days to Substantial Completion

Substantial completion issued on 11/23/04

Substantial completion days remaining -37 days

Final completion date 11/2/04

Final completion days remaining -21 Days

Estimated Liquidated Damages, to Date - \$480,100

On Schedule NO (See Attached)

Starting Date June 9, 2004

Projected Completion September 6, 2004

(Substantial Completion)

**POCATELLO REINVESTMENT PROJECT  
SUMMARY OF POTENTIAL LIQUIDATED DAMAGES**

TRACT PROVISIONS FOR COMPLETION AND LIQUIDATED DAMAGE SCHEDULE															
Estimated Damages	Allowable Days	Cost/Day													
all	22	\$ 1,200													
rele	10	\$ 750													
(antial Completion (9/6/04)	40	\$ 2,600													
Completion (9/26/04)	20	\$ 1,200													
<b>Block Schedule</b>															
<b>Asphalt</b>															
	Removal	Due	Actual	Days	Cost	Removal	Due	Actual	Days	Cost	Removal	Due	Actual	Days	Cost
er St. to Clark St.	6/15/2004	7/7/2004	8/19/2004	43	\$ 51,800	8/24/2004	9/3/2004	9/1/2004	2	\$	8/24/2004	9/3/2004	9/1/2004	2	\$
St. to Center St.	6/25/2004	7/17/2004	9/14/2004	59	\$ 70,800	8/24/2004	9/3/2004	9/3/2004	0	\$	8/24/2004	9/3/2004	9/3/2004	0	\$
er St.	6/24/2004	7/16/2004	8/19/2004	34	\$ 40,800	8/27/2004	9/6/2004	9/6/2004	0	\$	8/27/2004	9/6/2004	9/6/2004	0	\$
er St. to Lewis St.	7/23/2004	8/14/2004	9/2/2004	19	\$ 22,800	9/3/2004	9/13/2004	9/14/2004	1	\$ 750.00	9/3/2004	9/13/2004	9/20/2004	7	\$ 5,250.00
s St. to Bonneville St.	6/8/2004	8/28/2004	9/18/2004	21	\$ 25,200	9/14/2004	9/24/2004	10/7/2004	13	\$ 9,750.00	9/14/2004	9/13/2004	9/23/2004	10	\$ 7,500.00
onneville St. to Whitman St.	8/10/2004	9/1/2004	9/28/2004	27	\$ 32,400	9/17/2004	9/27/2004	10/4/2004	7	\$ 5,250.00	9/2/2004	9/12/2004	10/2/2004	20	\$ 15,000.00
Whitman St.	8/23/2004	9/14/2004	9/27/2004	13	\$ 15,600	9/14/2004	9/24/2004	10/12/2004	18	\$ 13,500.00	9/14/2004	9/24/2004	10/1/2004	7	\$ 5,250.00
<b>Total</b>					\$ 290,400					\$ 36,000					\$ 36,000.00
<b>Total Per Block Schedule</b>					\$ 362,400										
<b>Substantial Completion Schedule</b>															
		Due	Actual	Days	Cost										
Substantial Completion		9/6/2004	10/13/2004	37	\$ 92,500										
Completion		11/2/2004	11/23/2004	21	\$ 25,200										
<b>Total for Substantial and Final Completion</b>					\$ 117,700										
<b>PROJECT TOTAL TO DATE</b>															
					\$ 480,100										

ES  
 sidewalk completion dates are based on the back half of sidewalk.  
 er St. asphalt removal is for complete removal on 8-14-04 (Removal for storm drain occurred on 8-29-04)  
 first paving attempt on Clark St. was done on 8-19-04, the date shown above is when the City paved.  
 t side of Center St sidewalk completion would be 9-23-04 if we count next to the Post Office. Calculations used 9-14-04 as sidewalk completion date.  
 a portion of the sidewalk on the right side of Main between Bonneville and Whitman was removed and replaced. The removal date is for removal of the back half of walk.  
 edit of 3 days needs to be given for the sidewalk on the right side of Whitman for additional work associated with Pioneer Park.  
 sidewalk on the left side of Main between Clark and Center was complete on 9-22-04 for the section in front of The Gallows.  
 ulations are current to 11-23-04

APPLICATION FOR PAYMEN

NUMBER: SIX (6)

CONTRACTOR: BECO CONSTRUCTION COMPANY, INC.

TO: CITY OF POCA TELLO

CONTRACT FOR: DOWNTOWN REINVESTMENT PROJECT, PHASE I

OR WORK ACCOMPLISHED COVERING PERIOD THROUGH 11/23/04

ITEM NO.	DESCRIPTION				PAY REQUEST #6		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			10250.00	\$151,187.50	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			1.00	\$58,000.00	1.00	\$58,000.00
207.4.1.B.1	Rem of Concrete Sidewalks and Driveways	5,490	SY	\$ 9.50			5704.00	\$54,188.00	5704.00	\$54,188.00
207.4.1.C.1	Rem of Aband Storm, Sanitary, & Waterlines	1,000	LF	\$ 2.60			2032.00	\$5,283.20	2032.00	\$5,283.20
207.4.1.D.1	Rem of Asphalt Pavement	13,420	SY	\$ 4.20			13259.00	\$55,687.80	13259.00	\$55,687.80
207.4.1.E.3	Rem of Street Lights and Poles	77	EA	\$ 137.00			77.00	\$10,549.00	77.00	\$10,549.00
302.4.1.A.1	Rock Excavation	600	CY	\$ 126.00			608.00	\$76,608.00	608.00	\$76,608.00
305.4.1.A.1	Pipe Bedding for 6" Thru 12" Diam Pipe	2,352	LF	\$ 3.00			2328.00	\$8,984.00	2328.00	\$8,984.00
305.4.1.A.1	Pipe Bedding for 18" Diameter Pipe	2,098	LF	\$ 3.00			2105.00	\$6,315.00	2105.00	\$6,315.00
305.4.1.A.1	Pipe Bedding for 24" Diameter Pipe	1,890	LF	\$ 4.00			1805.00	\$7,220.00	1805.00	\$7,220.00
401.4.1.A.1	Water Main Pipe-6" DI Thick. Cl 350 Pipe	20	LF	\$ 38.00			22.00	\$836.00	22.00	\$836.00
401.4.1.A.1	Water Main Pipe - 8" DI Thick. Cl 350 Pipe	208	LF	\$ 63.00			210.00	\$13,230.00	210.00	\$13,230.00
401.4.1.A.1	Water Main Pipe - 12" DI Thick Cl 350 Pipe	750	LF	\$ 53.00			778.00	\$41,234.00	778.00	\$41,234.00
401.4.1.A.1	Water Main Pipe - 14" DI Thick Cl 350 Pipe	58	LF	\$ 126.00			52.00	\$6,552.00	52.00	\$6,552.00
401.4.1.A.1	Water Main Pipe - 18" DI Thick Cl 350 Pipe	2,052	LF	\$ 70.00			2058.00	\$144,060.00	2058.00	\$144,060.00
401.4.1.B.1	Wtr Main Fitting-Size 6" Blind Flange DI AWWA C110	2	EA	\$ 63.00			3.00	\$189.00	3.00	\$189.00
401.4.1.B.1	Water Main Fitting - Size 6" Coupler, DI AWWA C110	2	EA	\$ 105.00			2.00	\$210.00	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			2.00	\$272.00	2.00	\$272.00
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 Fitting-Size 12" 90degr Elbow DI AWWA C110	1	EA	\$ 400.00			1.00	\$400.00	1.00	\$400.00
401.4.1.B.1	Wtr Main Fitting-Size 12" Blind Flange DI AWWA C110	5	EA	\$ 137.00			6.00	\$822.00	6.00	\$822.00
401.4.1.B.1	Wtr Main Fitting - Size 12" Coupler, DI AWWA C110	2	EA	\$ 190.00			4.00	\$760.00	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-Size 12"x16" Tee, DI AWWA C110	1	EA	\$ 1,470.00						
401.4.1.B.1	Wtr Main Fitting-Size 12"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-Size 14" Blind Flange DI AWWA C110	2	EA	\$ 242.00			3.00	\$726.00	3.00	\$726.00

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DEC-01-2004 15:10

ITEM NO.	DESCRIPTION				PAY REQUEST #6		PREV. COMPLETED		TOTAL WORK	
		QUAN.	UNIT	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE
01.4.1.B.1	Wtr Main Fitting-Size 14" Romac Coupler DI AWWAC110	3	EA	\$ 368.00			3.00	\$1,104.00	3.00	\$1,104.00
01.4.1.B.1	Water Main Fitting-Size 14"x14" Tee DI AWWA C110	3	EA	\$ 1,050.00			2.00	\$2,100.00	2.00	\$2,100.00
01.4.1.B.1	Wtr Main Fitting-Size 18" Blind Flange DI AWWAC110	2	EA	\$ 410.00			2.00	\$820.00	2.00	\$820.00
01.4.1.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
01.4.1.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
01.4.1.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
01.4.1.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
01.4.1.B.1	Wtr Main Fitting-Size 14" 90 Deg Elbow DI AWWAC110	1	EA	\$ 675.00						
01.4.1.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
02.4.1.A.1	Valve - Size 6" - Type Resilient Seated Gate Valves	4	EA	\$ 220.00			2.00	\$440.00	2.00	\$440.00
02.4.1.A.1	Valve - Size 8" - Type Resilient Seated Gate Valves	5	EA	\$ 1,050.00			7.00	\$7,350.00	7.00	\$7,350.00
02.4.1.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
02.4.1.A.1	Valve - Size 14" Valves (City Furnished)	6	EA	\$ 1,470.00			4.00	\$5,880.00	4.00	\$5,880.00
02.4.1.A.1	Valve - Size 18" Butterfly Valves	10	EA	\$ 4,650.00			10.00	\$46,500.00	10.00	\$46,500.00
03.4.1.A.1	Hydrant	6	EA	\$ 4,850.00			6.00	\$29,100.00	6.00	\$29,100.00
03.4.1.B.2	Fire Service Line - Size 4" Long	2	EA	\$ 2,850.00			3.00	\$8,550.00	3.00	\$8,550.00
03.4.1.B.2	Fire Service Line - Size 4" Short	3	EA	\$ 1,375.00			1.00	\$1,375.00	1.00	\$1,375.00
03.4.1.B.2	Fire Service Line - Size 6" Long	3	EA	\$ 3,000.00			1.00	\$3,000.00	1.00	\$3,000.00
03.4.1.B.2	Fire Service Line - Size 6" Short	2	EA	\$ 1,500.00			1.00	\$1,500.00	1.00	\$1,500.00
03.4.1.B.2	Fire Service Line - Size 8" Long	4	EA	\$ 3,700.00			4.00	\$14,800.00	4.00	\$14,800.00
03.4.1.B.2	Fire Service Line - Size 8" Short	2	EA	\$ 3,800.00			1.00	\$3,800.00	1.00	\$3,800.00
04.4.1.A.1	Interior Water Service	17	EA	\$ 1,700.00			12.00	\$20,400.00	12.00	\$20,400.00
04.4.1.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
04.4.1.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
04.4.1.A.1	Wtr Serv Conn Size 1" Long Side Ext Wtr Serv & Box	9	EA	\$ 1,400.00			15.00	\$21,000.00	15.00	\$21,000.00
04.4.1.A.1	Wtr Serv Conn Size 1.5" Long Side Ext Wtr Serv & Box	2	EA	\$ 2,300.00						
04.4.1.A.1	Wtr Serv Conn Size 1" Short Side Inter Wtr Serv	17	EA	\$ 1,400.00			10.00	\$14,000.00	10.00	\$14,000.00
04.4.1.A.1	Wtr Serv Conn Size 1.5" Short Side Inter Wtr Serv	2	EA	\$ 1,600.00			2.00	\$3,200.00	2.00	\$3,200.00
04.4.1.A.1	Wtr Serv Conn Size 1" Short Side Ext Wtr Serv & Box	6	EA	\$ 1,000.00			8.00	\$8,000.00	8.00	\$8,000.00
04.4.1.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
04.4.1.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
04.4.1.A.1	Wtr Serv Conn Size 3", Long Side, Interior	1	EA	\$ 6,000.00						
04.4.1.A.2	City and or State Plumbing Fee	60	EA	\$ 21.00			6.00	\$126.00	6.00	\$126.00
01.4.1.A.3	12" Storm Drain Pipe, Class ASTM D3034 SDR 35	1,134	LF	\$ 31.00			1122.00	\$34,782.00	1122.00	\$34,782.00
01.4.1.A.3	12" Storm Drain Pipe CI ASTM D2241 Water Class Pipe	117	LF	\$ 39.00			158.00	\$6,162.00	158.00	\$6,162.00

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DEC-01-2004 15:11

ITEM NO.	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	PAY REQUEST #6		PREV. COMPLETED		TOTAL WORK	
					QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE
1.4.1.A.3	24" Storm Drain Pipe, Class ASTM F679, T-1	1,843	LF	\$ 66.00			1801.00	\$118,868.00	1801.00	\$118,868.00
2.4.1.A.1	Storm Drain Manhole - Size 48" Diameter	11	EA	\$ 1,600.00			12.00	\$19,200.00	12.00	\$19,200.00
2.4.1.A.1	Storm Drain Manhole - Size 72" Diameter	1	EA	\$ 2,500.00			1.00	\$2,500.00	1.00	\$2,500.00
2.4.1.F.1	Catch Basin - City Standard Type 1	39	EA	\$ 950.00			38.00	\$36,100.00	38.00	\$36,100.00
2.4.1.G.1	Roof/Canopy Drain, Long	15	EA	\$ 1,800.00			13.00	\$23,400.00	13.00	\$23,400.00
2.4.1.G.1	Roof/Canopy Drain, Short	3	EA	\$ 800.00			6.00	\$4,800.00	6.00	\$4,800.00
6.4.1.A.3	Standard Curb and Gutter	5,630	LF	\$ 13.70			5630.00	\$77,131.00	5630.00	\$77,131.00
6.4.1.E.1	Concrete Sidewalks	3,430	SY	\$ 37.50			3792.60	\$142,222.50	3792.60	\$142,222.50
6.4.1.F.1	Concrete Driveway Approach	500	SY	\$ 47.00			495.30	\$23,279.10	495.30	\$23,279.10
6.4.1.G.1	Concrete Pedestrian Ramp	21	EA	\$ 430.00			20.00	\$8,600.00	20.00	\$8,600.00
12.4.1.B.1	Type 1 Crushed Aggr for Base (for Roadway)	6,100	TONS	\$ 15.25	85.10	\$1,297.78	5996.00	\$91,439.00	6081.10	\$92,738.78
12.4.1.B.1	Type 2 Crushed Aggr for Subbase (for Roadway)	9,050	TONS	\$ 11.50	30.00	\$345.00	8120.62	\$93,387.13	8150.62	\$93,732.13
12.4.1.B.1	Crushed Aggregate for Sidewalk Base	3,250	TONS	\$ 16.00			3280.00	\$52,480.00	3280.00	\$52,480.00
10.4.1.A.1	Class 1 Plant Mix Pavement	3,074	TONS	\$ 41.00			2996.50	\$122,856.50	2996.50	\$122,856.50
10.4.1.B.1	Miscellaneous Plant Mix Pavement	200	SY	\$ 26.00			310.00	\$8,060.00	310.00	\$8,060.00
5.4.1.A.1.A	Install New Sign Foundation	24	EA	\$ 65.00			22.00	\$1,430.00	22.00	\$1,430.00
5.4.1.A.1.A	Remove Sign and Salvage to City	30	EA	\$ 53.00	30.00	\$1,590.00			30.00	\$1,590.00
10.4.1.A.1	Mobilization/Weekly Construction Meeting	1	LS	\$ 30,000.00			1.00	\$30,000.00	1.00	\$30,000.00
20.4.1.C.1	Furnishing & Placing Monument Frame & Cover	6	EA	\$ 200.00	6.00	\$1,200.00			6.00	\$1,200.00
30.4.1.A.1	Existing Manhole, Adjust to Grade	4	EA	\$ 350.00	3.00	\$1,050.00	1.00	\$350.00	4.00	\$1,400.00
30.4.1.C.1	Existing Valve Box, Adjust to Grade	1	EA	\$ 300.00	1.00	\$300.00			1.00	\$300.00
60.4.1.A.1	Subgrade Separation Geotextile	19,634	SY	\$ 1.40			17895.00	\$25,053.00	17895.00	\$25,053.00
1	Concrete Unit Pavers	13,640	SF	\$ 8.50			14003.00	\$119,026.50	14003.00	\$119,026.50
4A	Luminaire Foundation	80	EA	\$ 352.00			81.00	\$28,512.00	81.00	\$28,512.00
4B	Set City Provided Luminaire Pole and Fixture	30	EA	\$ 182.00			30.00	\$5,460.00	30.00	\$5,460.00
4C	Set Contractor Provided Luminaire Pole & Fixture	50	EA	\$ 182.00			50.00	\$9,100.00	50.00	\$9,100.00
4D	Lighting and Light Receptacle, Wiring, and Conduit	1	LS	\$ 165,000.00	0.05	\$8,250.00	0.95	\$156,750.00	1.00	\$165,000.00
4E	Tree Lighting Wiring, Conduit and Receptacle	1	LS	\$ 36,000.00	0.05	\$1,800.00	0.95	\$34,200.00	1.00	\$36,000.00
4F	Electrical Service - Trees, Lights and Signals	1	LS	\$ 25,000.00	0.10	\$2,500.00	0.90	\$22,500.00	1.00	\$25,000.00
5A	Signal Rewire Main and Lewis	1	LS	\$ 7,350.00			1.00	\$7,350.00	1.00	\$7,350.00
5B	Signal Rewire Main and Clark	1	LS	\$ 7,350.00			1.00	\$7,350.00	1.00	\$7,350.00
5C	Signal Rewire Main and Center	1	LS	\$ 7,350.00			1.00	\$7,350.00	1.00	\$7,350.00
5D	New "Central" Power Panel Box	1	LS	\$ 9,000.00			1.00	\$9,000.00	1.00	\$9,000.00
5E	Interconnect Conduit for Traffic Signals	1	LS	\$ 7,600.00			1.00	\$7,600.00	1.00	\$7,600.00
-6	Traffic Control	1	LS	\$ 80,000.00			0.80	\$64,000.00	0.80	\$64,000.00

P. 04

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208 762 9797

DEC-01-2004 15:11

ITEM NO.	DESCRIPTION				PAY REQUEST #6		PREV. COMPLETED		TOTAL WORK	
		QUAN.	UNIT	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE
A	Business Access Sign and Post	8	EA	\$ 400.00			8.00	\$3,200.00	8.00	\$3,200.00
	Irrigation System	1	LS	\$ 23,000.00			1.00	\$23,000.00	1.00	\$23,000.00
A	Place Structural Planting Material	1,668	CY	\$ 32.00			1613.00	\$51,616.00	1613.00	\$51,616.00
B	Transplant Tree	3	EA	\$ 820.00						
C	Plant Tree	24	EA	\$ 355.00			24.00	\$8,520.00	24.00	\$8,520.00
D-1	48" x 48"+/- Tree Grate Frame	27	EA	\$ 315.00	-6.00	(\$1,890.00)	27.00	\$8,505.00	21.00	\$6,615.00
D-2	36" x 36"+/- Tree Grate Frame	10	EA	\$ 315.00	-5.00	(\$1,575.00)	10.00	\$3,150.00	5.00	\$1,575.00
E	48" x 48" Tree Grate and Frame	17	EA	\$ 1,200.00	-2.00	(\$2,400.00)	12.00	\$14,400.00	10.00	\$12,000.00
F	Tree Guard	44	EA	\$ 600.00			44.00	\$26,400.00	44.00	\$26,400.00
IG	Tree Warranty (24 each)	1	LS	\$ 5,000.00			1.00	\$5,000.00	1.00	\$5,000.00
J	Remove and Reset Street Clock	1	LS	\$ 483.00			1.00	\$483.00	1.00	\$483.00
10A	Vault Surface Repair 312 W. Center	1	LS	\$ 3,000.00	1.00	\$3,000.00			1.00	\$3,000.00
10B	Vault Surface Repair 101 N. Main	1	LS	\$ 3,000.00	-1.00	(\$3,000.00)	1.00	\$3,000.00		
10C	Vault Surface Repair 102 S. Main	1	LS	\$ 3,000.00			1.00	\$3,000.00	1.00	\$3,000.00
10D	Vault Surface Repair 240 W. Center	1	LS	\$ 3,000.00			1.00	\$3,000.00	1.00	\$3,000.00
10E	Vault Surface Repair 224 N. Main	1	LS	\$ 3,000.00			0.57	\$1,701.00	0.57	\$1,701.00
10F	Vault Surface Repair 230 W. Bonneville	1	LS	\$ 3,000.00			1.00	\$3,000.00	1.00	\$3,000.00
11	Irrigation Drain	1	LS	\$ 30,000.00			0.97	\$29,100.00	0.97	\$29,100.00
13	Remove and Reset Banner Poles	2	EA	\$ 500.00			2.00	\$1,000.00	2.00	\$1,000.00
14A	2 Gallon Expansion Tank	30	EA	\$ 250.00			24.00	\$6,000.00	24.00	\$6,000.00
14B	5 Gallon Expansion Tank	30	EA	\$ 265.00			24.00	\$6,360.00	24.00	\$6,360.00
15	Use Tax	1	LS	\$ 5,500.00						
16	Non-Potable Main Line Separation Encasement	5	EA	\$ 850.00			5.00	\$4,250.00	5.00	\$4,250.00
ADITIVE ALTERNATE ITEMS										
8C	Plant Tree	54	EA	\$ 315.00	2.00	\$630.00	52.00	\$16,380.00	54.00	\$17,010.00
8E	36" x 36" Tree Grate and Frame	54	EA	\$ 315.00			58.00	\$18,270.00	58.00	\$18,270.00
8F	Tree Guards	54	EA	\$ 610.00	8.00	\$4,880.00	54.00	\$32,940.00	62.00	\$37,820.00
8G	Tree Warranty (54 each)	1	LS	\$ 2,625.00			1.00	\$2,625.00	1.00	\$2,625.00
17	Additional year of warranty and bonding	1	LS	\$ 3,200.00			1.00	\$3,200.00	1.00	\$3,200.00

P.05

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208 762 9797

DEC-01-2004 15:12

CHANGE ORDERS:									
CO-1	Added 45 Deg. Bend for Fire Service	8	EA	\$	150.00				
CO-2	Additional Manhole Work	1	LS	\$	2,997.75		1.00	\$2,997.75	1.00 \$2,997.75
CO-3	Payment to City for asphalt placement	1410.5	Tons	\$	(15.00)		1410.50	(\$21,157.50)	1410.50 (\$21,157.50)
CO-4	WCD-3 Scotts vault lid construction	1	LS	\$	6,775.00				
CO-5	WCD-5 signal wiring on Aurthur	1	LS	\$	3,150.00				
CO-6	WCD-9 Traffic signal pole foundations	9	EACH	\$	352.50				
CO-7	WCD-10 Scotts colored concrete strip	1	LS	\$	3,157.00				
CO-8	Five 48" grates and frames	1	LS	\$	3,833.30				

Total	\$17,977.78	\$2,554,792.48	\$2,572,770.26
Less Retainage - 5%	\$898.89	\$127,739.63	\$128,638.52
Less Previous Payments		\$1,975,152.86	\$1,975,152.86
Total Due	\$17,078.89	\$451,900.00	\$488,978.88
		Liquidated Damages Retained	\$480,100.00
		Balance	(\$11,121.12)
		Amount to be Released:	\$0.00

- WCD -1 All items of work under this WCD for the changes to water service and fire service are included in pay request units above.
- WCD-2 All items of work under this WCD for the changes to water service and fire service and storm drains are included in pay request units above.
- WCD-6 All items of work under this WCD for the changes to the water system, and fitting changes are included in the pay request units above.
- WCD-7 All items of work under this WCD for the changes to the pavers, trees, grates, frames and sidewalk changes are included in the pay request units above.
- WCD-8 All items of work under this WCD for the changes at Le Jardeln are included in the pay request units above.
- WCD-11 All items of work under this WCD for the changes at Main and Whitman for the concrete path changes are include in the pay request units above.

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 6 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: 12-1-04

BECO CONSTRUCTION COMPANY, INC.

Contractor

BY: *Mink Porter*

**I OBJECT TO THE AMOUNT OF LIQUIDATED DAMAGES.**

For work through 11/23/04  
Original (days) 90 Calendar Days to Substantial Completion

Substantial completion issued on 10/13/04

Substantial completion days remaining -37 days

Final completion date 11/2/04

Final completion days remaining -21 days

Estimated Liquidated Damages, to Date - \$480,100

On Schedule NO - SEE SCHEDULE COMMENTS

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

12/01/04 14:59 FAX 208 762 9797 J-U-B ENGINEERS, Inc. + JUB POC 006

96% 96% 208 762 9797 208 478 1489 DEC-01-2004 15:12 DEC-06-2004 12:57 P.06 P.01





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

January 6, 2005

Original via FAX 208-478-1489 and 208-522-8949

Mark Porter, Project Manager  
BECO Construction Company, Inc.  
PO Box 2070  
Pocatello, ID 83206

Doyle Beck  
BECO Construction Company, Inc.  
PO Box 1768  
Idaho Falls, ID 83403

RE: Downtown Reinvestment Project – Phase I  
Contract and Communication Clarification

Dear Mark:

I want to begin by thanking you for your continued persistence and efforts on finishing the project downtown. I certainly appreciate the effort. With your help and direction, this project is nearing completion. The purpose of this letter is to acknowledge receipt of several documents and give you guidance on future submittals and communication.

I acknowledge I have received submittals and correspondence through November and December; namely a schedule package delivered and discussed with you, Doyle, and Ken on November 4, 2004, a meeting with BECO and HK on November 17, 2004, and a more robust (enhanced) schedule package delivered December 6, 2004. More recently, I have received three faxes sent December 28, 2004 entitled 5<sup>th</sup> Request for Final Punch List, Request for Change Order on Island at Center and UP, and Request for Change Order on Three Catch Basins. In addition, as you know, you and I have had phone conversations regarding the project and we have met on a few occasions on the project site to look at items related to project completion. The reason these submittals, meetings and conversations are listed is they deviate from processes and procedures detailed in the contract between the City and BECO. (Standard and official procedure requires submitting documents and requesting action or payment through the owner's representative, JUB Engineers, Inc.).

The November 4<sup>th</sup> meeting with you, Doyle, and Ken was in response to your request to have a meeting with the "owner", or owner's contact and present information regarding the project.

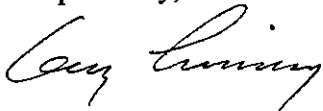
Although this meeting was outside the official procedures in the contract I saw no harm in having such a meeting and it was understood this was an informational meeting only. The ground rules and understanding for the November 17<sup>th</sup> meeting were very much the same, in which the subcontractor, HK wanted an audience with the owner to present information only.

During the November 4<sup>th</sup> meeting you presented a summary of items with supporting documentation that for the most part addressed schedule issues and assessment of liquidated damages. The December 6<sup>th</sup> package was presented as an enhancement to the November 4<sup>th</sup> documentation. This package is more complete and not only includes more information but specifies how the scheduled was affected.

I reviewed the December 6<sup>th</sup> package a couple weeks ago and found evidence that needs to be verified, and if verified, may require an adjustment to the contract schedule (or schedules). Understanding this submittal was given to me as information only I am making it part of the record and will forward it to JUB, the project representative and engineer, for consideration as of the date of this letter.

Mark, I think we've made great strides together to finish this project and I will continue to do my best to facilitate the completion of this project, however the terms and conditions of the contract are still in full force and effect and JUB is still the owner's representative for this project. Please refer to the contract for continued guidance for submittals, negotiations and disputes. I reiterate, the meeting and submittals have been received for information only and may not have any official bearing on the outcome of the final payment for this project. I caution you to not send official correspondence directly to me or any other City or Pocatello Development Authority (PDA) representative, but continue to work with and through JUB. JUB will continue to process this project in accordance with the contract and will make recommendations to the City and the PDA.

Respectfully,



Greg Lanning

cc: JUB Engineers, Inc.  
Mayor Roger Chase  
PDA Commission Chairman Harry Neuhardt  
Dean Tranmer, City Attorney  
Curt Neville, Street Superintendent  
File

# RMES

Rocky Mountain Engineering & Surveying  
133 South 2nd Avenue ♦ Pocatello, ID 83201

VOICE: (208) 234-0110 ♦ FAX: (208) 234-0111 ♦ EMAIL: rme@rmes.biz  
WWW: 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: 11/22/2004  
INVOICE NO. 2004347

INVOICE PERIOD: November 9 - January 2, 2004

Progress Billing  
Number: 11

### WORK ACCOMPLISHED THIS PERIOD:

	<u>FEE</u>	<u>QTY</u>	<u>COST</u>
Design Services on Phase 4 of Project ( See attached Summary)	\$3,100.00	1	\$3,100.00

### DIRECT AND REIMBURSABLE COSTS

Total Amount Due This Invoice

**\$3,100.00**

### PROJECT BUDGET SUMMARY

Contract Amount	\$58,470.00
Contract Changes	\$0.00
Total Invoiced Previously	\$50,150.00
Total Invoiced This Period	\$3,100.00
Total Invoiced To Date	<u>\$53,250.00</u>
Budget Remaining	<u>\$5,220.00</u>

Approved For Payment  
Lundell W. Danner 1/10/05

MAN DAY ESTIMATE

Billing Summary- Contract #2																
Task	Description	Dollar Value of Item	Invoice 98065	Invoice 98086	Invoice 98114	Invoice 98202	Invoice 98229	Invoice 98285	Invoice 98339	Invoice 98365	Invoice 98590	Invoice 98613	Invoice 2004347	Invoice	Total	Remaining
<b>2.0</b>	<b>Project Design</b>															
<b>2.A</b>	<b>Complete Design Surveys</b>															
2.A.1	Develop Control Network (4)	\$5,400.00	\$400.00	\$2,160.00				\$500.00	\$500.00		\$500.00	\$1,340.00			\$5,400.00	\$0.00
2.A.2	Topographical Surveys	\$10,400.00		\$1,440.00	\$1,080.00	\$540.00		\$220.00	\$2,500.00	\$700.00	\$1,920.00	\$1,900.00			\$10,300.00	\$100.00
2.A.3	Photo Documentation- organize	\$1,500.00	\$1,600.00												\$1,600.00	-\$100.00
2.A.4	Modify concept plans based on surveys	\$3,250.00	\$1,200.00	\$900.00		\$1,150.00									\$3,250.00	\$0.00
<b>2.B</b>	<b>Final Designs</b>															
2.B.1	Analyze gutter slopes and cross slopes	\$5,400.00	\$100.00	\$200.00	\$1,200.00	\$400.00		\$500.00			\$1,000.00	\$500.00	\$1,000.00		\$4,900.00	\$500.00
2.B.2	Drainage Analysis	\$1,400.00		\$100.00	\$100.00	\$200.00	\$500.00	\$200.00				\$100.00	\$100.00		\$1,300.00	\$100.00
2.B.3	Utility Relocations and Adjustments	\$1,200.00	\$100.00	\$100.00	\$100.00	\$200.00		\$200.00				\$200.00	\$300.00		\$1,200.00	\$0.00
2.B.4	Traffic Control Concepts	\$2,100.00	\$100.00	\$200.00	\$200.00	\$400.00		\$800.00				\$200.00	\$100.00		\$2,000.00	\$100.00
2.B.5	Geotechnical Investigations (2)	\$4,020.00				\$500.00		\$200.00	\$500.00	\$1,000.00		\$800.00	\$500.00		\$3,500.00	\$520.00
<b>2.C</b>	<b>Final Plans and Specifications</b>															
2.C.1	Curb, Gutter and Sidewalk Plans	\$9,100.00	\$800.00	\$300.00	\$1,050.00			\$900.00	\$1,100.00	\$300.00	\$1,000.00	\$1,200.00	\$1,000.00		\$7,650.00	\$1,450.00
2.C.2	Construction Details	\$2,250.00	\$500.00	\$100.00	\$100.00	\$250.00		\$500.00	\$200.00		\$200.00	\$200.00	\$100.00		\$2,150.00	\$100.00
2.C.3	Traffic Control Plans (5)	\$2,200.00	\$600.00		\$600.00	\$500.00	\$200.00	\$300.00							\$2,200.00	\$0.00
2.C.4	Drainage and SWPP Plans	\$1,650.00		\$200.00	\$100.00	\$100.00	\$100.00	\$100.00	\$300.00			\$250.00			\$1,150.00	\$500.00
2.C.5	Utility Coordination	\$900.00			\$50.00			\$200.00							\$250.00	\$650.00
2.C.3	Meet with Affected Property Owners (8)	\$3,700.00					\$500.00		\$100.00	\$500.00					\$1,100.00	\$2,600.00
2.C.4	Construction Specifications and Provisions	\$2,000.00				\$1,200.00	\$800.00								\$2,000.00	\$0.00
2.C.5	Engineer's Estimate	\$800.00													\$800.00	\$0.00
<b>2.D</b>	<b>Design Reviews</b>	\$1,200.00				\$400.00		\$400.00				\$200.00			\$0.00	\$800.00
	<i>Total Manhours- Design</i>														\$1,000.00	\$200.00
	<b>NON-SCOPE ITEMS- phase 1 bid</b>						\$2,300.00								\$2,300.00	-\$2,300.00
	<b>TOTAL MAN HOURS</b>	\$58,470.00	\$5,400.00	\$5,700.00	\$4,530.00	\$5,890.00	\$4,400.00	\$5,020.00	\$5,200.00	\$2,500.00	\$4,620.00	\$6,890.00	\$3,100.00	\$0.00	\$53,250.00	\$5,220.00

**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

1492

1/19/2005

Pay TO THE ORDER OF Rocky Mountain Engineering & Surveying

\$ \*\*3,100.00

Three Thousand One Hundred and 00/100 \*\*\*\*\* DOLLARS

Rocky Mountain Engineering & Surveying

FOR Invoice 2004347

⑈001492⑈ ⑈124100064⑈004 00247 39⑈

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

# 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 17, 2004

Jedd Thomas, President  
D.L. Evans Bank  
333 Yellowstone Avenue  
Pocatello, ID 83201

RE: North Yellowstone Urban Renewal Area

Dear Mr. Thomas,

This letter will document the intent of the Pocatello Development Authority regarding the funding of the private property purchase by the Authority for those properties within the above referenced Urban Renewal Area. The properties include two parcels, 749 and 769 Lou Avenue and two bare parcels as identified in the plat. The Authority will submit proceeds in the amount of \$415,423.17 immediately after closing, which is scheduled for Thursday, December 23<sup>rd</sup>, 2004. Assuming the banks can accommodate wire transfers on that date the Authority will issue a check payable to D.L. Evans Bank and Trevison in the amount of \$415,432.17.

The Authority appreciates D.L. Evans Bank and their willingness to participate on this project.

Cordially,

  
Raymond Burstett  
Executive Director

INVOICE

*no yellowstone*

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: HO - 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  
CUSTOMER NO: 495/1691

NAME: POCATELLO DEV AUTHORITY  
TYPE: HO - HURLEY DRIVE

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

*ppd  
12-15-04  
CP# 1482  
[Signature]*

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

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	\$1,468.25
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](mailto:dswindell@pocatello.us)





# INVOICE

CLIENT: Hawkins Companies  
 ADDRESS: 8645 West Franklin  
 CITY, STATE: Boise, ID 83709  
 Attn: Brian Huffaker  
 PROJECT: Pocatello Urban Renewal  
 CONTRACT NO: 04014

OCT 14 2004  
 HAWKINS COMPANIES

DATE: 10/11/2004  
 INVOICE NO. 2004269

INVOICE PERIOD: September 6 - October 6, 2004

Progress Billing  
 Number: 2

WORK ACCOMPLISHED THIS PERIOD:	FEE	QTY	COST
100% Complete on Mapping	\$16,770.00	0.5	\$8,385.00
20% Complete on Demolition Design	\$10,210.00	0.25	\$2,552.50
20% Complete on Cradling and Drainage Design	\$4,195.00	0.25	\$1,048.75
20% Complete on Roadway Design	\$4,335.00	0.25	\$1,083.75
20% Complete on Signal Design	\$13,630.00	0.25	\$3,407.50
40% Complete on Water, Sewer, Storm Sewer, Utility Design	\$7,130.00	0.5	\$3,565.00
10% Complete on Construction Plans	\$25,825.00	0.1	\$2,582.50
5% Complete on Project Bidding	\$6,135.00	0.05	\$306.75

### DIRECT AND REIMBURSABLE COSTS

- Pay to Rocky Mtn
- Deliver check to Hawkins Co
- Request reimbursement from PDA

Total Amount Due This Invoice

**\$22,931.75**

### PROJECT BUDGET SUMMARY

Total Contract Amount	\$158,000.00
Total Contract Changes	\$0.00
Total Invoiced Previously	\$22,180.00
Total Invoiced This Period	\$22,931.75
Total Invoiced To Date	\$45,111.75
Budget Remaining	\$112,888.25

DATE Nov 17, 2004

ACCT. NO. 077-6003-451.40-99

PROJ. #/AMT.

BL INV. AMT. \$ 22,931.75

*[Signature]*

North Yellowstone / Hurley Drive  
 Engineering part #2

Terms: Payment to be made within fifteen day of receipt of this invoice. Finance charges of one and one-half percent per month will be added to all unpaid balances.

NOV 12 2004



HAWKINS COMPANIES

# INVOICE

CLIENT: Hawkins Companies  
 ADDRESS: 8645 West Franklin  
 CITY, STATE: Boise, ID 83709  
 Attn: Brian Huffaker  
 PROJECT: Pocatello Urban Renewal  
 CONTRACT NO: 04014

DATE: 11/8/2004  
 INVOICE NO. 2004297

Progress Billing  
 Number: 3

INVOICE PERIOD: October 6, 2004 - November 5, 2004

WORK ACCOMPLISHED THIS PERIOD:

	FEE	QTY	COST
100% Complete on Mapping	\$16,770.00	0	\$0.00
100% Complete on Demolition Design	\$10,210.00	0.75	\$7,657.50
100% Complete on Cradling and Drainage Design	\$4,195.00	0.75	\$3,146.25
100% Complete on Roadway Design	\$4,335.00	0.75	\$3,251.25
100% Complete on Signal Design	\$13,630.00	0.75	\$10,222.50
100% Complete on Water, Sewer, Storm Sewer, Utility Design	\$7,130.00	0.5	\$3,565.00
90% Complete on Construction Plans	\$25,825.00	0.8	\$20,660.00
25% Complete on Project Bidding	\$6,135.00	0.2	\$1,227.00

DIRECT AND REIMBURSABLE COSTS

- Pay to Rocky Mountain
- Deliver check to Hawkins Co
- Request Reimbursement from PDA

Total Amount Due This Invoice

**\$49,729.50**

PROJECT BUDGET SUMMARY

Total Contract Amount	\$158,000.00
Total Contract Changes	\$0.00
Total Invoiced Previously	\$22,180.00
Total Invoiced This Period	\$49,729.50
Total Invoiced To Date	\$71,909.50
Budget Remaining	<u>\$86,090.50</u>

DATE Nov 17, 2004  
 ACCT. # 077-6003-451.40-9  
 PROJ. #/AMT  
 TL. INV. AMT. \$ 49,729.50  
 [Signature]

North Yellowstone / Hurley Drive  
 Engineering part #3

Terms: Payment to be made within fifteen day of receipt of this invoice. Finance charges of one and one-half percent per month will be added to all unpaid balances.



# INVOICE

NOV 15 2004

HAWKINS COMPANIES

CLIENT: Hawkins Companies  
 ADDRESS: 8645 West Franklin  
 CITY, STATE: Boise, ID 83709  
 Attn: Brian Huffaker  
 PROJECT: North Yellowstone Pocatello Urban Renewal  
 CONTRACT NO: 04014

DATE: 10/11/2004

INVOICE NO. 2004299

Progress Billing Number: 2

INVOICE PERIOD: October 6- 2004- November 5, 2004

WORK ACCOMPLISHED THIS PERIOD:

Platting Services Contract- Work on project to prepare legal descriptions, analyze boundaries  
 Coordinate with City surveyor, misc. modifications and boundary adjustments

DATE Nov 17, 2004  
 ACCT. NO. 077-6003-451.40-99  
 FEEL / AMT. \_\_\_\_\_  
 T. L. D. AMT. \$ 1,468.25  
 [Signature]

*Payable to Rocky Mountain  
 Deliver via Hawkins  
 Request reimbursement  
 from PDA*

CONTRACT SERVICE	NO.	DESCRIPTION	FEE	QTY	COST
Preliminary Work			\$2,315.00	0	\$0.00
Mapping			\$3,315.00	0.05	\$165.75
Survey Documentation			\$2,605.00	0.5	\$1,302.50
Final Documents / Work			\$1,415.00	0	\$0.00

DIRECT AND REIMBURSABLE COSTS

*North Yellowstone / Hurley Drive  
 Engineering direct reimbursable  
 expense #2*

Total Amount Due This Invoice

**\$1,468.25**

PROJECT BUDGET SUMMARY

Total Contract Amount	\$9,650.00
Total Contract Changes	\$0.00
Total Invoiced Previously	\$0.00
Total Invoiced This Period	\$1,468.25
Total Invoiced To Date	\$1,468.25
Budget Remaining	\$8,181.75

Terms: Payment to be made within fifteen day of receipt of this invoice. Finance charges of one and one-half percent per month will be added to all unpaid balances.

### Pocatello Square- RMES Billing Summary

Cost Item	Fee Total	3/24/2004	10/11/2004	11/8/2004				% Complete
	98641	2004269	2004297					
<b>FEES</b>								
1 Preliminary Work	\$ 13,795.00	\$ 13,795.00	\$ -	\$ -	\$ -	\$ -	\$ -	100.0
2 Mapping	\$ 16,770.00	\$ 8,385.00	\$ 8,385.00	\$ -	\$ -	\$ -	\$ -	100.0
3 Demolition Design	\$ 10,210.00	\$ -	\$ 2,552.00	\$ 7,657.50	\$ -	\$ -	\$ -	100.0
4 Grading And Drainage Design	\$ 4,195.00	\$ -	\$ 1,048.75	\$ 3,146.25	\$ -	\$ -	\$ -	100.0
5 Roadway Design	\$ 4,335.00	\$ -	\$ 1,083.76	\$ 3,251.25	\$ -	\$ -	\$ -	100.0
6 Signallzation and Yellowston Imp.	\$ 13,630.00	\$ -	\$ 3,407.50	\$ 10,222.50	\$ -	\$ -	\$ -	100.0
7 Utility Design	\$ 7,130.00	\$ -	\$ 3,565.00	\$ 3,565.00	\$ -	\$ -	\$ -	100.0
8 Constuction Plans	\$ 25,825.00	\$ -	\$ 2,582.50	\$ 20,660.00	\$ -	\$ -	\$ -	90.0
9 Meetings and Approvals	\$ 4,730.00	\$ -	\$ -	\$ 1,227.00	\$ -	\$ -	\$ -	25.9
10 Project Bidding	\$ 6,135.00	\$ -	\$ 300.75	\$ -	\$ -	\$ -	\$ -	5.0
11 Construction Staking	\$ 35,560.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0
12 Construction Inpection and Management	\$ 6,480.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0
13 Project Inspections and As-Builts	\$ 9,035.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0
<b>Project Fee Total</b>	<b>\$ 157,830.00</b>	<b>\$ 22,180.00</b>	<b>\$ 22,931.25</b>	<b>\$ 49,729.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Total Fees Billed To Date</b>		<b>\$ 22,180.00</b>	<b>\$ 45,111.25</b>	<b>\$ 94,840.75</b>	<b>\$ 94,840.75</b>	<b>\$ 94,840.75</b>	<b>\$ 94,840.75</b>	<b>\$ 94,840.75</b>
<b>REINBURSIBLE EXPENSES</b>								
City and County Research	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Final Plat Reproduction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Health Department	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bannock County Recording	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Re-inbursible Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>INVOICE TOTAL</b>		<b>\$ 22,180.00</b>	<b>\$ 22,931.25</b>	<b>\$ 49,729.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

HAWKINS COMPANIES  
8645 W. Franklin Rd.  
Boise, ID 83709  
208-947-4741 phone  
208-376-8523 fax  
bhuffaker@hawkinscompanies.com

fax transmittal

To: David Swindell Fax: 208-234-6297

From: Brian D. Huffaker Date: November 17, 2004

Re: Engineering Invoices Pages: 10

CC:

Urgent  For Review  Please Comment  Please Reply  Please Recycle

Notes: Attached are engineering invoices #2004269, 2004297, 2004299. They appear to be in good order compared to the progress of their work, and hereby approve the amounts of the invoices. Included with each invoice are detailed breakouts of the activities billing billed. Please forward these invoices for payment. If you have any questions, please feel free to call me. I will be in Pocatello all day Thursday and Friday morning to attend the CC meeting. If the checks would be ready, I would be glad to pick them up from your office to deliver to RMES. If I can lend any further assistance while I am in town, please do not hesitate to call.

Thank you.

*Brian Huffaker*

CONFIDENTIAL

003

HAWKINS COMPANIES

11/17/04 11:03 FAX 2083768523

## MAN DAY ESTIMATE

Task								
<b>NORTH YELLOWSTONE URBAN RENEWAL SCOPE OF ENGINEERING SERVICES</b>								
<b>1.0</b>	<b>Preliminary Work</b>							
1.A	Preliminary Utility Investigations	23	2	16	3	2	0	0
1.B	Research and Coordination	44	2	8	8	2	0	24
1.C	Topographic, Site & Design Surveying	113	1	16	0	0	80	16
								<b>13795</b>
<b>2.0</b>	<b>Mapping</b>							
2.A	Cogo and Reduce Survey Data and Create Mapping	58	0	8	40	0	0	8
2.B	Update Preliminary Conceptual Plans and Layouts	40	4	4	32	0	0	0
2.C	Concept Pre-Development Meeting(s)	6	6	0	0	0	0	0
2.D	Roadway Alignment(s) and Pre-design	36	4	16	16	0	0	0
2.E	Preliminary Utility Concepts	56	8	32	16	0	0	0
2.F	Yellowstone Corridor Improvement Concepts	40	8	24	8	0	0	0
2.G	Boundaries and Misc Legal Wk.	68	4	0	40	0	0	24
								<b>16770</b>
<b>3.0</b>	<b>Demolition Design</b>							
3.A	Water and Sewer Demolition	14	2	8	4	0	0	0
3.B	Building Demolition and Re-locations	72	20	40	12	0	0	0
3.C	Roadway Demolition	4	0	0	4	0	0	0
3.D	Private Utility Coordination and Demolition	52	10	20	20	2	0	0
3.E	Striping and Pavement Marking Demolition	18	2	8	8	0	0	0
3.F	Health Department and DEQ Coordination	18	8	4	2	4	0	0
								<b>10210</b>
<b>4.0</b>	<b>Grading and Drainage Design</b>							
4.A	Establish Drainage Basins and Grading Concepts	10	2	8	0	0	0	0
4.B	Calculate Flow Discharges and Detention Req.	10	2	8	2	0	0	0
4.C	Design Storm Drainage System (Inlets and piping)	8	0	6	0	2	0	0
4.D	Design Retention Areas	12	2	8	2	0	0	0
4.E	Establish Finish Grade Contours and Flow Patterns	8	2	0	4	2	0	0
4.F	Intersection and Roundabout details	8	2	0	4	2	0	0

RMES

North Yellowstone  
Urban Renewal Project  
Engineering Services

1/5  
10/11/2004



005

HAWKINS COMPANIES

11/17/04 11:04 FAX 2083768523

**MAN DAY ESTIMATE**

Task								
								7130
<b>8.0</b>	<b>Construction Plans</b>							
8.A	Demolition Plans	30	2	4	24	0	0	0
8.B	Horizontal Control Plan	28	2	2	16	0	0	8
8.C	Grading, Drainage, Sediment and Erosion Control	62	2	30	30	0	0	0
8.D	Roadway Plans	52	4	8	40	0	0	0
8.E	Water Plans and Profiles	28	1	3	24	0	0	0
8.F	Sewer Plans and Profiles	29	1	4	24	0	0	0
8.G	Storm Sewer Plans and Profiles	27	1	2	24	0	0	0
8.H	Signling and Striping Plans	33	14	0	16	3	0	0
8.I	Lighting Plans	28	2	2	24	0	0	0
8.J	Traffic Control Plans	20	2	2	16	0	0	0
8.K	Site Survey and Record of Survey	59	2	3	30	0	0	24
8.L	Signallization and Yellowstone Improvements	34	2	8	24	0	0	0
8.M	Private Utility Co. Design Coordination and Mtgs....	24	8	16	0	0	0	0
8.N	Construction Details	27	0	3	24	0	0	0
								25825
<b>9.0</b>	<b>Meetings, Coordination and Approvals</b>							
9.A	City of Pocatello Meetings and Coordination	16	4	8	0	4	0	0
9.B	Pocatello Development Authority Coordination	9	4	4	0	1	0	0
9.C	Agency Submittals, Reviews and Approvals	18	6	6	6	0	0	0
9.D	City of Pocatello Submittals, Reviews (ITD, DEQ, EPA)	16	8	8	0	0	0	0
9.E	Plan Sets and Bidding Documents	36	6	0	0	30	0	0
								4730

RMES

North Yellowstone  
Urban Renewal Project  
Engineering Services



008

HAWKINS COMPANIES

11/17/04 11:04 FAX 2083768523

**MAN DAY ESTIMATE**

Task									
<b>10.0</b>	<b>Project Bidding</b>								
10.A	Create Bidding Documents and Specifications	64	8	40	0	16	0	0	
10.B	Advertisements/ Misc. Coord.	8	3	3	0	2	0	0	
10.C	Pre-Bid Meeting, Project Scoping	8	4	4	0	0	0	0	
10.D	Bid Addenda and Coordination	13	2	8	0	3	0	0	
10.E	Bid Summaries and Contract Award	20	4	12	0	4	0	0	
		<b>6135</b>							
<b>11.0</b>	<b>Construction Staking</b>								
11.A	Slope Stakes, Grading, Centerline, Demolition	46	2	4	0	0	40	0	
11.B	Sewer Staking	36	2	4	0	0	30	0	
11.C	Water Staking	34	2	2	0	0	30	0	
11.D	Storm Sewer Staking	28	2	2	0	0	24	0	
11.E	Roadway Blue/ Red-Tops	64	2	2	0	0	60	0	
11.F	Curb, Gutter and Streets	64	2	2	0	0	60	0	
11.G	Private Utility Company Staking	28	2	2	0	0	24	0	
11.H	Street Lights and Signage	20	2	2	0	0	16	0	
11.I	Coordinate Geometry for Staking	54	4	8	40	2	0	0	
11.J	Roadway and Property Monumentation	30	4	0	2	0	8	16	
		<b>35560</b>							
<b>12.0</b>	<b>Construction Inspection and Management</b>								
12.A	Contractor Coordination	40	8	16	16	0	0	0	
12.B	Administer Contract (pay req., change orders)	24	16	4	4	0	0	0	
12.C	Progress meetings and Coordination	24	8	8	0	0	8	0	
12.D	Final Inspection, Punch List and Closeout	14	4	6	2	0	2	0	
		<b>6480</b>							
<b>13.0</b>	<b>Project Inspections and As-Builts</b>								
13.A	Inspections and Contractor Coordination	113	15	60	30	8	0	0	
13.B	As-Built Drawings, DEQ Certifications	56	0	8	40	8	0	0	
		<b>8035</b>							
<b>TOTAL MAN HOURS</b>			<b>2,560</b>	<b>312</b>	<b>745</b>	<b>877</b>	<b>112</b>	<b>382</b>	<b>124</b>
		<b>157,830.00</b>							

RMES

North Yellowstone  
Urban Renewal Project  
Engineering Services

4/5  
10/11/2004

007

HAWKINS COMPANIES

11/17/04 11:04 FAX 2083768523

MAN DAY ESTIMATE

Task	Manhours	cost/ hr	Unit Cost
<b>PROJECT TOTALS</b>			
Project Manager	312	\$65	20280.00
Design Engineer	745	\$60	44700.00
Production Manager	877	\$50	43850.00
Clerical	112	\$30	3360.00
Survey Crew	382	\$100	38200.00
Land Surveyor	124	\$60	7440.00
<b>Totals</b>	<b>2,552</b>		<b>\$157,830</b>
<b>Fees and Out Of Pocket Expenses (Direct Costs)</b>			
1.0 City and County Research	250.00		
2.0 Recording Fee(s)	50.00		
3.0 Reproduction Fees	500.00		
Estimated Reimbursible Expenses	800.00		

RMES

North Yellowstone  
Urban Renewal Project  
Engineering Services

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

1482

12/15/2004

TO THE City of Pocatello  
ORDER OF

\$ \*\*74,129.50

Seventy-Four Thousand One Hundred Twenty-Nine and 50/100\*\*\*\*\*

DOLLARS

invoice #8347

MP

⑈001482⑈ ⑆124100064⑆ 004 00247 39⑈

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

# Idaho State Journal

305 South Arthur • P.O. Box 431  
Pocatello, Idaho 83204-1510  
(208) 232-4161

## CLASSIFIED ADVERTISING INVOICE

PHONE NO.		CLERK	START DATE
(208)234-6214		ST	12/18/04
WORDS	LINES	TIMES	PRICE
400	47	2	88.18
FIRST WORDS			CLASSIFICATION
LN11351 NOTICE OF			2000

Remit w/in 10 days to avoid svs chgs

Inv. # 01528860

\*\*\* PAY PROMPTLY \*\*\*

PLEASE DETACH AND RETURN OPPOSITE STUB  
WITH YOUR REMITTANCE. RETAIN THIS PORTION.

*here's the  
bill for  
first bond*

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

FIRST SECURITY BANK, N.A.  
1-800-574-4200  
92-5/04  
1241

1488

12/30/2004

TO THE  
ORDER OF Idaho State Journal

\$ 88.18

Eighty-Eight and 18/100

DOLLARS

inv# 01528860

MP

⑈001488⑈ ⑆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

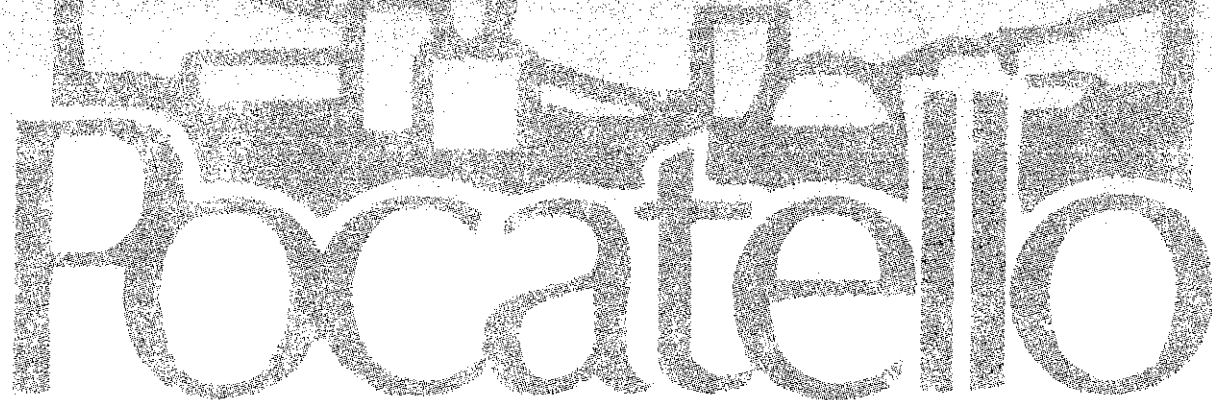
TO: POCATELLO DEV AUTHORITY  
1651 ALVIN RICKEN  
POCATELLO, ID 83201

INVOICE NO: 8360  
DATE: 11/30/04

CUSTOMER NO: 495/1691

TYPE: HD - HURLEY DRIVE

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	HURLEY DRIVE THE ENCLOSED INVIGICE HAS BEEN PAID BY THE CITY OF POCATELLO ON BEHALF OF PDA FOR REAL ESTATE APPRAISAL OF 3 PROPERTIES ON LOU DRIVE. PLEASE REIMBURSE THE CITY OF POCATELLO.	9,000.00	9,000.00



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

\*\* PROMPT PAYMENTS !!! \*\*

A MUNICIPAL CORPORATION OF IDAHO

TOTAL DUE: \$9,000.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 11/30/04 DUE DATE: 11/30/04  
CUSTOMER NO: 495/1691

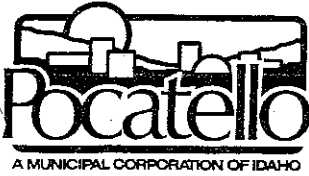
NAME: POCATELLO DEV AUTHORITY  
TYPE: HD - HURLEY DRIVE

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

*pd  
12-15-04  
ck # 1481  
chd*

INVOICE NO: 8360  
TERMS: NET 0 DAYS

AMOUNT: \$9,000.00




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

ROGER W. CHASE  
Mayor

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

MEMORANDUM FOR Ray Burstedt, Executive Director Pocatello Development Authority

FROM: David Swindell, Chief Financial Officer 

SUBJECT: Request for Reimbursement, North Yellowstone / Hurley Drive Appraisals

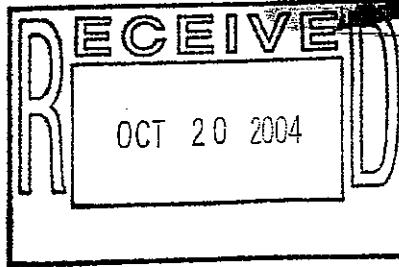
DATE: November 23, 2004

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

2. Reimbursable invoice is as follows:

Invoice 03-04-02, Kelly Real Estate Appraisers, Complete Appraisal, 3 properties on Lou Drive for potential condemnation action	\$9,000.00
---	------------

3. The City of Pocatello has paid this invoice on behalf of PDA. The City now requests reimbursement. City planning staff contracted for this service. They state that this firm was the only available firm that could meet PDA's timeline for presenting appraisal evidence to the property owners involved and keep PDA's project on track. The service fees are in line with similar fees for appraisal services on properties involved with potential condemnation in the Pocatello Creek Road widening project. Negotiation services were provided at no cost to the PDA (compare to a negotiating service charging \$1,000 per property in the Pocatello Creek Road situation).



**Kelley**  
Real Estate Appraisers, Inc

Jeffrey L. Kelley  
Certified General Appraiser

Gene E. Kelley, C.G.A.  
Gregory G. Kelley, C.G.A. \*  
Jeffrey L. Kelley, C.G.A.

\* Also Certified in Wyoming

October 18, 2004

Robert Chambers  
**CITY OF POCATELLO**  
911 North 7<sup>th</sup> Avenue  
Pocatello, Idaho 83205

**RE: Complete Summary Appraisal Reports**  
Subject: Poleline Road Project  
3 Properties Along Lou Avenue  
City of Pocatello, Bannock County, Idaho

*Thanks  
Dave!  
Robert*

Dear Mr. Chambers:

I appreciate the opportunity to work with you and the City of Pocatello on this project. I hope that the appraisals I have prepared will help the city in acquiring these properties.

I have attached an invoice for my services. This invoice includes the fee for the appraisals and any future consultation between me, the city and/or your attorneys prior to trial. It does not include any time I may expend testifying in court.

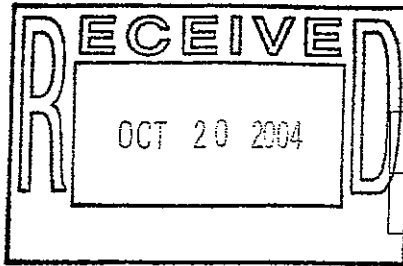
If you have any questions, please contact me at 208.529.5058 or 208.521.5059.

Sincerely,

Jeffrey L. Kelley  
Appraiser, Idaho CGA #362



KELLEY REAL ESTATE APPRAISERS, INC.  
 520 West 15th Street, Suite 100  
 Idaho Falls, ID 83402-4269  
 (208) 529-5058  
 Tax ID: 82-0534755



# Invoice

DATE	INVOICE NO.
10/19/2004	03-04-42

BILL TO
City of Pocatello 911 North 7th Street P.O. Box 4169 Pocatello, Idaho 83201 Attn: Treasurer's Office

TERMS
Due on receipt

DESCRIPTION	AMOUNT
1) COMPLETE APPRAISAL; SUMMARY APPRAISAL REPORT - \$3,000 SUBJECT: Anderson Duplex Apartment Building 765 West Lou Avenue Pocatello, Idaho	9,000.00
2) COMPLETE APPRAISAL; SUMMARY APPRAISAL REPORT - \$3,000 SUBJECT: David Anderson Dwelling 749 West Lou Avenue Pocatello, Idaho	
3) COMPLETE APPRAISAL; SUMMARY APPRAISAL REPORT - \$3,000 SUBJECT: Jeffrey Anderson Property 743 West Lou Avenue Pocatello, Idaho	

NOTE: These appraisals were authorized by Robert Chambers of the City Planning and Zoning Department

*Property appraisals Lou Duive  
 for PDA condemnation action*

*Nov 23, 2004*  
~~001-0000-416.40-01~~  
~~9,000.00~~  
*\$9000.00*  
*[Signature]*

Thank you for your business. Your prompt payment from this invoice will be greatly appreciated.

**Total** \$9,000.00

**POCATELLO DEVELOPMENT AUTHORITY**

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

**FIRST SECURITY BANK, N.A.**  
1-800-574-4200  
32-6/04  
1241

1481

12/15/2004

TO THE City of Pocatello  
R OF

\$ 9,000.00

ne Thousand and 00/100\*\*\*\*\*

DOLLARS

invoice #8360

⑈001481⑈ ⑆124100064⑆ 004 00247 39⑈

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

North Yellowstone expense  
re: Bond sale

# Idaho State Journal

305 South Arthur • P.O. Box 431  
Pocatello, Idaho 83204-1510  
(208) 232-4161

CLASSIFIED ADVERTISING INVOICE				
PHONE NO.		CLERK	START DATE	
(208)233-3500		ST	12/04/04	
WORDS	LINES	TIMES	PRICE	
173	28	10	147.45	
FIRST WORDS			CLASSIFICATION	
LN11323 NOTICE OF			2000	

Remit w/in 10 days to avoid svs chgs

Inv. # 01528715

... PAY PROMPTLY ...  
PLEASE DETACH AND RETURN OPPOSITE STUB  
WITH YOUR REMITTANCE. RETAIN THIS PORTION.

Pod  
chk # 1485  
12-15-04  
abbe

# PROOF OF PUBLICATION

STATE OF IDAHO  
County of Bannock

LN11323

KAREN MASON

**NOTICE OF NEGOTIATED PRIVATE BOND  
SALE AND NOTICE OF MEETING OF THE  
POCATELLO DEVELOPMENT AUTHORITY**

Public notice is hereby given by the Pocatello Development Authority (the "Agency") of negotiation for and private sale of not to exceed \$7,595,000.00 Revenue Allocation (Tax Increment) Bonds, 2004 Series A, said sale to occur on or about December 8, 2004 at a meeting of the Agency scheduled for 11 a.m. at its offices described below. Notice is hereby given of said meeting of the Agency on said date and said time for the purpose of authorizing and approving the issuance and sale of said Bonds. For additional information concerning the terms and provisions of the Bonds, the security for payment of the Bonds and other pertinent information relating to the Bonds, reference is made to an official statement and related documents available for public inspection at the offices of the Agency at 1651 Alvin Ricken Drive, Pocatello, Idaho, Monday through Friday, 9:00 a.m. to 4:00 p.m. (telephone (208) 233-3500).  
December 4, 5, 6, 7, 8, 2004  
N11323

being first duly sworn on oath deposes and says: That SHE was at all times herein mentioned a citizen of the United States of America, more than 21 years of age, and the Principal Clerk of THE IDAHO STATE JOURNAL, a daily newspaper, printed and published at Pocatello, Bannock County, Idaho, and having a general circulation therein.

That the document or notice, a true copy of which is attached, was published in the said IDAHO STATE JOURNAL, on the following dates, to-wit:

<u>DEC. 4</u>	, 2004	<u>                    </u>	, 2004
<u>DEC. 5</u>	, 2004	<u>                    </u>	, 2004
<u>DEC. 6</u>	, 2004	<u>                    </u>	, 2004
<u>DEC. 7</u>	, 2004	<u>                    </u>	, 2004
<u>DEC. 8</u>	, 2004	<u>                    </u>	, 2004

That said paper has been continuously and uninterruptedly published in said County for a period of seventy-eight weeks prior to the publication of said notice of advertisement and is a newspaper within the meaning of the laws of Idaho.

Karen Mason

STATE OF IDAHO  
COUNTY OF BANNOCK

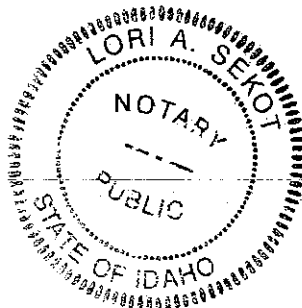
On this 9TH day of DEC. in the year of 2004, before me, a Notary Public, personally appeared KAREN MASON, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he executed the same.

Lori A. Sekot

Notary Public for Idaho

Residing at ARIMO

My commission expires: FEB. 2009



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

1485

12/15/2004

PAID TO THE Idaho State Journal  
ORDER OF

\$ \*\*147.45

One Hundred Forty-Seven and 45/100\*\*\*\*\*

DOLLARS

R inv# 01528715

⑈001485⑈ ⑆124100064⑆004 00247 39⑈

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# PROOF OF PUBLICATION

STATE OF IDAHO  
County of Bannock

LN11369

KAREN MASON

**NOTICE OF  
ORDINANCE NO.  
2004-2**

Public notice is hereby given by the Pocatello Development Authority (the "Agency") that on December 20, 2004, the Board of Commissioners of the Agency approved and adopted Supplemental Ordinance No. 2004-2 (the "Ordinance").

The Ordinance amends Ordinance No. 2004-1, adopted on December 8, 2004 (the "Prior Ordinance"), which authorized the issuance of the Agency's Revenue Allocation (Tax Increment) Bonds, 2004 Series A (the "Bonds"), to permit the Bonds to be issued in the aggregate amount of up to \$7,755,000.

The Bonds are being issued to pay various Project costs, to provide for a reserve fund and to pay costs of issuance of the Bonds and other expenses as provided in the Prior Ordinance.

Neither the City of Pocatello, the State of Idaho, its Legislature, nor any political subdivision thereof is liable for the payment of the principal of or interest or redemption premium, if any, on the Bonds.

The Ordinance and other supporting material is available for public inspection at the offices of the Agency at 1651 Alvin Ricken Drive, Pocatello, Idaho, Monday through Friday, 8:00 AM to 5:00 PM (telephone (208) 233-3500).

The Ordinance became effective upon its passage and approval on December 20, 2004.

In accordance with the provisions of Sections 50-2027 and 50-2911 of the Idaho Code, no direct or collateral action attacking or otherwise questioning the validity of the Bonds may be brought prior to the effective date of the Ordinance authorizing such Bonds or after the elapse of thirty (30) days from and after the effective date of the Ordinance authorizing such Bonds.

December 24, 2004  
LN11369

being first duly sworn on oath deposes and says: That SHE was at all times herein mentioned a citizen of the United States of America, more than 21 years of age, and the Principal Clerk of THE IDAHO STATE JOURNAL, a daily newspaper, printed and published at Pocatello, Bannock County, Idaho, and having a general circulation therein.

That the document or notice, a true copy of which is attached, was published in the said IDAHO STATE JOURNAL, on the following dates, to-wit:

<u>DEC. 24</u>	, 2004	<u>                    </u>	, 2004
<u>                    </u>	, 2004	<u>                    </u>	, 2004
<u>                    </u>	, 2004	<u>                    </u>	, 2004
<u>                    </u>	, 2004	<u>                    </u>	, 2004
<u>                    </u>	, 2004	<u>                    </u>	, 2004

That said paper has been continuously and uninterruptedly published in said County for a period of seventy-eight weeks prior to the publication of said notice of advertisement and is a newspaper within the meaning of the laws of Idaho.

Karen Mason

STATE OF IDAHO  
COUNTY OF BANNOCK

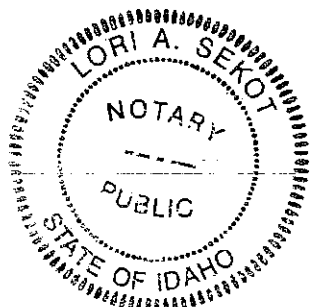
On this 27TH day of DEC. in the year of 2004, before me, a Notary Public, personally appeared KAREN MASON, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he executed the same.

Lori A. Sekot

Notary Public for Idaho

Residing at ARIMO

My commission expires: FEB. 2009



# Idaho State Journal

305 South Arthur • P.O. Box 431  
Pocatello, Idaho 83204-1510  
(208) 232-4161

## CLASSIFIED ADVERTISING INVOICE

PHONE NO.		CLERK	START DATE
(208)233-3500		ST	12/24/04
WORDS	LINES	TIMES	PRICE
267	97	2	60.43
FIRST WORDS			CLASSIFICATION
LN11369 NOTICE OF			2000

Remit w/in 10 days to avoid sys chgs

Inv. # 02535581

\*\*\* PAY PROMPTLY \*\*\*

PLEASE DETACH AND RETURN OPPOSITE STUB  
WITH YOUR REMITTANCE. RETAIN THIS PORTION.

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

1489

12/30/2004

PAY TO THE ORDER OF Idaho State Journal

\$ 160.43

Sixty and 43/100

DOLLARS

R

inv# 02535581

MP

⑈001489⑈ ⑆124100064⑆ 004 00247 39⑈

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*No. Yellowstone*

**HAWLEY TROXELL ENNIS & HAWLEY LLP  
ATTORNEYS AT LAW  
P.O. BOX 100  
POCATELLO, ID 83204  
PH: (208) 233-0845 EID: 82-0259668**

November 1, 2004

DEAN TRANMER, ESQ.  
ATTORNEY FOR POCATELLO DEVELOPMENT AUTHORITY  
C/O CITY OF POCATELLO  
911 NORTH SEVENTH AVENUE  
P.O. BOX 4169  
POCATELLO, IDAHO 83205  
STATEMENT OF ACCOUNT

RE: NORTH YELLOWSTONE PROJECT

60187-1  
STMT: 166577

PREVIOUS BALANCE:		\$ 0.00
PAYMENTS RECEIVED:	<i>RB</i>	0.00-
TOTAL SERVICES RENDERED:		3,444.00
TOTAL EXPENSES ADVANCED:		33.15
BALANCE DUE:		<u>\$3,477.15</u>

*pd  
12-30-04  
Ch.# 1490  
cha*

Payment should be made to  
**Hawley Troxell Ennis & Hawley LLP.**  
All invoices are due and payable upon receipt.  
Thank you for keeping your account current.

DEAN TRANMER, ESQ.  
 ATTORNEY FOR POCATELLO DEVELOPMENT AUTHORITY  
 C/O CITY OF POCATELLO  
 911 NORTH SEVENTH AVENUE  
 P.O. BOX 4169  
 POCATELLO, ID 83205

INVOICE DATE: Nov 1, 2004  
 INVOICE NO.: 166577  
 FILE NO.: 60187-0001  
 EID: 82-0259668

For Professional Services Rendered Through Oct 31, 2004  
 RE: NORTH YELLOWSTONE PROJECT

Legal Services  
 -----

Atty -----	Description -----	Hours -----	Rate -----	Amount -----
10/04/04 HDB	LENGTHY CONFERENCE CALL WITH DEAN TRANMER, ROBERT CHAMBERS AND TIM TINGEY OF THE CITY OF POCATELLO, AND TIM TYREE OF HTEH, RE: HISTORY AND STATUS OF NORTH POCATELLO POLE LINE ROAD EXTENSION PROJECT, PENDING ISSUES WITH RESPECT TO POTENTIAL CONDEMNATION ACTIONS, AND RELATED ISSUES WITH RESPECT TO UPCOMING APPRAISALS AND NEGOTIATIONS; EXTENSIVE NOTES TO FILE RE: SAME; FOLLOW-UP TELEPHONE CONFERENCE WITH TIM TYREE RE: SAME; ATTENTION TO FILE.	1.50 Hrs	\$190/hr	\$285.00
10/04/04 TWT	CONFERENCE CALL WITH H. BURNETT, D. TRANMER, R. CHAMBERS AND T. TINGEY RE CONDEMNATION ACTION AND STATUS OF PROJECT; FOLLOW-UP TELEPHONE CONFERENCES WITH H. BURNETT RE SAME.	1.50 Hrs	\$160/hr	\$240.00
10/08/04 HDB	TELEPHONE CONFERENCE WITH TIM TINGEY (CITY OF POCATELLO) RE: STATUS OF DOCUMENTATION TO DATE WITH RESPECT TO PREMIER PROPERTIES' COMMUNICATIONS WITH PROPERTY OWNERS, CITY'S PROPOSED STANDARD FORMS OF PURCHASE AGREEMENTS, AND APPRAISAL INFORMATION; TELEPHONE CONFERENCES (2) WITH TIM TYREE	0.40 Hrs	\$190/hr	\$76.00

POCATELLO DEVELOPMENT AUTHORITY  
60187-0001

(HTEH) RE: SAME (MESSAGES);  
INITIAL REVIEW OF MULTIPLE  
DOCUMENTS DELIVERED BY TIM TINGEY  
PERTAINING TO SAME; ARRANGED FOR  
COPYING OF SAME, AND TRANSMITTAL  
OF SAME BY FAX AND MAIL TO TIM  
TYREE; MEMO TO TIM TYREE RE:  
SAME; ATTENTION TO FILE.

10/13/04 HDB	REVIEW OF MEMOS (3) AND DETAILED REVIEW OF ATTACHMENTS (2) FROM JEFF KELLEY RE: PROPERTY APPRAISALS; NOTES TO FILE RE: SAME; TELEPHONE CONFERENCE WITH JEFF KELLEY RE: ELECTRONIC FORMATTING PROBLEMS WITH RESPECT TO ATTACHMENTS; TELEPHONE CONFERENCE WITH TIM TINGEY RE: STATUS OF APPRAISALS AND RELATED ISSUES; NOTES TO FILE RE: SAME.	0.60 Hrs	\$190/hr	\$114.00
10/13/04 TWT	REVIEW PURCHASE AND SALE AGREEMENTS AND CORRESPONDENCE TO PROPERTY OWNERS; RESEARCH HIGHWAY RELOCATION ASSISTANCE STATUTES; REVIEW AND RESPOND TO E-MAIL FROM APPRAISER.	1.20 Hrs	\$160/hr	\$192.00
10/15/04 HDB	TELEPHONE CONFERENCE WITH ROBERT CHAMBERS (MESSAGE) RE: STATUS OF APPRAISALS; TELEPHONE CONFERENCES (3) WITH TIM TYREE (HTEH) RE: SAME (MESSAGES); FOLLOW-UP TELEPHONE CONFERENCE WITH ROBERT CHAMBERS RE: SAME; REVIEW OF MEMO AND DETAILED REVIEW OF ATTACHMENT FROM ROBERT CHAMBERS RE: SAME; RESPONDING MEMO TO ROBERT CHAMBERS RE: TWO APPRAISALS RECEIVED TO DATE FROM JEFF KELLEY; REVIEW OF FOLLOW-UP MEMO FROM ROBERT CHAMBERS RE: SAME; ATTENTION TO FILE.	0.30 Hrs	\$190/hr	\$57.00
10/18/04 HDB	TELEPHONE CONFERENCE WITH TIM TINGEY RE: STATUS OF APPRAISALS (NO CHARGE); INITIAL REVIEW OF BOUND COPIES OF ALL THREE COMPREHENSIVE APPRAISALS AND RELATED MATERIALS, AS DELIVERED BY TIM TINGEY; NOTES TO FILE RE:	0.10 Hrs	\$190/hr	\$19.00

POCATELLO DEVELOPMENT AUTHORITY  
60187-0001

SAME; TELEPHONE CONFERENCE WITH  
TIM TYREE (HTEH) RE: SAME (NO  
CHARGE).

10/19/04 TWT	DETAILED REVIEW OF APPRAISALS AND LEGAL DESCRIPTIONS FOR PROPERTIES; TELEPHONE CONFERENCE WITH T. TINGEY AND R. CHAMBERS RE OFFERS ON PROPERTIES, APPRAISALS AND LEGAL DESCRIPTIONS.	1.70 Hrs	\$160/hr	\$272.00
10/20/04 TWT	DISCUSS WITH J. OLSON BACKGROUND FACTS AND TRANSACTIONAL STRUCTURE ISSUES FOR EXPEDITED DRAFTING OF CONTRACTS.	0.20 Hrs	\$160/hr	\$32.00
10/20/04 JOLS	WORK ON INITIAL DRAFT OF FORM OF CONTRACT FOR SALE PURSUANT TO EMINENT DOMAIN.	1.00 Hrs	\$120/hr	\$120.00
10/21/04 HDB	TELEPHONE CONFERENCE WITH TIM TYREE (HTEH) RE: STATUS OF APPRAISALS, BACKGROUND FACTS, AND PREPARATION OF DRAFT PROPOSALS TO AFFECTED PROPERTY OWNERS WITH RESPECT TO THE PROPERTIES AFFECTED BY PROPOSED RIGHT-OF-WAY; NOTES TO FILE RE: SAME; REVIEW OF MEMO AND PRELIMINARY DETAILED REVIEW OF ATTACHMENT FROM TIM TYREE RE: INITIAL DRAFT FORM OF PURCHASE CONTRACT; RESPONDING MEMO TO TIM TYREE RE: INITIAL REVISIONS TO BE MADE IN SAME.	0.30 Hrs	\$190/hr	\$57.00
10/21/04 TWT	REVIEW AND REVISE INITIAL DRAFT OF CONTRACT OF SALE; REVIEW APPRAISAL FOR BARE LAND; TELEPHONE CONFERENCE WITH J. DEVOE, COUNSEL FOR HAWKINS COMPANIES, RE EMINENT DOMAIN ACTION; LEFT MESSAGE FOR J. TINGEY RE BARE LAND TAKING.	2.00 Hrs	\$160/hr	\$320.00
10/21/04 JOLS	CONTINUED AND COMPLETED EXPEDITED INITIAL DRAFT OF FORM OF CONTRACT FOR SALE PURSUANT TO EMINENT DOMAIN.	2.00 Hrs	\$120/hr	\$240.00

POCATELLO DEVELOPMENT AUTHORITY  
60187-0001

TO E-MAIL FROM R. CHAMBERS RE  
DOCUMENTS.

10/22/04 MFRE	ASSIST IN EXPEDITED PREPARATION AND ASSEMBLY OF MULTIPLE OWNER-SPECIFIC VERSIONS OF CONTRACTS FOR SALE (INCLUDING EXHIBITS) PURSUANT TO EMINENT DOMAIN.	2.00 Hrs	\$80/hr	\$160.00
10/26/04 HDB	REVIEW OF MEMO FROM TIM TYREE (HTEH) RE: STATUS OF DELIVERY ON 10/25/04 OF PROPERTY PURCHASE OFFERS TO AFFECTED PROPERTY OWNERS; TELEPHONE CONFERENCE WITH TIM TYREE RE: SAME, AND RE: POTENTIAL TIMING OF UPCOMING LITIGATION-RELATED EVENTS; NOTES TO FILE RE: SAME; REVIEW OF MEMO AND MULTIPLE ATTACHMENTS FROM TIM TINGEY RE: OWNER-SPECIFIC OFFER LETTERS DELIVERED OR SENT BY TIM TINGEY AND ROBERT CHAMBERS TO AFFECTED PROPERTY OWNERS; FOLLOW-UP TELEPHONE CONFERENCE WITH TIM TYREE RE: SAME; TELEPHONE CONFERENCE WITH DEAN TRANMER RE: HTEH/PDA ENGAGEMENT LETTER WITH RESPECT TO THE NORTH YELLOWSTONE PROJECT (NO CHARGE); FINAL REVISION AND TRANSMITTAL TO DEAN TRANMER OF HETH/PDA ENGAGEMENT LETTER (NO CHARGE); ATTENTION TO FILE.	0.30 Hrs	\$190/hr	\$57.00
10/26/04 TWT	TELEPHONE CONFERENCE WITH T. TINGEY RE MEETINGS WITH PROPERTY OWNERS.	0.10 Hrs	\$160/hr	\$16.00
10/27/04 TWT	REVIEW IDAHO STATUTES ON DELIVERY OF OFFER AND ADVICE OF RIGHTS FORM; TELEPHONE CONFERENCE WITH T. TINGEY RE OFFER TO L. MERRY.	0.30 Hrs	\$160/hr	\$48.00

POCATELLO DEVELOPMENT AUTHORITY  
60187-0001

03/22/04  
HDB

REVIEW OF MEMO AND DETAILED REVIEW AND REVISION OF ATTACHMENT FROM TIM TYREE (HTEH) RE: FORM OF OFFER LETTER TO BE PRESENTED TO AFFECTED PROPERTY OWNERS; NOTES TO FILE RE: SAME; REVIEW OF MEMO FROM TIM TYREE TO ROBERT CHAMBERS, AND CONTINUED AND COMPLETED DETAILED REVIEW AND REVISION OF INITIAL DRAFT FORM OF CONTRACT FOR SALE PURSUANT TO EMINENT DOMAIN TO BE PRESENTED TO AFFECTED PROPERTY OWNERS; NOTES TO FILE RE: SAME; LENGTHY TELEPHONE CONFERENCE WITH TIM TYREE TO DISCUSS OPEN AND ISSUES AND CHANGES TO BE MADE IN THE FORM OF OFFER LETTER AND THE FORM OF CONTRACT FOR SALE; FURTHER NOTES TO FILE RE: SAME; DETAILED REVIEW OF TITLE COMPANY'S FORMS OF COMMITMENTS WITH RESPECT TO THE THREE AFFECTED PROPERTIES, AS FORWARDED BY TIM TYREE; TELEPHONE CONFERENCES (2) WITH TIM TYREE (MESSAGES) RE: RESPECTIVE ADDRESS REFERENCES AND CORRECTIONS TO THE REFERENCED VALUES TO BE MADE IN SAME; FOLLOW-UP TELEPHONE CONFERENCE WITH TIM TYREE RE: SAME; REVIEW OF FOLLOW-UP MEMO AND ATTACHMENT FROM TIM TYREE TO ROBERT CHAMBERS RE: REVISED FORM OF OFFER LETTER TO AFFECTED PROPERTY OWNERS; REVIEW OF FURTHER FOLLOW-UP MEMO AND MULTIPLE ATTACHMENTS FROM TIM TYREE TO ROBERT CHAMBERS RE: THE THREE OWNER-SPECIFIC DRAFT FORMS OF CONTRACTS FOR SALE WITH RESPECT TO THE AFFECTED PROPERTIES; ATTENTION TO FILE.

1.70 Hrs \$190/hr \$323.00

10/22/04  
TWT

CONTINUED AND COMPLETED FINAL DRAFT AND REVISION OF CONTRACT OF SALE AND COVER LETTER; REVIEW TITLE COMMITMENTS; TELEPHONE CONFERENCE WITH T. TINGEY AND R. CHAMBERS RE PROPERTY ACQUISITION, CHANGES TO CONTRACT AND COVER LETTER AND TIMING FOR PROPERTY ACQUISITION; REVIEW AND RESPOND

5.10 Hrs \$160/hr \$816.00

POCATELLO DEVELOPMENT AUTHORITY  
60187-0001

Total Legal Services:

-----  
22.30 Hrs

-----  
\$3,444.00

Legal Services Summary

HOWARD D. BURNETT  
TIMOTHY TYREE  
JOHN OLSON  
MELISSA SCHAFFER

5.20 hours at	\$190.00 =	\$988.00
12.10 hours at	\$160.00 =	\$1,936.00
3.00 hours at	\$120.00 =	\$360.00
2.00 hours at	\$80.00 =	\$160.00

Client Charges

-----

COPYING - 221 copies

\$33.15

Total Client Charges

\$33.15  
-----

TOTAL THIS BILL

\$3,477.15

TOTAL AMOUNT DUE

=====  
\$3,477.15

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

1490

12/30/2004

PAY TO THE ORDER OF Hawley Troxell Ennis & Hawley

\$ 3,477.15

Three Thousand Four Hundred Seventy-Seven and 15/100

DOLLARS

North Yellowstone project

⑈001490⑈ ⑆124100064⑆ 004 00247 39⑈

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HOWARD D. BURNETT

December 2, 2004

Dean Tranmer, Esq.  
Attorney for Pocatello Development Authority  
c/o City of Pocatello  
911 North Seventh Avenue  
P.O. Box 4169  
Pocatello, Idaho 83205

RE: North Yellowstone Project

Dear Dean:

I enclose for your consideration our firm's November 1, 2004 statement for services rendered on behalf of the Pocatello Development Authority in the above-captioned matter during the period from October 1 through October 31, 2004.

Please let me know if you have any questions concerning the statement. Our firm appreciates the opportunity to work with the PDA on this matter.

Sincerely,



Howard D. Burnett

HDB/jtay  
Enclosure

**POCATELLO DEVELOPMENT AUTHORITY  
BOARD MEETING  
MEETING DATE:  
11:00 A.M.**

MEMBER	PHONE NUMBER	APPROVE PAYMENT?	ATTENDED?
Terry Brower	234-4663 221-1688	yes	
Steve Brown	236-6817	out til MON	
Roger Chase	234-6163	out til Thurs yes	
Jim Guthrie	236-7210	no	
Darsi Johnson	233-7503 241-2092	<del>yes</del> <sup>no</sup>	
Ken Monroe	233-3627	yes	
Harry Neuhardt	233-6231 251-6231	yes	
John Ricks	237-2277	yes	
Dan Schroeder	234-6644	yes M.B.S.	

5