

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**February 16, 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 January 19, 2005 – Motion to Approve and/or Amend

Financial Report: January Income and Expenses

Central Corridor District:

North 3<sup>rd</sup> Redevelopment Discussion

Blackrock Forge Project Application

Roosevelt District:

Consider Approving payment to RMES—Invoice #2005102

North Yellowstone Urban Renewal Area:

Consider Approving Pay Request #7

Consider Approving Pay Request #8

Consider Approving Pay Request #9

Consider Approving Pay Request #10

Consider Approving Pay Request #11

Miscellaneous Items/Questions from Commissioners

**Executive Session, if required**

# POCATELLO SQUARE-NORTH YELLOWSTONE PROJECT

February 11, 2005

VENDOR	LAND ACQUISITION	YELLOWSTONE IMPROVEMENTS	DRY UTILITIES*	ENGINEERING/SURVEY	TESTING/INSPECTION	CONSULTING FEES Asbestos & Landscaping	INTEREST EXPENSE	MANAGEMENT	CONST. CONTING. <i>Contingency</i>	CONSTRUCTION BID	OVERALL PROJECT CONTING.
Drs Anderson & Merry	71,500.00										
Charlotte Whitworth	2,005.00										
Bannock County Assessor	8,944.42										
Kelley Real Estate Appraisers	9,000.00										
First American Title Co	51,457.79										
Rocky Mountain Engineering				112,889.46							
Hawley Troxell	3,875.55										
Trevison	363,965.38										
Hawkins Companies LLC											
Idaho Power			331,219.00								
QWEST			12,569.00								
Intermountain Gas			23,333.48								
Rocky Mountain Engineering				3,061.25							
Strata					2,350.00	1,500.00					
South Landscaping						2,355.37					
5% Overhead								18,819.41			
<b>TOTAL EXPENDITURES</b>	<b>510,748.14</b>	<b>0.00</b>	<b>367,121.48</b>	<b>115,950.71</b>	<b>2,350.00</b>	<b>3,855.37</b>	<b>0.00</b>	<b>18,819.41</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL PROJECT BUDGET</b>	<b>600,000.00</b>	<b>500,000.00</b>	<b>485,000.00</b>	<b>250,000.00</b>	<b>65,000.00</b>	<b>50,000.00</b>	<b>20,000.00</b>	<b>260,000.00</b>	<b>446,000.00</b>	<b>3,124,793.00</b>	<b>199,207.00</b>
<b>TOTAL REMAINING</b>	<b>89,251.86</b>	<b>500,000.00</b>	<b>117,878.52</b>	<b>134,049.29</b>	<b>62,650.00</b>	<b>46,144.63</b>	<b>20,000.00</b>	<b>241,180.59</b>	<b>446,000.00</b>	<b>3,124,793.00</b>	<b>199,207.00</b>

**\*DRY UTILITIES SPECIFIC BUDGETS**

Idaho Power	350,000.00
QWEST	75,000.00
Intermountain Gas	35,000.00
Cable	25,000.00

<b>TOTAL OVERALL BUDGET</b>	<b>6,000,000.00</b> *
<b>TO DATE EXPENDITURES</b>	<b>1,018,845.11</b>
<b>TOTAL REMAINING</b>	<b>4,981,154.89</b>

\* Does not include Bond Fees  
& Interest

Pocatello Development Authority  
Cash Budget - 2005

	Actual January	Estimated February	Estimated March	Estimated April	Estimated May	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2005	Approved 2005
Beginning Balance	\$220,645.60	\$672,076.35	\$504,487.39	\$503,107.39	\$500,102.39	\$493,522.39	\$578,842.39	\$2,059,390.21	\$805,130.26	\$742,930.26	\$787,105.26	\$755,825.26	\$348,000.00	\$348,000.00
<b>SOURCES OF FUNDS</b>														
Kress District	2,332.48	0.00	0.00	0.00	0.00	0.00	2,817.09	0.00	0.00	0.00	0.00	0.00	\$5,148.57	\$5,634.18
Newtown District	23,877.15	0.00	0.00	0.00	0.00	0.00	29,307.85	0.00	0.00	0.00	0.00	0.00	\$53,185.00	\$58,615.70
Al Ricken Drive District	6,596.22	0.00	0.00	0.00	0.00	0.00	682,392.00	0.00	0.00	0.00	0.00	0.00	\$688,988.22	\$1,023,588.23
Old Town District	8,008.23	0.00	0.00	0.00	0.00	0.00	173,704.00	0.00	0.00	0.00	0.00	0.00	\$181,712.23	\$260,555.56
North Main District	65,832.99	0.00	0.00	0.00	0.00	0.00	87,951.39	0.00	0.00	0.00	0.00	0.00	\$153,784.38	\$131,927.08
Roosevelt District	194,423.64	0.00	0.00	0.00	0.00	0.00	276,462.87	0.00	0.00	0.00	0.00	0.00	\$470,886.51	\$414,694.31
Central Corridor District	56,291.89	0.00	0.00	0.00	0.00	85,000.00	235,887.62	0.00	0.00	120,000.00	0.00	0.00	\$497,179.51	\$556,851.43
North Yellowstone District	115,048.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$115,048.13	\$102,274.92
General Funds	99.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$99.00	\$0.00
Board Disc.	51,476.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$51,476.21	\$0.00
Interest Income	232.29	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	\$3,202.29	\$3,240.00
<b>TOTAL</b>	<b>524,218.23</b>	<b>270.00</b>	<b>270.00</b>	<b>270.00</b>	<b>270.00</b>	<b>85,270.00</b>	<b>1,488,792.82</b>	<b>270.00</b>	<b>270.00</b>	<b>120,270.00</b>	<b>270.00</b>	<b>270.00</b>	<b>\$2,220,711.05</b>	<b>\$2,559,361.41</b>
<b>CASH AVAILABLE</b>	<b>\$744,863.83</b>	<b>\$672,346.35</b>	<b>\$504,757.39</b>	<b>\$503,377.39</b>	<b>\$500,372.39</b>	<b>\$578,792.39</b>	<b>\$2,067,435.21</b>	<b>\$2,059,660.21</b>	<b>\$805,400.26</b>	<b>\$863,200.26</b>	<b>\$787,375.26</b>	<b>\$756,095.26</b>	<b>\$2,568,711.05</b>	<b>\$2,907,361.41</b>
<b>APPLICATION OF FUNDS</b>														
Kress District	0.00	2,332.48	0.00	0.00	0.00	0.00	0.00	2,817.09	0.00	0.00	0.00	0.00	\$5,148.57	\$5,634.18
Newtown District	0.00	23,877.15	0.00	0.00	0.00	0.00	0.00	29,307.85	0.00	0.00	0.00	0.00	\$53,185.00	\$58,615.70
Al Ricken Drive District	0.00	6,596.22	0.00	0.00	0.00	0.00	0.00	682,392.00	0.00	0.00	0.00	0.00	\$688,988.22	\$1,023,588.23
Old Town District	0.00	8,008.23	0.00	0.00	0.00	0.00	0.00	173,704.00	0.00	0.00	0.00	0.00	\$181,712.23	\$260,555.56
North Main District	0.00	65,832.99	0.00	0.00	0.00	0.00	0.00	87,951.39	0.00	0.00	0.00	0.00	\$153,784.38	\$131,927.08
Roosevelt District	3,100.00	4,770.00	1,500.00	0.00	0.00	0.00	4,770.00	42,320.00	62,320.00	62,320.00	31,400.00	71,251.62	\$283,751.62	\$280,651.62
Central Corridor	0.00	56,291.89	0.00	0.00	6,700.00	0.00	0.00	235,887.62	0.00	10,500.00	0.00	0.00	\$309,379.51	\$371,031.43
North Yellowstone District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
General Funds	3,229.69	100.00	100.00	3,225.00	100.00	100.00	3,225.00	100.00	100.00	3,225.00	100.00	100.00	\$13,704.69	\$13,700.00
Board Disc.	68,457.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$68,457.79	\$0.00
Bank Charges	0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$550.00	\$600.00
<b>TOTAL</b>	<b>72,787.48</b>	<b>167,858.96</b>	<b>1,650.00</b>	<b>3,275.00</b>	<b>6,850.00</b>	<b>150.00</b>	<b>6,045.00</b>	<b>1,254,529.95</b>	<b>62,470.00</b>	<b>76,095.00</b>	<b>31,550.00</b>	<b>71,401.62</b>	<b>\$1,756,663.01</b>	<b>\$2,146,303.80</b>
<b>ENDING BALANCE</b>	<b>\$672,076.35</b>	<b>\$504,487.39</b>	<b>\$503,107.39</b>	<b>\$500,102.39</b>	<b>\$493,522.39</b>	<b>\$578,842.39</b>	<b>\$2,059,390.21</b>	<b>\$805,130.26</b>	<b>\$742,930.26</b>	<b>\$787,105.26</b>	<b>\$755,825.26</b>	<b>\$684,693.54</b>	<b>\$812,048.04</b>	<b>\$761,057.61</b>

Pocatello Development Authority  
Cash Budget - 2004

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual August	Actual September	Actual October	Actual November	Actual December	Actual 2004	Approved 2004
Beginning Balance	\$301,845.60	\$965,816.60	\$489,747.85	\$557,971.05	\$568,735.42	\$493,462.37	\$492,685.58	\$2,173,285.44	\$653,997.25	\$555,915.89	\$453,354.77	\$419,636.38	\$301,845.60	\$301,845.60
<b>SOURCES OF FUNDS</b>														
Kress District	2,378.21	0.00	32.73	0.00	0.00	0.00	3,289.35	0.00	0.00	0.00	0.00	0.00	\$5,701.29	\$5,699.58
Newtown District	23,756.01	0.00	0.00	549.70	0.00	0.00	33,777.37	0.00	0.00	0.00	0.00	0.00	\$58,083.08	\$58,071.57
Al Ricken Drive District	376,654.81	0.00	10,019.48	0.00	0.00	0.00	908,369.41	0.00	0.00	0.00	0.00	0.00	\$1,295,043.70	\$1,294,851.48
Old Town District	2,792.21	0.00	10,567.19	5,146.54	1,424.96	0.00	202,876.86	3,084.60	3,356.02	119.77	4,052.47	4,477.30	\$237,897.92	\$238,809.95
North Main District	19,464.77	0.00	21,910.57	814.44	0.00	0.00	41,277.40	0.00	0.00	23,758.24	0.00	0.00	\$107,225.42	\$104,347.46
Roosevelt District	211,787.32	0.00	0.00	1,198.90	0.00	0.00	235,800.44	0.00	0.00	0.00	0.00	0.00	\$448,786.66	\$448,759.81
Central Corridor District	30,116.60	0.00	27,212.51	6,136.96	832.45	0.00	269,037.62	1,143.24	2,031.71	1,553.65	154.61	357.36	\$338,576.71	\$342,827.69
North Yellowstone District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	415,423.17	\$415,423.17	\$0.00
General Funds	0.00	0.00	0.00	0.00	4,728.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$4,728.98	\$6.00
Interest Income	282.13	264.17	282.65	261.78	270.75	262.26	271.25	271.49	262.98	271.99	263.45	246.92	\$3,211.82	\$3,500.00
<b>TOTAL</b>	<b>667,233.06</b>	<b>264.17</b>	<b>70,025.13</b>	<b>14,108.32</b>	<b>7,257.14</b>	<b>262.26</b>	<b>1,694,699.70</b>	<b>4,499.33</b>	<b>5,650.71</b>	<b>25,703.65</b>	<b>4,470.53</b>	<b>420,604.75</b>	<b>\$2,914,678.75</b>	<b>\$2,496,867.54</b>
<b>CASH AVAILABLE</b>	<b>\$969,078.66</b>	<b>\$965,080.77</b>	<b>\$556,772.88</b>	<b>\$572,079.37</b>	<b>\$575,992.56</b>	<b>\$493,724.63</b>	<b>\$2,187,385.28</b>	<b>\$2,177,784.77</b>	<b>\$659,647.95</b>	<b>\$581,619.54</b>	<b>\$457,825.30</b>	<b>\$840,141.13</b>	<b>\$3,216,524.35</b>	<b>\$2,768,713.14</b>
<b>APPLICATION OF FUNDS</b>														
Kress District	0.00	2,379.21	0.00	0.00	0.00	0.00	0.00	3,322.08	0.00	0.00	0.00	0.00	\$5,701.29	\$5,699.58
Newtown District	0.00	23,756.01	0.00	0.00	549.70	0.00	0.00	33,777.37	0.00	0.00	0.00	0.00	\$58,083.08	\$58,071.57
Al Ricken Drive District	0.00	376,654.81	0.00	0.00	10,019.48	0.00	0.00	908,369.41	0.00	0.00	0.00	0.00	\$1,295,043.70	\$1,294,851.48
Old Town District	0.00	13,129.41	0.00	0.00	15,713.73	0.00	0.00	204,301.82	0.00	6,440.62	0.00	4,172.24	\$243,757.82	\$238,809.95
North Main District	0.00	19,464.77	0.00	0.00	22,725.01	0.00	0.00	41,277.40	0.00	0.00	0.00	23,758.24	\$107,225.42	\$104,347.46
Roosevelt District	0.00	7,890.00	1,376.20	0.00	0.00	0.00	6,935.00	62,536.74	103,331.02	93,233.22	32,587.02	87,326.62	\$295,217.62	\$448,759.81
Central Corridor	0.00	32,851.90	95.68	85.88	33,373.47	915.98	0.00	269,870.07	0.00	3,174.85	0.00	1,708.26	\$342,086.19	\$364,027.69
No. Yellowstone District	0.00	0.00	0.00	0.00	0.00	0.00	148.58	244.80	77.00	22,180.00	5,495.04	502,325.88	\$530,471.30	\$0.00
General Funds	3,262.06	201.43	330.05	3,248.07	148.80	123.07	7,016.26	85.83	324.05	3,235.98	105.86	105.29	\$18,187.75	\$13,700.00
Bank Charges	0.00	5.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99.00	\$104.38	\$60.00
<b>TOTAL</b>	<b>3,262.06</b>	<b>476,332.92</b>	<b>1,801.93</b>	<b>3,343.95</b>	<b>82,530.19</b>	<b>1,039.05</b>	<b>14,098.84</b>	<b>1,523,787.52</b>	<b>103,732.07</b>	<b>128,264.77</b>	<b>38,188.92</b>	<b>619,495.53</b>	<b>\$2,995,878.75</b>	<b>\$2,528,867.54</b>
<b>ENDING BALANCE</b>	<b>\$965,816.60</b>	<b>\$489,747.85</b>	<b>\$557,971.05</b>	<b>\$568,735.42</b>	<b>\$493,462.37</b>	<b>\$492,685.58</b>	<b>\$2,173,285.44</b>	<b>\$653,997.25</b>	<b>\$555,915.89</b>	<b>\$453,354.77</b>	<b>\$419,636.38</b>	<b>\$220,645.60</b>	<b>\$220,645.60</b>	<b>\$269,845.60</b>

**POCATELLO DEVELOPMENT AUTHORITY  
SCHEDULED MEETINGS FOR 2005  
11:00 a.m.**

January 19

February 16

March 16

April 20

May 18

June 15

July 20

August 17

September 21

October 19

November 16

December 21

# POCATELLO DEVELOPMENT AUTHORITY

January 2005

## INCOME:

Kress:	\$2,332.48 (County Tax Revenue)
Newtown:	\$23,877.15 (County Tax Revenue)
Alvin Ricken:	\$6,596.22 (County Tax Revenue)
Old Town:	\$8,008.23 (County Tax Revenue)
North Main:	\$65,832.99 (County Tax Revenue)
Roosevelt:	\$194,423.64 (County Tax Revenue)
Central Corridor:	\$56,291.89 (County Tax Revenue)
North Yellowstone:	\$115,048.13 (Requisition #3)
General Fund:	\$99.00 (Bank Fee Reversal)
Board Disc:	\$51,476.21 (N. Yellowstone Reimbursement from First American Title)
Interest Income:	\$232.29

## EXPENSES:

Roosevelt:	\$3,100.00 (RMES)
General Funds:	\$3,125.00 (4th Qtr. Administration to Bannock Development \$104.69 (PDA Lunch)
Board Disc:	\$51,457.79 (City of Pocatello--N. Yellowstone) \$15,000 (TetriDyn Solutions Loan)

**DISTRICT ENDING BALANCES**  
**January 31, 2005**

<b>Bank Balance</b>		<b>\$672,076.35</b>
General Fund	33,375.04	
Discretionary Funds	226,035.21	
Kress Project	2,332.48	
Newtown District	23,877.15	
Alvin Ricken District	6,596.22	
Old Town District	12,485.53	
North Main District	65,832.99	
Roosevelt District	244,892.48	
Central Corridor District	56,649.25	
North Yellowstone District	<u>0.00</u>	
<b>District Totals</b>		<b>\$672,076.35</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: 11
2. Payment is due to: Hawkins Companies LLC
3. The amount to be disbursed is: \$36,668.87
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.

COPY

Attachments: See Attached Schedule of Costs to Requisition

DATED: February 16, 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. 11

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u> 50
Pocatello Square Off-Site Road Work Invoice 175	Hawkins Companies LLC 8645 W Franklin Rd. Boise ID 83709	\$36,668.87

COPY

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



# Hawkins Companies LLC

Invoice No.

175

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 2/8/2005

Description	Total
<b>Pocatello Square Off-Site Road Work; Pocatello, ID Project Billing</b>	
Idaho Power - Check Request #3362 <i>Work order # 27176244 and #27186792 - temporary power</i>	\$ 11,978.00
Intermountain Gas Company - Check Request #3441 <i>Gas utility relocation</i>	23,333.48
Rocky Mountain Engineering - Invoice #2004357 <i>Construction staking</i>	1,000.00
Rocky Mountain Engineering - Invoice #2004358 <i>Platting services and final documents and work</i>	1,061.25
Rocky Mountain Engineering - Invoice #2004359 <i>Preliminary work and mapping</i>	1,000.00
Strata - Invoice #P040566-IN <i>Level 1 ESA asbestos sampling</i>	1,500.00
Strata - Invoice #P040567-IN <i>Geotechnical evaluation</i>	2,350.00
Strata - Invoice #P040533-IN <i>INCORRECT BILLING ON PREVIOUS INVOICE</i>	(3,000.00)
Strata - Invoice #P040534-IN <i>INCORRECT BILLING ON PREVIOUS INVOICE</i>	(4,300.00)
5% Overhead Fee	1,746.14
PLEASE INDICATE INVOICE NUMBER ON YOUR CHECK	
<b>TOTAL</b>	<b>\$ 36,668.87</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 Ken Tucker

TODAY'S DATE 2-1-05  
DATE CHECK REQUIRED 2-1-05 TIME NEEDED 12 noon

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

AMOUNT 11,978.00 SEPARATE CHECK REQUIRED? yes

PAYING ENTITY / PROPERTY NAME: HCo - Hurley Drive

PAYABLE TO: Idaho Power Co.

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

EXPLANATION: temp. power for water heater: lights and temp. power to feed ex.

IS THIS COST REBURSABLE? Yes  No  (If yes, please complete the following)  
Has a "Great Sheet" been completed/company filed? \_\_\_\_\_

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

<input type="checkbox"/> A/R DEPOSIT TO:	ENTITY #	ACCOUNT #	AMOUNT
	ENTITY #	ACCOUNT #	AMOUNT
	ENTITY #	ACCOUNT #	AMOUNT

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

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

Accounting Use Only

VENDOR # 10900 3362 CKREQ CASH TYPE:  OPERATING  OTHER (EXPLAIN) \_\_\_\_\_

ISSUE CK  ELECTRONIC TRANSFER/PREPAID CK SHORT DESCRIPTION: Hand invoice for water meter lights

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

PAYING ENTITY #	GL ACCT #	ACCOUNT NAME	AMOUNT	JOB CODE	PHASE OR ADDITIONAL DESCRIPTION	COST CODE
<u>66400</u>	<u>153500</u>	<u>CIP</u>	<u>11,978.00</u>	<u>6104</u>	<u>02</u>	<u>000025</u>

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

Approvals

Mgr. <u>[Signature]</u>	Other _____	Acclg. _____
-------------------------	-------------	--------------



### CUSTOMER COSTS - IDAHO

Account of Customer	Design #	Work Order #
P. U. R. ST. LIGHTS, WATER METERS	0	27176244

1. Line Installation/Upgrade Costs .....	\$ 13,484	
2. Company Betterment .....	\$ -	
3. Line Installation Allowances		
a. Customer Cash Allowance or Salvage Credit.....	\$ -	
b. Terminal Facilities Allowance .....	(\$ 3,535)	
c. TOTAL ALLOWANCES (Lines 3a + 3b) .....	(\$ 3,535)	
4. Line Installation Credit (Customer Provided Trench) .....	\$ -	
5. Net Construction Cost (7-2-3c-4) .....	\$ 9,949	
6. Vested Interest Paid to Previous Applicant (NSR) (Rule H, Option 2) (Paid to WO#)	0	\$ -
7. Vested Interest Paid to Previous Applicant (Rule H, Option 1) (Paid to WO#)	0	\$ -
8. Unusual Conditions .....		\$ -
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 2-28-07 Option 1) .....	\$ -	
(Lines 7 - 20% of Original Applicant's Line Installation Cost - see Applicant's A's Cost)		
d. TOTAL AMOUNT AVAILABLE FOR REFUND (Line 8+9a+9b+9c) .....	\$ -	
10. 20% or Excess Investment (NSR) (Line 5 + 6 + 7 + 8 - 9d) .....	\$ 9,949	
11. Temporary Line Installation / Up&Down (NSR) .....	\$ -	\$ -
12. Right of Way Permits (NSR) .....	\$ - Paid	\$ - Unpaid
13. Engineering Charges (NSR) (\$36 per Hour)		
a. Prepaid Engineering Charges .....	\$ - Paid	
b. Additional Engineering Charges .....		\$ -
14. Underground Service Attachment Charge (NSR)		
a. Base Charge (\$30 Base or \$255 if Riser is Needed) .....	\$ -	
b. IFCo 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) .....	\$ - Paid	\$ - Unpaid
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) .....	\$ 3,535	
19. Prepaid Customer Charges (Lines 13+14+16) .....	\$ -	
20. Total Customer Payment Due (Lines 5+6+7+8+9d+11+12+13b+14a+15+16a+16b+17) .....		\$ 9,949

\* 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 	Date 1-31-05
Expiration Date 1-31-05	IFCo Representative Bill F. Clowes

JAN-29-2005 08:19

FROM-IDAHO POWER POCATELLO

208-236-7854

T-210 P.004/006 F-080



IDAHO POWER Company  
Service Request

Date: 12/13/2004

Service Request Number: 00162592

P. U. R. - TEMP FEED TO FED X

Work Order Number:

Request Type: TS

Rate Sch:

Reply By:

Eng Fee Amount:

Eng Fee Service Agreement No:

Eng Fee Service Agreement Date:

Customer No:

Feeder: SIPN41B

Service Location: 0 BULLOCK POCATELLO, ID 83202

Required in Service Date: 1/2/2005


Planning Center/Team: POCNORTH

Contact Detail:


..

Notes

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



Client Signature Date

 12-14-04

Facility Rep. Signature Date



AN IDACORP Company

CUSTOMER COSTS - IDAHO

Project of Customer P. U. R. TEMP TO FED-X	Design # 0	Work Order # 27186792
---	---------------	--------------------------

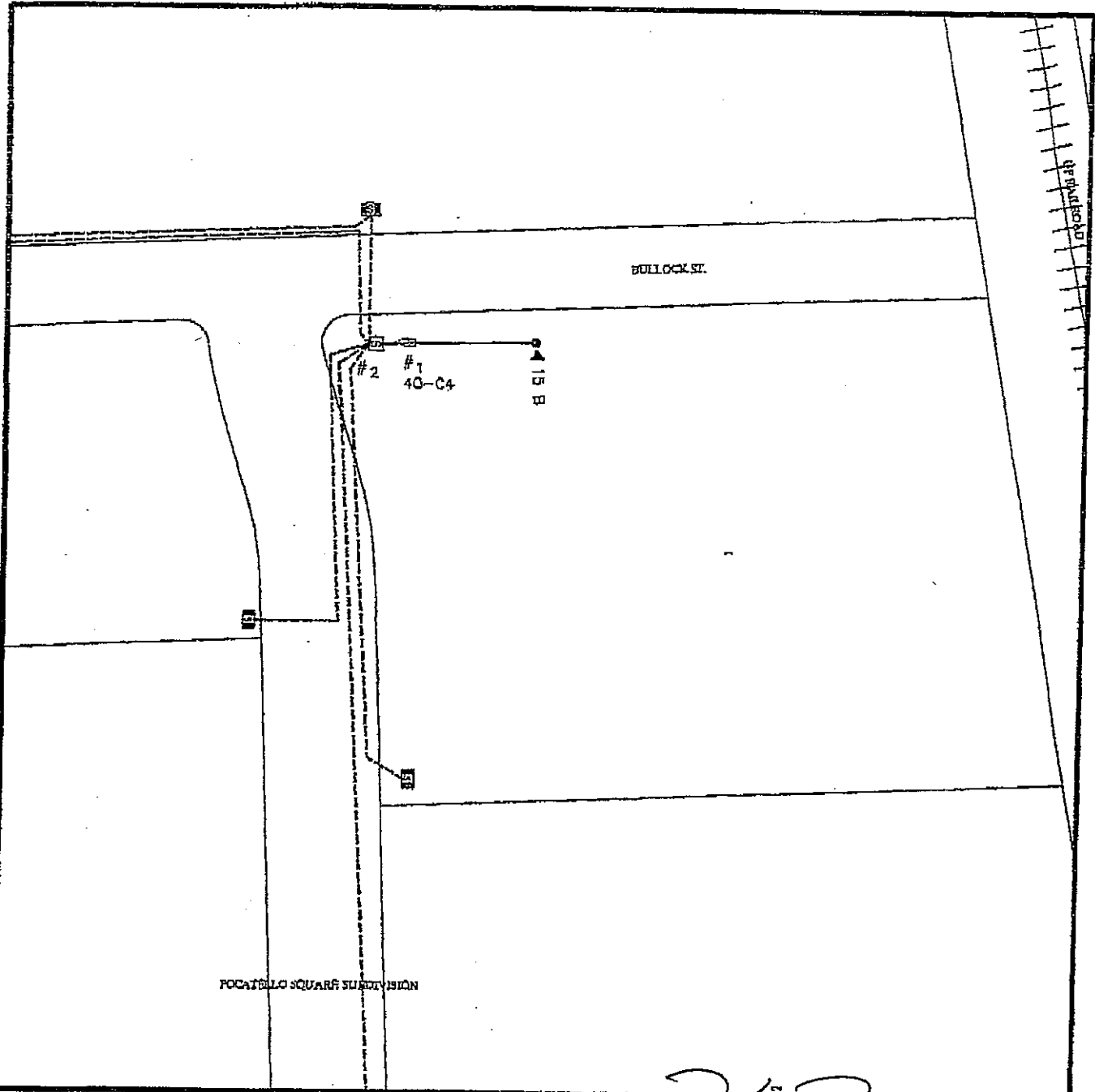
1. Line Installation/Upgrade Costs	\$ -	\$ -	
2. Company Betterment	\$ -		
3. Line Installation Allowances			
a. Customer Cash Allowance or Salvage Credit	\$ -		
b. Terminal Facilities Allowance	\$ -		
c. TOTAL ALLOWANCES (Lines 3a + 3b)	\$ -		
4. Line Installation Credit (Customer Provided Trench)	\$ -		
5. Net Construction Cost (1-2-3c-4)		\$ -	
6. Vested Interest Paid to Previous Applicant (NSR) (Rule H, Option 2) (Paid to WOP#)	0	\$ -	
7. Vested Interest Paid to Previous Applicant (Rule H, Option 1) (Paid to WOP#)	0	\$ -	
8. Unusual Conditions		\$ -	
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 2-26-97 Option 1) (Line 7 - 20% of Original Applicant's Line Installation Cost - see Applicant's A's Cost)	\$ -		
d. TOTAL AMOUNT AVAILABLE FOR REFUND (Line 8+9a+9b+9c)	\$ -		
10. 20% or Excess Investment (NSR) (Line 5 + 6 + 7 + 8 - 9d)		\$ -	
11. Temporary Line Installation / Up&Down (NSR)		\$ -	
12. Right of Way Permits (NSR)	\$ -	Paid	\$ - Unpaid
13. Engineering Charges (NSR) (\$38 per hour)			
a. Prepaid Engineering Charges	\$ -	Paid	
b. Additional Engineering Charges			\$ -
14. 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)	\$ -		
d. TOTAL UNDERGROUND SERVICE ATTACHMENT CHARGES (a+b+c+d)			\$ -
15. Temporary Service Charge (NSR) (Overhead \$120, Underground \$140)	\$ -	Paid	\$ 2,029 Unpaid
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)	\$ -		
20. Total Customer Payment Due (Lines 5+6+7+8+9d+11+12+13b+14a+15+16a+16b+17)			\$ 2,029

\* 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 	Date 1-31-05
Quotation Date 12-14-04	IPCo Representative Bill Brown



0 1 2 3 4  
 TIMES SCALE: \_\_\_\_\_ Customer: *[Signature]* Date: *1-31-05*

Job Title:  
**P. U. R.-- TEMP FEED TO FED X**

Additional Description:  
 Additional Description:

Feeder Map File Name: <b>SIPN4102</b>					Surveyed or GPS: <b>NONE</b>		For By: _____		Designer: <b>BEC1833</b>	
Joint Use Attachments: <b>No</b>					Joint Use Attachments: <b>No</b>		Date: _____		Design No: <b>0000044-137</b>	
Qua	Twn	Rng	Sec	Mer	Pre-Built Date: _____		ArcFM By: _____		Work Order No: <b>27186792</b>	
4	6S	34E	10	BM	Built as Designed:		Date: _____			
State ID	County: <b>BANNOCK</b>				Construction Date: _____		Operating Voltage: <b>7.2 KV</b>			

**PAYMENT REQUEST**

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

REQUESTED BY

TODAY'S DATE 12-30-04  
DATE CHECK REQUIRED NEXT WK TIME NEEDED \_\_\_\_\_

Accounting Use Only

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

AMOUNT 23,333.48

SEPARATE CHECK REQUIRED? Y

PAYING ENTITY / PROPERTY NAME: HURLEY DRIVE

PAYABLE TO INTERMOUNTAIN GAS COMPANY

ADDRESS (IF MAILED)

EXPLANATION GAS UTILITY RELOCATION - (ROAD)

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 BIZAN

<input type="checkbox"/> AIR DEPOSIT TO:	ENTITY #	ACCOUNT #	AMOUNT
	ENTITY #	ACCOUNT #	AMOUNT
	ENTITY #	ACCOUNT #	AMOUNT

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

SPECIAL INSTRUCTIONS:

Accounting Use Only

VENDOR # INTGA 3441 CKREQ CASH TYPE:  OPERATING  OTHER (EXPLAIN) \_\_\_\_\_

ISSUE CK  ELECTRONIC TRANSFER/PREPAID CK

SHORT DESCRIPTION Commuting Reim

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

PAYING ENTITY #	GL ACCT #	ACCOUNT NAME	AMOUNT	JOB CODE OR ADDITIONAL DESCRIPTION	PHASE	COST CODE
<u>661401</u>	<u>1525</u>	<u>CIP</u>	<u>23,333.48</u>	<u>6114</u>	<u>02</u>	<u>73035</u>

Entered into MRI \_\_\_\_\_ Posted to MRI \_\_\_\_\_ Wire/ACH Approval \_\_\_\_\_

Contract # \_\_\_\_\_ Balance To Pay \$ \_\_\_\_\_

Approvals

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





# INVOICE

VOICE: (208) 234-0110 ♦ FAX: (208) 234-0111 ♦ WWW.RMES.biz

CLIENT: Hawkins Companies  
ADDRESS: 8645 W. Franklin Rd.  
CITY, STATE: Boise, ID 83709  
Attn: Brian Huffaker  
PROJECT: Pocatello Square  
CONTRACT NO: 04014

DATE: 1/12/2005  
INVOICE NO. 2004357

Progress Billing  
Number: 5

INVOICE PERIOD: December 10 - January 9, 2005

WORK ACCOMPLISHED THIS PERIOD:

Misc. Meetings and Approvals  
Construction Staking - Stake Project Centerline

<u>CONTRACT SERVICE</u>	<u>FEE</u>	<u>QTY</u>	<u>COST</u>
Meetings	\$300.00	1	\$300.00
Staking	\$700.00	1	\$700.00

DIRECT AND REIMBURSABLE COSTS

Total Amount Due This Invoice

**\$1,000.00**

*OK*

PROJECT BUDGET SUMMARY

Contract Amount	\$157,830.00
Contract Changes	\$1,163.21
Total Invoiced Previously	\$105,716.21
Total Invoiced This Period	\$1,000.00
Total Invoiced To Date	\$106,716.21
Budget Remaining	\$52,277.00

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.

# Pocatello Square- RMES Billing Summary

Cost Item	Fee Total	3/24/2004	10/11/2004	11/8/2004	12/13/2004	1/11/2005	% Complete
	98641	2004269	2004297	2004329	2004357		
<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	\$ -	\$ 1,083.75	\$ 3,251.25	\$ -	\$ -	100.0
6 Signalization and Yellowstone 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 Construction Plans	\$ 25,825.00	\$ -	\$ 2,582.50	\$ 20,660.00	\$ 500.00	\$ -	91.9
9 Meetings and Approvals	\$ 4,730.00	\$ -	\$ -	\$ 1,227.00	\$ 2,320.00	\$ 300.00	81.3
10 Project Bidding	\$ 6,135.00	\$ -	\$ 306.75	\$ -	\$ 5,830.00	\$ -	100.0
11 Construction Staking	\$ 35,560.00	\$ -	\$ -	\$ -	\$ -	\$ 700.00	2.0
12 Construction Inspection 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>\$ 8,650.00</b>	<b>\$ 1,000.00</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>\$ 103,490.75</b>	<b>\$ 104,490.75</b>	<b>\$ 104,490.75</b>
<b>REIMBURSABLE EXPENSES</b>							
City and County Research	\$ -	\$ -					
Final Plat Reproduction	\$ -				\$ 318.32		
Health Department	\$ -						
Bannock County Recording	\$ -						
Federal Express		\$ -			\$ 695.22		
City of Pocatello Application Fee					\$ 185.00		
<b>Reimbursable Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,163.21</b>		
<b>INVOICE TOTAL</b>		<b>\$ 22,180.00</b>	<b>\$ 22,931.25</b>	<b>\$ 49,729.50</b>	<b>\$ 9,813.21</b>	<b>\$ 1,000.00</b>	<b>\$ -</b>



VOICE: (208) 234-0110 ♦ FAX: (208) 234-0111 ♦ WWW.RMES.biz

RECEIVED  
**INVOICE**

JAN 31 2005

HAWKINS COMPANIES

CLIENT: Hawkins Companies  
 ADDRESS: 8645 W. Franklin Rd.  
 CITY, STATE: Boise, ID 83709  
 Attn: Brian Huffaker  
 PROJECT: North Yellowstone Pocatello Square  
 CONTRACT NO: 04014

DATE: 1/12/2005

INVOICE NO. 2004358

Progress Billing  
 Number: 4

INVOICE PERIOD: December 10 - January 9, 2005

WORK ACCOMPLISHED THIS PERIOD:

CONTRACT SERVICE

	<u>FEE</u>	<u>QTY</u>	<u>COST</u>
Platting Services Contract	\$55.00	0	\$0.00
Final Documents and Work (75% Complete)	\$1,415.00	1	\$1,061.25

DIRECT AND REIMBURSABLE COSTS

Total Amount Due This Invoice

**\$1,061.25**

*OK Bill*

PROJECT BUDGET SUMMARY

Contract Amount	\$9,650.00
Contract Changes	\$0.00
Total Invoiced Previously	\$8,235.00
Total Invoiced This Period	\$1,061.25
Total Invoiced To Date	\$9,296.25
Budget Remaining	<u>\$353.75</u>

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

VOICE: (208) 234-0110 ♦ FAX: (208) 234-0111 ♦ WWW.RMES.biz

CLIENT: Hawkins Companies  
 ADDRESS: 8645 W. Franklin Rd.  
 CITY, STATE: Boise, ID 83709  
 Attn: Brian Huffaker  
 PROJECT: Yellowstone, Quinn Road Right of Way  
 CONTRACT NO: 04014

DATE: 1/12/2005  
 INVOICE NO. 2004359

Progress Billing  
 Number: 4

INVOICE PERIOD: December 10 - January 9, 2005

WORK ACCOMPLISHED THIS PERIOD:

Utility Investigation, ITD Research, Topographic Design Survey, Reduce Field Notes, Update Base Mapping

*-ADDITIONAL SCOPE OF WORK FOR YELLOWSTONE/COLUMBIA WIDENING*

<u>CONTRACT SERVICE</u>	<u>FEE</u>	<u>QTY</u>	<u>COST</u>
Preliminary Work	\$1,800.00	1	\$1,800.00
Mapping	\$2,000.00	1	\$2,000.00

DIRECT AND REIMBURSABLE COSTS

Total Amount Due This Invoice

**\$3,800.00**

*OK  
TJH*

PROJECT BUDGET SUMMARY

Contract Amount	\$33,850.00
Contract Changes	\$0.00
Total Invoiced Previously	\$0.00
Total Invoiced This Period	\$3,800.00
Total Invoiced To Date	\$3,800.00
Budget Remaining	\$30,050.00

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.

**Pocatello Square- RMES Billing Summary  
YELLOWSTONE/ QUINN RIGHT-OF-WAY CONTRACT**

Cost Item	Fee Total	Invoice											% Complete
		2004359											
<b>FEES</b>													
1 Preliminary Work	\$ 2,620.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	68.7	
2 Mapping	\$ 2,800.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	71.4	
3 Demolition Design	\$ 900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0	
4 Grading And Drainage Design	\$ 2,615.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0	
5 Roadway Design	\$ 2,925.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0	
6 Signalization and Yellowstone Imp.	\$ 815.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0	
7 Construction Plans	\$ 6,555.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0	
8 Meetings and Approvals	\$ 3,520.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0	
10 Project Bidding	\$ 880.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0	
11 Construction Staking	\$ 5,430.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0	
12 Construction Inspection and Management	\$ 2,840.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0	
13 Project Inspections and As-Builts	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0	
Project Fee Total	\$ 33,850.00	\$ 3,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Fees Billed To Date		\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	
<b>REIMBURSABLE EXPENSES</b>													
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Reimbursable Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>INVOICE TOTAL</b>		\$ 3,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		



RECEIVED  
DEC 15 2004  
HAWKINS COMPANIES

HAWKINS COMPANIES  
8645 WEST FRANKLIN ROAD  
BOISE, ID 83709

INVOICE NUMBER: P040566-IN  
INVOICE DATE: 12/13/2004  
CUSTOMER PO:

BRIAN HUFFAKER

PROJECT : ADD. ROAWAY POCATELLO SQUARE  
LEVEL 1 ESA ASBESTOS SAMPLING  
POCATELLO, IDAHO

CLIENT NO: HAWKIN  
PROJECT ID: P04089C

DESCRIPTION	Total
LUMP SUM BILLING 100.00% COMPLETE	\$1,500.00

NET INVOICE: \$1,500.00

Please remit to : 8653 West Hackamore Drive, Boise, ID 83709



RECEIVED  
DEC 15 2004  
HAWKINS COMPANIES

HAWKINS COMPANIES  
8645 WEST FRANKLIN ROAD  
BOISE, ID 83709

INVOICE NUMBER: P040567-IN  
INVOICE DATE: 12/13/2004  
CUSTOMER PO:

BRIAN HUFFAKER

PROJECT : ADD. GEOTECH. STUDY POC SQAURE  
GEOTECHNICAL EVALUATION  
POCATELLO, IDAHO

CLIENT NO: HAWKIN  
PROJECT ID: P04089D

DESCRIPTION	Total
LUMP SUM BILLING 100.00% COMPLETE	\$2,350.00

NET INVOICE: \$2,350.00

Please remit to : 8653 West Hackamore Drive, Boise, ID 83709

**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: 7
2. Payment is due to: City of Pocatello
3. The amount to be disbursed is: \$2,005.00
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.

**COPY**

Attachments: See Attached Schedule of Costs to Requisition

DATED: February 16, 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. 7

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u> <i>SD</i>
Moving Expenses Invoice 8774	City of Pocatello PO Box 4169 Pocatello, ID 83205	\$2,005.00

COPY

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

INVOICE

CITY OF POCATELLO  
ALL NORTH 7TH AVENUE  
POCATELLO, ID 83205  
TEL: 208-233-2222

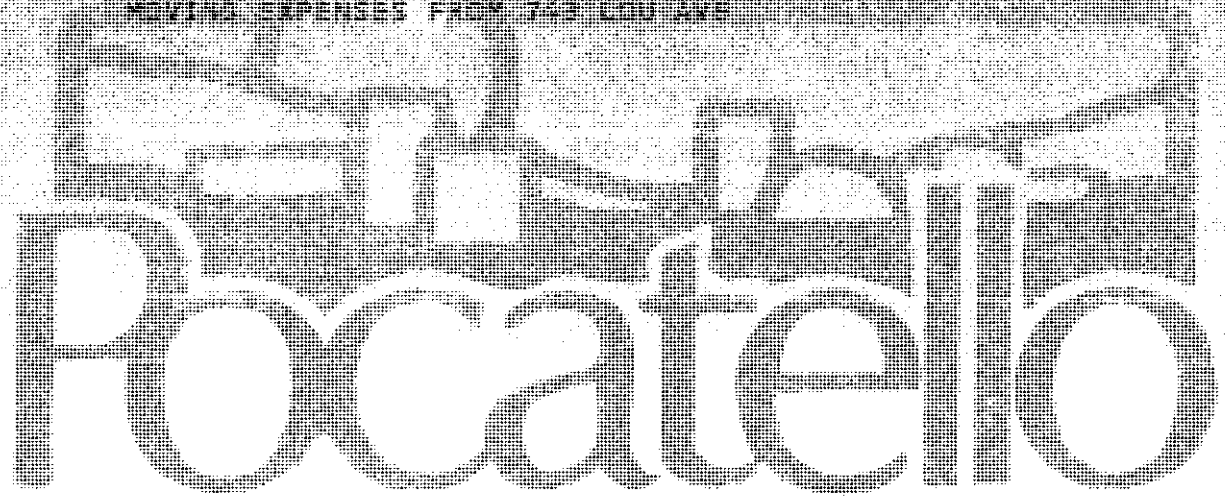
TO: POCATELLO DEV AUTHORITY  
1501 NURSE BLDG  
POCATELLO, ID 83201

INVOICE NO: 8774  
DATE: 1/21/05

ACCOUNT NO: 495/1691

TYPE: HD - HURLEY DRIVE

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	HURLEY DRIVE CHARLOTTE WHITMORIN MOVING EXPENSES FROM THE COUNCIL	2,005.00	2,005.00



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

TOTAL DUE: \$2,005.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 1/21/05 DUE DATE: 1/21/05 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  
 PO BOX 4169  
 POCATELLO ID 83205-4169

INVOICE NO: 8774  
 TERMS: NET 0 DAYS

AMOUNT: \$2,005.00



PLANNING & DEVELOPMENT SERVICES

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

**TO:** David Swindell, Chief Financial Officer  
**FROM:** <sup>BTT</sup> Tim Tingey, Division Manager, NC&S  
**DATE:** December 23, 2004  
**RE:** Relocation expenses for North Yellowstone Urban Renewal Area

Per our conversation on December 22, 2004, the City and PDA have been negotiating the acquisition of property located at 743 Lou Avenue. This is to facilitate construction of public right-of-way as part of the Pocatello Square Subdivision. Charlotte Whitworth is currently a tenant at 743 Lou Avenue and as part of the relocation requirements included in the North Yellowstone Urban Renewal Area, we have agreed to pay moving expenses.

Charlotte has indicated she has identified a suitable property to relocate to and has submitted the attached moving cost estimate. Therefore, I am writing to request payment of these expenses to Charlotte Whitworth in the amount of \$2,005.

Vendor # 99999999

27 Dec '04

077-6003-451-40-99

\$2,005.00

*D. Swindell*

1391/100

Re-location allowance 743 Lou Ave  
(Whitworth) for N Yellowstone  
Hurley Drive urban renewal  
(reimbursable by PDA)

received by Charlotte 12/28/04

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

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

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

Date Serv. Req'd. \_\_\_\_\_ A.M. P.M.  
 Pack Date \_\_\_\_\_ A.M. P.M.  
 Delivery Date Req'd. \_\_\_\_\_ A.M. P.M.  
 ORDER BY: \_\_\_\_\_  
 TAKEN \_\_\_\_\_

PLEASE BE REQUESTED TO READ THIS DOCUMENT BEFORE SIGNING AND ASK FOR AN EXPLANATION OF ANYTHING NOT CLEAR OR INCONSISTENT WITH ANY PREVIOUS DOCUMENTS. THIS WILL CONFIRM INSTRUCTIONS AND ALLOW CHOICE FOR TO MOVE, SHIP, PACK, STORE, AND/OR PERFORM THE SERVICES HEREON:

FROM: **CHARLOTT WELTWOETH** FLOOR: \_\_\_\_\_ TO: \_\_\_\_\_ FLOOR: \_\_\_\_\_  
**743 LOU AVE** APT. NO. \_\_\_\_\_  
**POCATELLO, ID** APT. NO. \_\_\_\_\_  
 PHONE **237-2241** PHONE \_\_\_\_\_

**SPECIAL INSTRUCTIONS**

**Shipping and Billing Address**

Customer is requested to Supply an Address and Contact Method. (If no address or phone is available, write "None")

**STORAGE ORDERED**  
 In Transit  Regular

A charge will be made for handling in and out of storage and for wrapping, moth treating and accessorial services.

**NOTICE OF CHANGE OF ADDRESS OF DEPOSITOR MUST BE GIVEN TO COMPANY IN WRITING. GOODS MAY BE STORED IN ANY DEPOSITORY IN:**

Name of \_\_\_\_\_

Also subject to order of \_\_\_\_\_

Spec. Stge. Instructions \_\_\_\_\_

**Description of Property:**

ITEMS	CONTAINERS			PACKING			UNPACKING		
	QUANTITY	RATE	AMOUNT	QUANTITY	RATE	AMOUNT	QUANTITY	RATE	AMOUNT
EL, DISH-PACK DRUM, ETC.									
CONTAINERS: LESS THAN 3 CUBIC FEET									
3 CUBIC FEET									
4 1/2 CUBIC FEET									
6 CUBIC FEET									
6 1/2 CUBIC FEET									
ROBE CARTON, NOT LESS THAN 10 CU. FT.									
LESS CARTON, CRIB									
LESS CARTON (NOT EXCEEDING 39" X 75")									
LESS CARTON (NOT EXCEEDING 54" X 75")									
LESS CARTON (EXCEEDING 54" X 75")									
LESS CARTON (39" X 80")									
LESS COVER (PLASTIC OR PAPER)									
REGULATED CONTAINERS:									
OTHER:									
MEASUREMENT OF CRATE OR CONTAINER									

TOTAL CONTAINERS PACKING AND UNPACKING

**WEIGHT OF SHIPMENT** (Weight tickets attached) **TOTAL CONTAINER CHARGES** \_\_\_\_\_ **TOTAL PACKING CHARGES** \_\_\_\_\_ **TOTAL UNPACKING CHARGES** \_\_\_\_\_ *12000*

Weight \_\_\_\_\_ Lbs. Weighmaster \_\_\_\_\_  
 Weight \_\_\_\_\_ Lbs. Weighmaster \_\_\_\_\_  
 Weight of shipment \_\_\_\_\_ Lbs.

**INSURANCE/FULL VALUE PROTECTION**

Shipper declares the actual cash value of this shipment to be \$ \_\_\_\_\_

Transit Rate \$ \_\_\_\_\_ per \$100.00 Premium \$ \_\_\_\_\_

Storage Rate \$ \_\_\_\_\_ per \$100.00 Premium \$ \_\_\_\_\_ per mo.

Insured  Uninsured \_\_\_\_\_

**TIME RECORD**

Left Whse \_\_\_\_\_ A.M. Start \_\_\_\_\_ A.M. Finish \_\_\_\_\_ A.M. P.M. P.M.  
 Travel \_\_\_\_\_ A.M. Back Whse \_\_\_\_\_ A.M. Off Hrs. \_\_\_\_\_ P.M. P.M.

TOTAL HOURS \_\_\_\_\_ @ \_\_\_\_\_

Transportation	miles	lbs.	per cwt.	<i>805</i>
Vans	men	hrs.	per hr.	
	men extra	hrs.	per hr.	
Overtime rate		hrs.	per hr.	
Cartage (in or out)	miles	lbs.	per cwt.	
Warehouse handling		lbs.	per cwt.	
Storage in transit	days	lbs.	per cwt.	
Storage			per mo.	

**CUSTOMER'S DECLARED VALUE AND LIMIT OF COMPANY'S LIABILITY**

Valuations are based on the declared value of the property, and the customer (Shipper) is to declare in writing the released value of the property, the agreed or declared value of any liability specifically stated to be not exceeding \_\_\_\_\_ cents per pound per transportation purposes.

\_\_\_\_\_ cents per pound per article for regular storage purposes.

Shipment at higher valuation for entire shipment at \$ \_\_\_\_\_ per lb.

Customer (shipper) hereby declares valuations in excess of the above limits on the part of \_\_\_\_\_

**INSURANCE/FULL VALUE PROTECTION**

TOTAL PACKING \_\_\_\_\_  
**TOTAL \$** *2005*

**CHARGES PAYABLE IN CASH, CERTIFIED CHECK OR MONEY ORDER. THE PROPERTY IS RELINQUISHED BY CARRIER.**

Goods received in good condition except as noted hereon.

By \_\_\_\_\_ Customer  
 Date \_\_\_\_\_

Delivery Receipt  \_\_\_\_\_ Customer  
 Received Payment For Company \_\_\_\_\_ Date \_\_\_\_\_  
 Driver \_\_\_\_\_

**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: 8
2. Payment is due to: Hawley Troxell Ennis & Hawley
3. The amount to be disbursed is: \$146.40
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.

COPY

Attachments: See Attached Schedule of Costs to Requisition

DATED: February 16, 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. 8

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u> <i>SD</i>
Attorney Fees	Hawley Troxell Ennis & Hawley	\$146.40
Balance Remaining on Invoice 167637	PO Box 1617 Boise, ID 83701-1617	

COPY

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



REMIT TO:  
877 MAIN STREET, SUITE 1000  
POST OFFICE BOX 1617  
BOISE, IDAHO 83701-1617  
EIN: 82-0259668  
(208) 344-6000 • FAX (208) 342-3829  
WWW.HTEH.COM

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

January 1, 2005  
INVOICE NO.: 167637  
FILE NO.: 60187-0001  
BILLING ATTY: HDB

The enclosed bill is for services rendered for the period ending Dec 31, 2004.  
The breakdown of your account is as follows:

RE: NORTH YELLOWSTONE PROJECT

Prior Balance Owing	\$3,729.15
Less Payments Applied Since Last Invoice:	\$(3,477.15)
BALANCE FORWARD	\$252.00 <sup>pd</sup>
TOTAL CURRENT LEGAL SERVICES:	\$144.00
TOTAL CURRENT CLIENT CHARGES:	\$2.40
TOTAL FOR THIS BILL	\$146.40
TOTAL AMOUNT DUE	\$398.40

Payment should be made to  
**Hawley Troxell Ennis & Hawley LLP**  
All invoices are due & payable upon receipt.  
Thank you for keeping your account current.  
ACCOUNTS 30 DAYS PAST DUE WILL BE CHARGED  
1% PER MONTH (12% ANNUAL PERCENTAGE RATE)  
OF THE UNPAID AMOUNT.

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: Jan 1, 2005  
INVOICE NO.: 167637  
FILE NO.: 60187-0001  
EID: 82-0259668

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

Legal Services  
-----

Atty	Description	Hours	Rate	Amount
----	-----	-----	-----	-----
12/14/04 TWT	TELEPHONE CONFERENCE WITH T. TINGEY, R. CHAMBERS AND J. ANDERSON RE CONTRACT OF SALE FOR J. ANDERSON PROPERTY AND ABILITY OF J. ANDERSON TO COMPLETE A LIKE-KIND EXCHANGE WITH PROCEEDS FROM THE SALE (2); REVISE CONTRACT OF SALE IN LIGHT OF MATTERS DISCUSSED AND E-MAIL TO R. CHAMBERS.	0.90 Hrs	\$160/hr	\$144.00
Total Legal Services:		----- 0.90 Hrs		----- \$144.00

Legal Services Summary  
TIMOTHY TYREE

0.90 hours at \$160.00 = \$144.00

Client Charges  
-----

COPYING	-	12 copies	\$1.80
POSTAGE			\$0.60

Total Client Charges

\$2.40



POCATELLO DEVELOPMENT AUTHORITY  
60187-0001

TOTAL THIS BILL

-----  
\$146.40

Previous Bills Outstanding

-----  
12/01/04            167280            \$252.00

TOTAL AMOUNT DUE

=====  
\$398.40

**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: 9
2. Payment is due to: City of Pocatello
3. The amount to be disbursed is: \$71,500.00
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.

COPY

Attachments: See Attached Schedule of Costs to Requisition

DATED: February 16, 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. 9

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u> 5/
Acquisition of Property 743 Lou Ave.	City of Pocatello PO Box 4169 Pocatello, ID 83205	\$71,500.00

COPY

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



PLANNING & DEVELOPMENT SERVICES

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

TO: David Swindell, Chief Financial Officer
FROM: BT Tim Tingey, Division Manager, NC&S
DATE: January 19, 2005
RE: North Yellowstone Urban Renewal Area

As you are aware, the City and PDA have negotiated the acquisition of property owned by Dr. Jeffrey Anderson and Dr. Linda Merry located at 743 Lou Avenue. The purchase price was agreed at \$71,500.00. This is to facilitate construction of public right-of-way as part of the Pocatello Square Subdivision.

Dr. Anderson (who has power of Attorney), had indicated that he would be out of town until February and would like to close sometime before March 1, 2005. However, he contacted our office this morning and stated that his schedule had changed he is now in town until Friday and will leave this weekend and will not be returning until mid March. He specifically requested that the property transaction occur this Friday if possible.

Therefore, as discussed at the PDA meeting on January 19, 2005, the City has agreed pay the amount to facilitate the transaction and be reimbursed in February by the PDA.

Therefore, I am requesting payments for the acquisition of property:

\$35,750.00 to be paid to

Exchange Services
P.O. Box 580
Blackfoot ID 83221

ck# 7011504

G1774/1100

\$35,750.00 to be paid to

Dr. Linda Merry
117 Harmony Street
New Castle, DE 19720

ck# 7011503

G1774/1200

Handwritten notes: Jan 20 2005, 677-6003-500.82-01, \$71,500.00, and a signature.

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

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

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

**Memorandum of Understanding (MOU)**

Whereas the City and PDA have acquired property located at 743 Lou Avenue formerly owned by myself, Dr. Jeffrey Anderson and Dr. Linda Merry in order to facilitate right-of-way for the Pocatello Square Subdivision. The purchase price is \$71,500.00.

This transaction occurred based on the conditions in a contract of sale dated December 14, 2004. I acknowledge that all of the conditions have been executed to my satisfaction. I further acknowledge that I reviewed the Pocatello Square Subdivision Plat regarding these issues prior to my signature on the plat.

I acknowledge that my salvage rights have ceased and that my tenant(s) have vacated the premise as of the date of the signing of this MOU.

I acknowledge that this property is free and clear of any deed of trust, mortgage or other lien or monetary encumbrance. I have finalized and paid in full all utility accounts and other obligations for this property.

On behalf of myself and Dr. Linda Merry for whom I have Power of Attorney for this transaction, I hereby direct the following disbursement of the purchase price:

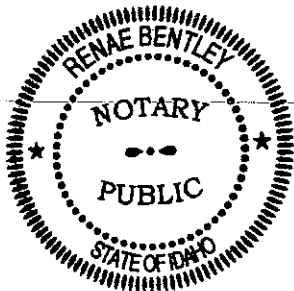
\$35,750.00    to be paid to    Exchange Services  
P.O. Box 580  
Blackfoot ID 83221

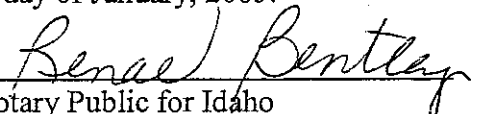
\$35,750.00    to be paid to    Dr. Linda Merry  
117 Harmony Street  
New Castle, DE 19720

  
Dr. Jeffrey F. Anderson

1-21-05  
Date

SUBSCRIBED AND SWORN TO before me this 21<sup>st</sup> day of January, 2005.



  
Notary Public for Idaho  
Residing in Pocatello, Idaho  
My Commission expires: 6/16/09

**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: 10
2. Payment is due to: City of Pocatello
3. The amount to be disbursed is: \$8,944.42
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.

**COPY**

Attachments: See Attached Schedule of Costs to Requisition

DATED: February 16, 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. 10

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u> SD
Lou Ave Property Acquisition 2004 Tax Amounts	City of Pocatello PO Box 4169 Pocatello, ID 83205	\$8,944.42

COPY

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

Pocatello Development Authority  
North Yellowstone Urban Renewal Area

Lou Avenue Property Acquisition  
2004 Tax Amounts

Parcel #	Owner (Prior to Closing)	Tax Amount Due (thru June 2005)	Funding
RPBMT001100	David Andersen (ET AL.)	\$2,271.88	City 955
RPBMT001202	David & Karen Andersen	\$1,117.00	City 955
RPBMT001400	Jeffrey Anderson ET AL	\$491.33	City 955
RPBMT001600	Jeffrey Anderson ET AL.	<u>\$5,064.21</u>	City 955
Total		\$8,944.42	

DATE 12/10/04  
FUNDDEPT 955-9704-481.64-03

ACCT. # \_\_\_\_\_

PROJECT # E03031

AMOUNTS 8944.42

APPR BY BIT 

GROUP TRANS: G1193/

200-560

Clk#7011311



Parcel [RFBMT001100.] Option[ ]		---- Market Value ----	--- Tax Information --
'U'D' ( )	prev/next	Mkt. Value 101,560	Tax 2,211.88
Name /address -----		Homeowners 11,410	Specials 60.00
ANDERSEN, DAVID R ETAL		Hardship	Total Tax 2,271.88
LOU AVE		Net Value 90,150	Circ Brk .00
		- Parcel Information -	Tax Bill 2,271.88
		Code Area 000100	=====
		Bill Number R18005	Payments .00
POCATELLO	ID	Prev Parc	Cancels .00
	832021901	Bank Code ---	Tax Due 2,271.88
----- Legal Description -----		Loan#	1st half 1,135.94
TR LOT 7 TAX 2 0.28 AC		Hms ANDERSEN, JULIA DE	2nd half 1,135.94
BERRYMAN TRACTS		Deed 93005153	Paid date / /
		Old Deed 702230	Notf=N Ta=
		Property Type RS	Packet #1- #2-
		Hardship Flag	Delinq Taxes
		Hardship Pct. 0.00	Year 2004 .00
		Circ. Brk. Code	Year 2003 .00
000769	LOU	Map Number 07	Year 2002 .00
			Year 2001 .00

Parcel [RPBMT001202] Option [ ]	Market Value	Tax Information
'U'D' ( ) prev/next	Mkt. Value 75,428	Tax 1,077.00
Name / address -----	Homeowners 31,533	Specials 40.00
ANDERSEN, DAVID	Hardship	Total Tax 1,117.00
ANDERSEN, KAREN H/W	Net Value 43,895	Circ Brk .00
749 LOU AVE	- Parcel Information -	Tax Bill 1,117.00
POCATELLO	Code Area 000100	=====
ID 832021901	Bill Number R18008	Payments .00
----- Legal Description -----	Prev Parc RPBMT001200	Cancel .00
TR IN LOT 8 TAX 7 0.38 AC	Bank Code CTWW	Tax due 1,117.00
BERRYMAN TRACTS	Loan#	1st half 558.50
ACREAGE CORR FOR 2003	Hms	2nd half 558.50
000749 LOU	Deed 20218751	Paid date / /
	Old Deed 811874	Notif=N Tax
	Property Type AS	Packet #1- #2-
	Hardship Flag	Delinq Taxes
	Hardship Pct. 0.00	Year 2004 .00
	Circ. Brk. Code	Year 2003 .00
	Map Number 07	Year 2002 .00
		Year 2001 .00

ITX101

TAX MASTER INQUIRY YEAR---> [2004] [INQUIRE ] [12/10/04]

Parcel [RPBMT001400 ] Option[ ]	Market Value	Tax Information
'U'D' ( ) prev/next	Mkt. Value 38,420	Tax 942.66
Name /address -----	Homeowners	Specials 40.00
PERSON, JEFFREY F	Hardship	Total Tax 982.66
MERRY, LINDA M D V M	Net Value 38,420	Circ Brk .00
10398 S ROBIN RD	- parcel information -	Tax Bill 982.66
	Code Area 00G100	=====
MCCAMMON ID	Bill Number R18014	Payments 491.33
832501629	Prev Parc	Cancel .00
	Bank Code	Tax due 491.33
----- Legal Description -----	Loan#	1st half .00
W2 LOT 9 LESS S 172.41'	Hms	2nd half 491.33
BERRYMAN TRACTS	Deed	Paid date 12/08/04
	Old Deed	Notif-N Ta=
	Property Type RS	Packet #1-1366 #2-
	Hardship Flag	Delinq Taxes
	Hardship Pct. 0.00	Year 2004 .00
	Circ. Brk. Code	Year 2003 .00
	Map Number 07	Year 2002 .00
		Year 2001 .00

000743

LOU

Parcel [RPENT001600 ] Option[ ]	Market Value	Tax Information
'U'D' ( ) prev/next	Mkt. Value 407,100	Tax 9,988.42
Name /address	Homeowners	Specials 140.00
PERSON, JEFFREY F 5/16 INT	Hardship	Total Tax 10,128.42
& BERRY, LINDA M 5/16 INT	Net Value 407,100	Circ Brk .00
& HUTCHINSON, ROBERT 6/16 INT	- Parcel Information -	Tax Bill 10,128.42
% M A S H	Code Area 000100	=====
4000 YELLOWSTONE AVE	Bill Number R18016	Payments 5,064.21
POCATELLO ID	Prev Parc	Cancel .00
832010000	Bank Code	Tax due 5,064.21
----- Legal Description -----	Loan#	1st half .00
E1/2 LOT 9 LESS N232' X E34.51	Hns	2nd half 5,064.21
LOT 10 LESS N232'	Deed	Paid date 12/03/04
BERRYMAN TRACTS	Old Dead	Notf=N Ta=
	Property Type CP	Packet #1-1859 #2-
	Hardship Flag	Delinq Taxes
	Hardship Pct. 0.00	Year 2004 .00
	Circ. Brk. Code	Year 2003 .00
ANIMAL CLINIC	Map Number 10	Year 2002 .00
004000 YELLOWSTONE		Year 2001 .00

# North 1st Area



Scale 1:60



234-6149 - RAYNA

11:45 am  
Brown bag lunch order for delivery on Wednesday, February 16, to City Council Chambers,  
Pocatello City Hall, 911 N. 7th (through the main doors, look left into the large room with glass  
doors, come on in) Sandwich, chips, cookie only--NO DRINKS

2 sandwiches: roast beef & Swiss on honey wheat with lettuce & tomato, mayo & mustard

1 sandwich: turkey & provolone on honey wheat with lettuce & tomato, mayo

1 sandwich: turkey & provolone on honey wheat with avocado, lettuce, tomato, mayo, salt & pepper

DJ - honey wheat

roast beef & provolone

lettuce, tomatoes, onion, cucumbers

mayo, mustard, salt & pepper

RV - honey wheat

turkey & provolone

avocado, lettuce, tomato

mayo, salt & pepper

SB - sunflower

roast beef & provolone

avocado, lettuce,

mayo, mustard, salt & pepper

DS - sage & Swiss wheat

ham & provolone

avocado, lettuce, tomato, sprouts

mayo, salt & pepper

RB - white

roast beef & provolone

lettuce, tomato

vinegar & oil

HN - honey wheat

ham & Swiss

tomato, onions

mustard

5.50

SD - white

turkey & provolone

avocado, lettuce, sprouts, tomato

mayo

DT- honey wheat

roast beef & provolone

mayo & mustard

RC - honey wheat

roast beef & cheddar

cucumber, lettuce, onions, tomato

mayo, mustard, pepper

# RMES

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

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

## INVOICE

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

DATE: 2/4/2005  
INVOICE NO. 2005102

INVOICE PERIOD: January 3 - January 30, 2004

Progress Billing  
Number: 12

### WORK ACCOMPLISHED THIS PERIOD:

	<u>FEE</u>	<u>QTY</u>	<u>COST</u>
Design Services on Phase 4 of Project ( See attached Summary)	\$1,500.00	1	\$1,500.00

### DIRECT AND REIMBURSABLE COSTS

*Approved For Payment  
Lindell W. Turner 2/19/05*

Total Amount Due This Invoice

**\$1,500.00**

### PROJECT BUDGET SUMMARY

Contract Amount	\$58,470.00
Contract Changes	\$0.00
Total Invoiced Previously	\$53,250.00
Total Invoiced This Period	\$1,500.00
Total Invoiced To Date	\$54,750.00
Budget Remaining	<u>\$3,720.00</u>

**MAN DAY ESTIMATE**

<b>Billing Summary- Contract #2</b>									
Task	Description	Dollar Value of Item	Invoice 98065	Invoice 98086	Invoice 98114	Invoice 98202	Invoice 98229		
<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					
2.A.2	Topographical Surveys	\$10,400.00		\$1,440.00	\$1,080.00	\$540.00			
2.A.3	Photo Documentation- organize	\$1,500.00	\$1,600.00						
2.A.4	Modify concept plans based on surveys	\$3,250.00	\$1,200.00	\$900.00		\$1,150.00			
<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			
2.B.2	Drainage Analysis	\$1,400.00		\$100.00	\$100.00	\$200.00	\$500.00		
2.B.3	Utility Relocations and Adjustments	\$1,200.00	\$100.00	\$100.00	\$100.00	\$200.00			
2.B.4	Traffic Control Concepts	\$2,100.00	\$100.00	\$200.00	\$200.00	\$400.00			
2.B.5	Geotechnical Investigations (2)	\$4,020.00				\$500.00			
<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				
2.C.2	Construction Details	\$2,250.00	\$500.00	\$100.00	\$100.00	\$250.00			
2.C.3	Traffic Control Plans (5)	\$2,200.00	\$600.00		\$600.00	\$500.00	\$200.00		
2.C.4	Drainage and SWPP Plans	\$1,650.00		\$200.00	\$100.00	\$100.00	\$100.00		
2.C.5	Utility Coordination	\$900.00				\$50.00			
2.C.3	Meet with Affected Property Owners (8)	\$3,700.00						\$500.00	
2.C.4	Construction Specifications and Provisions	\$2,000.00						\$800.00	
2.C.5	Engineer's Estimate	\$800.00							
<b>2.D</b>	<b>Design Reviews</b>	\$1,200.00						\$400.00	
	<b>Total Manhours- Design</b>								
	<b>NON-SCOPE ITEMS- phase 1 bid</b>								\$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	\$	\$



Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Total	Remaining
98285	98339	98365	98590	98613	2004347								
\$500.00	\$500.00	\$700.00	\$500.00	\$1,340.00	\$1,000.00	\$250.00						\$5,400.00	\$0.00
\$220.00	\$2,500.00	\$700.00	\$1,920.00	\$1,900.00								\$10,300.00	\$100.00
												\$1,600.00	-\$100.00
												\$3,250.00	\$0.00
\$500.00			\$1,000.00	\$500.00	\$1,000.00	\$250.00						\$5,150.00	\$250.00
\$200.00				\$100.00	\$100.00							\$1,300.00	\$100.00
\$800.00				\$200.00	\$300.00							\$1,200.00	\$0.00
\$200.00				\$200.00	\$100.00							\$2,000.00	\$100.00
\$900.00	\$1,100.00	\$300.00	\$300.00	\$1,000.00	\$1,000.00	\$500.00						\$8,150.00	\$950.00
\$500.00	\$200.00		\$200.00	\$200.00	\$100.00							\$2,150.00	\$100.00
\$300.00												\$2,200.00	\$0.00
\$100.00	\$300.00			\$250.00								\$1,150.00	\$500.00
\$200.00												\$250.00	\$650.00
	\$100.00	\$500.00				\$500.00						\$1,600.00	\$2,100.00
												\$2,000.00	\$0.00
												\$0.00	\$800.00
												\$1,000.00	\$200.00
												\$2,300.00	-\$2,300.00
\$20.00	\$5,200.00	\$2,500.00	\$4,620.00	\$6,890.00	\$3,100.00	\$1,500.00						\$54,750.00	\$3,720.00

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

1499

2/16/2005

PAID TO THE Rocky Mountain Engineering & Surveying  
ORDER OF

\$ \*\*1,500.00

One Thousand Five Hundred and 00/100\*\*\*\*\*

DOLLARS

Rocky Mountain Engineering & Surveying

FOR Invoice 2005102

MP

⑈001499⑈ ⑆124100064⑆ 004 00247 39⑈

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

**TO:** Pocatello Development Authority Commissioners  
**FROM:** <sup>BIT</sup> B. Tim Tingey, Division Manager, Neighborhood and Community Services  
**DATE:** February 9, 2005  
**RE:** North 3<sup>rd</sup> Iron Triangle Redevelopment Area

As you are aware, the partnership that the PDA and City entered into to secure and clear sites for redevelopment in the North 3<sup>rd</sup> Avenue iron triangle area has progressed significantly. There are a number of issues to be discussed to continue progressing towards future redevelopment of the site. The following table provides a summary of these issues:

Issues	Update/Discussion	Timeline
Demolition	Demolition is close to being complete for everything but the salvage yard equipment. Efforts have been made to contact the owner of the old RV on the site. The demolition contractor will likely remove the RV.	February 18 <sup>th</sup> everything but salvage yard should be removed.
Relocation/ other salvage yard area issues	City staff has identified and mapped a number of properties located in an Industrial zoned area along North 1 <sup>st</sup> Avenue. Rather than acquire additional property, staff will focus on securing a rental site in this area for the relocation of the salvage vehicles. Efforts may need to be made as part of the relocation to properly screen and fence the equipment area. City CDBG funds have been set aside for the relocation of the vehicles and equipment.	Relocation estimated to be complete by July 2005.
Vacation	City staff is finalizing legal descriptions for the right-of-way vacation. Staff has met with owners of the Sterling building and informed them of the proposed vacation process. Prior to finalizing the application, staff will need to get an appraisal value of the right-of-way area which has been ordered from Paul Smith	Process should be complete sometime in March or April
Rezone	A letter has been sent out to property owners in the rezone area. Once this notice is complete, City staff will finalize legal descriptions and maps for proposal.	Process should be complete sometime in March or April
PDA/City Development Agreement	The attached spreadsheet (See attachment A) includes a breakdown by parcel of how City and PDA funding is distributed for each property acquisition. The City has absorbed a number of increased costs for acquisition which was the result of the negotiation process. The PDA expended \$150,000 while the City will spend \$184,140 plus \$46,359 in demolition and relocation with approximately \$30,000 of additional remaining costs. This represents an additional \$113,700 of City and CDBG commitments largely necessitated by clearance costs. With the increase in costs of acquisition, the City/PDA development agreement will need to be adjusted to account for the differences in recoverability of funding (See attachment B-proposed modifications to the agreement). When the property rezone occurs, local appraisers have indicated that the value of the property will likely be estimated at between \$2.00 and \$12.00 per square foot. Therefore, once the property is sold by the PDA, estimated recovery amounts are outlined on the spreadsheet.	February/March PDA meeting
Marketing	City staff has received a number of inquiries about the property. With a successful rezone process, there will be a number of retail and professional office uses that may be allowed at the site. Planning and Development Services staff recommends sending a request for proposals out to developers to ascertain what the possibilities may be for redevelopment of the property.	Ongoing
Miscellaneous Issues	Per the development agreement, a historical marker will need to be placed on the site in a historic easement area, to be maintained by the future owner or lessee of the site. As redevelopment occurs, there may be other surrounding properties that may need some investment of public funds to create a larger enhancement area.	Ongoing

## Concluding Discussion Items

The following are future actions and discussion items that will need to be addressed:

1. The PDA/City development agreement for this property will need to be revised to reflect the above mentioned issues;
2. Per the development agreement, prior to a change in use and redevelopment of the site, the City funding used for this project will need to be reimbursed to eliminate federal requirements that may restrict opportunities for redevelopment of the property. Therefore, City funding will be requested to be reimbursed based on the post appraisal value of the property in which City funds have been utilized.
3. Based on recoverability estimates, if the PDA sells the property, a substantial amount of the funding invested may be recaptured for future redevelopment projects. The City is interested in continuing this commercial acquisition program in other areas and will likely re-utilize their CDBG funds and the recovered amount that the PDA will refund (as part of the process to remove the federal funds) for future commercial property acquisition. Other potential acquisition sites include properties near North Main and Gould Streets, South 5<sup>th</sup> Avenue area near the I-15 interchange and other various sites.
4. Once demolition and relocation of existing property owners is completed, future discussion will need to include how the site will be marketed for redevelopment.

**ATTACHMENT A**  
**IRON TRIANGLE PROJECTIONS**

**2/8/2005**

Site #		PDA		City/ CDBG		City/955		City/CDBG	TOTAL SPENT TO DATE		
		Acquisition Expenses to Date	Recoverability @ \$4/ft	Acquisition Expenses to Date	Recoverability @ \$4/ft.	Acquisition Expenses to Date	Pending	Recoverability @ \$4/ft.		Demolition/ Clearance/ Relocation Expenses	
1	Doster					14,459		33,600	750	\$15,209	
2,3		<b>ELIMINATED FROM INITIAL ASSEMBLY AREA--Appraisals #2--\$7500, #3--\$34,000</b>									
4**	Billboard						5,800	17,792	Minimal	5,800	
5	BPOE			3,616	10,108				Minimal	3,616	
6	Williams	39,424	19,666	14,697	7,274				8500	62,621	
7	McDevitt					5,730		9,900	Minimal	5,730	
8	McCormack	28,818	15,300						4300	33,118	
9	Gibson	<b>COMBINED WITH #14...</b>									
10	Branch			8,464	16,800				Minimal	8,464	
11	Sanford	34,715	16,800						4250 + 950 (Reloc.)	39,915	
12	LeVel			19,798	16,800				1978	21,776	
13	LeVel			44,160	33,600				8060 + 1,000 (Reloc.)		
14	Gibson			28,385	58,800				+\$13,221 Asbestos	66,441	
15	Tripp	28,509	46,472						750	29,135	
16	Nash	18,534	32,416						Pending + Relocation	28,509	
17	Hadley					10,058		16,800	Pending + Relocation	18,534	
18	PNHS								Pending	10,058	
		150,000	130,654	119,120	143,382	58,850	5,800	94,892	750 + 1850 Previously	31,203	
						64,650			46,500 Demolition	380,129	
									+22,500 Relocation		
									From CDBG		
		<b>Projected Total Acquisition Capital: \$333,770</b>								+6,059 Demo from City/955	
		Approx. 92,200 square feet w/o ROW vacations								+1850 Demo From City/955	
		<b>Projected Clearance Capital:</b>				<b>\$76,909</b>				<b>(\$30,550 Remains for Clearance)</b>	
		<b>Estimated Recoverability at \$4.00/ft.: \$ 368,928</b>									
		<b>Estimated Recoverability at \$8.00/ft.: \$ 737,600</b>									
		<b>Estimated Recoverability at \$12.00/ft.: \$1,106,400</b>									
**Billboard still in negotiation (Appraisal for full area was \$5,800)											
Hilled Boxes Total \$12,080 and shifted to CDBG from PDA											



Updated February, 2005  
**North 3rd Parcel Assembly Area**



1:1500



The City of Pocatello does not guarantee any information contained in this map to be an accurate representation of actual conditions.

No reproduction of this material in any form is authorized without written consent of the City of Pocatello.

**PROPOSED AMENDMENTS TO  
DEVELOPMENT AGREEMENT**

(introductory clauses for the amendment must still be added by Legal and Exhibit A will be modified to reflect these changes once approved...)

THIS AGREEMENT is made and entered into this 16<sup>th</sup> day of October, 2003, by and between the City of Pocatello, a municipal corporation of Idaho, hereinafter referred to as "the City"; and the Pocatello Development Authority, an urban renewal agency under the laws of the State of Idaho, hereinafter referred to as " PDA";

WITNESSETH:

WHEREAS, both the City and the PDA are engaged in efforts at rehabilitating properties within the city of Pocatello, including acquisition, nuisance abatement, demolition, redevelopment, and rehabilitation of various areas; and

WHEREAS, the parties have decided to work together on a major project within an Urban Renewal Area of the City, to be referred to as the "Triangle Redevelopment" to remove slum and blight conditions from the area and to take measures to encourage redevelopment;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. The City and the PDA agree to undertake a cooperative program of property acquisition, building demolition, nuisance abatement, and redevelopment for the Triangle, which consists of all of Blocks 342 and 343 and a portion of Block 328 of the original Pocatello Townsite.

2. The PDA agrees to provide a total of \$150,000.00 for the project and the City agrees to provide approximately ~~\$92,000~~ \$188,120 of Community Development Block Grant (CDBG) funds and approximately ~~\$61,000.00~~ \$72,559 in other City funds.

3. The parties agree that any property acquired shall be deeded to the PDA and that the purchase of these properties is subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

4. PDA agrees that the purpose of the project is to redevelop the area as a whole, and to that end, agrees to retain ownership and to refrain from renting or otherwise allowing use of individual parcels until such time as the redevelopment project comes to fruition and the properties can be sold together. Provided however, that the parties agree that this prohibition does not apply to the portion of Block 328 because of its potential for earlier use by adjacent property owners in conjunction with the redevelopment of this area.

5. The parties agree that parcels acquired with CDBG funds will be used to meet one of the national objectives outlined by HUD (benefiting low to moderate income persons, preventing or eliminating slums or blight, meeting community needs because of urgent conditions that exist which pose an immediate threat to the health or welfare of the community). In the event the stated objectives are not met, PDA agrees to an appraisal of the entire redevelopment area within 90 days of any changes in use or ownership and agrees to refund the CDBG fund the fair market value for individual parcels on a pro-rated basis as necessary to meet federal requirements and as set out in Paragraphs 6 & 7 below.

6. The parties agree that the CDBG-funded parcels requiring recovery of full fair market value include **the following parcels in Block 343**: the South half of Lot 2 and all of Lot 3; **Lot 4**; Lot 6; Lots 7 and 8; and Lots 9 and 10; **and Lot 3 in Block 342** identified by parcel numbers on the attached Exhibit A as Parcels **5**, 9, **10**, 12, 13, and 14.

7. PDA further acknowledges the requirements for appraisal and recovery of the full market values for the other City-funded parcels and agrees to the same recovery methodology described in Paragraph #6 above for the following parcels in Block 343: Lots 11



and 12 and the west 55 feet of Lot 1 and the west 55 feet of the north half of Lot 2; Lots 1 and 2 of Block 342, and Lots 15 and 16 of Block 328. (See Exhibit A, Parcels 17, 18, 7, 4, and 1.)

8. The parties acknowledge that 73% of the costs of acquisition of Lots 4 and 5, Block 342, were borne by PDA. Therefore, the parties agree that after appraisal, the City shall be entitled to recovery of a sum equal to 27% of the full market value for Lots 4 and 5, Block 342. (See Exhibit A, Parcel 6)

9. The parties agree that recovery of costs for the PDA-funded properties (~~Lot 3, Block 343~~, Lots 4, 5, 13, 14, 15-18, and the east 85 feet of Lot 1 and the east 85 feet of the north half of Lot 2, Block 343 will be entirely at the discretion of PDA. (See Parcel numbers ~~5, 10, 11, 16, 15, and 8~~ on Exhibit A)

10. PDA agrees to provide an area at the corner of North 3<sup>rd</sup> Avenue and Lander Street as a public historical easement area sufficient to accommodate a sign, plaque, or similar historical monument commemorating the area as required by the State Historic Preservation Office and in conformity with Department of Housing and Urban Development environmental review standards. PDA further agrees to allow a portion of the area currently occupied by a billboard structure to continue to be used for the billboard by means of a lease or other agreement with the owner of the structure.

11. The parties acknowledge that this agreement is subject to the requirements of Title VI of the Civil Rights Act of 1964 and of 24 CFR 570, Part I, and agree that no person shall be subject to discrimination as defined in the federal acts and regulations in regard to the sale, lease or rental, use or occupancy of the parcels of land, or of any improvements thereon or to be made thereon.

12. The City acknowledges that redevelopment may be dependent upon combining the two blocks and the intervening street into one parcel, and to that end, agrees to initiate

rezoning procedures to rezone both Blocks 342 and 343 as Commercial-General, to initiate a petition to vacate the alley running through Block 343, and to initiate a petition to vacate the portion of East Fremont lying between the two Blocks. PDA agrees not to oppose either the rezoning or the public right-of way vacations and its Chairman is hereby authorized to execute any documents required for either the rezoning or vacation procedures.

13. The City agrees to initiate the requisite environmental review for all the project property.

14. PDA agrees that if the redevelopment is not under active construction within 54 months of the date of this agreement, the PDA shall deed the parcels identified in Paragraphs 7 and 8 as having been purchased with City or CDBG funds to an entity specified by the City.

15. The term of this Agreement shall be five years, beginning October 1, 2003, and ending September 30, 2008. Provided, however, that the parties agree that the agreement shall automatically terminate at the time the properties are sold and the redevelopment of the area contemplated under this agreement occurs, or if no such redevelopment occurs, upon the reimbursements and transfer of title as specified in Paragraph 14 above.

16. The PDA agrees to indemnify, hold harmless and defend the City, its agents and employees from and against all claims, damages, demands, actions, costs and charges, for injury, death, property damage and other liabilities, including attorney's fees, arising out of or by reason of any act or failure to act of PDA hereunder. The City agrees to indemnify, hold harmless and defend the PDA, its agents and employees from and against all claims, damages, demands, actions, costs and charges, for injury, death, property damage and other liabilities, including attorney's fees, arising out of or by reason of any act or failure to act of the City.

17. This Agreement and Exhibit embody the entire agreement between parties and shall not be altered except in writing signed by both parties.

18. This Agreement shall be governed by the laws of the State of Idaho.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their lawful representatives to be effective the day and year first above written.

CITY OF POCATELLO, a municipal corporation of Idaho

\_\_\_\_\_  
ROGER W. CHASE, Mayor

ATTEST:

\_\_\_\_\_  
RHONDA L. JOHNSON, City Clerk

POCATELLO DEVELOPMENT  
AUTHORITY, an Urban Renewal Agency  
under the laws of the State of Idaho

\_\_\_\_\_  
HARRY NEUHARDT, Chairman

ATTEST:

\_\_\_\_\_  
RAYNA VALENTINE, Secretary

STATE OF IDAHO                     )  
  ss:  
County of Bannock                 )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2004, before me, the undersigned, a Notary Public for the State, personally appeared Roger W. Chase and Rhonda L. Johnson, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, and

AGREEMENT

acknowledged to me that they executed the foregoing instrument for and on behalf of said municipal corporation and that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the date and year in this certificate first above written.

\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO  
Residing in Pocatello  
My commission expires:

STATE OF IDAHO )  
                              )      ss:  
County of Bannock )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2004, before me, the undersigned, a Notary Public for the State, personally appeared Harry Neuhardt and Rayna Valentine, known to me or proved to me to be the Chairman and Secretary, respectively, of the Pocatello Development Authority, and, being duly sworn, acknowledged to me that they executed the foregoing instrument by authority of said agency and that such agency executed the same.

\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO  
Residing in  
My commission expires:

# POCATELLO SQUARE-NORTH YELLOWSTONE PROJECT

February 11, 2005

VENDOR	LAND ACQUISITION	YELLOWSTONE IMPROVEMENTS	DRY UTILITIES*	ENGINEERING/ SURVEY	TESTING/ INSPECTION	CONSULTING FEES Asbestos & Landscaping	INTEREST EXPENSE	MANAGE- MENT	CONST. CONTING. <i>Contingency</i>	CONSTRUCTION BID	OVERALL PROJECT CONTING.
Drs Anderson & Merry	71,500.00										
Charlotte Whitworth	2,005.00										
Bannock County Assessor	8,944.42										
Kelley Real Estate Appraisers	9,000.00										
First American Title Co	51,457.79										
Rocky Mountain Engineering				112,889.46							
Hawley Troxell	3,875.55										
Trevison	363,965.38										
Hawkins Companies LLC											
Idaho Power			331,219.00								
QWEST			12,569.00								
Intermountain Gas			23,333.48								
Rocky Mountain Engineering				3,061.25							
Strata					2,350.00	1,500.00					
South Landscaping						2,355.37					
5% Overhead								18,819.41			
<b>TOTAL EXPENDITURES</b>	<b>510,748.14</b>	<b>0.00</b>	<b>367,121.48</b>	<b>115,950.71</b>	<b>2,350.00</b>	<b>3,855.37</b>	<b>0.00</b>	<b>18,819.41</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL PROJECT BUDGET</b>	<b>600,000.00</b>	<b>500,000.00</b>	<b>485,000.00</b>	<b>250,000.00</b>	<b>65,000.00</b>	<b>50,000.00</b>	<b>20,000.00</b>	<b>260,000.00</b>	<b>446,000.00</b>	<b>3,124,793.00</b>	<b>199,207.00</b>
<b>TOTAL REMAINING</b>	<b>89,251.86</b>	<b>500,000.00</b>	<b>117,878.52</b>	<b>134,049.29</b>	<b>62,650.00</b>	<b>46,144.63</b>	<b>20,000.00</b>	<b>241,180.59</b>	<b>446,000.00</b>	<b>3,124,793.00</b>	<b>199,207.00</b>

\*DRY UTILITIES SPECIFIC BUDGETS

Idaho Power	350,000.00
QWEST	75,000.00
Intermountain Gas	35,000.00
Cable	25,000.00

<b>TOTAL OVERALL BUDGET</b>	<b>6,000,000.00</b>
<b>TO DATE EXPENDITURES</b>	<b>1,018,845.11</b>
<b>TOTAL REMAINING</b>	<b>4,981,154.89</b>

\* Does not include Bond Fees  
, Interest