

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
May 18, 2005
11:00 a.m.

City Hall
911 North 7th Avenue

11:00 a.m. Council Chambers

Call to Order – Chairman Neuhardt

Acknowledge Guests of Board, if any

Disclosure of Conflicts of Interest, if any

Agenda - Add or Delete Action or Discussion Items

Action and Discussion Items:

Minutes for April 20, 2005 – Motion to Approve and/or Amend

Financial Report: April Income and Expenses

Consider Approving Deaton & Company Invoice #41684

Central Corridor

Prime Time Auctions/Forde Johnson Property Discussion

North Yellowstone Urban Renewal Area:

Rail Crossings Property Update

Consider Approving Pay Request #14

Miscellaneous Items/Questions from Commissioners

Executive Session if Required

DISTRICT ENDING BALANCES
April 30, 2005

Bank Balance		\$507,568.49
General Fund	31,578.14	
Discretionary Funds	226,035.21	
Kress Project	37.10	
Newtown District	255.07	
Alvin Ricken District	0.00	
Old Town District	5,890.81	
North Main District	0.00	
Roosevelt District	241,672.69	
Central Corridor District	2,099.47	
North Yellowstone District	<u>0.00</u>	
District Totals		\$507,568.49

POCATELLO DEVELOPMENT AUTHORITY

April 2005

INCOME:

Kress:	\$37.10 (County Tax Revenue)
Newtown:	\$255.07 (County Tax Revenue)
Old Town:	\$5,890.81 (County Tax Revenue)
Roosevelt:	\$836.78 (County Tax Revenue)
Central Corridor:	\$2,099.47 (County Tax Revenue)
Interest Income:	\$599.73

EXPENSES:

Newtown:	\$153.48 (Transfer to RAF)
Alvin Ricken:	\$38,905.81 (Transfer to RAF)
Old Town	\$10,739.97 (Transfer to RAF)
North Main	\$31,278.36 (Transfer to RAF)
Central Corridor:	\$28,966.53 (Transfer to RAF)
General Funds	\$3,125.00 (1st Qtr. Admin '05)
	\$5.29 (PDA Lunch)
	\$20.10 (Audit Notice in Journal)

Pocatello Development Authority
Cash Budget - 2005

	Actual January	Actual February	Actual March	Actual 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	\$503,215.18	\$611,044.07	\$507,568.49	\$500,988.49	\$586,108.49	\$2,066,856.31	\$812,596.36	\$750,396.36	\$794,571.36	\$763,291.36	\$348,000.00	\$348,000.00
SOURCES OF FUNDS														
Kress District	2,332.48	0.00	0.00	37.10	0.00	0.00	2,817.09	0.00	0.00	0.00	0.00	0.00	\$5,186.67	\$5,634.18
Newtown District	23,877.15	0.00	153.48	255.07	0.00	0.00	29,307.85	0.00	0.00	0.00	0.00	0.00	\$53,593.55	\$58,615.70
Al Ricken Drive District	6,596.22	0.00	38,905.81	0.00	0.00	0.00	682,392.00	0.00	0.00	0.00	0.00	0.00	\$727,894.03	\$1,023,588.23
Old Town District	8,008.23	0.00	10,739.97	5,890.81	0.00	0.00	173,704.00	0.00	0.00	0.00	0.00	0.00	\$198,343.01	\$260,555.56
North Main District	65,832.99	0.00	31,278.36	0.00	0.00	0.00	87,951.39	0.00	0.00	0.00	0.00	0.00	\$185,062.74	\$131,927.08
Roosevelt District	194,423.64	0.00	1,313.43	836.78	0.00	0.00	276,462.87	0.00	0.00	0.00	0.00	0.00	\$473,036.72	\$414,694.31
Central Corridor District	56,291.89	0.00	28,966.53	2,099.47	0.00	85,000.00	235,887.62	0.00	0.00	120,000.00	0.00	0.00	\$528,245.51	\$558,831.43
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	494.13	496.63	599.73	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	\$3,982.78	\$3,240.00
TOTAL	524,218.23	494.13	111,854.21	9,718.96	270.00	85,270.00	1,488,792.82	270.00	270.00	120,270.00	270.00	270.00	\$2,341,968.35	\$2,559,361.41
CASH AVAILABLE	\$744,863.83	\$672,570.48	\$615,069.39	\$620,763.03	\$507,838.49	\$586,258.49	\$2,074,901.31	\$2,067,126.31	\$812,866.36	\$870,666.36	\$794,841.36	\$763,561.36	\$2,689,968.35	\$2,907,361.41
APPLICATION OF FUNDS														
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	\$5,149.57	\$5,634.18
Newtown District	0.00	23,877.15	0.00	153.48	0.00	0.00	0.00	29,307.85	0.00	0.00	0.00	0.00	\$53,338.48	\$58,615.70
Al Ricken Drive District	0.00	6,596.22	0.00	38,905.81	0.00	0.00	0.00	682,392.00	0.00	0.00	0.00	0.00	\$727,894.03	\$1,023,588.23
Old Town District	0.00	12,485.53	0.00	10,739.97	0.00	0.00	0.00	173,704.00	0.00	0.00	0.00	0.00	\$196,929.50	\$260,555.56
North Main District	0.00	65,832.99	0.00	31,278.36	0.00	0.00	0.00	87,951.39	0.00	0.00	0.00	0.00	\$185,062.74	\$131,927.08
Roosevelt District	3,100.00	1,500.00	3,870.00	0.00	0.00	0.00	4,770.00	42,320.00	62,320.00	62,320.00	31,400.00	71,251.62	\$282,851.62	\$280,651.62
Central Corridor	0.00	56,649.25	0.00	28,966.53	6,700.00	0.00	0.00	235,887.62	0.00	10,500.00	0.00	0.00	\$338,703.40	\$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	81.68	155.32	3,150.39	100.00	100.00	3,225.00	100.00	100.00	3,225.00	100.00	100.00	\$13,667.08	\$13,700.00
Board Disc.	66,457.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$66,457.79	\$0.00
Bank Charges	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$400.00	\$600.00
TOTAL	72,787.48	169,355.30	4,025.32	113,194.54	6,850.00	150.00	8,045.00	1,254,529.95	62,470.00	76,095.00	31,550.00	71,401.62	\$1,870,454.21	\$2,146,303.80
ENDING BALANCE	\$672,076.35	\$503,215.18	\$611,044.07	\$507,568.49	\$500,988.49	\$586,108.49	\$2,066,856.31	\$812,596.36	\$750,396.36	\$794,571.36	\$763,291.36	\$692,159.74	\$819,614.14	\$761,057.61

Deaton & Company, Chartered
Certified Public Accountants
215 North 9th, Suite A
Pocatello, ID 83201-5278
(208) 232-5825

Members of Idaho Society of Certified Public Accountants
Members of American Institute of Certified Public Accountants



POCATELLO DEVELOPMENT AUTHORITY
1651 ALVIN RICKEN DRIVE
POCATELLO, ID 83201

Client # : 06787

Invoice Number : 41684

Invoice Date : Thursday, March 31, 2005

Professional services related to audit of financial statements	3,200.00
Out of pocket costs related to report reproduction	213.87
Total Invoice Amount	<u>\$3,413.87</u>

INVOICE

Amount due is payable upon receipt of the invoice. Delinquent accounts will be charged a finance fee of 1.5 percent per month. Thank you for keeping your account current.

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

1513

5/18/2005

PAY TO THE ORDER OF Deaton & Company

\$ **3,413.87

Three Thousand Four Hundred Thirteen and 87/100*****

DOLLARS

Deaton & Company

FOR

Invoice #41684

MP

⑈001513⑈ ⑆124100064⑆004 00247 39⑈

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

PROJECT CASH FLOWS FOR THE
CENTRAL CORRIDOR AND OTHER PROJECTS

CENTRAL CORRIDOR

Reserve Fund	\$ 652,592.26 *
Revenue Allocation	2,031,317.68
Next Year Debt Service	<u>- 933,000.00*</u>
TOTAL AVAILABLE	1,098,317.68 (Current balance)

CENTRAL CORRIDOR PROJECTED INCOME AND EXPENSE REMAINDER 05

Projected Tax Revenue	<u>1,209,231.00</u> (Due July 30 th , 2005)
TOTAL PROJECTED	1,209,231.00
Debt Service	<u>- 121,685.00</u>
TOTAL NEW INCOME	1,087,546.00

TOTAL CURRENT AND PROJECTED

Current Balance	1,098,317.68
New Projected 7/005	<u>1,087,546.00</u>
TOTAL AVAILABLE	<u>2,185,863.68 (Current + Projected)</u>

CENTRAL CORRIDOR PROJECTS 2005

Old Town Reinvestment	675,000.00 (Now)
Fed Ex	200,000.00 (Now)
Clark St. Overpass	101,203.00 (Now)
Cheyenne Crossing	140,000.00 (Budgeted)
Whitman/Yellowstone	256,500.00 (November)
Old Town Engineering	<u>100,000.00 (Budgeted)</u>
TOTAL PROJECTS	<u>1,472,703.00 (Committed)</u>

CENTRAL CORRIDOR UNCOMMITTED FUNDS 2005

TOTAL AVAILABLE	2,185,863.68 (Estimate)
TOTAL COMMITTED	<u>1,472,703.00</u>

TOTAL UNCOMMITTED 713,160.68
CENTRAL CORRIDOR 2005 PROJECTIONS

CENTRAL CORRIDOR

2005 Balance Forward	713,160.68
2006 Projected Income	<u>1,872,518.00</u>

TOTAL PROJECTED 06 2,585,678.68

2006 Debt Service	<u>- 933,000.00</u>
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AVAILABLE 2006 1,652,678.68

COMMITTED PROJECTS 2006

Cheyenne Crossing	- 200,000.00
Whitman/Yellowstone	<u>- 256,500.00</u>

TOTAL UNCOMMITTED 1,196,178.00 (2006)

ROOSEVELT DISTRICT

Current Balance	\$ 241,498.44 (04's Tax)
Projected 05 Tax Rev.	<u>276,462.00 (04's Tax)</u>
<u>TOTAL AVAILABLE 05</u>	<u>517,960.00 (04 Tax Dollars)</u>
<u>Projected 2006 revenue</u>	<u>450,000.00 (05 Tax Dollars)</u>

PDA GENERAL FUND

GENERAL FUND

<u>Current Balance</u>	<u>28,164.27</u>
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PDA DISCRETIONARY FUNDS

DISCRETIONARY FUND

<u>Fund Balance</u>	<u>466,035.20 (Includes \$240,000 Pool Pmt)</u>
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POCATELLO SQUARE-NORTH YELLOWSTONE PROJECT

May 3, 2005

VENDOR	LAND ACQUISITION	YELLOWSTONE IMPROVEMENTS	DRY UTILITIES*	ENGINEERING/ SURVEY	TESTING/ INSPECTION	CONSULTING FEES	INTEREST EXPENSE	MANAGE- MENT	CONST. CONTING.	CONSTRUCTION BID	OVER PROJ CONTI
Drs Anderson & Merry	71,500.00					Asbestos & Landscaping					
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										
First American Title Co	(18.42)										
Rocky Mountain Engineering				112,889.46							
Hawley Troxell	3,875.55										
Trevison	363,965.38										
Hawkins Companies LLC											
Idaho Power			348,203.00								
QWEST			12,569.00								
Intermountain Gas			23,333.48								
Rocky Mountain Engineering				38,286.25							
Strata					9,471.00						
South Landscaping						3,160.00					
TDA Environmental Inc						2,355.37					
Mickelsen Construction						19,500.00					
5% Overhead											
								85,547.80		1,141,189.12	
TOTAL EXPENDITURES	510,729.72	0.00	384,105.48	151,175.71	9,471.00	25,015.37	0.00	85,547.80	0.00	1,141,189.12	0.00
TOTAL PROJECT BUDGET	600,000.00	500,000.00	485,000.00	250,000.00	65,000.00	50,000.00	20,000.00	260,000.00	446,000.00	3,124,793.00	199,207.00
TOTAL REMAINING	89,270.28	500,000.00	100,894.52	98,824.29	55,529.00	24,984.63	20,000.00	174,452.20	446,000.00	1,983,603.88	199,207.00

***DRY UTILITIES SPECIFIC BUDGETS**

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

TOTAL OVERALL BUDGET	6,000,000.00
TO DATE EXPENDITURES	2,307,234.20
TOTAL REMAINING	3,692,765.80

Adjustments made per accounting department at Hawkins Companies:

- 1 Rocky Mountian Engineering--Added \$15,785 (Invoice 200)
- 2 Strata--Added \$2,485 (Invoice 200)
- 3 Mickelsen Construction--Added \$227,997.42 (Invoice 200-Application 3)
- 4 Overhead--Added \$12,313.33 (Invoice 200)

Valentine, Rayna

From: Matt Hansen [matt@pegdevelopment.com]
Sent: Tuesday, May 17, 2005 3:56 PM
To: Valentine, Rayna; Tranmer, Dean
Cc: Cameron Gunter; Paul Ellsworth
Subject: Rail Crossings/PDA Agreement

Rayna,

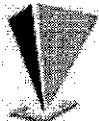
Thank you very much for your time on the phone yesterday. We are eager to proceed with this project and appreciate the willingness of the PDA to work with us. Please refer to the following information in drafting an agreement:

- Project name: Rail Crossings
- Legal entity: Rail Crossings, LLC, an Idaho Limited Liability Company
- Managers: Cameron Gunter, Cortney Liddiard, and Allen Ball (Cameron is authorized to sign on behalf of all Managers - see section 6.2 of the attached excerpt from the Rail Crossings, LLC, Operating Agreement)
- Intended Use: shopping center with national and regional retail tenants
- \$240,000 Grant: To be used to complete the traffic signal at Yellowstone and Flandro and to replace the curb, gutter, and sidewalk along Quinn and Yellowstone (Items 8-14 and 22-27 on the attached Preliminary Cost Estimate). We understand that Rail Crossings, LLC, will enter into and administer the contracts for this work and forward the associated invoices to PDA for payment. We understand further that in the event the three pad sites on the perimeter of the property are not developed within five years, this amount will be considered a loan which Rail Crossings will be required to repay to the PDA.
- \$80,000 Reimbursable Expenses: To reimburse for the completion of the driveways on Quinn and Yellowstone (Items 1-7, 15-21, and 28 on the attached Preliminary Cost Estimate). We understand that Rail Crossings will be eligible for reimbursement from the PDA once the property is producing a specified tax revenue for the city. The maximum amount recoverable per year will be determined by Dean Tranmer and Cameron Gunter prior to executing the agreement. If no tax increment is generated, Rail Crossings will not be entitled to any reimbursement from the PDA.

Cameron has requested that we cover both amounts in a single agreement. Please let me know if you have any questions, or if our understanding of the PDA's intentions is incorrect.

Regards,

MATT HANSEN
OFFICE (801) 756-0404
FAX (801) 756-0411
CELL (801) 592-6759
matt@pegdevelopment.com



PEGDEVELOPMENT

05/17/2005

laws of the Taxing Jurisdiction with respect to such income. Any such payments with respect to the income of a Member shall be treated as a distribution for purposes of Section 4.3. The Managers may, where permitted by the rules of any Taxing Jurisdiction, file a composite, combined or aggregate tax return reflecting the income of the Company and pay the tax, interest and penalties of some or all of the members on such income to the Taxing Jurisdiction, in which case the Company shall inform the Members of the amount of such tax interest and penalties so paid.

5.3. **Tax Matters Member.** The Managers shall designate one of their members or, if there are no Managers eligible to act as tax matters partner any Member, as the tax matters member of the Company pursuant to § 6231(a)(7) of the Code. Any Member designated as tax matters member shall take such action as may be necessary to cause each Member to become a notice member within the meaning of § 6223 of the Code. Any Member who is designated tax matter member may not take action contemplated by §§ 6222 through 6232 of the Code without the consent of the Managers.

6. MANAGERS; CONDUCT OF BUSINESS.

6.1. **Conduct of Business by Managers.** The ordinary and usual decisions concerning the business affairs of the Company shall be made by the Managers. Each Manager shall have a four-year term. The Members hereby agree that only the Managers and authorized agents of the Company shall have the authority to bind the Company. No Member other than a Manager shall take any action as a Member to bind the Company, and each Member shall indemnify the Company for any costs or damages incurred by the Company as a result of the unauthorized action of such Member. The Managers have the power, on behalf of the Company, to do all things necessary or convenient to carry out the business and affairs of the Company.

6.2. **Authorization to Bind Without Majority.** Manager Cameron Gunter is hereby authorized to execute on behalf of all Managers necessary documents, including, but not limited to, deeds of conveyance, leases, ect., related to the sale or lease of the retail sites or build to suites built by the Company and located in Pocatello, Idaho, so long as conveniences and leases are negotiated as arms length transactions and not with related parties of either Cameron Gunter. If expenditures are within the limits set on the pro forma budget, Cameron Gunter will not need to obtain consent of the other Managers.

6.3. **Number and Original Managers.** The number of the Managers of the Company shall be Three (3) unless and until otherwise determined by Majority Vote of the Members. A Manager need not be a Member of the Company. The original Managers, and their addresses, shall be as follows:

ORIGINAL MANAGERS	ADDRESS
Cameron Gunter	195 East 600 South American Fork, UT 84003

GREAT BASIN ENGINEERING - South

2010 North Redwood Road • P.O. Box 16747 • Salt Lake City, Utah 84116
 (801) 521-8529 • (801) 394-7288 • Fax (801) 521-9551



CONSULTING ENGINEERS
AND LAND SURVEYORS

Preliminary Cost Estimate - Public Street Improvements - Rail Crossings - Pocatello, ID
 04/19/05

Engineers Estimate for Public Improvements

This estimate is preliminary and subject to change upon completion of construction drawings.
 This estimate does not include costs for the north side of Yellowstone.

Grand Total	\$375,032.25
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Public Improvements

Item No.	Description	Quantity	Unit Price	Cost
Driveway on W. Quinn				
1	Demolition	290 LF	4.00 LF	\$1,160.00
2	Curb & Gutter	290 LF	11.00 LF	\$3,190.00
3	Asphalt	3100 SF	1.70 SF	\$5,270.00
4	4' Sidewalk	290 LF	8.00 LF	\$2,320.00
5	Storm Drain Boxes	3 EA	1500.00 EA	\$4,500.00
6	18-inch Storm Drain	260 LF	35.00 LF	\$9,100.00
7	Power Pole Relocation	1 EA	15000.00 EA	\$15,000.00
Flandro Intersection				
8	Signal	1 EA	185000.00 EA	\$185,000.00
9	Demolition	215 LF	4.00 LF	\$860.00
10	Curb & Gutter	210 LF	11.00 LF	\$2,310.00
11	Asphalt	13700 SF	1.70 SF	\$23,290.00
12	4-foot Sidewalk	210 LF	8.00 LF	\$1,680.00
13	Storm Drain Boxes	3 EA	1500.00 EA	\$4,500.00
14	18-inch Storm Drain	300 LF	35.00 LF	\$10,500.00
Driveway on Yellowstone				
15	Demolition	180 LF	4.00 LF	\$720.00
16	Curb & Gutter	170 LF	11.00 LF	\$1,870.00
17	Asphalt	1500 SF	1.70 SF	\$2,550.00
18	4-foot sidewalk	190 LF	8.00 LF	\$1,520.00
19	Storm Drain Boxes	2 EA	1500.00 EA	\$3,000.00
20	18-inch Storm Drain Pipe	220 LF	35.00 LF	\$7,700.00
21	Pork Chop Driveway Control	1 EA	2000.00 EA	\$2,000.00
Replace Exist. C&G & Sidewalk				
22	Demolition (W. Quinn)	225 LF	4.00 LF	\$900.00
23	Curb & Gutter (W. Quinn)	225 LF	11.00 LF	\$2,475.00
24	4-foot Sidewalk (W. Quinn)	225 LF	8.00 LF	\$1,800.00
25	Demolition (Yellowstone)	300 LF	4.00 LF	\$1,200.00
26	Curb & Gutter (Yellowstone)	300 LF	11.00 LF	\$3,300.00
27	4-foot Sidewalk (Yellowstone)	300 LF	8.00 LF	\$2,400.00
28	Engineering	1 EA	26000.00 Ea	\$26,000.00
SUB TOTAL				\$326,115.00
15% Contingency				\$48,917.25
TOTAL				\$375,032.25

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, 3rd 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: 14
2. Payment is due to: Hawkins Companies LLC
3. The amount to be disbursed is: \$258,580.75
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: May 18, 2005

POCATELLO DEVELOPMENT AUTHORITY

Authorized Representative

CITY OF POCATELLO

Authorized Representative

COPY

Terms used herein shall be as defined in the Bond Ordinance.

SCHEDULE OF COSTS TO REQUISITION
CERTIFICATE NO. 14

SD

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Pocatello Square Off-Site Road Work Invoice 200	Hawkins Companies LLC 8645 W Franklin Rd. Boise ID 83709	\$258,580.75

COPY

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

POCATELLO SQUARE-NORTH YELLOWSTONE PROJECT

May 3, 2005

VENDOR	LAND ACQUISITION	YELLOWSTONE IMPROVEMENTS	DRY UTILITIES*	ENGINEERING/ SURVEY	TESTING/ INSPECTION	CONSULTING FEES	INTEREST EXPENSE	MANAGE- MENT	CONST. CONTING.	CONSTRUCTION BID	O PI CC
Drs Anderson & Merry	71,500.00					Asbestos & Landscaping					
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										
First American Title Co	(18.42)										
Rocky Mountain Engineering				112,889.46							
Hawley Troxell	3,875.55										
Trevison	363,965.38										
Hawkins Companies LLC											
Idaho Power			348,203.00								
QWEST			12,569.00								
Intermountain Gas			23,333.48								
Rocky Mountain Engineering				38,286.25							
Strata					9,471.00	3,160.00					
South Landscaping						2,355.37					
TDA Environmental Inc						19,500.00					
Mickelsen Construction										1,141,189.12	
5% Overhead								85,547.80			
TOTAL EXPENDITURES	510,729.72	0.00	384,105.48	151,175.71	9,471.00	25,015.37	0.00	85,547.80	0.00	1,141,189.12	0.
TOTAL PROJECT BUDGET	600,000.00	500,000.00	485,000.00	250,000.00	65,000.00	50,000.00	20,000.00	260,000.00	446,000.00	3,124,793.00	199,207.
TOTAL REMAINING	89,270.28	500,000.00	100,894.52	98,824.29	55,529.00	24,984.63	20,000.00	174,452.20	446,000.00	1,983,603.88	199,207.

***DRY UTILITIES SPECIFIC BUDGETS**

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

TOTAL OVERALL BUDGET	6,000,000.00
TO DATE EXPENDITURES	2,307,234.20
TOTAL REMAINING	<u>3,692,765.80</u>

Adjustments made per accounting department at Hawkins Companies:

- 1 Rocky Mountain Engineering--Added \$15,785 (Invoice 200)
- 2 Strata--Added \$2,485 (Invoice 200)
- 3 Mickelsen Construction--Added \$227,997.42 (Invoice 200-Application 3)
- 4 Overhead--Added \$12,313.33 (Invoice 200)

INVOICE

Pocatello Development Authority
 Attention: Ms. Sari David
 1651 Alvin Ricken Drive
 Pocatello, ID 83201

Date 5/2/2005

Description	Total
Pocatello Square Off-Site Road Work; Pocatello, ID Project Billing	
Mickelsen Construction - Application 3 <i>Off-Site Road Work</i>	\$ 227,997.42
Rocky Mountain Engineering & Surveying - Invoice 2005162 <i>Design of Road Improvements, Roadway Alignments</i>	7,735.00
Rocky Mountain Engineering & Surveying - Invoice 2005163 <i>Inspection and Project Coordination, Plan Clarification</i>	8,050.00
Strata Inc. - Invoice P050105-IN <i>Construction Materials Testing</i>	2,485.00
5% Overhead Fee	12,313.33
PLEASE INDICATE INVOICE NUMBER ON YOUR CHECK	
TOTAL	\$ 258,580.75

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

Application and Certificate for Payment

AIA Document G702 (Instructions on reverse side)

Page one of pages

2

To Owner: Hawkins Companies LLC
488 W. Franklin
Boise, Id

Project: 1936
Pocatello Square Subdivision

Application No.: 3
Period to: 4/25/2005
Project Nos.:

Distribution to:
 Owner
 Architect
 Contractor

From Contractor: Mickelsen Const. Via Architect:
Box 429, Blackfoot Id. 83221

Contract Date:

Contract for:

Contractor's Application for payment

Application is made for payment, as shown below, in connection with the Contract, Continuation Sheet, AIA Document G703, is attached.

1. Original Contract Sum.....	\$3,124,742.86
2. Net change by Change Orders.....	\$ 8,693.22
3. Contract Sum To Date.....	\$3,133,436.08
4. Total Completed & Stored to Date.....	\$1,201,251.70
(Column G on G703)	
b. Retainage:	
a. 5 % of Completed Work.....	\$60,062.59
(Columns D + E on G703)	
b. 5 % of Stored Material.....	\$0.00
(Column F on G703)	
Total Retainage (Line 5a + 5b or	
Total in Column I of G703).....	
6. Total Earned Less Retainage.....	\$1,141,189.12
(Line 4 less Line 5 Total)	
7. Less Previous Certificates For Payment	
(Line 6 from prior Certificate).....	
8. Current Payment Due.....	\$227,997.42
9. Balance To Finish, Including Retainage	\$1,932,184.38
(Line 3 less Line 6)	

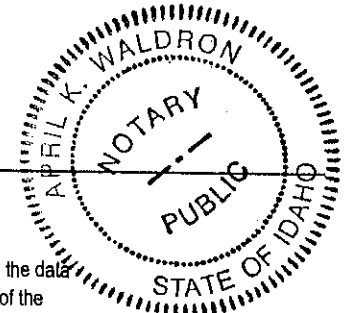
Change Order Summary	Additions	Deductions
Total changes approved in previous months by Owner	\$ 8,693.22	
Total approved this month	\$0.00	
TOTALS	\$ 8,693.22	
Net Changes by Change Order	\$ 8,693.22	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor: Mickelsen Construction

By: *[Signature]* Date: 4/25/2005

State of: IDAHO
County of: BINGHAM
Subscribed and sworn to before me this 2nd day of MAY, 2005
Notary Public: April K. Waldron
My Commission expires: 4/7/11



Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified..... \$ 227,997.42

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the continuation sheet that are changed to conform to the amount certified.)

ARCHITECT:
By: *[Signature]* Date: 5/5/05

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

APPROVED
[Signature]
HAWKINS COMPANIES

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

A ITEM #	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS STORED PRESENTLY (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G/C)	I BALANCE TO FINISH (C-G)	J RETAINAGE 5%
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Misc Demo	\$ 145,095.23	\$122,737.50	\$0.00	\$0.00	\$122,737.50	85%	\$22,357.73	\$6,136.88
	Clear & grub	\$ 56,622.32	\$33,973.48	\$19,817.81	\$0.00	\$53,791.29	95%	\$2,831.03	\$2,689.56
	Excavation	\$ 51,660.00	\$41,280.00	\$5,166.00	\$0.00	\$46,446.00	90%	\$5,214.00	\$2,322.30
	Water for Dust Control	\$ 8,136.22	\$813.62	\$813.62	\$0.00	\$1,627.24	20%	\$6,508.98	\$81.36
	12" Class 50 Water line	\$ 206,850.00	\$128,960.30	\$42,481.15	\$0.00	\$171,441.45	83%	\$35,408.55	\$8,572.07
	8" Clas 50 Water line	\$ 98,016.25	\$57,394.10	\$34,605.22	\$0.00	\$91,999.32	94%	\$6,016.93	\$4,599.97
	12" Class 50 Water line Gate Valves	\$ 19,739.16	\$8,952.55	\$10,786.61	\$0.00	\$19,739.16	100%	\$0.00	\$986.96
	8" Water line Gate Valve	\$ 27,284.67	\$6,956.35	\$1,495.00	\$0.00	\$8,451.35	31%	\$18,833.32	\$422.57
	Install Fire Hydraults	\$ 46,587.45	\$19,810.60	\$4,140.00	\$0.00	\$23,950.60	51%	\$22,636.85	\$1,197.53
	8" SDR 35 PVC Sewer 2190 hf	\$ 122,061.00	\$102,620.94	\$17,307.50	\$0.00	\$119,928.44	98%	\$2,132.56	\$5,996.42
	8" SDR 35 PVC Sewer for furture	\$ 30,019.00	\$0.00	\$15,057.52	\$0.00	\$15,057.52	50%	\$14,961.48	\$752.88
	Sewer Mnaholes	\$ 50,878.17	\$40,731.85	\$6,107.08	\$0.00	\$46,838.93	92%	\$4,039.24	\$2,341.95
	12" Storm Sewer	\$ 60,752.50	\$25,283.10	\$10,560.50	\$0.00	\$35,843.60	59%	\$24,908.90	\$1,792.18
	6" Storm Sewer	\$ 5,913.75	\$851.16	\$0.00	\$0.00	\$851.16	14%	\$5,062.59	\$42.56
	Storm Manholes	\$ 43,973.20	\$3,374.70	\$27,406.54	\$0.00	\$30,781.24	70%	\$13,191.96	\$1,539.06
	60" Storm Sewer Manholes	\$ 9,294.18	\$4,959.18	\$266.61	\$0.00	\$5,225.79	56%	\$4,068.39	\$261.29
	48" Catch Basins	\$ 5,196.16	\$3,584.37	\$1,611.79	\$0.00	\$5,196.16	100%	\$0.00	\$259.81
	30" Round Inlets	\$ 22,236.66	\$5,653.06	\$5,053.48	\$0.00	\$10,706.54	48%	\$11,530.12	\$535.33
	Sand & Grease Traps	\$ 27,446.88	\$13,723.47	\$4,574.45	\$0.00	\$18,297.92	67%	\$9,148.96	\$914.90
	Infiltration System	\$ 226,920.00	\$197,375.63	\$0.00	\$0.00	\$197,375.63	87%	\$29,544.37	\$9,868.78
	Curb & Gutter	\$ 97,240.50	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$97,240.50	\$0.00
	4" Rolled Curb	\$ 21,087.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$21,087.00	\$0.00
	Valley Gutter	\$ 64,787.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$64,787.00	\$0.00
	5' Wide Sidewalk	\$ 126,327.50	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$126,327.50	\$0.00
	Stamped Concrete	\$ 63,997.50	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$63,997.50	\$0.00
	Pavement Patch	\$ 6,030.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,030.00	\$0.00
	Pavement Section	\$ 412,764.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$412,764.00	\$0.00
	Roadway Geotextile	\$ 25,960.00	\$23,436.60	\$0.00	\$0.00	\$23,436.60	90%	\$2,523.40	\$1,171.83
	Temp Berms	\$ 16,900.00	\$11,830.00	\$0.00	\$0.00	\$11,830.00	70%	\$5,070.00	\$591.50
	Stabilized construction Entrance	\$ 4,018.04	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,018.04	\$0.00
	Silt Fence Barrier	\$ 3,045.00	\$2,283.75	\$0.00	\$0.00	\$2,283.75	75%	\$761.25	\$114.19
	Traffic Signals	\$ 506,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$506,000.00	\$0.00
	Street light in Roundabout	\$ 41,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$41,400.00	\$0.00
	Construction traffic control	\$ 98,890.00	\$0.00	\$4,500.00	\$0.00	\$4,500.00	5%	\$94,390.00	\$225.00
	Pavement lines White	\$ 807.50	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$807.50	\$0.00
	Pavement lines Yellow	\$ 1,797.75	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,797.75	\$0.00
	Thermo Paistic Pavement markings	\$ 26,989.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$26,989.00	\$0.00
	Trrfic signs	\$ 151.20	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$151.20	\$0.00
	Revegetation	\$ 814.02	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$814.02	\$0.00
	Mobilization	\$ 103,085.20	\$44,180.00	\$25,771.30	\$0.00	\$69,951.30	68%	\$33,133.90	\$3,497.57
	Survey Monument Vault	\$ 1,606.74	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,606.74	\$0.00
	Materials Testing	\$ 16,795.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$16,795.00	\$0.00
	Project Bonding	\$ 48,255.93	\$48,255.93	\$0.00	\$0.00	\$48,255.93	100%	\$0.00	\$2,412.80
	Construction Permits	\$ 5,536.80	\$3,052.10	\$2,219.50	\$0.00	\$5,271.60	95%	\$265.20	\$263.58
	Erosion Control Maintenance	\$ 1,704.65	\$486.86	\$255.60	\$0.00	\$742.46	44%	\$962.19	\$37.12
	Landscape	\$ 164,069.73	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$164,069.73	\$0.00
	Change order #1	\$8,693.22	\$8,693.22	\$0.00		\$8,693.22		\$0.00	\$434.66
	ORIGINAL CONTRACT	\$ 3,124,742.86	\$961,254.42	\$239,997.28	\$0.00	\$1,201,251.70		\$1,932,184.4	\$60,062.59



LETTER OF TRANSMITTAL

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

ATTN: Merril
COMPANY: City of Pocatello
ADDRESS:

DATE: 5/6/2005
JOB: Pocatello Square
RE: Pay Est. #3

WE ARE ENCLOSING:

Copies	Description
1	Packet prepared by Brian per your request regarding Pay Request #3

COMMENTS:

May 5, 2005

Mr. Greg Lanning
Public Works Director
911 North 7th Ave
Pocatello, ID 83201

RE: Pocatello Square
Pay Estimate #3 Analysis

Dear Greg:

Mickelson Construction is requesting payment of \$227,997.42 for work completed on the Pocatello Square Project (invoice # 3). I have reviewed the work and Mickelson's summary and recommend payment of the requested amount. The work completed over the past month along with the associated payment amount is attached to this letter in a summary spreadsheet. The contractor's application for payment is also attached.

The work on the project has been progressing according to the contract documents. An Itemized break-down of the work completed on which payment is requested during this pay period is summarized as follows:

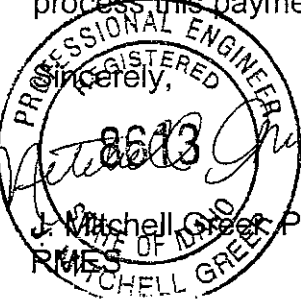
1. All of the clear and grub on the project has been substantially completed.
2. Excavation is substantially complete on the project. A small amount of excavation along the south property line has to be completed.
3. The water line on Bullock and Hurley has been pressure tested, and chlorinated and it is ready for service.
4. The sewer line is substantially complete throughout the project. We are currently completing a change in the documents to accommodate a new sewer line configuration near the Cobblestone Creek project on the old Lou Ave. The developer (Trevison) will be financially
5. The storm installation is complete on Bullock and Hurley Drive and the contractor has installed approximately 400 ft of storm in Pole Line (Lou). All of the infiltration systems have been installed with the exception of infiltration system #5.

6. The contractor is requesting payment for additional mobilization payment which according to the contract, he is entitled to at this point of the project.

At this point, work is progressing according to the approved construction documents. We have reviewed the schedule submitted by Mickelson Construction and find that they were originally scheduled to be complete with all of the underground work by May 2, 2005 and some underground still needs to be installed. There continues to be issues of delay related to the signal installation. At this point, the delay in the signal design approval will result in a delay of the entire project as the original schedule detailed that the installation of the signal poles was to begin on February 10, 2005. On Monday, May 2, 2005, we received a third review from the City of Pocatello traffic engineer and we are currently working on revising the documents according to the review. According to our meetings, we were supposed to have a signal component list by May 5, 2005 and we have not received it. Once we have a materials list, the contractor could proceed with ordering the materials for the signal which would move the project along. The original schedule indicates that 69 days will be required to complete the entire signal installation and was originally scheduled to be completed by April 22, 2005. Based on time allotted in that schedule, there should be enough time remaining to complete the work prior to the scheduled project completion if the signal issues become resolved quickly.

We have discovered another issue related to the payment that PDA should be aware of. As of the April payment, the project has paid for \$407,080.33 in materials stored. As of May 6, 2005, we have received one supplier lien release in the amount of \$45,123.12 from Pocatello Pre-cast. A substantial lien release needs to be obtained from Ferguson for the pipe materials and appurtenances. RMES has contacted Ferguson about lien releases and their payment status. They indicated (orally) that they have been paid with the exception of a small balance. At this point, we would recommend approval of the payment; however, I believe further payments should be withheld on the project until the Ferguson lien release has been provided by Mickelson Construction.

Please contact me if you have questions or require additional information to process this payment.



APPLICATION FOR PAYMENT

Pocatello Square Subdivision

Page 1 of 2 Monthly Estimate No. 3 Job No. 04041

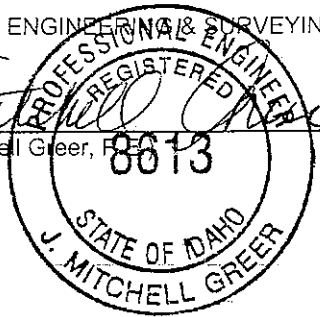
	Amount
Contract Amount	<u>\$3,124,742.86</u>
Amount of Approved Extra Work (CHANGE ORDER 1)	<u>\$8,693.22</u>
Total Contract	<u>\$3,133,436.08</u>
Work Completed Through 25-Apr-05	<u>\$1,201,251.70</u>
Materials Stored On-Site This Period	<u>\$0.00</u>
Total Earned To Date	<u>\$1,201,251.70</u>
Less 5% Retainage	<u>\$60,062.59</u>
Net Amount Due	<u>\$1,141,189.12</u>
Less Previous Payment	<u>\$913,191.70</u>
Balance Due this Payment	<u>\$227,997.42</u>

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

DATE: 5/5/05

ROCKY MOUNTAIN ENGINEERING & SURVEYING, L.L.C.

BY: *J. Mitchell Greer*
 (J. Mitchell Greer, P.E.)



Pocatello Square Subdivision
 Pay Application -RMES
 5/7/2005 (2/2)

ISPE #	ITEM	UNIT	QUANTITY	Total Bid Price	Pay App. #1	Materials stored Applied For	Pay App. #2	Materials stored Applied For	Pay App. #3
EARTHWORK									
200	Misc. Demolition	L.S.	1	145,095.23	34,864.80	0.00	\$ 87,872.70		\$
201	Clear and Grub	AC.	8	56,822.32	5,682.32	0.00	\$ 28,311.16		\$
202	Excavation and Embankment	C.Y.	10,250	51,660.00	10,970.14	0.00	\$ 30,309.86		\$
202-A	Water for Dust Abatement	L.S.	1	8,136.22	0	0.00	\$ 813.62		\$
WATER									
401-A	12" Class 50 Ductile Iron Water Line	L.F.	3750	206,850.00	116,309.20	103,538.80	\$ 12,651.10		\$
401-B	8" Class 50 Ductile Iron Water Line	L.F.	2375	98,016.25	51,701.10	34,762.35	\$ 5,693.00		\$
402-A	12" Resilient Seat Gate Valve	E.A.	6	19,739.16	8,952.55	4,745.65	\$ -		\$
402-B	8" Resilient Seat Gate Valve	E.A.	21	27,284.87	6,496.35	3,240.47	\$ 460.00		\$
403	Fire Hydrant	E.A.	15	46,587.45	19,810.60	17,231.30	\$ -		\$
SEWER									
501-A	8" SDR-35 PVC	L.F.	4350	122,061.00	48,473.19	14,317.15	\$ 54,147.75		\$
501-B	8" SDR-35 PVC (FOR FUTURE DEVELOPMENT)	L.F.	1100	30,019.00	0	0.00	\$ -		\$
502	4' Manholes	E.A.	21	50,878.17	35,846	22,381.50	\$ 4,886.35		\$
STORM WATER									
601-A	12" HDPE Storm Line	L.F.	4750	60,752.50	20,793.83	20,793.83	\$ 4,489.27		\$
601-B	6" HDPE Storm Line	L.F.	475	5,913.75	851.16	851.16	\$ -		\$
602-A	48" Storm Sewer Manhole	E.A.	20	43,973.20	3,374.70	3,374.70	\$ -		\$
602-B	60" Storm Sewer Manhole	E.A.	6	9,294.18	2,162.75	2,162.75	\$ 2,796.43	\$ 970.33	\$
602-E	48" Catch Basin	E.A.	4	5,196.16	3,584.37	3,584.37	\$ -		\$
602-F	30" Round Inlet	E.A.	27	22,236.66	4,054.06	4,054.06	\$ 1,599.00		\$
605	Grease & Sand Trap	E.A.	6	27,446.88	6,144.00	6,144.00	\$ 7,579.47		\$
606	Infiltrator Systems	L.F.	9300	226,920.00	158,023.31	141,491.31	\$ 39,352.32		\$
CONCRETE									
706-A	6" Vertical Curb and Gutter	L.F.	9450	97,240.50	0	0.00	\$ -		\$
706-A	4" Rolled Curb	L.F.	1485	21,087.00	0	0.00	\$ -		\$
706-B	Valley Gutter	S.F.	10300	64,787.00	0	0.00	\$ -		\$
706-E	5' Sidewalk	S.F.	42250	126,327.50	0	0.00	\$ -		\$
706-F	6" Thick Stamped Pattern Concrete	S.F.	4025	63,997.50	0	0.00	\$ -		\$
ROADWAY									
307-G	Pavement Patch	S.F.	4500	6,030.00	0	0.00	\$ -		\$
810	Plant Mix Asphalt Pavement Section	S.F.	259600	412,764.00	0	0.00	\$ -		\$
810-C	Roadway Geotextile	S.F.	259600	25,960.00	0	0.00	\$ 23,436.60	\$ 23,436.60	\$
MISC.									
1002-C	Temporary Berm/ Ponds	L.F.	2500	16,900.00	10,140.00	0.00	\$ 1,690.00		\$
1002-E	Stabalized Construction Entrance	E.A.	2	4,018.04	0	0.00	\$ -		\$
1005	Silt Fence	L.F.	2100	3,045.00	0	0.00	\$ 2,283.75		\$
1101	Traffic Signal(s)	L.S.	1	506,000.00	0	0.00	\$ -		\$
1102	Street Light	E.A.	1	41,400.00	0	0.00	\$ -		\$
1103	Construction Traffic Control	L.S.	1	98,890.00	0	0.00	\$ -		\$
1104A	Pavement Line Paint (White)	L.F.	4750	807.50	0	0.00	\$ -		\$
1104B	Pavement Line Paint (Yellow)	L.F.	10575	1,797.75	0	0.00	\$ -		\$
1104C	Thermoplastic Pavement Markings	S.F.	3425	26,989.00	0	0.00	\$ -		\$
1105-A	Traffic Signs	E.A.	48	151.20	0	0.00	\$ -		\$
1300	Revegetation	AC.	7.3	814.02	0	0.00	\$ -		\$
2010	Mobilization	L.S.	1	103,085.20	0	0.00	\$ 44,180.00		\$ 25
2020	Survey Monument Vault	E.A.	3	1,606.74	0	0.00	\$ -		\$
SP-1	Materials Testing	L.S.	1	16,795.00	0	0.00	\$ -		\$
SP-2	Project Bonding (Payment and Performance)	L.S.	1	48,255.93	48,255.93	0.00	\$ -		\$
SP-3	Construction Permits	L.S.	1	5,536.80	3,052.10	0.00	\$ -		\$ 2
SP-4	Erosion Control Maintenance	L.S.	1	1,704.65	170.46	0.00	\$ 316.40		\$
SP-5	Landscaping	L.S.	1	164,069.73	0	0.00	\$ -		\$
Change order #1				8693.22			\$ 8,693.22		
Total				3,133,436.08	599,692.42	382,673.40	361,562.00	24,406.93	239.9
				Retainage	-29984.62		-18078.1		-1
Total					569707.8		\$343,483.90		\$227.

#3	Materials stored Applied For	Total Remaining	%Comp
		\$ 22,357.73	85%
19,817.81		\$ 2,331.03	95%
5,166.00		\$ 5,214.00	90%
813.62		\$ 6,508.98	20%
		\$ -	
		\$ -	
2,481.15		\$ 35,408.55	83%
4,605.22		\$ 6,016.93	94%
0,786.61		\$ -	100%
1,495.00		\$ 18,633.32	31%
4,140.00		\$ 22,636.85	51%
		\$ -	
		\$ -	
7,307.50		\$ 2,132.56	98%
5,057.52		\$ 14,981.48	50%
6,107.08		\$ 4,039.24	92%
		\$ -	
		\$ -	
1,560.50		\$ 24,908.90	59%
		\$ 5,062.59	14%
7,406.54		\$ 13,191.96	70%
266.61		\$ 4,068.39	56%
1,611.79		\$ -	100%
1,053.48		\$ 11,530.12	48%
1,574.45		\$ 9,148.96	67%
		\$ 29,544.37	87%
		\$ -	
		\$ -	
		\$ -	
		\$ 97,240.50	0%
		\$ 21,087.00	0%
		\$ 64,787.00	0%
		\$ 126,327.50	0%
		\$ 63,997.50	0%
		\$ -	
		\$ -	
		\$ 6,030.00	0%
		\$ 412,764.00	0%
		\$ 2,523.40	90%
		\$ -	
		\$ -	
		\$ 5,070.00	70%
		\$ 4,018.04	0%
		\$ 781.25	75%
		\$ 506,000.00	0%
		\$ 41,400.00	0%
500.00		\$ 94,390.00	5%
		\$ 807.50	0%
		\$ 1,797.75	0%
		\$ 26,989.00	0%
		\$ 151.20	0%
		\$ 814.02	0%
771.30		\$ 33,133.90	68%
		\$ 1,606.74	0%
		\$ 16,795.00	0%
		\$ -	100%
219.50		\$ 265.20	95%
255.60		\$ 952.19	44%
		\$ 164,069.73	0%
97.28	0.00	1,932,184.38	
999.86			
97.42			

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

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

RECEIVED
INVOICE
 APR 21 2005

HAWKINS COMPANIES

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: 4/18/2005
 INVOICE NO. 2005162

Progress Billing
 Number: 4

INVOICE PERIOD: March 18 - April 18, 2005

WORK ACCOMPLISHED THIS PERIOD:

Complete Design of Yellowstone, Quinn Road Improvements, Complete Roadway Alignments, Grading, Striping, Demolition Plans and Submit to the City of Pocatello for Review

CONTRACT SERVICE

See Attached Billing Summary

<u>FEE</u>	<u>QTY</u>	<u>COST</u>
\$7,735.00	1	\$7,735.00

DIRECT AND REIMBURSABLE COSTS

Total Amount Due This Invoice

\$7,735.00

BR
DE

PROJECT BUDGET SUMMARY

Contract Amount	\$33,850.00
Contract Changes	\$0.00
Total Invoiced Previously	\$9,985.00
Total Invoiced This Period	\$7,735.00
Total Invoiced To Date	\$17,720.00
Budget Remaining	<u>\$16,130.00</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.

1/10/07 - off - CHA

RECEIVED

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

APR 21 2005
INVOICE
HAWKINS COMPANIES

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: 4/18/2005
INVOICE NO. 2005163

Progress Billing
Number: 8

INVOICE PERIOD: March 18 - April 18, 2005

WORK ACCOMPLISHED THIS PERIOD:

Misc. Construction Inspections and Project Coordination, Change Order Processing, Plan Clarification, Process Pay Request, Stake Roadway, Water, Sewer, Storm sewer on Bullock, Hurley and Poleline

CONTRACT SERVICE

See Attached Summary

<u>FEE</u>	<u>QTY</u>	<u>COST</u>
\$8,050.00	1	\$8,050.00

DIRECT AND REIMBURSABLE COSTS

Total Amount Due This Invoice

\$8,050.00

OK
[Signature]

PROJECT BUDGET SUMMARY

Contract Amount	\$157,830.00
Contract Changes	\$2,348.21
Total Invoiced Previously	\$114,945.75
Total Invoiced This Period	\$8,050.00
Total Invoiced To Date	\$122,995.75
Budget Remaining	<u>\$37,182.46</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.

1010400 off-site

RECEIVED

APR 20 2005

HAWKINS COMPANIES



HAWKINS COMPANIES
8645 WEST FRANKLIN ROAD
BOISE, ID 83709

INVOICE NUMBER: P050105-IN

INVOICE DATE: 04/15/2005

CUSTOMER PO:

KEN TUCKER

PROJECT: POCATELLO SQUARE DEV. (CMT)
CONSTRUCTION MATERIAL TESTING
POCATELLO, IDAHO

CLIENT NO: HAWKIN
PROJECT ID: P04089F

Description	Quantity	Price	Amount
03/24/05 TECH FOR FIELD DENSITIES	Per HOUR 3.00	35.00	105.00
03/28/05 TECH FOR FIELD DENSITIES	Per HOUR 7.00	35.00	245.00
03/29/05 TECH FOR FIELD DENSITIES	Per HOUR 7.00	35.00	245.00
03/30/05 TECH FOR FIELD DENSITIES	Per HOUR 9.00	35.00	315.00
03/31/05 TECH FOR FIELD DENSITIES	Per HOUR 8.00	35.00	280.00
04/01/05 TECH FOR DENSITIES	Per HOUR 9.50	35.00	332.50
04/05/05 TECH FOR FIELD DENSITIES	Per HOUR 9.50	35.00	332.50
04/06/05 TECH FOR FIELD DENSITIES	Per HOUR 6.00	35.00	210.00
04/07/05 TECH FOR FIELD DENSITIES	Per HOUR 6.00	35.00	210.00
04/08/05 TECH FOR FIELD DENSITIES	Per HOUR 6.00	35.00	210.00

OFF-SITE

OK
Q

NET INVOICE: \$2,485.00

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

106400-off site

UNCONDITIONAL PARTIAL WAIVER AND RELEASE OF CLAIMS AND LIEN RIGHTS

From: Pocatello Precast
(Person or Firm)
Address: 3650 Hwy 30 W
Pocatello, ID 83201
Phone: 208-333-1095

Project Name/Address: Pocatello Square Subdivision
Payment Application #: 2
Period From: 2/26/05 To: 3/25/05
Cost Code #'s: _____

STATEMENT OF CONTRACT ACCOUNT

1. Total adjusted contract amount to date	\$ _____
2. Total (gross) completed and material stored to date	\$ <u>45,123.12</u>
3. LESS: Retention amount to date (____%)	\$ <u>0</u>
4. Total completed and material stored to date after retention deduction	\$ <u>45,123.12</u>
5. Total previously certified AND received by above vendor	\$ <u>30,347.59</u>
6. TOTAL AMOUNT OF THIS PAYMENT (When added to (5) above results in the total received by vendor through this release) (See line 4)	\$ <u>14,775.53</u>

KNOW ALL MEN BY THESE PRESENTS:

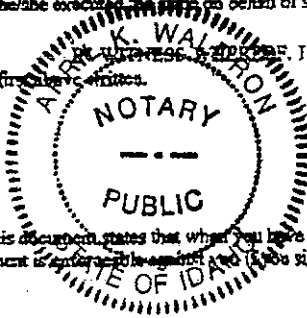
The undersigned has been paid and has received a progress payment in the sum of \$ 14,775.53 (amount on Line 6), for labor, services, equipment or material furnished to MICKELSEN CONSTRUCTION, INC. (GC or Owner) on the job of HAWKINS COMPANY (owner) located at Pocatello Square Subdivision (job description), Pocatello, Idaho (location) and does hereby release pro tanto any mechanic's lien, stop notice or bond right AND any claim whatsoever that the undersigned has on the above-referenced job to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to MICKELSEN CONSTRUCTION, INC. (GC or Owner) through 3/25/05 (date) only and does not cover any retention or items furnished after that date.

Pocatello Precast Inc
(Company Name)
By: Tina Reif
Title: owner
Date: 5-2-05

STATE OF IDAHO)
County of BINGHAM)SS.

On this 2nd day of May, 2005 before me, a notary public in and for said county and state, personally appeared TINA REIF known to me to be the OWNER of Pocatello Precast Inc the PAYEE named in the above instrument, and acknowledged to me that he/she executed the same on behalf of such PAYEE.

I, Carol K. Waldron, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Carol K. Waldron
NOTARY PUBLIC
Residing at Blackfoot
My Commission Expires 4/7/11

Notice: This document states that when you have been paid for the work you waive rights unconditionally and give up those rights. This document is enforceable against you if you sign it.

Caroline Adams Wickham/Notary Public Waiver and Release of Claims and Lien Rights

UNCONDITIONAL PARTIAL WAIVER AND RELEASE OF CLAIMS AND LIEN RIGHTS

From: MAGNUM CONTRACTORS, LLC
(Person or Firm)

Project Name/Address: BOATELLO SQUARE SUBDIVISION

Address: 3901 S. CURTIS

Payment Application #: 2

BOISE, ID 83705

Period From: 2/26/05 To: 3/25/05

Phone: 208-302-0900

Cost Code #'s: _____

STATEMENT OF CONTRACT ACCOUNT

1. Total adjusted contract amount to date	\$ <u>100,250.00</u>
2. Total (gross) completed and material stored to date	\$ <u>74,850.00</u>
3. LESS: Retention amount to date (<u>5</u> %)	\$ <u>3,742.50</u>
4. Total completed and material stored to date after retention deduction	\$ <u>71,107.50</u>
5. Total previously certified AND received by above vendor	\$ <u>19,950.00</u>
6. TOTAL AMOUNT OF THIS PAYMENT (When added to (5) above results in the total received by vendor through this release) (See line 4)	\$ <u>51,157.50</u>

KNOW ALL MEN BY THESE PRESENTS:

The undersigned has been paid and has received a progress payment in the sum of \$ 51,157.50 (amount on Line 6), for labor, services, equipment or material furnished to MCKEISEN CONSTRUCTION, INC. (GC or Owner) on the job of HAWKINS COMPANIES (owner) located at BOATELLO SQUARE SUBDIVISION (job description), BOATELLO, IDAHO (location) and does hereby release pro tanto any mechanic's lien, stop notice or bond right AND any claim whatsoever that the undersigned has on the above-referenced job to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to MCKEISEN CONSTRUCTION, INC. (GC or Owner) through 3/25/05 (date) only and does not cover any retention or items furnished after that date.

MAGNUM CONTRACTORS LLC
(Company Name)

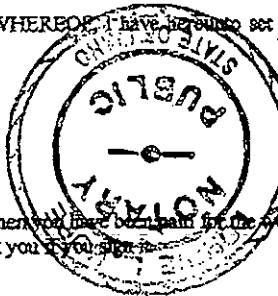
By: [Signature]
Title: MR

Date: 5/3/05

STATE OF IDAHO)
) SS.
County of ADA)

On this 3 day of MAY, 2005, before me, a notary public in and for said county and state, personally appeared DALE HOPE, known to me to be the MANAGER of MAGNUM CONTRACTORS, the FIRM named in the above instrument, and acknowledged to me that he/she executed the same on behalf of such FIRM.

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



Dale S. Hope
NOTARY PUBLIC
Residing at Boise
My Commission Expires 9/1/07

Notice: This document states that when you have been paid for the work you waive rights unconditionally and give up those rights. This document is enforceable against you if you sign it.

UNCONDITIONAL PARTIAL WAIVER AND RELEASE OF CLAIMS AND LIEN RIGHTS

From: JOHNSON EXCAVATION Project Name/Address: PACATELLO SQUARE SUBDIVISION
 (Person or Firm)
 Address: P.O. BOX 36 Payment Application #: 2
Inkom, ID 83245 Period From: 2/26/05 To: 3/25/05
 Phone: 208-681-3271 Cost Code #'s: _____

STATEMENT OF CONTRACT ACCOUNT

1. Total adjusted contract amount to date	\$ <u>318,725.00</u>
2. Total (gross) completed and material stored to date	\$ <u>139,466.18</u>
3. LESS: Retention amount to date (<u>5</u> %)	\$ <u>1213.31</u>
4. Total completed and material stored to date after retention deduction	\$ <u>132,492.87</u>
5. Total previously certified AND received by above vendor	\$ <u>59,949.27</u>
6. TOTAL AMOUNT OF THIS PAYMENT (When added to (5) above results in the total received by vendor through this release) (See line 4)	\$ <u>72,543.60</u>

KNOW ALL MEN BY THESE PRESENTS:

The undersigned has been paid and has received a progress payment in the sum of \$ 72,543.60 (amount on Line 6), for labor, services, equipment or material furnished to MICKELSEN CONSTRUCTION, INC. (GC or Owner) on the job of HAWKINS COMPANIES (owner) located at PACATELLO SQUARE SUBDIVISION (job description), PACATELLO, IDAHO (location) and does hereby release pro tanto any mechanic's lien, stop notice or bond right AND any claim whatsoever that the undersigned has on the above-referenced job to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to MICKELSEN CONSTRUCTION, INC. (GC or Owner) through 3/25/05 (date) only and does not cover any retention or items furnished after that date.

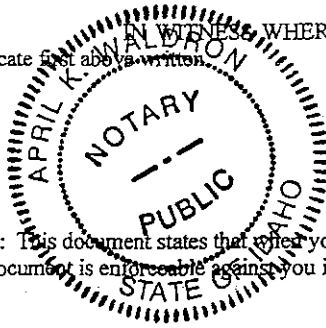
JOHNSON EXCAVATION
 (Company Name)

By: [Signature]
 Title: President
 Date: 5-2-05

STATE OF IDAHO)
) SS.
 County of BINGHAM)

On this 2nd day of MAY, 2005 before me, a notary public in and for said county and state, personally appeared SETH JOHNSON, known to me to be the OWNER of JOHNSON EXCAVATION, the SUBCONTRACTOR named in the above instrument, and acknowledged to me that he/she executed the same on behalf of such SUBCONTRACTOR.

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



April K. Waldron
 NOTARY PUBLIC
 Residing at BLACKFOOT
 My Commission Expires 4/7/11

Notice: This document states that when you have been paid for the work you waive rights unconditionally and give up those rights. This document is enforceable against you if you sign it.

UNCONDITIONAL PARTIAL WAIVER AND RELEASE OF CLAIMS AND LIEN RIGHTS

From: MICKELSEN CONSTRUCTION, INC. Project Name/Address: POCATELLO SQUARE SUBDIVISION
(Person or Firm)
Address: P.O. Box 429 Payment Application #: 3
BLACKFOOT, ID 83221 Period From: 3/26/05 To: 4/25/05
Phone: 208-684-3803 Cost Code #'s: _____

STATEMENT OF CONTRACT ACCOUNT

1. Total adjusted contract amount to date	\$ 3,133,436.08
2. Total (gross) completed and material stored to date	\$ 1,201,251.70
3. LESS: Retention amount to date (<u>5</u> %)	\$ 60,062.59
4. Total completed and material stored to date after retention deduction	\$ 1,141,189.12
5. Total previously certified AND received by above vendor	\$ 913,191.70
6. TOTAL AMOUNT OF THIS PAYMENT (When added to (5) above results in the total received by vendor through this release) (See line 4)	\$ 227,997.42

KNOW ALL MEN BY THESE PRESENTS:

The undersigned has been paid and has received a progress payment in the sum of \$ 227,997.42 (amount on Line 6), for labor, services, equipment or material furnished to HAWKINS COMPANIES (GC or Owner) on the job of HAWKINS COMPANIES (owner) located at POCATELLO SQUARE SUBDIVISION (job description), POCATELLO, IDAHO (location) and does hereby release pro tanto any mechanic's lien, stop notice or bond right AND any claim whatsoever that the undersigned has on the above-referenced job to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to HAWKINS COMPANIES (GC or Owner) through 4/25/05 (date) only and does not cover any retention or items furnished after that date.

MICKELSEN CONSTRUCTION, INC.
(Company Name)

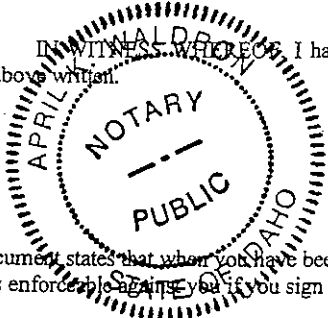
By: [Signature]
Title: PRESIDENT

Date: 5/2/05

STATE OF IDAHO)
County of BINGHAM) SS.

On this 2nd day of MAY, 2005 before me, a notary public in and for said county and state, personally appeared DELYN MICKELSEN, known to me to be the PRESIDENT of MICKELSEN CONST, INC., the PAYEE named in the above instrument, and acknowledged to me that he/she executed the same on behalf of such PAYEE.

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



April K. Waldron
NOTARY PUBLIC
Residing at BLACKFOOT
My Commission Expires 4/7/11

Notice: This document states that when you have been paid for the work you waive rights unconditionally and give up those rights. This document is enforceable against you if you sign it.