

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
June 21, 2006
11:00 a.m.

City Hall
911 North 7th Avenue

11:00 a.m. Council Chambers

Call to Order – Chairman Brown

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 May 17, 2006 – Motion to Approve and/or Amend

Financial Report: May Income and Expenses

Central Corridor:

Triangle Predevelopment Agreement Extension Discussion and Decision

Miscellaneous Items/Questions from Commissioners

Shaver Update & Request

Executive Session if Required

POCATELLO DEVELOPMENT AUTHORITY
May 2006

INCOME:

Old Town:	\$4,707.53 (Taxes Received)
Roosevelt	\$810.60 (Taxes Received)
Central Corridor:	\$17,005.94 (Taxes Received)
Interest Income:	\$356.80

EXPENSES:

General Funds:	\$3,350.00 (Deaton & Company)
	\$121.61 (PDA Lunch)
	\$67.45 (Gift for Rayna)

DISTRICT ENDING BALANCES
May 31, 2006

Bank Balance		\$600,917.57
General Fund	18,930.63	
Discretionary Funds	415,940.99	
Kress Project	37.10	
Newtown District	0.00	
Alvin Ricken District	0.00	
Old Town District	20,961.56	
North Main District	39,431.59	
Roosevelt District	79,824.65	
Central Corridor District	25,791.05	
North Yellowstone District	<u>0.00</u>	
District Totals		\$600,917.57

**POCATELLO DEVELOPMENT AUTHORITY
CENTRAL CORRIDOR CASH FLOW PROJECTIONS
2005 THROUGH 2010**

YEARS ENDED	Actual 2005	Actual 2006	Estmiated 2006	2007	2008	2009	2010
Previous Year Balance*:	\$1,140,009.16	\$1,698,816.51	\$948,480.93	\$271,482.50	\$241,506.06	\$832,625.73	\$1,586,750.40
INCOME:							
Estimated Tax Revenues****:	1,900,895.24	205,700.74	1,635,855.25	1,872,518.00	1,685,554.67	1,685,554.67	1,685,554.67
South Cliffs Repayment:		85,000.00					200,000.00
City Advance:			325,600.00				
City Water Portion of OTP:			414,400.00				
Ross Park Pool Repayment:			200,000.00				
Total Projected Income:	1,900,895.24	290,700.74	2,575,855.25	1,872,518.00	1,685,554.67	1,685,554.67	1,885,554.67
TOTAL AVAILABLE INCOME:	\$3,040,904.40	\$1,989,517.25	\$3,524,336.18	\$2,144,000.50	\$1,927,060.73	\$2,518,180.40	\$3,472,305.07
EXPENSE:							
Current Year Debt Service*:	932,911.25	783,605.00	147,285.00	931,772.50	931,635.00	931,430.00	1,862,227.50
South Cliffs--Phase 1**:							
South Cliffs--Phase 2**:							
Old Town Revitalization:							
Old Town Reinvestment***:			2,650,000.00				
Old Town Engineering--Phase 2:	100,000.00						
Positron:							
Cheyenne Crossing**:	7,972.71	931.32	199,068.68	650,243.94			
Whitman/Yellowstone Hotel:		256,500.00	256,500.00				
Federal Express:	200,000.00						
Clark Street Overpass:	101,203.93			157,678.00			
City Advance Payback:				162,800.00	162,800.00		
Total Projected Expense:	1,342,087.89	1,041,036.32	3,252,853.68	1,902,494.44	1,094,435.00	931,430.00	1,862,227.50
CALCULATED ANNUAL BALANCE	\$1,698,816.51	\$948,480.93	\$271,482.50	\$241,506.06	\$832,625.73	\$1,586,750.40	\$1,610,077.57

Notes:

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

** Project totals as of 1/1/06.

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

Beginning balance 2006 is total revenues held by Trustee as of 1/1/06.

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

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

**** Change in tax revenues reflects change in Ballard Building: 100% land, 50% building, and no equipment

Updated 5/10/06.

pda/financials/ccprojections2004.xls

Pocatello Development Authority
Cash Budget - 2006

	Actual January	Actual February	Actual March	Actual April	Actual May	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2006	Approved 2006
Beginning Balance	\$347,400.24	\$606,480.99	\$603,709.38	\$608,665.05	\$581,575.76	\$600,917.57	\$601,067.57	\$2,066,267.80	\$628,990.44	\$629,140.44	\$626,165.44	\$626,315.44	\$348,000.00	\$348,000.00
SOURCES OF FUNDS														
Kress District	2,180.19	0.00	0.00	0.00	0.00	0.00	2,591.00	0.00	0.00	0.00	0.00	0.00	\$4,771.19	\$4,771.19
Newtown District	20,994.83	748.30	0.00	0.00	0.00	0.00	28,141.44	0.00	0.00	0.00	0.00	0.00	\$49,884.57	\$49,884.57
Al Ricken Drive District	0.00	0.00	0.00	0.00	0.00	0.00	695,753.14	0.00	0.00	0.00	0.00	0.00	\$695,753.14	\$695,753.14
Old Town District	3,428.73	7.89	16,656.91	16,254.03	17,005.94	0.00	173,924.06	0.00	0.00	0.00	0.00	0.00	\$227,277.56	\$227,277.56
North Main District	0.00	0.00	46,155.01	39,431.59	0.00	0.00	56,465.61	0.00	0.00	0.00	0.00	0.00	\$142,052.21	\$142,052.21
Roosevelt District	178,194.08	0.00	1,479.74	0.00	810.60	0.00	200,601.04	0.00	0.00	0.00	0.00	0.00	\$381,085.46	\$381,085.46
Central Corridor District	61,763.33	0.00	22,201.26	8,785.11	4,707.53	0.00	264,039.27	0.00	0.00	0.00	0.00	0.00	\$361,496.50	\$361,496.50
North Yellowstone District	0.00	0.00	3,322.86	0.00	0.00	0.00	46,659.67	0.00	0.00	0.00	0.00	0.00	\$49,982.53	\$49,982.53
General Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
Board Disc.*	0.00	235,000.00	0.00	0.00	0.00	0.00	0.00	72,484.08	0.00	0.00	0.00	0.00	\$307,484.08	\$307,484.08
Interest Income	228.51	263.51	356.29	345.04	356.80	300.00	300.00	300.00	300.00	300.00	300.00	300.00	\$3,650.15	\$3,650.15
TOTAL	266,789.67	236,019.70	90,172.07	64,815.77	22,880.87	300.00	1,468,475.23	72,784.08	300.00	300.00	300.00	300.00	\$2,223,437.39	\$2,223,437.39
CASH AVAILABLE	\$614,189.91	\$842,500.69	\$693,881.45	\$673,480.82	\$604,456.63	\$601,217.57	\$2,069,542.80	\$2,139,051.88	\$629,290.44	\$629,440.44	\$626,465.44	\$626,615.44	\$2,571,437.39	\$2,571,437.39
APPLICATION OF FUNDS														
Kress District	0.00	2,180.20	0.00	0.00	0.00	0.00	0.00	2,591.00	0.00	0.00	0.00	0.00	\$4,771.20	\$4,771.20
Newtown District	0.00	20,994.83	0.00	748.30	0.00	0.00	0.00	28,141.44	0.00	0.00	0.00	0.00	\$49,884.57	\$49,884.57
Al Ricken Drive District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	695,753.14	0.00	0.00	0.00	0.00	\$695,753.14	\$695,753.14
Old Town District	1,261.18	3,428.73	0.00	16,664.80	0.00	0.00	0.00	173,924.06	0.00	0.00	0.00	0.00	\$195,278.77	\$195,278.77
North Main District	0.00	0.00	0.00	46,155.01	0.00	0.00	0.00	56,465.61	0.00	0.00	0.00	0.00	\$102,620.62	\$102,620.62
Roosevelt District	0.00	150,000.00	0.00	0.00	0.00	0.00	0.00	242,337.25	0.00	0.00	0.00	0.00	\$392,337.25	\$392,337.25
Central Corridor	3,290.80	62,169.73	0.00	21,794.86	0.00	0.00	0.00	264,039.27	0.00	0.00	0.00	0.00	\$351,294.66	\$351,294.66
North Yellowstone District	0.00	0.00	0.00	3,322.86	0.00	0.00	0.00	46,659.67	0.00	0.00	0.00	0.00	\$49,982.53	\$49,982.53
Board Disc.	0.00	0.00	85,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$85,000.00	\$85,000.00
General Funds	3,156.94	17.82	216.40	3,219.23	3,539.06	100.00	3,225.00	100.00	100.00	3,225.00	100.00	100.00	\$17,099.45	\$17,099.45
Bank Charges	0.00	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$350.00	\$350.00
TOTAL	7,708.92	238,791.31	85,216.40	91,905.06	3,539.06	150.00	3,275.00	1,510,061.44	150.00	3,275.00	150.00	150.00	\$1,944,372.19	\$1,944,372.19
ENDING BALANCE	\$606,480.99	\$603,709.38	\$608,665.05	\$581,575.76	\$600,917.57	\$601,067.57	\$2,066,267.80	\$628,990.44	\$629,140.44	\$626,165.44	\$626,315.44	\$626,465.44	\$627,065.20	\$627,065.20

*Partial admin of the Roosevelt District will be taken in February with remainder of \$72484.08 taken in August

Tori and Lorri Shaver
Construction Project
Bank Draw Request Schedule

Total Draws

<u>Line</u>	<u>Draw</u>	<u>Date</u>	<u>Payable To:</u>	<u>Check Number</u>	<u>Budget B Line</u>	<u>Budget Category</u>	<u>Amount</u>	<u>Total</u>
3	1	30-Nov-05	City of Pocatello	Starter	A2	Building Permit	8,078.81	
16	3	28-Dec-05	ACON Construction	1007	1	Site Preparation Work	9,431.10	
21	4	1/62006	City of Pocatello	1010	19	Plumbing - Hot Tap/Meter	1,285.00	
41	5	18-Jan-06	ACON Construction	1023	1	Site Work	*	
42	5	18-Jan-06	ACON Construction	1023	2	Concrete	*	
42			* Fire Water Line Only			Fire Water Line	2,400.00	
44	5	18-Jan-06	Mountain River Plumbing	1016	19	Plumbing -Fire, Water Main	3,600.00	
45	5	18-Jan-06	Idaho Power Company	1025	39	Utilities - Electrical Install	4,737.00	
72	7	15-Feb-06	Qwest	1038	41	Utilities - Phone Line Install	6,042.00	
81	8	1-Mar-06	Accelerated Paving	1046	01	Power and Cable TV Service	2,186.44	
82	8	1-Mar-06	Accelerated Paving	1046	01	Bore under Bonneville St. - Telephone	900.00	
110	10	14-Mar-06	Super Save Drug	1063	1	Reimburse Power Service Electrical Materie	21.95	
114	10	14-Mar-06	ACON Construction	1068	1	Site Work- Backfill trenching	2,760.75	
120	10	14-Mar-06	Tori Shaver - Credit Card	1069	1	Pro Rentals - Site Work Survey Equipment	27.30	
122	10	14-Mar-06	Tori Shaver - Credit Card	1069	1	Pro Rental - Trench Compactor	118.50	
123	10	14-Mar-06	Tori Shaver - Credit Card	1069	1	Pro Rental - Trench Compactor	219.75	
204	16	10-May-06	Tori Shaver - Credit Card	1127		Home Depot - Telephone Service Coupling	89.14	
212	16	10-May-06	Tori Shaver - Credit Card	1127		Standard Plumbing - Site Drainage	652.13	
213	16	10-May-06	Tori Shaver - Credit Card	1127		Standard Plumbing - Site Drainage	76.36	
214	16	10-May-06	Tori Shaver - Credit Card	1127		Praxair - Welding supplies - Water Meter B	45.60	
216	16	10-May-06	Tori Shaver - Credit Card	1127		Pipeco - Cable Service Conduit	54.87	
217	16	10-May-06	Acon LLC	1128	1	Site Work - Storm Water System	10,020.00	
223	17	24-May-06	Ferguson Enterprises	1133	1	Storm Drainage Collection Chambers	892.94	
260	18	7-Jun-06	Ferguson Enterprises	1302	1	Storm Drainage Collection Chambers - End	111.40	
270	18	7-Jun-06	Tori Shaver - Credit Card	1304	19	Praxair - Welding supplies - Water Meter B	20.00	
271	18	7-Jun-06	Tori Shaver - Credit Card	1304	19	Praxair - Welding supplies - Water Meter B	35.20	
272	18	7-Jun-06	Tori Shaver - Credit Card	1304	19	Praxair - Welding supplies - Water Meter B	7.35	
277	18	7-Jun-06	Pocatello Precast	1308	19	Water Meter Manhole	173.25	
284	18	7-Jun-06	Mountain River Plumbing	1315	19	Plumbing -Fire, Water Main	675.00	
Total								54,661.84



CITY OF POCATELLO

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

PERMIT #: 05-3307

COMM BUILDING PERMIT

Phone (208) 234-6158
Inspections (208) 234-6275

DATE ISSUED: 11/21/2005

SITE ADDRESS: 235 S 4TH AVE POC

Line #3

SUBDIVISION:

LOT:

BLOCK:

PARCEL #:

DESCRIPTION OF WORK: NEW PHARMACY & OFFICES

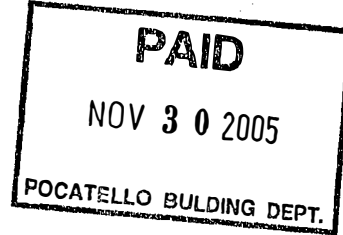
PERMIT SUBTYPE: NEW COMMERCIAL

APPLICANT: BIG SKY ENTERPRISES

OWNER: SHAVER, TORI & LORRI

CONTRACTOR: BIG SKY ENTERPRISES

SHAVER, TORI
PO BOX 4869
POCATELLO ID 83205



Occupancy	Type	Factor	Sq Feet	Valuation
	Totals...			\$850,000.00*
	PLAN REVIEW FEE.....:	\$3,182.56		
	PERMIT FEE.....:	\$4,896.25		
	DOUBLE FEE.....:	\$0.00		
	REINSPECTION FEE.....:	\$0.00		
	SEWER ESCROW FEE...:	\$0.00		
	WATER METER FEE.....:	\$0.00		
	WATER SYSTEM USE FEE:	\$0.00		
	TOTAL PERMIT FEES...:			\$8,078.81

Changes in original plans are to be submitted for approval to the Building Department. Final inspection and Certificate of Occupancy to be issued before building is occupied. Responsible for ensuring appropriate drainage and erosion control measures are in place in addition to controlling windblown dust and track onto public streets.

All required inspections must be requested by the responsible party. Call for required inspections on the inspection line at 234-6275 by 8:00 a.m. and/or 1:00 p.m. the day the inspection is needed or prior to the inspection date. When calling give the permit number, property address, type of inspection needed and time inspection needed.

This permit is issued on the express condition that all work shall conform in all respects to the statement certified on the application of such permit, and listed herein, and that all work shall be done in accordance with the City of Pocatello Ordinances and Codes, as well as State of Idaho regulations. Approval of these plans does not certify compliance with the Fair Housing Act.

I, the undersigned, have read and do understand the above written comments and additional requirements, if any, and I am the responsible party in that regard.

SIGNATURE: *Tori Shaver*

DATE: 11-21-05

ADDITIONAL REQUIREMENTS ON NEXT PAGE

(01) (01) Linc #16

Bill To
Tory Shaver Bonniville Project

Acon LLC
792 Cypress
Pocatello, ID 83201

Invoice

Date	Invoice #
12/14/2005	201652

P.O. No.	Terms	Due Date	Ship Date	TIME SHEET	Project	JOB #
		12/14/2005	12/14/2005			

Serviced	Item	Description	Qty	Rate	Amount
12/6/2005	302 Trackhoe				
12/6/2005	301 Backhoe	haul off garbage dump	5.5	100.00	550.00
12/6/2005	500 Dump Truck		2	60.00	120.00
12/6/2005	30 End Dump	haul to dump 3 loads 2lds dump pit	2	70.00	140.00
12/7/2005	302 Trackhoe		6.5	70.00	455.00
12/7/2005	301 Backhoe	dig out garbage	7	100.00	700.00
12/7/2005	L1 Labor	extra bonniville	6	60.00	360.00
12/8/2005	302 Trackhoe		6	26.75	160.50
12/8/2005	301 Backhoe	5 loads of dirt imported to job. 1 load exported and backfill hole	6	100.00	600.00
			2	60.00	120.00
12/8/2005	500 Dump Truck				
12/9/2005	301 Backhoe	backfill hole 2 loads of import material	6	70.00	420.00
12/9/2005	500 Dump Truck		2	60.00	120.00
12/9/2005	L1 Labor	tory bonniville	4	70.00	280.00
12/9/2005	302 Trackhoe		4	26.75	107.00
12/12/2005	500 Dump Truck	haul off dirt and concrete 6 loads	4	100.00	400.00
12/12/2005	501 Equipment...	return rental loader	8.5	70.00	595.00
12/12/2005	30 End Dump	haul ex 8 loads	1	500.00	500.00
12/13/2005	500 Dump Truck	haul of dirt 3 loads	7	70.00	490.00
	Dump Fee	Dump Fee	4	70.00	280.00
	500 Dump Truck	Dump Truck	35.2	18.00	633.60
	0000	back fill hole & footings	20	70.00	1,400.00
			1	1,000.00	1,000.00
Total					\$9,431.10
Payments/Credits					\$0.00
Balance Due					\$9,431.10

Interest at 18% per annum will be charged on all accounts 30 days past due.

PERMIT #: 06-0030

METER PERMIT



CITY OF POCATELLO
Building Department
911 North 7th Avenue • P.O. Box 4169
Pocatello, Idaho 83205-4169

Phone (208) 234-6158
Inspections (208) 234-6275

DATE ISSUED: 01/05/2006

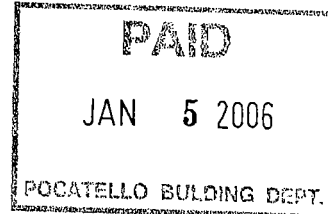
SITE ADDRESS: 235 S 4TH AVE POC
PARCEL #: RP-POC-2144-00

DESCRIPTION OF WORK: 6" TAP & 1 1/2" METER

APPLICANT: SHAVER ASSOCIATES

OWNER: SHAVER, TORI

CONTRACTOR: SHAVER ASSOCIATES
SHAVER, TORI
PO BOX 4869
POCATELLO ID 83205



Handwritten notes: (19) line 21 Parcel Check 10/10 RB

SEWER CAPACITY FEE...: \$0.00
NEW WATER METER FEE...: \$1,285.00
SYSTEM USE FEE.....: \$0.00

TOTAL PERMIT FEES: \$1,285.00

A double check valve at the service shut off valve in the meter box will be required on all new connections. This will require an expansion tank installed on water heaters. As a precaution, also install a pressure relief valve as a permanent part of the building cold water piping to prevent possible problems that can arise with a closed system.

The permittee will stake location of new water service at property line within 24-hours of this permit to ensure that any and all other utilities may be located.

This permit is for water meter/system use fee costs only and is not valid for any associated water line and/or sewer line trench work. All costs and associated inspections for the water line and/or sewer line trenching and installation work must be performed by properly licensed contractors and work is to be done under separate permit.

I, the undersigned, have read and do understand the above written comments and I am the responsible party in that regard.

SIGNATURE:

Handwritten signature of Tori Shaver

DATE: 1-5-06

Acon LLC
 792 Cypress
 Pocatello, ID 83201

(a)

Invoice

Date	Invoice #
1/14/2006	201675

Bill To
Tory Shaver Office Building Project

(61) - 7285.30
 (02) - 29,694.74
 Line 41
 Line 42
 Check 1023

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior ...	Prior %	Qty	Rate	Curr %	Total %	Servic...	Est Qty	Amount
0000	site grading dig & backfill footers	2080.00			0.5	2,080.00	50.00%	50.00%		1	1040.00
0000	fire water line	7000.00	2400.00		1	2,400.00	34.29%	34.29%		1	2400.00
0000	water & sewer dig & backfill	1600.00			0.3	1,600.00	30.00%	30.00%		1	480.00
0000	Idaho Industrial Contractors Concrete Bid Job Scope: Form and pour footings, piers and foundation walls. Pour floor and piers. Floor is figured as an open pour. Blanket cover is included. A 5% waste is included in costs at 127 cy (as per Tory Shaver) My figure was 140 cy + waste	44320.50			0.67	44320.50	67.00%	67.00%			29694.74
	Exclusions: Tenting or heating of concrete, work stoppage for unforeseeable, pump truck.										
0000	change orders				1	3,365.30					3365.30

Total	\$36,980.04
Payments/Credits	\$0.00
Balance Due	\$36,980.04

MOUNTAIN RIVER PLUMBING, INC.

P.O. BOX 4249
 POCATELLO, ID 83205
 208-232-9330

Invoice

Date	Invoice #
1/10/2006	1117

Bill To
TORI & LORRI SHAVER FAMILY TRUST 422 SPOON DR POCATELLO ID 83201

*(19)
 Line 44
 check 10/6*

P.O. No.	Terms	Due Date	Rep
	Due on receipt	1/10/2006	NH

Description	Qty	Rate	Amount
JOB: BUILDING ON 4TH AVE EIGHTY PERCENT OF AMOUNT DUE TO COMPLETE INSTALLATION OF OUTSIDE FIRE LINE AND WATER MAIN. FULL AMOUNT EXCLUDES EXCAVATION, FIRE MAIN TEST CERTIFICATION, ALL TAP FEES, WATER METER, WATER USAGE FEE, METER VAULT, AND METER LID.	0.8	4,500.00	3,600.00
Total			\$3,600.00

ACCOUNTS ARE DUE ON RECEIPT. 21% ANNUAL PERCENTAGE RATE PLUS
 REASONABLE ATTORNEY FEES WILL APPLY TO ALL PAST DUE ACCOUNTS.

Date: 2/8/2006

Billing Address: _____ Work Location: _____

Customer: Tori Shaver _____ 4th & Bonneville

Attention: Tori Shaver _____ County Bannock

422 Spoon Dr. _____ Pocatello, Idaho

Pocatello, Idaho 83204

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

This is for the relocation of Qwest facilities in the Alley of 4th & Bonneville. This work is to relocate facilities in customer provided conduit from the property corner across E. Bonneville. If it is necessary for Qwest to bore E. Bonneville additional charges will apply.

Advance Payment (required before work begins): \$6,042.00

Total Charges: Six Thousand Forty Two Dollars and 00/100

*For the Work performed hereunder by Qwest, Customer will be responsible for these Charges only, unless a change order is signed by both parties in accordance with Section 8 below. For outstanding balances, Qwest will submit an Invoice of Charges to Customer within forty five (45) days of completion of the work under this Proposal. Customer will pay the invoice within thirty (30) days of receipt. All past due accounts will be assessed a late fee at 14% APR.

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

Qwest Corporation

Authorized Signature _____

Name Printed/Typed _____

Title: Manager

Date: _____

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

Customer

Authorized Signature Tori Shaver

Name Printed/Typed TORI SHAVER

Title: OWNER

Date: 2/16/06

NOTE: CONTRACT TERMS AND CONDITIONS ARE PRINTED ON PAGE 2 OF THIS DOCUMENT.

de 1038
mm 22
(41)



39
Line 45
check 1025

In Account With

Tori Shaver
422 Spoon Dr
Pocatello, ID 83204

Date 1-17-06

WORK ORDER DESIGN # 52876

In accordance with your request:

Idaho Power has completed the work order design to install a 3 phase overhead line extension and URD service for new BLDG

Line Location: 235 S. 4th

Cost of project	10,237
Less allowance	5,500
Unusual Cond.	
Additional Engineering fees	
Misc. charges	

Amount to be paid and received prior to job being scheduled for construction: Quote good for sixty days (60) days.

\$ 4,737

- Please return signed and dated Service Request and Customer Cost document. (attached)
- Please return signed and dated Work Order Map.
- Other

Comments:

Work order will not be released for scheduling for construction until payment and / or requested documents are signed & returned

PLEASE RETURN SIGNED DOCUMENTS TO:
Idaho Power Company

Any questions please telephone:
David Packard
236-7745

SIGN & DATE



845 W. Center
 Suite C 10
 Pocatello, ID 83204
 208-232-4144 FAX 208-232-4464

01

Invoice

Date	Invoice #
2/28/2006	1021

Bill To
Tori Shaver 422 Spoon Dr Pocatello, ID 83204

P.O. No.	Terms	Project
	Due upon Co...	Trench Utility Phar...

Description	date	Qty	Rate	Amount
Trenching for power and cable TV conduit	2/28/2006	1	2,186.44	2,186.44

*OK 10/16
 was \$1
 3.1.06
 Shaw*

Thank you for choosing Accelerated Paving. Terms due upon receipt.	Sales Tax (5.0%)	\$0.00
	Total	\$2,186.44



01

Invoice

845 W. Center
 Suite C 10
 Pocatello, ID 83204
 208-232-4144 FAX 208-232-4464

Date	Invoice #
2/28/2006	1020

Bill To
Tori Shaver 422 Spoon Dr Pocatello, ID 83204

P.O. No.	Terms	Project
	Due upon Co...	Bore under Bonneev...

Description	date	Qty	Rate	Amount
boring under Bonneville conduit included in price	2/27/2006	40	22.50	900.00
Thank you for choosing Accelerated Paving. Terms due upon receipt.			Sales Tax (5.0%)	\$0.00
			Total	\$900.00

Handwritten notes:
 2/27/06
 Wm SR
 311.86
 Anaw 8

CEC CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC.

234 50 2ND AVENUE
 POCATELLO, ID 83201
 (208) 232-2585
 FAX (208) 232-2230

RECEIVED
 MAR 7 2006
 01

INVOICE NO.	INVOICE DATE
5946-464220	02/27/06

PLEASE SHOW INVOICE NO. AND REMIT TO:
 CED - DIVISION CREDIT OFFICE
 PO BOX 1120
 VANCOUVER, WA 98666

SUPER SAVE DRUG
 P.O. BOX 4869
 POCATELLO, ID 83204

SHIP TO: WILL CALL
 234 S. 2ND AVE.
 POCATELLO, ID 83201

ACCOUNT NO. 25-42463	JOB NAME AND ADDRESS	CUSTOMER ORDER NO. NEW PHARM
SALESPERSON 0008 BS	SHIPPING INFORMATION PREPAID	SHIP DATE 02/27/06

QTY	DESCRIPTION	UNIT PRICE	EXTENSION
1	PVC ELL 2X2445	9.94 E	9.94
1	PVC ELL 345	6.29 E	6.29
2	PVC CPL 2	59.73 C	1.19
2	PVC CPL 3	173.98 C	3.48

01

Reimburse Super Save Drug

Line 110 CK 1063

ENDORSE MGR / DATE

RETAIL COST

GM%

TITLE TO MERCHANDISE PASSES AT POINT OF SHIPMENT. CLAIMS FOR SHORT OR DAMAGED MERCHANDISE SHOULD BE MADE TO CARRIER.	CODE: TO ADVISE YOU PROMPTLY CONCERNING YOUR ORDER, THIS CODE IS USED ON OUR INVOICES.	MERCHANDISE	20.90
MERCHANDISE RETURNED WITHOUT OUR CONSENT WILL NOT BE ACCEPTED. A RESTOCKING CHARGE WILL BE MADE ON RETURNED GOODS UNLESS DEFECTIVE OR THRU ERROR ON OUR PART.	B - BACK ORDERED. WILL SHIP AS SOON AS RECEIVED UNLESS INSTRUCTED TO CANCEL.	SALES TAX	1.05
A SERVICE CHARGE OF 1% PER MONTH, BUT NOT TO EXCEED THE HIGHEST AMOUNT LAWFULLY ALLOWED BY CONTRACT IN THIS STATE, WILL BE MADE ON ALL PAST DUE ACCOUNTS.	C - CANCELLED. NOT IN STOCK. UNABLE TO PURCHASE LOCALLY.	SHIPPING CHARGE	.00
TERMS AND CONDITIONS OF SALE ON REVERSE SIDE OF ORIGINAL INVOICE.		TOTAL DUE	21.95



845 W. Center
Suite C 10
Pocatello, ID 83204
208-232-4144 FAX 208-232-4464

01

Pay Acon

Invoice

Date	Invoice #
1/20/2008	1008

Bill To
Acon 792 Cypress Pocatello, Idaho 83201

P.O. No.	Terms	Project
	due on receipt	4th & Bonneville

Description	date	Qty	Rate	Amount
materials used 2" rock	1/5/2006	5	81.632	408.16
labor used	1/5/2006	31	65.75806	2,038.50
Other services & Equipment	1/5/2006	14	22.435	314.09
			Sales Tax (5.0%)	\$0.00
			Total	\$2,760.75

Pay Acon
01
Line 114
of 1068

Rentals & Sales, Inc.

1615 N. 2nd Ave. Pocatello, ID 83201
 8-233-4770 • Fax: 233-4776

174 E. Moran View Rexburg, ID 83440
 208-356-6026 • Fax: 356-9139

CONTRACT NUMBER 154809

INVOICE NUMBER 171270

DATE AND TIME IN 03/01/2006 12:29 PM

12:29 PM

DATE AND TIME OUT 03/01/2006 8.00 AM

8.00 AM

SOLD TO

Closed Contract/Invoice

ADDRESS AT WHICH EQUIPMENT WILL BE USED

208-221-0389

ADDRESS AT WHICH EQUIPMENT WILL BE USED

AGENT'S NAME HUMWAY	AGENT'S NAME ROCKY	JOB LOCATION 235 SOUTH 4TH.
-------------------------------	------------------------------	---------------------------------------

SE NUMBER	P.O. NO. OR JOB NO.	DATE AND TIME DUE IN 03/01/2006 12:00 PM
-----------	---------------------	--

ITEMS RENTED AND / OR SOLD		Qty	Out / In	Rates	M	W	D	H	Date & Time In	Amount
TRIPOD		0	1	MN+					4.29 03/01/2006 12:29 PM	26.00
										1 / 26.00

THANK YOU FOR YOUR BUSINESS.

Handwritten: (a) Line 120 OK 1069

DAMAGE WAIVER CHARGE 10.00 of GROSS RENTAL

PHYSICAL DAMAGE WAIVER: By his initials, Lessee agrees to pay additional daily rental as set forth herein, and in return therefore, Lessor agrees to waive certain claims for damage to rental equipment, excluding theft or mysterious disappearance, as set forth on reverse side of this agreement.

CAUTION: NO PUBLIC LIABILITY OR PROPERTY DAMAGE INSURANCE IS PROVIDED.

PHYSICAL DAMAGE WAIVER:

ACCEPTS REJECTS

Charge CC#: 5204 INITIALS Exp: 04/07

PROMPT RETURN OF YOUR RENTALS SAVES YOU MONEY. ALL TIME IS CHARGED INCLUDING SATURDAY, SUNDAY AND HOLIDAYS.

REPAIRS: Lessee agrees equipment is now in good repair and condition, will be properly housed and protected, and returned in as good condition as received, ordinary wear and tear expected. Necessary repairs on return will be billed to Lessee.

Total Rental	26.00
Subtotal	26.00
Sales Tax	1.30
Total	27.30
Less Deposit	0.00
Amount Tendered	27.30
Change	0.00

I have read and understand the terms and conditions on both sides of this agreement and certify that those printed on the other side are agreed to as if printed above my signature. There are no oral or other representations not included herein. I have received a copy of this agreement.

Lessee's Signature _____

Written: 03/01/2006, Last Adj.: 03/01/2006, Time: 12:29

Payment: CrCard



Account No. 177605
 5150 S. 10th Street
 41500
 ESCOBAR, JUAN

Invoice # 177605

Item Number	Description	Quantity	Unit Price	Total Price
06-149-01	CONTRACTOR PLANTS MAINTENANCE APRIL 2002 61410	1	1118.50	1118.50

91

SEP 16 03 191841

THROUGH \$1118.50

APPROVED

INVOICE # 177605

PLEASE TO PAY: AMOUNT TOTAL AMOUNT
 RECEIVING TO CARD ISSUED AGREEMENT
 RECEIVING AGREEMENT IF CREDIT HOUCHEPI

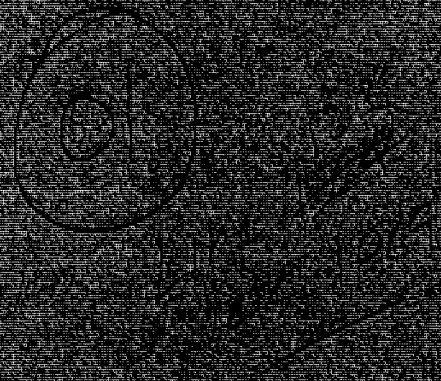
TOP-MERCHANT COPY; BOTTOM-CUSTOMER COPY



Account # 10124
 SHAFER CONSTRUCTION
 48 SPOON DRIVE
 POCATELLO, ID 83401

MARK ROBINSON

Item Number	Description	Amount
HR-101-01	COMPACTOR TIRE 1013301 P401301	
	1013301 P401301	
	1013301 P401301	
	1013301 P401301	



TRC RENTALS & SALES

1615 N 2ND AVE
 POCATELLO, ID 83401

MERCHANT # : 00000001694515 001
 TERMINAL I.D. : 00004838

MAR 05 06 14:03:18

0000

TRC

*****5266 #

SALE INV #1802549
 BATCH 00026 WITH NR 031268

AMOUNT \$219.75

APPROVED

INVOICE 171585

I AGREE TO PAY ABOVE TOTAL AMOUNT
 ACCORDING TO CARD ISSUER AGREEMENT
 (OVERSIGHT AGREEMENT IF CREDIT VOUCHER)

TRC RENTALS & SALES

Draw #16 ~~etc~~ said
cl# 1127 Wne 2004

THE HOME DEPOT 1807
4340 HAWTHORNE RD CHUBBUCK, ID 83202
STORE MGR LEIF THOMPSON 208-637-1008

SALE 1807 00006 15633 05/04/06
11 TV61U3 09:01 AM



018578000100 FLEX COUPLER	8.86
018578000049 2X11/2FLXCPL	4.49
048643928732 TUBING	
30 @ 2.68	
SUBTOTAL	80.40
SALES TAX	93.75
TOTAL	4.69
XXXXXXXXXXXX3462 VISA	\$98.44
AUTH CODE 07570B/7065932	98.44
	TA



NOW HIRING SPRING SEASON ASSOCIATES
PT/FT APPLY TODAY IN-STORE OR ON-LINE
AT: STORECAREERS.HOMEDEPOT.COM/HOURLY

ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT
CARD!

Your Opinion Counts! We would like to
hear about your shopping experience.
Enter to win a \$5,000 Home Depot Gift
Card by completing a brief survey about
your store visit at:

www.HomeDepotOpinion.com

You will need the following to enter
on-line:

User ID:
33362 31561

Password:
6254 31555

Entries must be entered by 06/03/2006.
Entrants must be 18 or older to enter.
See complete rules on website. No
purchase necessary.

(Esta encuesta también se encuentra en
español en la página del Internet.)

INVOICE
 REMIT TO: STANDARD PLUMBING SUPPLY CO.
 P.O. BOX 26616
 SALT LAKE CITY, UT 84126-0616
 POCATELLO (208)233-0331

Sold To: 2082326600
 SHAVER INDUSTRIAL
 PO BOX 4172
 POCATELLO, ID 83201

Ship-to: SAME
 SHAVER INDUSTRIAL
 PO BOX 4172
 POCATELLO, ID 83201

INVOICE 924524

PAGE 1

TIME 10:10 AM
 DATE 04/28/06

SP!TERMS !CHECK/CARD# !TAX %!WH!REF# !RECPT#
 LH!NET 10 ! .00!PO!TORY !108671

TEM	DESCRIPTION	QUANTITY	UM	PRICE	UM	EXTENSION
2755	4 ABS SAN TEE	2	EA	16.090	EA	32.18
2879	4 ABS 90 EL	4	EA	10.906	EA	43.62
BS410	4 X 10' ABS DWV PIPE	300	FT	157.490	CF	472.47
BSBU43T	ABSBU43T	2	EA	2.147	EA	4.29
2941	3 ABS PLUG	2	EA	1.790	EA	3.58
2936	4 ABS COUP	30	EA	2.990	EA	89.70
0243	QUART 773 ABS CEMENT IPS	1	EA	6.290	EA	6.29

*Draw #16
 Inv # 212
 cu #1127*

MERCHANDISE!	TAX!	TENDERED!	CASH BACK!	TOTAL DUE!
652.13!	.00!	.00!	.00!	652.13!

RETURNS - No Special Order - 20% Restock May Apply.
 All payment is due by the 10th of the month. Late payment minimum
 fee of \$7.00. Interest charged at 1.75% per month (APR 21%). Buyer
 agrees to pay all collection costs and fees. Merchandise title remains with
 seller until paid in full. Merchandise cannot be used as collateral by any
 third (un) secured creditor.

Accepted By: TORY

INVOICE

REMIT TO: STANDARD PLUMBING SUPPLY CO.
 P.O. BOX 26616
 SALT LAKE CITY, UT 84126 0616
 POCATELLO (208)233-0331

Sold To: P01
 POCATELLO CONTRACTORS PRICE
 2495 GARRETT WAY
 POCATELLO, ID 83201

Ship-to: SAME
 POCATELLO CONTRACTORS PRICE
 2495 GARRETT WAY
 POCATELLO, ID 83201

INVOICE 939572
 PAGE 1
 TIME 8:04 am
 DATE 05/05/06

SP!TERMS !CHECK/CARD# !TAX %!WH!REF# !RECP!#
 RN!VISA !XXXXXXXXXXXX346 ! 5.00!PO! !23442

TEM	DESCRIPTION	QUANTITY	UM	PRICE	UM	EXTENSION
2000	4 ABS 45 EL	2	EA	3.790	EA	7.58
DD12	1/2 X 50 OD RL COP REF TUBE	50	FT	125.190	CF	62.60
74026	1/2 COMP UNION BR	2	EA	3.090	EA	6.18
TOTAL DUE:				80.18		
PAYMENTS:				80.18		
VISA				XXXXXXXXXXXX3462		

*Draw #16
 inv # 213
 cle # 1127*

MERCHANDISE!	TAX!	TENDERED!	CASH BACK!	TOTAL DUE!
76.36!	3.82!	.00!	.00!	.00!

RETURNS - No Special Order - 20% Restock May Apply.
 All payment is due by the 10th of the month. Late payment minimum
 fee of \$7.00. Interest charged at 1.75% per month (APR 21%). Buyer
 agrees to pay all collection costs and fees. Merchandise title remains with
 seller until paid in full. Merchandise cannot be used as collateral by any
 other (un) secured creditor.

Accepted By: SHAVER

FREIGHT CHARGES	NO. OF PIECES	PULLED

WARNING: Transporting flammable and/or hazardous materials in an enclosed van, other automobile trunk is very dangerous because it can cause a fire or explosion resulting in serious death. Read cylinder label warnings, material data sheet and/or safe practices booklet L-33.

PICKING TICKET

Sold by: PRAXAIR DISTRIBUTION INC
 2250 NORTH ARTHUR
 POCATELLO ID 83204
 (208) 232-1909



Ship to: SHAVER INDUSTRIAL
 PO BOX 4172
 POCATELLO ID 83205-4172
 208-232-6600

Cust # : 51843
 Order # : 117228-0
 Order Date : 04/26/06
 Ship Date : 04/26/06
 Page : 001 OF

NAME : SHAVER INDUSTRIAL
 PD # :
 REL# :
 PHONE# : 208-232-6600

TER: 345
 SLS: 377
 BRN: 328

SHIP VIA: CUST PICKUP -NONE-
 DTH ZONE: 36
 COL/PPD : PPD&add
 UPS: 0
 ROUTE # :

INITIALS: WB
 ORD TYPE: CHR6
 TIME : 26-APR-06 01:15PM
 CRT : TNA2671

QTY	UNIT	HM	DESCRIPTION & HAZARD CLASS	ID NUMBER	LINE NO	ITEM NUMBER	LDC	QTY ORDER	---CYLINDERS---	VOL/WT	UNIT AMOUNT	EXTEND AMOUNT
1	CL	X	ACETYLENE, DISSOLVED, 2.1 FLAMMABLE GAS (CUSTOMER OWNED) (ACETYLENE #4 (COC ONLY)) (VOLUME _____)	UN1001	3	AC 4N	338	1	1 1	130 74.8	41.00	41.0

Bin Locs: 5D001

QTY	UNIT	HM	DESCRIPTION & HAZARD CLASS	LINE NO	ITEM NUMBER	LDC	QTY ORDER	QTY BKORD	BIN LOC	WT	UNIT AMOUNT	EXTENDE AMOUNT
1	EA		HAZARDOUS MATERIAL CHARGE	2	777 HM	338	1	0	777777	.0	4.60	4.60

Total Weight: 74.8

Subtotal 45.60
 Tax: .00
 Total Sale 45.60

Draw # 16
 Line # 214
 CU # 1127

This is to certify that the above named materials are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.

EMERGENCY RESPONSE TELEPHONE NUMBER:
 CALL 1-800-424-9300

Authorized Signature [Signature] 4/26/06

Received by _____

PLACARDS OFFERED: ACCEPTED REJECTED

CUSTOMER'S COPY

CONTINUOUS SHIPPER

PIPECO-POCATELLO
 3725 POLELINE RD.
 POCATELLO, ID 83201

(SU 7:54:58 AM)

INVOICE NUMBER	INVOICE DATE
40083	05/04/2006



TERMINAL I.D.: 009620006
 MERCHANT #: 293261610089

REMIT TO

VISA
 #XXXXXXXXXXXX3462
 SALE
 BATCH: 000311 INVOICE: 011939
 DATE: MAY 04, 06 TIME: 09:13
 SA: 05 AUTH NO: 09701B

PIPECO, INC
 3725 POLE LINE RD.
 POCATELLO, ID 83201

Distributors of Sprinkler and Pipe P

S
O
T
L
O
D
Shaver Industrial In
 P.O. Box 4172
 Pocatello, Id 83201

TOTAL \$54.87

S NAMPA BOISE
 00 PH:466-8916 PH:336-5777
 210 FAX:466-8917 FAX:336-5778
 LS POCATELLO KETCHUM
 00 PH:237-9300 PH:725-7824
 598 FAX:238-6378 FAX:725-7826

S
H
I
T
G
P
Shaver Industrial Inc. F-9
 P.O. Box 4172
 Pocatello, Id 83201

CUSTOMER COPY

CUSTOMER PO#		CUSTOMER SH	SHIP VIA		ORDER DATE	SHIP DATE	SALES CODE	TERMS		
QUANTITY	B/O	ITEM	DESCRIPTION		LIST PRICE	DISC	NET PRICE	EXT PRICE		
1		PSFLEX020025	2"x25' Flexible PVC		78.00	33.00%	52.2600	52.26		
			SALES SUBTOTAL		TAXABLE SALES		FREIGHT		SALES TAX	TOTAL
			52.26		52.26		0.00		2.61	54.87

*Draw # 16
 Unit # 216
 Ckt # 1127*

A Finance Charge of 1.5% Per Month
 (18% ANNUAL PERCENTAGE RATE)
 will be charged on All Accounts Past Due

RECEIVED THE ABOVE IN GOOD CONDITION

X

LOAN AGREEMENT

This Agreement is made this 19 day of June, 2006, by and between Tori Shaver and Lorri Shaver, husband and wife, (hereinafter referred to as “Developer”), and the Pocatello Development Authority, an urban renewal agency formed under the laws of the State of Idaho (hereinafter referred to as “PDA”).

1. Recitals

1.1 Developer wants to construct and develop a new two-story building to house a retail pharmacy and a closed door pharmacy at 235 South 4th Avenue in Pocatello, Idaho.

1.2 PDA is a public body created as an urban renewal agency pursuant to Idaho Code §50-2006, part of the Idaho Urban Renewal Law of 1965. As an urban renewal agency, PDA is charged with aiding and assisting economic development in Pocatello, Idaho (hereinafter at times “the community”), including assisting developments that will retain and increase available jobs in the community; and is further charged with encouraging such development by private enterprise; all as more specifically provided in Idaho Code §§50-2002 through 50-2004, being part of the Idaho Urban Renewal Law, and Idaho Code §50-2902, being part of the Local Economic Development Act.

1.3 In fulfillment of its statutory duties with respect to development in the Pocatello, Idaho area, PDA wishes to make funds available to assist developments that will retain and/or create jobs in the community, rehabilitate deteriorating areas, and enhance the economic viability of the community.

1.4 Developer and PDA believe the construction of a new building to house two businesses will contribute to and enhance the Central Corridor area.

1.5 Tori Shaver and Lorri Shaver have developed a financial plan for the acquisition and construction of a 9660 square foot two story building intended to house a retail pharmacy on the main floor and a closed pharmacy on the second floor.

1.6 PDA has determined that the above-described development project represents the type of urban area development to which it may apply discretionary funds under the applicable statutes; and that the same will promote economic development of the area, possible creation of jobs and increased tax base consistent with the applicable urban renewal plan. For that reason, PDA has committed to provide an amount not to exceed \$75,000.00 to Developer for specific uses in the project as delineated herein. All of said sum shall be in the form of a loan to Developer, with the provision that the loan shall be converted to a grant based on job creation criteria over the period of five years as set out in Section 2 herein.

1.7 By this Agreement, PDA and Developer wish to memorialize their mutual undertaking and commitments with respect to the economic development loan described herein.

NOW, THEREFORE, it is agreed by and between the parties hereto, as follows:

2. Loan of Funds

2.1 To further the proposed two-story building construction, and other area improvements and job enhancement expected therefrom, PDA agrees to loan to Developer the sum of \$75,000.00. Said loan shall be converted to a grant contingent upon the number of new jobs created over and above the number of employees in the current work force within the business owned by the Developer commonly known as Super-Save Drug, Inc., over a period of five years from the date of the loan. Developers will be credited the sum of \$15,000.00 against the loan amount for every full time job created over the current work force of 16 FTE and 27 “equivalent” FTE, up to the amount of the loan, which is created and sustained in the five year period beginning with the first draw on the loan funds.

2.2 The loan proceeds shall be used by Developer for parking lot or infrastructure improvements.

2.3 Disbursement of the loan funds by PDA to Developer shall be made upon submission of invoices by Developer for approved work and/or materials. Invoices must be submitted to PDA at 1651 Alvin Ricken Drive, Pocatello, Idaho no later than 2:00 p.m. on the second Wednesday of each month for disbursement that month.

2.4 The loan shall be evidenced by a Promissory Note, executed on behalf of Developer. The Promissory Note shall provide that the loan is made at five per cent (5%) interest and is to be repaid five years after the date of the first draw upon the funds. Interest shall accrue from the date of creation of the last new employment position by Developer before the due date of the loan. Developer shall have full right of prepayment.

2.5 In the event the Developer provides adequate proof of compliance with the terms of Section 2 of this Agreement, the applicable amount of this loan shall be converted into and be considered a grant instead of a loan.

3. Miscellaneous

3.1 This Agreement shall be governed by and construed under the laws of the State of Idaho.

3.2 This Agreement shall be binding upon and inure to the benefit of the respective parties and their legal successors; but neither party may assign this Agreement without the express written consent of the other party.

3.3 In any litigation arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney fees from the non-prevailing party. Determination of the prevailing party in any such litigation shall be made on the basis of the factors enumerated in Rule 54(d)(1)(b), Idaho Rules of Civil Procedure, as the same now exists or may subsequently be amended.

