

**POCATELLO DEVELOPMENT AUTHORITY**

**Board of Commissioners Meeting**

**July 19, 2006**

**11:00 a.m.**

**City Hall  
911 North 7<sup>th</sup> 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 June 21, 2006 – Motion to Approve and/or Amend

Financial Report: June Income and Expenses

Consider Approving Payment of 2nd Quarter 2006 Administrative Fees

Central Corridor:

Triangle Development Discussion

Consider Approving Pay Request #E79

Consider Approving Pay Request #E80

Roosevelt:

Consider Approving Payments to Kiggins, Holm, and RMES

North Yellowstone:

Rail Crossings Update & Request

Miscellaneous Items/Questions from Commissioners

IsoRay Project Update

**Executive Session if Required**

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

<b>YEARS ENDED</b>	<b>Actual 2005</b>	<b>Actual 2006</b>	<b>Estmiated 2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
<b>Previous Year Balance*:</b>	<b>\$1,140,009.16</b>	<b>\$1,698,816.51</b>	<b>\$960,089.98</b>	<b>\$271,482.50</b>	<b>\$241,506.06</b>	<b>\$832,625.73</b>	<b>\$1,586,750.40</b>
<b>INCOME:</b>							
Estimated Tax Revenues****:	1,900,895.24	217,309.79	1,624,246.20	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	302,309.79	2,564,246.20	1,872,518.00	1,685,554.67	1,685,554.67	1,885,554.67
<b>TOTAL AVAILABLE INCOME:</b>	<b>\$3,040,904.40</b>	<b>\$2,001,126.30</b>	<b>\$3,524,336.18</b>	<b>\$2,144,000.50</b>	<b>\$1,927,060.73</b>	<b>\$2,518,180.40</b>	<b>\$3,472,305.07</b>
<b>EXPENSE:</b>							
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
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$1,698,816.51</b>	<b>\$960,089.98</b>	<b>\$271,482.50</b>	<b>\$241,506.06</b>	<b>\$832,625.73</b>	<b>\$1,586,750.40</b>	<b>\$1,610,077.57</b>

**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	Actual June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2006	Approved 2006
<b>Beginning Balance</b>	<b>\$347,400.24</b>	<b>\$606,480.99</b>	<b>\$603,709.38</b>	<b>\$608,665.05</b>	<b>\$581,575.76</b>	<b>\$600,917.57</b>	<b>\$546,570.36</b>	<b>\$2,011,770.59</b>	<b>\$574,493.23</b>	<b>\$574,643.23</b>	<b>\$571,668.23</b>	<b>\$571,818.23</b>	<b>\$348,000.00</b>	<b>\$348,000.00</b>
<b>SOURCES OF FUNDS</b>														
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	16,656.81	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	345.53	300.00	300.00	300.00	300.00	300.00	300.00	\$3,695.68	\$3,695.68
<b>TOTAL</b>	<b>266,789.67</b>	<b>236,019.70</b>	<b>90,172.07</b>	<b>64,815.77</b>	<b>22,880.87</b>	<b>345.53</b>	<b>1,468,475.23</b>	<b>72,784.08</b>	<b>300.00</b>	<b>300.00</b>	<b>300.00</b>	<b>300.00</b>	<b>\$2,223,482.92</b>	<b>\$2,223,482.92</b>
<b>CASH AVAILABLE</b>	<b>\$614,189.91</b>	<b>\$842,500.69</b>	<b>\$693,881.45</b>	<b>\$673,480.82</b>	<b>\$604,456.63</b>	<b>\$601,263.10</b>	<b>\$2,015,045.59</b>	<b>\$2,084,554.67</b>	<b>\$574,793.23</b>	<b>\$574,943.23</b>	<b>\$571,968.23</b>	<b>\$572,118.23</b>	<b>\$2,571,482.92</b>	<b>\$2,571,482.92</b>
<b>APPLICATION OF FUNDS</b>														
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	1,281.18	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	54,661.84	0.00	0.00	0.00	0.00	0.00	0.00	\$139,661.84	\$139,661.84
General Funds	3,156.94	17.82	216.40	3,219.23	3,539.06	30.90	3,225.00	100.00	100.00	3,225.00	100.00	100.00	\$17,030.35	\$17,030.35
Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	\$300.00	\$300.00
<b>TOTAL</b>	<b>7,708.92</b>	<b>238,791.31</b>	<b>85,216.40</b>	<b>91,905.06</b>	<b>3,539.06</b>	<b>54,692.74</b>	<b>3,275.00</b>	<b>1,510,061.44</b>	<b>150.00</b>	<b>3,275.00</b>	<b>150.00</b>	<b>150.00</b>	<b>\$1,998,914.93</b>	<b>\$1,998,914.93</b>
<b>ENDING BALANCE</b>	<b>\$606,480.99</b>	<b>\$603,709.38</b>	<b>\$608,665.05</b>	<b>\$581,575.76</b>	<b>\$600,917.57</b>	<b>\$546,570.36</b>	<b>\$2,011,770.59</b>	<b>\$574,493.23</b>	<b>\$574,643.23</b>	<b>\$571,668.23</b>	<b>\$571,818.23</b>	<b>\$571,968.23</b>	<b>\$572,567.99</b>	<b>\$572,567.99</b>

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

**POCATELLO DEVELOPMENT AUTHORITY**

**June 2006**

**INCOME:**

Interest Income: \$345.53

**EXPENSES:**

General Funds: \$30.90 (Posting of Legal notice in the Idaho State Journal)

Board Disc: \$54,661.84 (Tori & Lorri Shaver Payment #1)

**DISTRICT ENDING BALANCES**  
**June 30, 2006**

<b>Bank Balance</b>		<b>\$546,570.36</b>
General Fund	19,245.26	
Discretionary Funds	361,279.15	
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>	
<b>District Totals</b>		<b>\$546,570.36</b>

**POCATELLO DEVELOPMENT AUTHORITY**  
**Uncommitted Funds Analysis For Central Corridor – 18 July 2006**

<b>Projected Revenue (all sources):</b>	
Calculated Annual Balance, Ending 2010	\$1,610,007.57
South Cliffs Repayment, Final 2010	200,000.00
Positron Repayment, Final 2010	400,000.00
AMI Repayment, Final 2012	1,200,000.00
Bond Reserve Fund Balance	657,211.00 (6/30)
Discretionary Fund Balance	<u>190,441.24</u>
Subtract Rails Crossing Project (\$240,000)	
Subtract Super Save Project (\$75,000)	
<b>Projected Revenue Total (all sources):</b>	<b>\$4,257,659.81</b>
<b>Projected Expenditures (committed by Board):</b>	
Triangle Repayment of Federal Funds	\$ 206,610.00
<b>Projected Expenditures (discussed, no action by Board):</b>	
Triangle Development, Public Infrastructure	\$ 300,000.00
Southvalley Connector, Mayor's Request	<u>2,500,000.00</u>
<b>Projected Expenditures:</b>	<b>\$3,006,610.00</b>
<b>Remaining Balance (to be budgeted by Board):</b>	<b>\$1,251,049.81</b>

NOTES:

Anticipated expenditures do not include a PDA Administrative Fee of 10% of total tax revenue. Direction from the Board is necessary on this issue as it will have an impact on remaining funds.

Reimbursed funds may require deposit in the Bond Reserve Fund rather than the Discretionary Fund. Either way, the end result will be the same. Either less will be required at final bond payment, or more will be available in the Discretionary Fund.

## POCATELLO DEVELOPMENT AUTHORITY

### Administration Invoice April 2006-June 2006

Administration/Clerical*: 2nd Quarter 2006 (4/06-6/06)	3,000.00
Postage/Copies: 2nd Quarter 2006 (4/06-6/06)	<u>125.00</u>
<b>INVOICE TOTAL:</b>	<b>\$3,125.00</b>

SD

\* Timesheet breakdown attached.

**POCATELLO DEVELOPMENT AUTHORITY**  
**2nd Quarter 2006**

<b>DATE</b>	<b>TIME SPENT</b>	<b>TOTAL HOURS</b>	<b>TASK DESCRIPTION</b>
4/11/2006	4.00	4	Financials
4/12/2006	5.00	9	Board Prep
4/19/2006	6.00	15	Meeting & Meeting followup
4/26/2006	2.00	17	General admin/clerical
5/1/2006	2.00	19	General admin/clerical
5/8/2006	3.00	22	Financials
5/10/2006	4.00	26	Board Prep
5/17/2006	6.00	32	Meeting & Meeting followup
5/22/2006	2.50	34.5	General admin/clerical
5/25/2006	3.00	37.5	General admin/clerical
6/2/2006	2.00	39.5	General admin/clerical
6/9/2006	3.50	43	Financials
6/14/2006	4.00	47	Board Prep
6/21/2006	4.00	51	Meeting & Meeting followup
<b>Total Hours</b>		<b>51</b>	



PDA

Date		
5/16	Prep	2
5/17	Board Meeting	2
5/31	Meeting with Shaver	1
5/31	Job Creation Spreadsheet	1
5/31	IsoRay, East Center and NOP TIF-related activity	15
6/9	Triangle Planning Meeting: Tim, Robert, Brent	2
6/21	Prep	2
6/21	Board Meeting	1
6/1	IsoRay, East Center and NOP TIF-related activity	15

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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

1580

7/19/2006

PAY TO THE ORDER OF Bannock Development Corp

\$ \*\*3,125.00

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

Bannock Development Corp

FOR Admin Services 4/06-6/06

⑈001580⑈ ⑆124100064⑆ 004 00247 39⑈

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

# DDC, LLC

Design • Development • Construction  
2043 East Center Street, Suite 108  
PO Box 7  
Pocatello, Idaho 83204  
(208) 234-4028

July 12, 2006

Steve Brown, Board Chairman  
Pocatello Development Authority  
1651 Alvin Ricken Drive  
Pocatello, Idaho 83201

RE: Triangle Project

Dear Mr. Brown:

This letter is in regard to the Pocatello Development Authority's (PDA) July 19, 2006 meeting. DDC, LLC feels the Triangle project is an important project with the potential to create a high-quality, mixed-use site, which will be an important catalyst for redevelopment in this area of the city. Below are a few issues we'd like to discuss at your meeting.

I understand from City staff that there may be the potential for additional funding for the Triangle project in the Central Corridor Urban Renewal District. I would like to ask PDA's Board of Directors to authorize use of \$300,000.00 in funding for infrastructure improvements. I believe curb, gutter, sidewalk and street improvements are necessary to improve the "curb appeal" of the project and would make an immediate visual impact.

I would also like to discuss with the Board the possibility of creating a stand alone tax increment financing district for the Triangle project. The Central Corridor is scheduled to retire in three years, and I believe the Triangle would benefit from a new district.

Finally, I plan to ask the Board to proceed with a formal development agreement. I am eager to begin more substantial work on this project and a formal agreement will provide me with the authority to do so.

I look forward to making a full presentation to the Board of Directors on these specific requests. DDC, LLC appreciates the opportunity to work towards future development of this site.

Sincerely,

DDC, LLC



Brent R. Nichols  
Principal

cc: Gynii Gilliam, PDA Executive Director  
Robert Chambers, Planning & Development Director  
Tim Tingey, Planning & Development Services

**POCATELLO DEVELOPMENT AUTHORITY**

**REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2000 SERIES A**

**REQUISITION PURSUANT TO BOND ORDINANCE**

Wells Fargo Bank  
MAC U1859-031  
999 Main Street, 3<sup>rd</sup> Floor  
Boise, Idaho 83702  
Attn: Corporate Trust Services

The undersigned, who is authorized to make such request under Section 11 of the Bond Ordinance, dated as of July 27, 2000, between First Security Bank, N.A. ("Trustee") and the Pocatello Development Authority (the "Agency"), hereby requests the above Trustee as follows:

1. Requisition Number: E-79
2. Payment is due to: City of Pocatello
3. The amount to be disbursed is: \$3,662.58
4. The funds are being disbursed from the Revenue Allocation Fund per Section 9 of the Ordinance for repairs, additions or improvements to the Project or for any new project in the Revenue Allocation Area. An amount equal to the aggregate of the next payment of principal and interest for all the outstanding bonds remain in the Revenue Allocation Fund after this disbursement.
5. All of this requested payment is for the items on the attached Schedule, which are costs of the Project. These costs have not been previously paid from the Revenue Allocation Fund or Construction Fund.

Attachments: See Attached Schedule of Costs to Requisition

DATED: July 19, 2006

**POCATELLO DEVELOPMENT AUTHORITY**

\_\_\_\_\_  
Authorized Representative

**CITY OF POCATELLO**

\_\_\_\_\_  
Authorized Representative

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

**SCHEDULE OF COSTS TO REQUISITION  
CERTIFICATE NO. E-79**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>	
Cheyenne Corridor Invoice #11304	City of Pocatello PO Box 4169 Pocatello, ID 83205-4169	\$3,662.58	SD
	<b>INVOICE TOTAL</b>	<b>\$3,662.58</b>	

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

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

(208) 234-6214

POCATELLO DEV AUTHORITY  
DREW ALPIN RICKEN  
POCATELLO, ID 83201

INVOICE NO: 11304  
DATE: 6/30/06

CUSTOMER NO: 495/2036

TYPE: EG - ENG/CHEYENNE CORRIDOR

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	ENG/CHEYENNE CORRIDOR 20% HDR INC TO 4/1/06	3,662.58	3,662.58



\*\*\* THE CITY OF POCATELLO THANKS YOU FOR YOUR \*\*\*  
\*\* PROMPT PAYMENTS !!! \*\*  
A MUNICIPAL CORPORATION OF IDAHO  
TOTAL DUE: \$3,662.58

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DUE DATE: 6/30/06  
NAME: POCATELLO DEV AUTHORITY  
CUSTOMER NO: 495/2036  
TYPE: EG - ENG/CHEYENNE CORRIDOR

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

VOICE NO: 11304  
TERMS: NET 0 DAYS  
AMOUNT: \$3,662.58



**POCATELLO DEVELOPMENT AUTHORITY**

**REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2000 SERIES A**

**REQUISITION PURSUANT TO BOND ORDINANCE**

Wells Fargo Bank  
MAC U1859-031  
999 Main Street, 3<sup>rd</sup> Floor  
Boise, Idaho 83702  
Attn: Corporate Trust Services

The undersigned, who is authorized to make such request under Section 11 of the Bond Ordinance, dated as of July 27, 2000, between First Security Bank, N.A. ("Trustee") and the Pocatello Development Authority (the "Agency"), hereby requests the above Trustee as follows:

1. Requisition Number: E-80
2. Payment is due to: City of Pocatello
3. The amount to be disbursed is: \$440,052.96
4. The funds are being disbursed from the Revenue Allocation Fund per Section 9 of the Ordinance for repairs, additions or improvements to the Project or for any new project in the Revenue Allocation Area. An amount equal to the aggregate of the next payment of principal and interest for all the outstanding bonds remain in the Revenue Allocation Fund after this disbursement.
5. All of this requested payment is for the items on the attached Schedule, which are costs of the Project. These costs have not been previously paid from the Revenue Allocation Fund or Construction Fund.

Attachments: See Attached Schedule of Costs to Requisition

DATED: July 19, 2006

**POCATELLO DEVELOPMENT AUTHORITY**

\_\_\_\_\_  
Authorized Representative

**CITY OF POCATELLO**

\_\_\_\_\_  
Authorized Representative

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





ENGINEERING DEPARTMENT  
911 N. 7th  
P.O. Box 4169  
Pocatello, Idaho 83205-4169  
(208) 234-6225 FAX (208) 234-6151



7/10/2006

Pocatello Development Authority  
1651 Alvin Ricken Dr,  
Pocatello, Id. 83201

Re: Downtown Reinvestment Phase II

Dear Board Members,

Attached is documentation for PDA's share of costs incurred through June 23, on the Downtown Reinvestment Project Phase II. These costs include the contractor's first periodic estimate for work completed and materials on hand. The 80% PDA share equates to \$440,052.96.

Construction to date is within budget and progressing well. We are about a week behind schedule due to unearthing some abandoned underground storage tanks. These tanks had to be disposed of properly using EPA protocol. We have also encountered several abandoned water service lines that were not shut off at the main, thus creating extra work to get them shut off in order to continue excavation.

The new water line has been installed, tested, chlorinated, and is in service on stage one of the project. We started pouring curb July 7<sup>th</sup> on Arthur Ave. between Lander and Clark so things are starting to look like a roadway again. We are shooting to have stage one substantially complete around July 22<sup>nd</sup>.

Sincerely,

Jesse Schuerman  
PDA Engineer



# Idaho State Journal

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

CLASSIFIED ADVERTISING INVOICE			
PHONE NO.	CLEAK	START DATE	
(208)234-6225	ST	03/21/06	
WORDS	LINES	TIMES	PRICE
430	81	6	239.35
FIRST WORDS		CLASSIFICATION	
LN12763 ADVERTISEMENT		2000	

Total Due: 239.35

Ln 12763

CS:05541 03554977  
 BRENDA NEVILLE  
 City of Pocatello  
 ENGINEERING DEPARTMENT  
 P.O. BOX 4169  
 POCATELLO, ID 83201

Service charges apply in 10 days

Inv. # 03554977

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

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

DATE 4/25/06  
 ACC. NO. 001-0601-445  
 ASS. NO. 6202  
 PROJ. #/AMT. EGC044  
 TL INV. AMT. \$ 239<sup>35</sup><sub>xy</sub>  
 APPR. BY B  
 SEQ. NO.





CITY OF POCATELLO  
 LAURA LAMBERTY, ENGINEERING  
 911 N. 7TH STREET  
 POCATELLO, ID 83205-4169

INVOICE NUMBER: P060321-IN

INVOICE DATE: 06/21/2006

CUSTOMER PO:

CAC TUNER

PROJECT: DOWNTOWN REINVESTMENT PROJ  
 CONSTRUCTION MATERIAL TESTING  
 POCATELLO

CLIENT NO: CITPOC  
 PROJECT ID: P06069A

Description		Quantity	Price	Amount
06/12/06				
TECH TO OBTAIN SAMPLES	Per HOUR	1.00	37.00	37.00
STANDARD COMPACTION CURVE	Per EACH	1.00	175.00	175.00

DATE 6/26/06  
 077-6001-451  
 ADDR 40-99  
 PROJ #/MAT EG0044  
 TEL #/EXT 212  
 AUTH BY Ba  
 SEC. ID.

NET INVOICE: \$212.00

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

# CITY OF POCATELLO

PERIODICAL ESTIMATE NO. 1  Final (Including Retainage)

For the period from June 3, 2006 to June 23, 2006 inclusive

For Downtown Revitalization Phase II

Description of Project

Contractor: Jack B Parson Co. Contract # \_\_\_\_\_

Address: P.O. Box 4002, Pocatello, ID 83205

077-6001-500  
 80-05  
 EGC044  
 546,408.70  
 Bn

ITEM #	DESCRIPTION	UNIT	UNIT PRICE	CONTRACT		TOTAL WORK TO DATE		% COMPLETE
				QUANTITY	AMOUNT	QUANTITY	AMOUNT	
201.4.1.C.1	REMOVAL OF OBSTRUCTIONS	LS	\$ 27,000.00	1	\$ 27,000.00	0.4	\$ 10,800.00	40%
201.4.1.D.1	REMOVAL OF CONCRETE SIDEWALKS AND DRIVEWAYS	SY	\$ 5.80	4,650	\$ 26,970.00	1,175	\$ 6,815.00	25%
201.4.1.D.2	REMOVAL OF ASPHALT PAVEMENT	SY	\$ 2.40	10,750	\$ 25,800.00	5,307	\$ 12,736.80	49%
201.4.1.E.1	REMOVAL OF CONCRETE CURB & GUTTER	LF	\$ 2.00	4,700	\$ 9,400.00	1,782	\$ 3,564.00	38%
201.4.1.F.1	REMOVAL OF STREET LIGHTS, POLES AND FOUNDATIONS	EA	\$ 309.00	39	\$ 12,051.00	18.00	\$ 5,562.00	46%
202.4.3D.1	EXCAVATION	CY	\$ 15.50	9,100	\$ 141,050.00	3,700	\$ 57,350.00	40.6%
202.4.5.C.1	UNSUITABLE MATERIAL REPAIR	CY	\$ 36.00	1,500	\$ 54,000.00	0	0	
302.4.1.A.1	ROCK EXCAVATION	CY	\$ 64.50	500	\$ 32,250.00	61.5	\$ 3,966.75	12%
303.4.1.A.1	EXPLORATORY EXCAVATION	HR	\$ 200.00	48	\$ 9,600.00	8	\$ 1,600.00	17%
305.4.1.A.1	CLASS A-1 PIPE BEDDING FOR 8" THROUGH 24" DIAMETER PIPE	LF	\$ 10.00	2,960	\$ 29,600.00	1,125	\$ 11,250.00	100%
401.4.1.A.1	WATER MAIN PIPE 8" DUCTILE IRON THICKNESS CLASS 350 PIPE	LF	\$ 68.00	2,005	\$ 136,340.00	1,000	\$ 68,000.00	100%
401.4.1.A.2	WATER MAIN PIPE 12" DUCTILE IRON CLASS 50	LF	\$ 87.00	795	\$ 69,165.00	345	\$ 30,015.00	43.4%
401.4.1.A.3	WATER MAIN PIPE 18" DUCTILE IRON CLASS 50	LF	\$ 153.00	160	\$ 24,480.00			
402.4.1.A.1	VALVE - SIZE 8" - TYPE RESILIENT SEATED GATE VALVES	EA	\$ 1,200.00	9	\$ 10,800.00	5	\$ 6,000.00	55.6%
402.4.1.A.2	VALVE SIZE 12" TYPE RESILIENT SEATED GATE VALVE	EA	\$ 1,700.00	6	\$ 10,200.00	4	\$ 6,800.00	66.7%
402.4.1.A.3	VALVE SIZE 18" TYPE BUTTERFLY VALVE	EA	\$ 3,800.00	5	\$ 19,000.00	0	0	
403.4.1.A.1	HYDRANT	EA	3,500.00	7	\$ 24,500.00	3	\$ 10,500.00	42.9%

# CITY OF POCATELLO

PERIODICAL ESTIMATE NO. 1  Final (Including Retainage)

For the period from June 3, 2006 to June 23, 2006 inclusive

For Downtown Revitalization Phase II

Description of Project

Contractor: Jack B Parson Co. Contract # \_\_\_\_\_

Address: P.O. Box 4002, Pocatello, ID 83205

ITEM #	DESCRIPTION	UNIT	UNIT PRICE	CONTRACT		TOTAL WORK TO DATE		% COMPLETE
				QUANTITY	AMOUNT	QUANTITY	AMOUNT	
403.4.1.B.2	4" FIRE SERVICE LINES	EA	\$ 2,800.00	2	\$ 5,600.00	1	\$ 2,800.00	50%
403.4.1.B.3	6" FIRE SERVICE LINES	EA	\$ 3,300.00	1	\$ 3,300.00			
404.4.1.A.1	WATER SERVICE CONNECTION, SIZE 3/4"	EA	\$ 3,900.00	12	\$ 46,800.00	4	\$ 15,600.00	33.3%
404.4.1.A.2	WATER SERVICE CONNECTION, SIZE 1"	EA	\$ 2,100.00	2	\$ 4,200.00			
404.4.1.A.3	WATER SERVICE CONNECTION, SIZE 1-1/2"	EA	\$ 4,400.00	6	\$ 26,400.00	2	\$ 8,800.00	33.3%
404.4.1.A.4	WATER SERVICE CONNECTION, SIZE 2"	EA	\$ 5,800.00	10	\$ 58,000.00	1	\$ 5,800.00	1%
602.4.1.F.1	CATCH BASIN CITY STANDARD TYPE 1	EA	\$ 1,200.00	1	\$ 1,200.00	1	\$ 1,200.00	100%
706.4.1.A.3	STANDARD 6" VERTICAL CURB AND GUTTER	LF	\$ 11.50	4,875	\$ 56,062.50	0	0	
706.4.1.E.1	CONCRETE SIDEWALK - 4" THICK	SY	\$ 24.50	2,975	\$ 72,837.50	0	0	
706.4.1.F.1	CONCRETE DRIVEWAY APPROACH (6" THICK)	SY	\$ 35.00	650	\$ 22,750.00	0	0	
802.4.1.A.1	CRUSHED AGGREGATE FOR BASE TYPE II	TONS	\$ 15.50	7,000	\$ 108,500.00	0	0	
802.4.1.A.2	CRUSHED AGGREGATE FOR BASE TYPE I	TONS	\$ 16.00	4,700	\$ 75,200.00	0	0	
802.4.1.A.3	CRUSHED AGGREGATE FOR SIDEWALK BASE (CITY GRADATION)	TONS	\$ 42.00	3,400	\$ 142,800.00	0	0	
810.4.1.A.1	CLASS 1 PLANT MIX PAVEMENT	TONS	\$ 64.50	2,900	\$ 187,050.00	0	0	
810.4.1.B.1	MISCELLANEOUS PLANT MIX PAVEMENT	SY	\$ 19.50	100	\$ 1,950.00	0	0	
1001.4.1.A.1	SEDIMENT CONTROL	LS	\$ 20,000.00	1	\$ 20,000.00	0.5	\$ 10,000.00	50%
1105.4.1.A.1	INSTALL NEW SIGN BASE	EA	\$ 88.50	18	\$ 1,593.00	0	0	

# CITY OF POCA TELLO

PERIODICAL ESTIMATE NO. 1  Final (Including Retainage)

For the period from June 3, 2006 to June 23, 2006 inclusive

For Downtown Revitalization Phase II

Description of Project

Contractor: Jack B Parson Co. Contract # \_\_\_\_\_

Address: P.O. Box 4002, Pocatello, ID 83205

ITEM #	DESCRIPTION	UNIT	UNIT PRICE	CONTRACT		TOTAL WORK TO DATE		% COMPLETE
				QUANTITY	AMOUNT	QUANTITY	AMOUNT	
2010.4.1.A.1	MOBILIZATION/WEEKLY CONSTRUCTION MEETING	LS	\$200,000.00	1	\$ 200,000.00	0.6	\$ 120,000.00	60%
2020.4.1.6.1	FURNISHING AND PLACING MONUMENT FRAME AND COVER	EA	\$ 280.00	6	\$ 1,680.00	0	0	
2030.4.1.A.1	MANHOLE TYPE A ADJUST TO GRADE	EA	\$ 850.00	4	\$ 3,400.00	0	0	
2030.4.1.C.1	VALVE BOX TYPE WATER/GAS ADJUST TO GRADE	EA	\$ 450.00	30	\$ 13,500.00	0	0	
2050.4.1.6.1	SUB GRADE PREPARATION GEOTEXTILE TYPE II	SY	\$ 1.35	10,600	\$ 14,310.00	8,480	\$ 11,448.00	80%
SP-1	CONCRETE UNIT PAVERS	SF	\$ 7.65	11,650	\$ 89,122.50	0	0	
SP-2	DETECTABLE WARNING PANEL (ADA RAMP)	EA	\$ 570.00	40	\$ 22,800.00	0	0	
SP-3A	SPARE LUMINAIRE POLES AND FIXTURES	EA	\$ 2,200.00	8	\$ 17,600.00	0	0	
SP-3B	INSTALL CITY PROVIDED PEDESTRIAN SIGNAL HEADS	EA	\$ 230.00	12	\$ 2,760.00	0	0	
SP-3C	TWO 2" EMPTY SIGNAL INTERCONNECT CONDUITS	LS	\$ 20,000.00	1	\$ 20,000.00		\$ 6,700.00	
SP-3D	DECORATIVE LIGHTING AND LIGHT RECEPTACLE, WIRING, AND CONDUIT	LS	\$237,000.00	1	\$ 237,000.00		\$ 93,285.00	
SP-3E	TREE LIGHTING WIRING, CONDUIT, AND RECEPTACLE	LS	\$ 59,000.00	1	\$ 59,000.00		\$ 15,417.00	
SP-3F	SIGNAL POWER CONDUIT AND CONDUCTORS	LS	\$ 11,000.00	1	\$ 11,000.00		\$ 3,823.00	
SP-3G	PEDESTRIAN SIGNAL POLE & BASE INSTALLATION	EA	\$ 1,800.00	3	\$ 5,400.00			

# CITY OF POCATELLO

PERIODICAL ESTIMATE NO. 1  Final (Including Retainage)

For the period from June 3, 2006 to June 23, 2006 inclusive

For Downtown Revitalization Phase II

Description of Project

Contractor: Jack B Parson Co. Contract # \_\_\_\_\_

Address: P.O. Box 4002, Pocatello, ID 83205

ITEM #	DESCRIPTION	UNIT	UNIT PRICE	CONTRACT		TOTAL WORK TO DATE		% COMPLETE
				QUANTITY	AMOUNT	QUANTITY	AMOUNT	
SP-5	ROOF DRAIN TRENCH FRAME	LF	\$ 34.00	80	\$ 2,720.00	0	0	
SP-7	TRAFFIC CONTROL	LS	\$105,000.00	1	\$ 105,000.00	0.3	\$ 31,500.00	30%
SP-7A	BUSINESS ACCESS SIGN AND POST	EA	\$ 390.00	10	\$ 3,900.00	3	\$ 1,170.00	30%
SP-8	IRRIGATION SYSTEM	LS	\$ 33,000.00	1	\$ 33,000.00	0	0	
SP-9A	PLACE STRUCTURAL PLANTING MATERIAL	CY	\$ 37.00	1,150	\$ 42,550.00	0	0	
SP-9B	TRANSPLANT TREE	EA	\$ 800.00	3	\$ 2,400.00	0	0	
SP-9C	48"X48" +/- TREE GRATE FRAME	EA	\$ 650.00	9	\$ 5,850.00	0	0	
SP-9D	TREE GUARD 42"	EA	\$ 520.00	71	\$ 36,920.00	0	0	
SP-9E	36"X36" TREE GRATE AND FRAME	EA	\$ 930.00	32	\$ 29,760.00	0	0	
SP-9F	48"X48" TREE GRATE AND FRAME	EA	\$ 1,500.00	30	\$ 45,000.00	6	\$ 9,000.00	20%
SP-10A	VAULT SURFACE REPAIR VALENTINE BUILDING	LS	\$ 9,000.00	1	\$ 9,000.00	0	0	
SP-10B	VAULT SURFACE REPAIR SPAULDING BUILDING	LS	\$ 1,000.00	1	\$ 1,000.00	0.5	\$ 500.00	50%
SP-13	DIRECTED LANDSCAPING AND ROADSIDE CLEAN-UP	CA	\$ 20,000.00	1	\$ 20,000.00	0	0	
SP-14A	2 GALLON EXPANSION TANK	EA	\$ 350.00	12	\$ 4,200.00	0	0	
SP-14B	5 GALLON EXPANSION TANK	EA	\$ 350.00	8	\$ 2,800.00	0	0	
SP-14C	3/4" PRV	EA	\$ 480.00	7	\$ 3,360.00	0	0	





# CITY OF POCA TELLO

PERIODICAL ESTIMATE NO. 1  Final (Including Retainage)

For the period from June 3, 2006 to June 23, 2006 inclusive

Contractor: Jack B Parson Co. Contract # \_\_\_\_\_

	Amount
Total Due, This Estimate .....	\$ 572,002.55
Change or Extra Work Order ..... <u>Change order #1</u> .....	\$ 3,164.50
Total Earned .....	\$ 575,167.05
Less <u>5</u> % Retained .....	\$ 28,758.35
Net Amount Due .....	\$ 546,408.70
Less Previous Payments .....	
Balance Due .....	\$ 546,408.70
Total Amount Payable, This Estimate .....	\$ 546,408.70

I certify that I have verified this periodical estimate and that to the best of my knowledge and belief it is a true and correct statement of the work performed and the materials supplied by the contractor, and the amount due is correct and just, and all the work has been performed in accordance with the terms of the contract and the authorized changes thereto.

Lindell W. Turner  
City Engineer

Jack B. Parson Companies  
Contractor

Date \_\_\_\_\_

By Henry Kobzar

Title Estimator

Date 6/28/06



ENGINEERING DEPARTMENT  
911 N. 7th  
P.O. Box 4169  
Pocatello, Idaho 83205-4169  
(208) 234-6225 FAX (208) 234-6151



7/10/2006

Pocatello Development Authority  
1651 Alvin Ricken Dr.  
Pocatello, Id. 83201

Re: Roosevelt-Alameda Sidewalk Improvements Phase 5

Dear Board Members,

Attached is documentation for final payments on Phase 5 of the Roosevelt-Alameda sidewalk improvement project. Work has been satisfactorily completed with this phase of the project coming in \$211.65 less than the \$50,000 original budget.

The City would like to thank the PDA for their support of this very successful project. We feel the curb and sidewalk improvements have significantly enhanced the aesthetics of the neighborhood and improved pedestrian mobility and safety.

We would also like to thank Rocky Mountain Engineering and Surveying for their dedication to this multi year project which demanded substantial interaction with homeowners to resolve individual concerns during the construction.

Sincerely,

Jesse Scherman  
PDA Engineer

**ROOSEVELT-ALAMEDA**  
 NEIGHBORHOOD IMPROVEMENT PROJECT  
 PHASE 5 EXPENSE BREAKDOWN  
 27-Jun-06

**PAYMENT SUMMARY**

ITEM	AMOUNT
Approved Amount	\$ 50,000.00
Payment to Holm Construction Invoice 1502 and 1504	\$ 30,805.45
Payment to RMES Invoice #2005431	\$ 8,495.00
<b>TOTAL</b>	<b>\$ 10,699.55</b>

**REMAINING AMOUNT REQUESTED**

ITEM	AMOUNT
<b>TOTAL</b>	<b>\$ 50,000.00</b>
Previous Payments	\$ 39,300.45
Kiggins Concrete Invoices #406 and #407	\$ 712.60
Holm Construction Invoices #35, #36, and #29	\$ 8,270.30
RMES Invoice	\$ 1,505.00
<b>REMAINING TOTAL</b>	<b>\$ 211.65</b>

*Approved For Payment*  
*Lordell W. Turner*  
*7/5/06*



INVOICE

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

CLIENT: City of Pocatello
ADDRESS: 911 N 7th Ave.
CITY, STATE: Pocatello, ID. 83201
PROJECT: Roosevelt Alameda Project (Phase 5)
CONTRACT NO: 21347

DATE: 6/27/2006
INVOICE NO. 2006266

INVOICE PERIOD: Through June 27, 2006

Progress Billing Number: 2

WORK ACCOMPLISHED THIS PERIOD:

100% Complete on Phase 5 Contract
Complete contract administration, staking, inspections
on remaining work, and process final pay requests.

Table with columns: FEE, QTY, COST. Row 1: \$1,505.00, 1, \$1,505.00

Handwritten note: Approved For Payment Linda W. Turner 7/09/06

DIRECT AND REIMBURSABLE COSTS

Total Amount Due This Invoice

\$1,505.00

PROJECT BUDGET SUMMARY

Table with 2 columns: Description, Amount. Rows: Contract Amount (\$10,000.00), Contract Changes (\$0.00), Total Invoiced Previously (\$8,495.00), Total Invoiced This Period (\$1,505.00), Total Invoiced To Date (\$10,000.00), Budget Remaining (\$0.00)

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



**ROOSEVELT-ALAMEDA  
NEIGHBORHOOD IMPROVEMENT PROJECT  
PHASE 5 REMAINING WORK**

28-Jun-06

**PAYABLE TO HOLM CONSTRUCTION**

**311 Willard**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	0	\$ 5.45	\$ -
207-C2	Removal of Concrete	SF	40	\$ 1.37	\$ 54.80
307-D	Asphalt Restoration	SF	0	\$ 4.60	\$ -
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	0	\$ 16.35	\$ -
706-E	Concrete Sidewalk (Approaches)	SF	40	\$ 4.30	\$ 172.00
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 426.80</b>

**420 Washington**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	0	\$ 5.45	\$ -
207-C2	Removal of Concrete	SF	70	\$ 1.37	\$ 95.90
307-D	Asphalt Restoration	SF	0	\$ 4.60	\$ -
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	0	\$ 16.35	\$ -
706-E	Concrete Sidewalk (Approaches)	SF	70	\$ 4.30	\$ 301.00
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 596.90</b>

**304 Wayne**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	0	\$ 5.45	\$ -
207-C2	Removal of Concrete	SF	60	\$ 1.37	\$ 82.20
307-D	Asphalt Restoration	SF	0	\$ 4.60	\$ -
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	0	\$ 16.35	\$ -
706-E	Concrete Sidewalk (Approaches)	SF	60	\$ 4.30	\$ 258.00
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 540.20</b>

**Park and Pine Handicap Ramps (2)**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	23	\$ 5.45	\$ 125.35
207-C2	Removal of Concrete	SF	55	\$ 1.37	\$ 75.35
307-D	Asphalt Restoration	SF	23	\$ 4.60	\$ 105.80
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	23	\$ 16.35	\$ 376.05
706-E	Concrete Sidewalk (Approaches)	SF	55	\$ 4.30	\$ 236.50
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 1,119.05</b>

**889 Randolph**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	10	\$ 5.45	\$ 54.50
207-C2	Removal of Concrete	SF	40	\$ 1.37	\$ 54.80
307-D	Asphalt Restoration	SF	20	\$ 4.60	\$ 92.00
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	10	\$ 16.35	\$ 163.50
706-E	Concrete Sidewalk (Approaches)	SF	40	\$ 4.30	\$ 172.00
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 736.80</b>

**757 Randolph**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	0	\$ 5.45	\$ -
207-C2	Removal of Concrete	SF	48	\$ 1.37	\$ 65.76
307-D	Asphalt Restoration	SF	0	\$ 4.60	\$ -
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	0	\$ 16.35	\$ -
706-E	Concrete Sidewalk (Approaches)	SF	48	\$ 4.30	\$ 206.40
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 472.16</b>

**Corner of Randolph and Pine**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	20	\$ 5.45	\$ 109.00
207-C2	Removal of Concrete	SF	100	\$ 1.37	\$ 137.00
307-D	Asphalt Restoration	SF	40	\$ 4.60	\$ 184.00
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	20	\$ 16.35	\$ 327.00
706-E	Concrete Sidewalk (Approaches)	SF	100	\$ 4.30	\$ 430.00
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 1,387.00</b>

**798 Randolph**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	10	\$ 5.45	\$ 54.50
207-C2	Removal of Concrete	SF	0	\$ 1.37	\$ -
307-D	Asphalt Restoration	SF	20	\$ 4.60	\$ 92.00
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	10	\$ 16.35	\$ 163.50
706-E	Concrete Sidewalk (Approaches)	SF	0	\$ 4.30	\$ -
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 510.00</b>

**Cedar Side of 687 Willard**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	10	\$ 5.45	\$ 54.50
207-C2	Removal of Concrete	SF	52	\$ 1.37	\$ 71.24
307-D	Asphalt Restoration	SF	0	\$ 4.60	\$ -
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	10	\$ 16.35	\$ 163.50
706-E	Concrete Sidewalk (Approaches)	SF	52	\$ 4.30	\$ 223.60
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 712.84</b>

**315 E. Cedar**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	20	\$ 5.45	\$ 109.00
207-C2	Removal of Concrete	SF	80	\$ 1.37	\$ 109.60
307-D	Asphalt Restoration	SF	32	\$ 4.60	\$ 147.20
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	20	\$ 16.35	\$ 327.00
706-E	Concrete Sidewalk (Approaches)	SF	80	\$ 4.30	\$ 344.00
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 1,236.80</b>

**Corner of Pine and Park at Mid-Block on Pine**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	0	\$ 5.45	\$ -
207-C2	Removal of Concrete	SF	25	\$ 1.37	\$ 34.25
307-D	Asphalt Restoration	SF	0	\$ 4.60	\$ -
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	0	\$ 16.35	\$ -
706-E	Concrete Sidewalk (Approaches)	SF	25	\$ 4.30	\$ 107.50
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 341.75</b>

**Willard Road**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
	Sprinkler Repair	LS	1	\$ 190.00	\$ 190.00
<b>TOTAL</b>					<b>\$ 190.00</b>

**TOTAL FOR EXTRA WORK**

**\$ 8,270.30**

*Approved for Payment  
Lindell W. Turner 7/5/06*



HOLM CONSTRUCTION  
 PO BOX 2904  
 POCATELLO, ID 83201  
 (208) 237-1624

INVOICE # 36

**ROOSEVELT-ALAMEDA  
 NEIGHBORHOOD IMPROVEMENT PROJECT  
 PHASE 5 REMAINING WORK**

9 May-06

**311 Willard**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	0	\$ 5.45	\$ -
207-C2	Removal of Concrete	SF	40	\$ 1.37	\$ 54.80
307-D	Asphalt Restoration	SF	0	\$ 4.60	\$ -
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	0	\$ 16.35	\$ -
706-E	Concrete Sidewalk (Approaches)	SF	40	\$ 4.30	\$ 172.00
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 426.80</b>

**420 Washington**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	0	\$ 5.45	\$ -
207-C2	Removal of Concrete	SF	70	\$ 1.37	\$ 95.90
307-D	Asphalt Restoration	SF	0	\$ 4.60	\$ -
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	0	\$ 16.35	\$ -
706-E	Concrete Sidewalk (Approaches)	SF	70	\$ 4.30	\$ 301.00
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 596.90</b>

**304 Wayne**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	0	\$ 5.45	\$ -
207-C2	Removal of Concrete	SF	60	\$ 1.37	\$ 82.20
307-D	Asphalt Restoration	SF	0	\$ 4.60	\$ -
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	0	\$ 16.35	\$ -
706-E	Concrete Sidewalk (Approaches)	SF	60	\$ 4.30	\$ 258.00
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 540.20</b>

**Park and Pine Handicap Ramps (2)**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	23	\$ 5.45	\$ 125.35
207-C2	Removal of Concrete	SF	55	\$ 1.37	\$ 75.35
307-D	Asphalt Restoration	SF	23	\$ 4.60	\$ 106.80
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	23	\$ 16.35	\$ 376.05
706-E	Concrete Sidewalk (Approaches)	SF	55	\$ 4.30	\$ 236.50
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 1,119.05</b>

**889 Randolph**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	10	\$ 5.45	\$ 54.50
207-C2	Removal of Concrete	SF	40	\$ 1.37	\$ 54.80
307-D	Asphalt Restoration	SF	20	\$ 4.60	\$ 92.00
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	10	\$ 16.35	\$ 163.50
706-E	Concrete Sidewalk (Approaches)	SF	40	\$ 4.30	\$ 172.00
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>					<b>\$ 736.80</b>

**757 Randolph**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	0	\$ 5.45	\$ -
207-C2	Removal of Concrete	SF	48	\$ 1.37	\$ 65.76
307-D	Asphalt Restoration	SF	0	\$ 4.60	\$ -
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	0	\$ 16.35	\$ -
706-E	Concrete Sidewalk (Approaches)	SF	48	\$ 4.30	\$ 206.40
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00

**TOTAL \$ 472.16**

**Corner of Randolph and Pine**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	20	\$ 5.45	\$ 109.00
207-C2	Removal of Concrete	SF	100	\$ 1.37	\$ 137.00
307-D	Asphalt Restoration	SF	40	\$ 4.60	\$ 184.00
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	20	\$ 16.35	\$ 327.00
706-E	Concrete Sidewalk (Approaches)	SF	100	\$ 4.30	\$ 430.00
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00

**TOTAL \$ 1,387.00**

**798 Randolph**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	10	\$ 5.45	\$ 54.50
207-C2	Removal of Concrete	SF	0	\$ 1.37	\$ -
307-D	Asphalt Restoration	SF	20	\$ 4.60	\$ 92.00
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	10	\$ 16.35	\$ 163.50
706-E	Concrete Sidewalk (Approaches)	SF	0	\$ 4.30	\$ -
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00

**TOTAL \$ 510.00**

**Cedar Side of 698 Willard**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	0	\$ 5.45	\$ -
207-C2	Removal of Concrete	SF	0	\$ 1.37	\$ -
307-D	Asphalt Restoration	SF	0	\$ 4.60	\$ -
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	0	\$ 16.35	\$ -
706-E	Concrete Sidewalk (Approaches)	SF	0	\$ 4.30	\$ -
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	0	\$ 200.00	\$ -

**TOTAL \$ -**

**Cedar Side of 687 Willard**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	10	\$ 5.45	\$ 54.50
207-C2	Removal of Concrete	SF	52	\$ 1.37	\$ 71.24
307-D	Asphalt Restoration	SF	0	\$ 4.60	\$ -
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	10	\$ 16.35	\$ 163.50
706-E	Concrete Sidewalk (Approaches)	SF	52	\$ 4.30	\$ 223.60
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00

**TOTAL \$ 712.84**

**315 E. Cedar**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	20	\$ 5.45	\$ 109.00
207-C2	Removal of Concrete	SF	80	\$ 1.37	\$ 109.60
307-D	Asphalt Restoration	SF	32	\$ 4.60	\$ 147.20
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	20	\$ 16.35	\$ 327.00
706-E	Concrete Sidewalk (Approaches)	SF	80	\$ 4.30	\$ 344.00
2040	Fence Repair	LF	0	\$ 6.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00

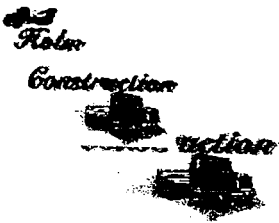
**TOTAL \$ 1,236.80**

**Corner of Pine and Park at Mid-Block on Pine**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	0	\$ 5.45	\$ -
207-C2	Removal of Concrete	SF	25	\$ 1.37	\$ 34.25
307-D	Asphalt Restoration	SF	0	\$ 4.60	\$ -
307-E	Sod Restoration	SF	0	\$ 0.90	\$ -
706-A	Curb and Gutter (Type Unspecified)	LF	0	\$ 16.35	\$ -
706-E	Concrete Sidewalk (Approaches)	SF	25	\$ 4.30	\$ 107.50
2040	Fence Repair	LF	0	\$ 8.30	\$ -
SP-1	Misc.	LS	1	\$ 200.00	\$ 200.00
<b>TOTAL</b>				<b>\$</b>	<b>341.75</b>

**TOTAL FOR EXTRA WORK**

**\$ 8,080.30**



**PO BOX 2904  
POCATELLO, ID. 83206  
PH# 237-1624  
FAX# 237-1642**

# Invoice

Date	Invoice #
5/20/2006	29

<b>Bill To</b>
RMES ATTN: MITCH 155 South 2nd Ave. Pocatello, Id. 83201

				Due Date
				5/20/2006
Item	Description	Qty	Rate	Amount
SPRINKLERS	Sprinkler Repair Willard Street Repair Broken Sprinkler Line. Replace 4 Heads Parts & Labor	1	190.00	190.00
<b>DUE UPON RECEIPT. PAST DUE INVOICES WILL BE CHARGED FINANCE CHARGE OF 1% OR AN ANNUAL % OF 12%. NET 30</b>				
<b>Total</b>				\$190.00
<b>Payments/Credits</b>				\$0.00
<b>Balance Due</b>				\$190.00



**ROOSEVELT-ALAMEDA  
NEIGHBORHOOD IMPROVEMENT PROJECT  
PHASE 4 REMAINING WORK**

28-Jun-06

**PAYABLE TO KIGGIN'S CONCRETE**

**806 Willard**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
	Regrade and Re-Sod	LS	1	\$ 412.60	\$ 412.60
<b>TOTAL</b>					<b>\$ 412.60</b>

**773 Willard**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
	Repair Sprinkler System	LS	1	\$ 300.00	\$ 300.00
<b>TOTAL</b>					<b>\$ 300.00</b>

**TOTAL FOR EXTRA WORK**

**\$ 712.60**

*Approved For Payment  
Lendell W. Turner 7/5/06*



# KIGGINS CONCRETE

2630 U.S. Highway 26 West  
 Pocatello, ID 83201-0078  
 Phone (208) 238-9144  
 Fax (208) 238-4770

## Invoice

Date	Invoice #
6/2/2006	407

City Of Pocatello  
 CO-Mitch RMES  
 911 N 7 Av.  
 Pocatello, ID 83201

Description	Qty	Rate	Amount	P.O. No.	Terms	Project
					Due on receipt	Alameda Phase 4
Repair Misc Leaks in sprinkler system @ 773 Willard	1	300.00	300.00			
				<b>Total</b>		\$300.00
				<b>Payments/Credits</b>		\$0.00
				<b>Balance Due</b>		\$300.00

June 28, 2006

City of Pocatello  
Attn: Cac Turner, P.E.  
Public Works Engineer  
P.O. Box 4169  
Pocatello, ID 83205-4169

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

Voice: (208) 234-0110 ♦ Fax: (208) 234-0111 ♦ [www.rmes.biz](http://www.rmes.biz)

Re: Roosevelt-Alameda Phase 5

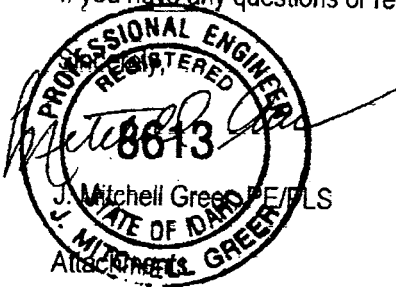
Dear Mr. Turner,

We have completed our analysis of the 2<sup>nd</sup> and final pay request on Phase 5 of the Roosevelt Alameda Neighborhood Improvement Project. We have reviewed the work and recommend a payment of **\$8,270.30** be made to Holm Construction, and a payment of **\$712.60** be made to Kigin's Concrete. I have attached a summary of the invoices received by the contractors.

The PDA approved \$50,000.00 for the extra work; a total of \$39,300.45 has been previously invoiced leaving a remaining balance of \$10,699.55. I have attached a project budget summary of all previous payments made and the remaining amounts due on the project.

I have included an invoice to be paid directly by the City of Pocatello to Holm Construction for \$713.30 for repairs made to the handicap ramp on Poplar and Wayne and an invoice for \$1,505.00, which is the total amount remaining on the RMES contract. These payments should conclude the extra work for Phase 5 and close out the Roosevelt-Alameda project.

If you have any questions or require any additional information please let us know.



*"Focused on Solutions"*

Civil ♦ Environmental ♦ Transportation ♦ Planning ♦ Land Development ♦ Municipal ♦ Surveying

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

1577

7/19/2006

PAY TO THE ORDER OF Kiggins' Concrete

\$ \*\*712.60

Seven Hundred Twelve and 60/100\*\*\*\*\* DOLLARS

Kiggins' Concrete

FOR Invoice 406 & 407

MP  
⑈001577⑈ ⑆124100064⑆ 004 00247 39⑈

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

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

1578

7/19/2006

PAY TO THE ORDER OF Holm Construction

\$ \*\*8,270.30

Eight Thousand Two Hundred Seventy and 30/100\*\*\*\*\* DOLLARS

Holm Construction

FOR Invoice 35, 36, 29

MP  
⑈001578⑈ ⑆124100064⑆ 004 00247 39⑈

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

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

1579

7/19/2006

PAY TO THE ORDER OF Rocky Mountain Engineering & Surveying

\$ \*\*1,505.00

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

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

FOR Invoice 2006266

MP  
⑈001579⑈ ⑆124100064⑆ 004 00247 39⑈

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POCATELLO DEVELOPMENT AUTHORITY  
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POCATELLO, ID 83201  
(208) 233-3500

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

1577

7/19/2006

PAY TO THE ORDER OF Kiggins' Concrete

\$ \*\*712.60

Seven Hundred Twelve and 60/100\*\*\*\*\* DOLLARS

Kiggins' Concrete

FOR Invoice 406 & 407

MP

⑈001577⑈ ⑆124100064⑆ 004 00247 39⑈

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POCATELLO, ID 83201  
(208) 233-3500

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

1578

7/19/2006

PAY TO THE ORDER OF Holm Construction

\$ \*\*8,270.30

Eight Thousand Two Hundred Seventy and 30/100\*\*\*\*\* DOLLARS

Holm Construction

FOR Invoice 35, 36, 29

MP

⑈001578⑈ ⑆124100064⑆ 004 00247 39⑈

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POCATELLO, ID 83201  
(208) 233-3500

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

1579

7/19/2006

PAY TO THE ORDER OF Rocky Mountain Engineering & Surveying

\$ \*\*1,505.00

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

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

FOR Invoice 2006266

MP

⑈001579⑈ ⑆124100064⑆ 004 00247 39⑈

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## PEGDEVELOPMENT

July 12, 2006

Sari David  
Pocatello Redevelopment Agency

Re: Rail Crossings – Yellowstone & Quinn, Pocatello

Dear Ms. David,


Please accept this letter as an application to appear on the agenda for the PDA meeting on July 19, 2006. The PDA has granted \$240,000.00 plus a deferred grant of \$80,000.00 to Rail Crossings. The construction documents have been completed and bids obtained. The actual bid cost for the street improvements on the south and west sides of Quinn and Yellowstone respectively including the signal totals \$621,515.00. The street improvement costs for the east side of Yellowstone totals \$211,546.00. The preliminary estimate for the south and west sides of Quinn and Yellowstone, including the signal was \$375,032.25. A preliminary estimate for the east side of Yellowstone was not prepared at that time.

Since the preliminary estimate was prepared prices in general have gone up. In hindsight the preliminary estimate was low to begin with. In addition the concrete spec which ITD is requiring be used is extremely expensive concrete and was not accounted for in the preliminary estimate. I have prepared a tax increment calculation showing approximately \$3.68 million in tax increment available from our project. This number assumes the project area increment will extend through 2021, which is 15 years. I have also allocated 0.4% to the school district which amounts to \$813,000.00. I am asking the PDA to consider allocating a total of \$905,061.00 to this project. This will amount to 5.26% of the private investment dollars that will be invested in the community through the Rail Crossings development, and 24.5% of the total increment generated from the project.

Currently we are finalizing lease negotiations with Gold's Gym for a 40,000 s.f. facility plus an additional 20,000 s.f. of retail shops space which will be attached to the Gold's Gym. We are also in negotiations with two nice sit down restaurants and are continuing a dialogue with a furniture retailer. All of these things denote a bright future for the Rail Crossings development.

We would be pleased to meet with the PDA to discuss our project on the 19<sup>th</sup> of July.

Sincerely,

  
Cameron Gunter  
Manager  
Rail Crossings

15	1	EACH	REBUILD EXISTING DRIVEWAY AND CURB	LUMP SUM	\$6,000.00	LUMP SUM	\$4,200.00	LUMP SUM	\$4,000.00
16	1	EACH	RELOCATE EXISTING STREET LIGHT	LUMP SUM	\$2,500.00	LUMP SUM	\$5,000.00	LUMP SUM	NO BID
17	1	EACH	INLET PROTECTION FROM SEDIMENT	LUMP SUM	\$600.00	LUMP SUM	\$500.00	LUMP SUM	\$1,000.00
18	210	S.FT.	DRIVEWAY APPROACH	\$13.00	\$2,730.00	\$20.00	\$4,200.00	\$25.00	\$5,250.00
19	1	EACH	ALL REQUIRED STRIPE	LUMP SUM	\$41,300.00	LUMP SUM	\$25,000.00	\$18,800.00	\$18,800.00
NOTE: CONTRACTOR TO PROVIDE ALL STAKING AND TESTING									
				TOTAL BID	\$211,546.00	TOTAL BID	\$221,816.00	TOTAL BID	\$278,814.00
				COMBINED TOTAL	\$599,501.00		\$666,898.00		\$926,579.00

7 . P . 1  
1820.00

MAP 77.5  
0007 . 17 . 100

# WHEELER ELECTRIC INC.

469 WEST 16th ST. / PO BOX 2173  
IDAHO FALLS, IDAHO 83403-2173  
208-522-1906 (FAX) 208-522-5927  
E-mail: jeffw@wheelerelectric.com

DPW LICENSE #12483-AAA-4 (2,8,14,43)  
IDAHO LICENSE #C-1950

June 1, 2006

## PEGDEVELOPMENT

Att: Robert Schmidt  
Phone: 801-655-1998  
Fax: 801-655-0729

### SIGNAL AT RAIL CROSSINGS YELLOWSTONE & W. QUINN POCATELLO, IDAHO

#### ELECTRICAL WORK COMPLETE -

**\$ 233,560.00**

- We are including the following:
  - o Provide and install a complete traffic signal as shown.
  - o Provide traffic control devices when the signal is shutdown.
  - o Provide excavation and backfill as required.
  - o Provide the boring of the conduits under the roadway as required.
  - o Provide demolition of the existing signal.
  - o Provide electrical permits as required.
  - o Provide all labor, material and equipment for a complete project.
  
- We are excluding the following:
  - o None.

Thanks for the opportunity to provide this proposal.



Jeff Wheeler

Page 1

# Arco Electric

PO Box 50429  
Idaho Falls, ID 83405  
(208) 522-2185  
Fax 529-3423

Contractor's License # 3513 C  
Public Works # 11698-AAA-4(14)

Jed Miller  
arco\_jed@onewest.net

6/16/2006

## Proposal

This proposal is valid for 30 days from June 16, 2006 unless otherwise noted.

### To

PEG Development  
One East Center Street, Suite 300  
Provo, Utah 84606

Attn: Robert Schmidt

Project: Traffic Signal-Yellowstone & Flandro-Pocatello, Idaho

We propose to furnish all labor, materials, equipment and applicable taxes necessary to complete the electrical installation on the above project, as shown on the drawings and described in the specifications.

Addenda Noted: none

Base Bid: \$435,260.00

Note: We respectfully point out provisions of the general conditions relative to payment and retainage will be expected in our behalf.

### THIS BID DOES NOT INCLUDE:

Restoration of any finish, surface, where cutting, drilling, etc. is required.

Bond Premium, (If required add \$6,087.00)

Cost of utilities for construction purposes.

Arco Electric



Anthony E. Passino

# **THE TRIANGLE**

## **Project Advantages**

Furthers the vision of what we want our downtown area to look like through redevelopment efforts.

Returns the land investment amount to PDA at project end.

Provides for the highest and best use of the land (coupled with a quality design) thus ensuring the highest taxable value.

Enhances public infrastructure.

Augments job expansion/creation potential.

Creates a redevelopment catalyst which will increase adjacent property values and investment potential thereby encouraging additional redevelopment projects

Promotes an opportunity for a public/private partnership for the betterment of the community.

Mixed-use concept receiving state-wide attention as innovative.

Mixed-use concept allows additional investment tools to be used for project construction.

## Triangle Public/Private Partners

Pocatello Development Authority	Land, Infrastructure
DDC, LLC	Design, Development, Construction, Equity
Idaho Nevada CDFI	Construction/Bridge financing
Fannie Mae Corporation	<p>The Federal National Mortgage Association, commonly known as Fannie Mae, is a corporation sponsored by the United States Government. Created in 1938 to establish a secondary market for mortgages. Fannie Mae buys mortgages on the secondary market, pools them and sells them as mortgage backed securities.</p> <p>We encountered problems finding local financing sources for the live work units because the units are a mix of residential and commercial space. They don't fit into any existing local lending programs.</p> <p>Fannie Mae understands our unique project and is willing to structure a program to buy the loans from local lenders as soon as they are originated. Ultimately these loans will get pooled and sold as mortgage backed securities</p>
SBA	Long-term commercial financing in participation with local lenders
Local Lenders	Construction and long-term financing
Tax credit program	Used to subsidize interest rates.

## Triangle Requests to PDA

- 1.) We would like to proceed with a formal development agreement.

Under that Agreement, we propose:

- PDA transfers the land to us.
- We will grant a security interest back to PDA.
- PDA will be paid back \$300,000 for the land from revenue allocation proceeds. (See item 3)

- 2.) We would like PDA to fund some public infrastructure improvements around the perimeter of the property. Including:

Curb, gutter, sidewalk, street trees, streetlights and some utilities.

Similar improvements to what PDA has done in Old Town.

These improvements are necessary to improve the "curb appeal" of the project and would make an immediate visual impact on the project and surrounding area.

- 3.) Formation of a stand-alone TIF District. The Central Corridor is scheduled to retire in three years. Funds from this new district would be used to fund additional infrastructure and site-work costs and would be used to reimburse PDA \$300,000 for the land. (See scenario sheets)



**THE TRIANGE - A Mixed Use Development****Opinion of Probable Cost For:  
Right-of-Way Improvements and Utilities**

ITEM	QTY	UNIT	\$/UNIT	TOTAL
<u>Right-Of Way Improvements</u>				
Curb & Gutter	1579	L.F.	24.00	\$37,896
Valley Gutter	409	L.F.	45.00	18,405
Asphalt New w/base	3025	S.F.	5.00	15,125
Asphalt (Patch)	7375	S.F.	2.50	18,438
Concrete Walk	10285	S.F.	4.50	46,283
Lighting	18	EA.	3,000.00	54,000
Trees, Grates, Irrigation	24	EA.	775.00	18,600
		Subtotal		208,746
		A&E/Contingency: 20%		41,749
		<b>TOTAL</b>		<b>\$250,495</b>
<u>Utilities</u>				
Water				
8" Main	475	L.F.	75.00	35,625
8/6" Taps	2	EA.	2,500.00	5,000
8" Valves	6	EA.	1,500.00	9,000
Fire Hydrant	1	EA.	1,500.00	1,500
San Sewer				
8" Pipe	460	L.S.	65.00	29,900
Manhole	2	EA.	3,500.00	7,000
		Subtotal		88,025
		A&E/Contingency: 20%		17,605
		<b>TOTAL</b>		<b>\$105,630</b>
		<b>GRAND TOTAL</b>		<b>\$356,125</b>

*Draft*

Triangle  
Increment Sharing Plan  
Scenario E

**Parameters**

Build-out value	\$	5,500,000.00
Build-out time (years)	\$	3.00
Annual increase in value	\$	1,833,333.33
Revenue allocation time period (years)	\$	15.00
Payback to PDA	\$	300,000.00

**Analysis**

	Total Value		Yrs to build out		Annual increase		
	\$	5,500,000.00	\$	3.00	\$	1,833,333.33	
Levy rate		0.0237298					
Less School district		-0.0040000					
Available to district		0.0197298					
							Increment Distribution
							PDA                  Triangle
							21.27%              78.73%
Year	Valuation		Rate		Tax increment		
1	\$ 1,833,333.33		\$ 0.01972980400		\$ 36,171.31	\$ 7,692.31	\$ 28,479.00
2	\$ 3,666,666.67		\$ 0.01972980400		\$ 72,342.61	\$ 15,384.62	\$ 56,958.00
3	\$ 5,500,000.00		\$ 0.01972980400		\$ 108,513.92	\$ 23,076.92	\$ 85,437.00
4	\$ 5,500,000.00		\$ 0.01972980400		\$ 108,513.92	\$ 23,076.92	\$ 85,437.00
5	\$ 5,500,000.00		\$ 0.01972980400		\$ 108,513.92	\$ 23,076.92	\$ 85,437.00
6	\$ 5,500,000.00		\$ 0.01972980400		\$ 108,513.92	\$ 23,076.92	\$ 85,437.00
7	\$ 5,500,000.00		\$ 0.01972980400		\$ 108,513.92	\$ 23,076.92	\$ 85,437.00
8	\$ 5,500,000.00		\$ 0.01972980400		\$ 108,513.92	\$ 23,076.92	\$ 85,437.00
9	\$ 5,500,000.00		\$ 0.01972980400		\$ 108,513.92	\$ 23,076.92	\$ 85,437.00
10	\$ 5,500,000.00		\$ 0.01972980400		\$ 108,513.92	\$ 23,076.92	\$ 85,437.00
11	\$ 5,500,000.00		\$ 0.01972980400		\$ 108,513.92	\$ 23,076.92	\$ 85,437.00
12	\$ 5,500,000.00		\$ 0.01972980400		\$ 108,513.92	\$ 23,076.92	\$ 85,437.00
13	\$ 5,500,000.00		\$ 0.01972980400		\$ 108,513.92	\$ 23,076.92	\$ 85,437.00
14	\$ 5,500,000.00		\$ 0.01972980400		\$ 108,513.92	\$ 23,076.92	\$ 85,437.00
15	\$ 5,500,000.00		\$ 0.01972980400		\$ 108,513.92	\$ 23,076.92	\$ 85,437.00
					\$ 1,410,680.99	\$ 300,000.00	\$ 1,110,680.99

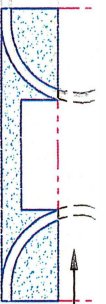
**Present Value at 8.5%** **\$ 632,801.57**

### Triangle Funding Summary

Estimated Total Project Costs (Land not included)		100.00%	\$	8,069,573.64
Less Offsets				
Tax Credits (Present Value) Interest Buy-down	\$ (655,596.10)			-8.12%
PDA - Central Corridor Perimeter curb, gutter, sidewalk, landscaping, streetlighting	\$ (300,000.00)			-3.72%
PDA - New District Balance of infrastructure & sitework Payback \$300,000 to PDA for Land	\$ (632,000.00)			-7.83%
Balance to cut (Value Engineering & Redesign)	\$ (833,275.99)			<u>-10.33%</u>
Total Offsets		-30.00%	\$	(2,420,872.09)
Private Investment			70% \$	5,648,701.55

### Percentage Summary

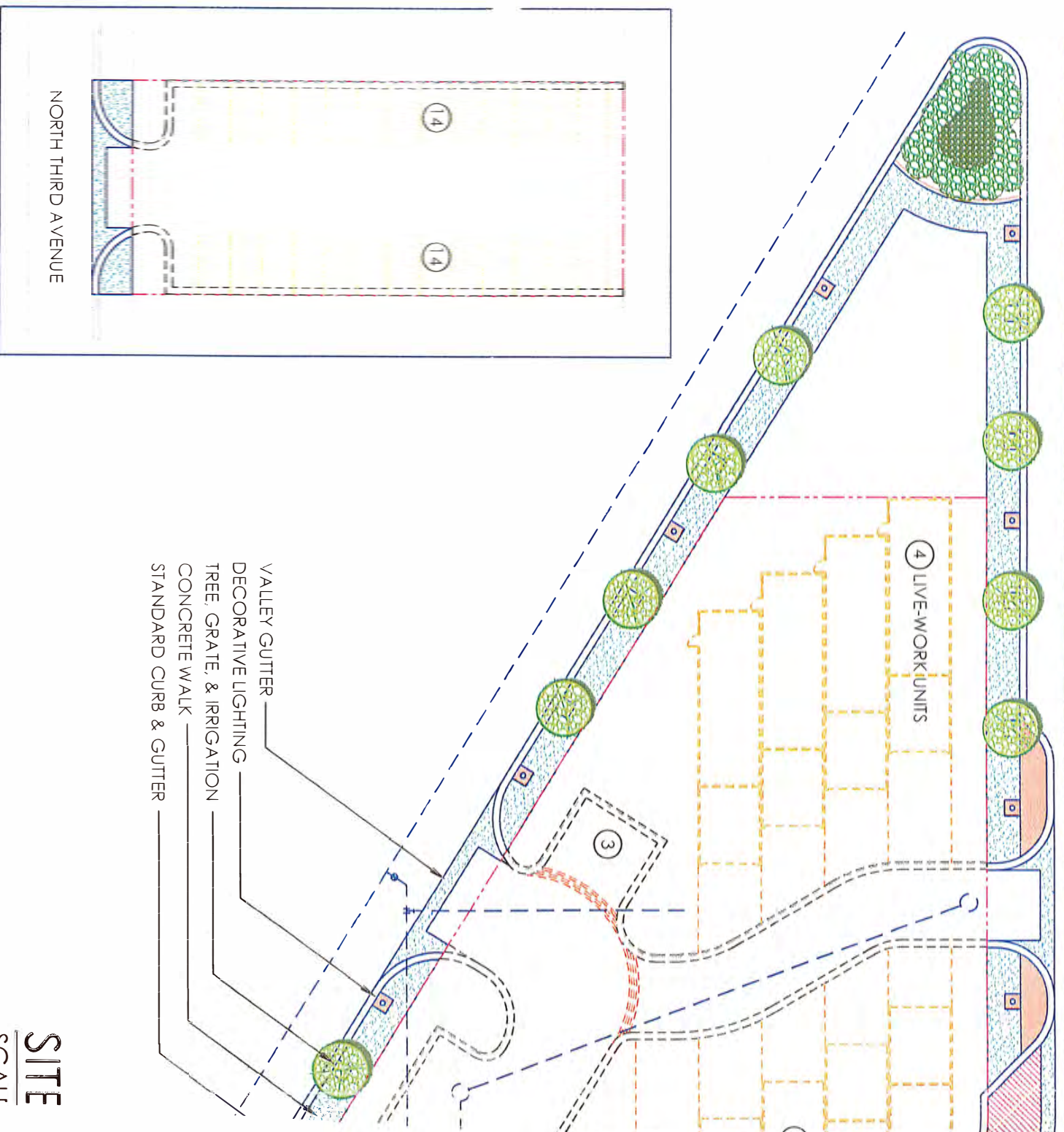
Tax Credits	8.12%
PDA	11.55%
Value Engineering/Redesign	10.33%
Private	70%
Total	100%



ADDITIONAL PARKING  
(SEE INSET BELOW)

EAST  
FREMONT

NO



VALLEY GUTTER  
DECORATIVE LIGHTING  
TREE, GRATE, & IRRIGATION  
CONCRETE WALK  
STANDARD CURB & GUTTER

NORTH THIRD AVENUE  
ADDITIONAL PARKING

**SITE**  
SCALE



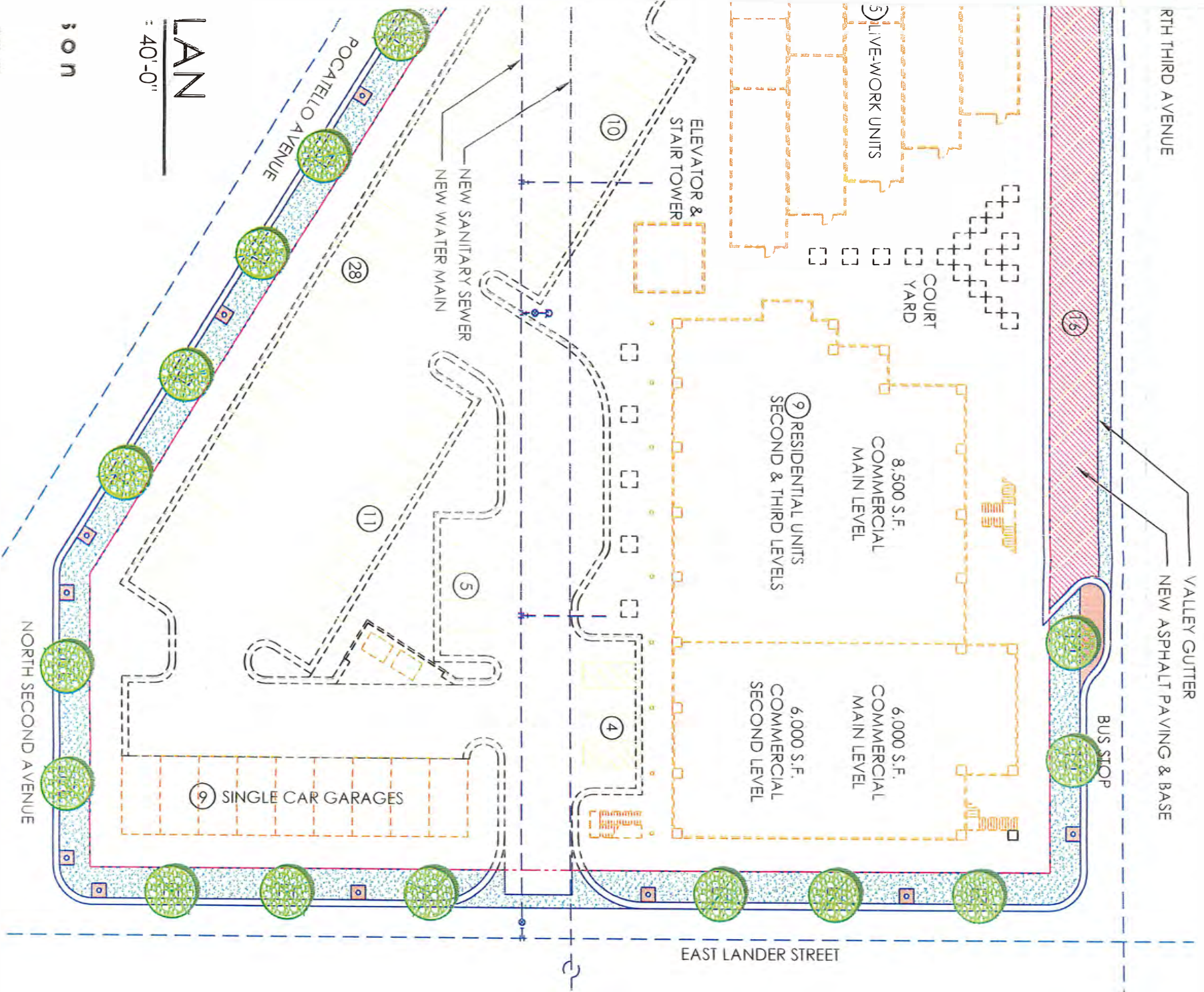
**D.D.C. LLC.**

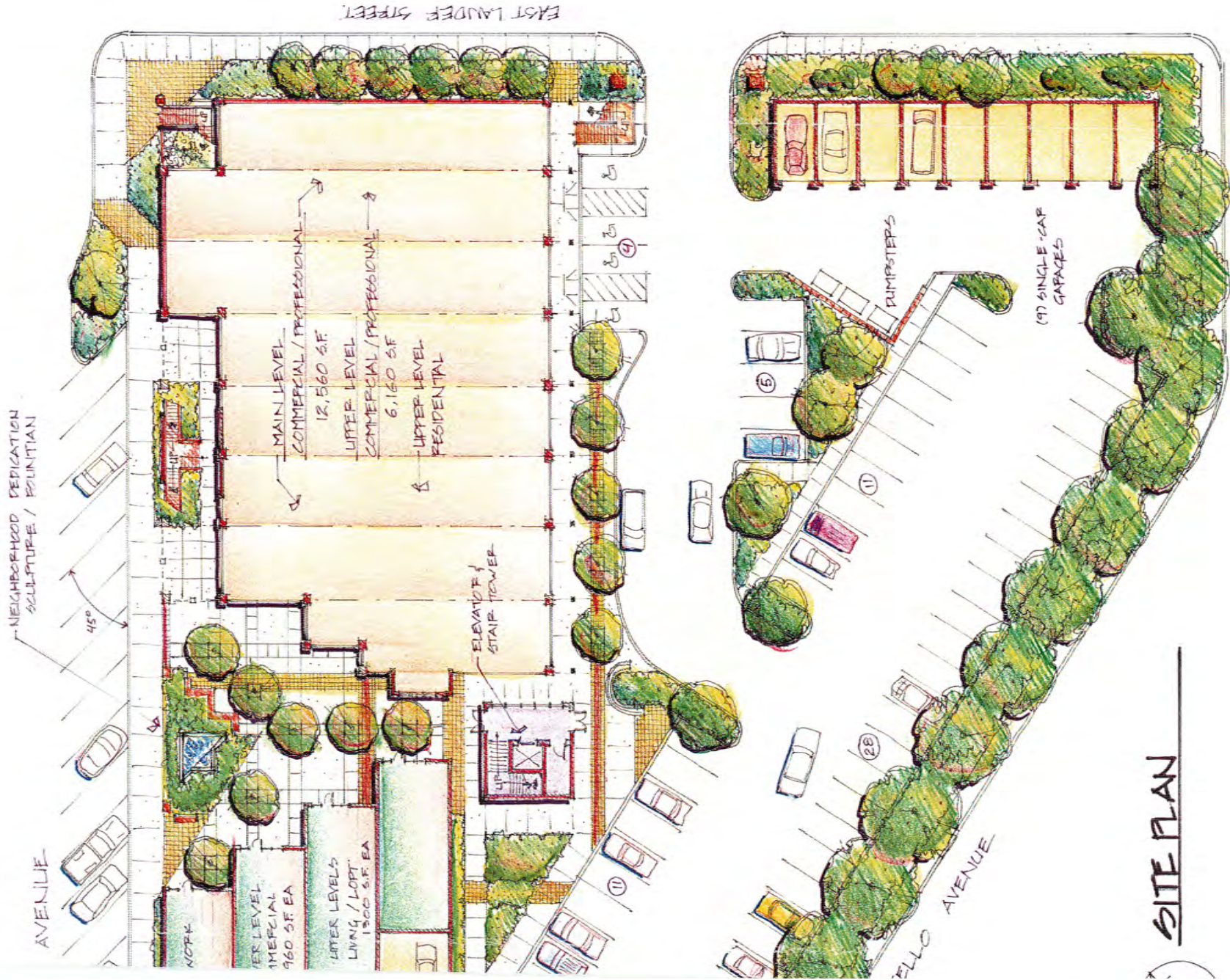
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Pocattello Idaho

Myers ■ An

• Architecture  
• Interior Design  
• Landscape Architecture  
© North Main Street ■ Pocattello, Idaho 83201 ■ Tel. (208)

# THE TRIANGLE - A MIXED USE DEVELOPMENT





SITE PLAN

# ANGLE

Myers ■ Anderson

- Architecture
- Interior Design
- Landscape Architecture



### SITE DEVELOPMENT

BUILDINGS	
MAIN BUILDING	
COMMERCIAL / PROFESSIONAL	
MAIN FLOOR	12560 S.F.
UPPER FLOOR	6160 S.F.
RESIDENTIAL - SECOND FLOOR	
LIVING & THIRD FLOOR LOFT	
NINE UNITS AT 1300 S.F. EA.	
11,700 S.F. TOTAL	
LIVE / WORK UNITS	
COMMERCIAL / PROFESSIONAL	
MAIN LEVEL SEVEN UNITS AT 960 S.F. EA.	
RESIDENTIAL - SECOND FLOOR	
LIVING & THIRD FLOOR LOFT	
SEVEN UNITS AT 1,300 S.F. EA.	
9,100 S.F. TOTAL	

PARKING	
GARAGES	23
ON-SITE	63
OFF-SITE	<u>28</u>
TOTAL	114

#### STORM WATER

ALL RUNOFF IS DIRECTED TO LANDSCAPE AREAS FOR TREATMENT WITH IN-GROUND INFILTRATORS FOR OVERFLOW.



**D.D.C. L.L.C.**  
design development construction  
Pocatello, Idaho

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