

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
September 20, 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 August 16, 2006 – Motion to Approve and/or Amend

Financial Report: August Income and Expenses

Kress District:

 Consider Approving Payments to Houston and Carroll

Central Corridor:

 Old Town Marketplace Request

 Consider Approving Pay Request #E82

Miscellaneous Items/Questions from Commissioners

 Primetime Auctions Proposal

 TetriDyn Loan Extension Request

Executive Session if Required

POCATELLO DEVELOPMENT AUTHORITY

August 2006

INCOME:

Old Town Dist:	\$11,327.65
Central Corridor Dist:	\$247.26
Board Disc.:	\$72,633.84 (Roosevelt Admin)
Interest Income:	\$648.38

EXPENSES:

Newtown:	\$34,547.17 (Transfer to RAF)
Alvin Ricken:	\$1,031,418.56 (Transfer to RAF)
Old Town:	\$238,737.62 (Transfer to RAF)
North Main:	\$58,545.01 (Transfer to RAF)
Roosevelt:	\$72,633.84 (Admin)
Central Corridor:	\$328,508.19 (Transfer to RAF)
North Yellowstone:	\$175,601.13 (Transfer to RAF)
Board Disc:	\$20,338.16 (Tori Shaver Payment #2)
General Fund:	\$199.57 (PDA Lunch for two months)

DISTRICT ENDING BALANCES
August 30, 2006

Bank Balance		\$641,614.15
General Fund	17,216.60	
Discretionary Funds	413,574.83	
Kress Project	3,039.17	
Newtown District	0.00	
Alvin Ricken District	0.00	
Old Town District	11,327.65	
North Main District	0.00	
Roosevelt District	196,208.64	
Central Corridor District	247.26	
North Yellowstone District	<u>0.00</u>	
District Totals		\$641,614.15

Pocatello Development Authority
Cash Budget - 2006

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual 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	\$546,570.36	\$2,517,286.27	\$641,614.15	\$641,764.15	\$638,789.15	\$638,939.15	\$348,000.00	\$348,000.00
SOURCES OF FUNDS														
Kress District	2,180.19	0.00	0.00	0.00	0.00	0.00	3,002.07	0.00	0.00	0.00	0.00	0.00	\$5,182.26	\$5,182.26
Newtown District	20,994.83	748.30	0.00	0.00	0.00	0.00	34,547.17	0.00	0.00	0.00	0.00	0.00	\$56,290.30	\$56,290.30
Al Ricken Drive District	0.00	0.00	0.00	0.00	0.00	0.00	1,031,418.56	0.00	0.00	0.00	0.00	0.00	\$1,031,418.56	\$1,031,418.56
Old Town District	3,428.73	7.89	16,656.91	16,254.03	17,005.94	0.00	217,776.06	11,327.65	0.00	0.00	0.00	0.00	\$282,457.21	\$282,457.21
North Main District	0.00	0.00	46,155.01	39,431.59	0.00	0.00	19,113.42	0.00	0.00	0.00	0.00	0.00	\$104,700.02	\$104,700.02
Roosevelt District	178,194.08	0.00	1,479.74	0.00	810.60	0.00	199,505.73	0.00	0.00	0.00	0.00	0.00	\$379,990.15	\$379,990.15
Central Corridor District	61,763.33	0.00	22,201.26	8,785.11	4,707.53	0.00	302,717.14	247.26	0.00	0.00	0.00	0.00	\$400,421.63	\$400,421.63
North Yellowstone District	0.00	0.00	3,322.86	0.00	0.00	0.00	175,601.13	0.00	0.00	0.00	0.00	0.00	\$178,923.99	\$178,923.99
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	72,633.84	0.00	0.00	0.00	0.00	\$307,633.84	\$307,633.84
Interest Income	228.51	263.51	356.29	345.04	356.80	345.53	647.53	648.38	300.00	300.00	300.00	300.00	\$4,391.59	\$4,391.59
TOTAL	266,789.67	236,019.70	90,172.07	64,815.77	22,880.87	345.53	1,984,328.81	84,857.13	300.00	300.00	300.00	300.00	\$2,751,409.55	\$2,751,409.55
CASH AVAILABLE	\$614,189.91	\$842,500.69	\$693,881.45	\$673,480.82	\$604,456.63	\$601,263.10	\$2,530,899.17	\$2,602,143.40	\$641,914.15	\$642,064.15	\$639,089.15	\$639,239.15	\$3,099,409.55	\$3,099,409.55
APPLICATION OF FUNDS														
Kress District	0.00	2,180.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$2,180.20	\$2,180.20
Newtown District	0.00	20,994.83	0.00	748.30	0.00	0.00	0.00	34,547.17	0.00	0.00	0.00	0.00	\$56,290.30	\$56,290.30
Al Ricken Drive District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,031,418.56	0.00	0.00	0.00	0.00	\$1,031,418.56	\$1,031,418.56
Old Town District	1,261.18	3,428.73	0.00	16,664.80	0.00	0.00	0.00	238,737.62	0.00	0.00	0.00	0.00	\$260,092.33	\$260,092.33
North Main District	0.00	0.00	0.00	46,155.01	0.00	0.00	0.00	58,545.01	0.00	0.00	0.00	0.00	\$104,700.02	\$104,700.02
Roosevelt District	0.00	150,000.00	0.00	0.00	0.00	0.00	10,487.90	72,633.84	0.00	0.00	0.00	0.00	\$233,121.74	\$233,121.74
Central Corridor	3,290.80	62,169.73	0.00	21,794.86	0.00	0.00	0.00	328,508.19	0.00	0.00	0.00	0.00	\$415,763.58	\$415,763.58
North Yellowstone District	0.00	0.00	0.00	3,322.86	0.00	0.00	0.00	175,601.13	0.00	0.00	0.00	0.00	\$178,923.99	\$178,923.99
Board Disc.	0.00	0.00	85,000.00	0.00	0.00	54,661.84	0.00	20,338.16	0.00	0.00	0.00	0.00	\$160,000.00	\$160,000.00
General Funds	3,156.94	17.82	216.40	3,219.23	3,539.06	30.90	3,125.00	199.57	100.00	3,225.00	100.00	100.00	\$17,029.92	\$17,029.92
Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	\$200.00	\$200.00
TOTAL	7,708.92	238,791.31	85,216.40	91,905.06	3,539.06	54,692.74	13,612.90	1,960,529.25	150.00	3,275.00	150.00	150.00	\$2,459,720.64	\$2,459,720.64
ENDING BALANCE	\$606,480.99	\$603,709.38	\$608,665.05	\$581,575.76	\$600,917.57	\$546,570.36	\$2,517,286.27	\$641,614.15	\$641,764.15	\$638,789.15	\$638,939.15	\$639,089.15	\$639,688.91	\$639,688.91

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

**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	\$1,654,996.65	\$271,482.50	\$241,506.06	\$832,625.73	\$1,586,750.40
INCOME:							
Estimated Tax Revenues****:	1,900,895.24	1,818,041.38	23,514.61	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	1,903,041.38	963,514.61	1,872,518.00	1,685,554.67	1,685,554.67	1,885,554.67
TOTAL AVAILABLE INCOME:	\$3,040,904.40	\$3,601,857.89	\$2,618,511.26	\$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***:		902,162.34	1,747,837.66				
Old Town Engineering--Phase 2:	100,000.00						
Positron:							
Cheyenne Crossing**:	7,972.71	4,593.90	195,406.10	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	1,946,861.24	2,347,028.76	1,902,494.44	1,094,435.00	931,430.00	1,862,227.50
CALCULATED ANNUAL BALANCE	\$1,698,816.51	\$1,654,996.65	\$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 8/31/06.

pda/financials/ccprojections2004.xls

**KRESS DISTRICT
2006**

DATE	REFERENCE	DESCRIPTION	AMT. DEBITED(-)	AMT. CREDITED(+)	BALANCE
1/1	Balance Forward				\$37.11
1/26	Bannock County	Taxes		2,180.19	\$2,217.30
2/15	Richard Carroll	Payment #1-2006	1,090.10		\$1,127.20
2/15	Douglas Houston	Payment #1-2006	1,090.10		\$37.10
7/31	Bannock County	Taxes		<u>3,002.07</u>	\$3,039.17
			<u>\$2,180.20</u>	<u>\$5,182.26</u>	

3,002.07 / 2 = \$1,501.03 each

August 28, 2006

Old Town Investments
Pocatello, Idaho

RE: KRESS BUILDING REVENUE ALLOCATION PLAN
STATEMENT

Per the Loan Agreement dated February 13, 2004, between Douglas L. Houston and Nancy A. Taylor (Lender), OLDTOWN INVESTMENTS (Borrower), and POCATELLO DEVELOPMENT AUTHORITY (Agency),

Payment No. 5 (Final Payment), in the amount of \$2,293.34 is due and payable, August 1, 2006, to the Lender: Douglas L. Houston or Nancy A. Taylor. Receipt of this payment will bring the loan balance to zero and will fulfill the obligation of this Loan Agreement.

Please remit payment to: Douglas L. Houston or Nancy A. Taylor
15519 Pride Lane
Caldwell, Idaho 83607

Pocatello Development Authority

ISU Research and Business Park
1651 Alvin Ricken Drive
Pocatello, Idaho 83201

An urban renewal agency for the City of Pocatello, Idaho

September 20, 2006

Mr. Douglas Houston
Old Town Investments
15519 Pride Lane
Caldwell, ID 83607

Dear Doug,

Enclosed is Pocatello Development Authority's check (#1588) for \$1,501.03.
This represents your portion of the total amount of funds available to PDA in the Kress
District for reimbursement to Old Town Investments.

If you have any questions regarding this matter, please feel free to contact me.

Cordially,



Sari David
Administrative Assistant

Enclosures

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

FIRST SECURITY BANK, N.A.
1-800-574-4200
92-804
1241

1588

9/20/2006

PAY TO THE ORDER OF Douglas Houston

\$ **1,501.03

One Thousand Five Hundred One and 03/100 ***** DOLLARS

Douglas Houston

FOR Kress Building Payment

MP

⑈001588⑈ ⑆124100064⑆ 004 00247 39⑈

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

August 28, 2006

Old Town Investments
Pocatello, Idaho

RE: KRESS BUILDING REVENUE ALLOCATION PLAN

STATEMENT

Per the Loan Agreement dated February 13, 2004, between Richard Carroll and Jo Ann Carroll (Lender), OLDTOWN INVESTMENTS (Borrower), and POCATELLO DEVELOPMENT AUTHORITY (Agency).

Payment No. 5 (Final Payment), in the amount of \$2,293.34 is due and payable, August 1, 2006, to the Lender: Richard Carroll or Jo Ann Carroll. Receipt of this payment will bring the loan balance to zero and will fulfill the obligation of this Loan Agreement.

Please remit payment to: Richard Carroll or Jo Ann Carroll
P.O. Box 5
Pocatello, Idaho 83204

Pocatello Development Authority

ISU Research and Business Park
1651 Alvin Ricken Drive
Pocatello, Idaho 83201

An urban renewal agency for the City of Pocatello, Idaho

September 20, 2006

Mr. Richard Carroll
Old Town Investments
PO Box 5
Pocatello, ID 83204

Dear Dick,

Enclosed is Pocatello Development Authority's check (#1587) for \$1,501.03.
This represents your portion of the total amount of funds available to PDA in the Kress
District for reimbursement to Old Town Investments.

If you have any questions regarding this matter, please feel free to contact me.

Cordially,



Sari David
Administrative Assistant

Enclosures

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

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

1587

9/20/2006

PAID TO THE ORDER OF Richard Carroll

\$ **1,501.03

One Thousand Five Hundred and 03/100 ***** DOLLARS

Richard Carroll

FOR Kress Building Payment

MP

⑈001587⑈ ⑆124100064⑆ 004 00247 39⑈

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

REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2000 SERIES A

REQUISITION PURSUANT TO BOND ORDINANCE

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

The undersigned, who is authorized to make such request under Section 11 of the Bond Ordinance, dated as of 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-82
2. Payment is due to: City of Pocatello
3. The amount to be disbursed is: \$496,514.27
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: September 20, 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-82**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u> <i>SD</i>
Downtown Reinvestment Phase 2 Invoice #51-16	City of Pocatello PO Box 4169 Pocatello, ID 83205-4169	\$496,514.27

INVOICE TOTAL \$496,514.27 *SD*

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



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



September 11, 2006

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

RE: Downtown Reinvestment Phase II

Dear Board Members:

Attached is documentation for the PDA's share of costs incurred through August 26th, for the Downtown Reinvestment Project Phase II. These costs include the Contractor's third periodic estimate for work completed and materials on hand. The 80% PDA share equates to \$496,514.27.

Construction to date is still within budget and progressing well. The work on the project is on schedule to be substantially complete this month.

This estimate includes the completion of the water main and services, rock & soil excavation, and removal of concrete sidewalks & driveways. Change order number two was included which encompassed making repairs to some waterlines not included in the original project scope, patching the Valentine vault wall to prevent future leaks, and the fabrication of sidewalk roof drains not shown on the plans. Also additional decorative lighting & signal work, concrete unit paver installation, and other miscellaneous work were partially completed.

The remaining concrete sidewalk should be completed by September 14th and J.B. Parsons is on schedule to complete the pavement by September 19th.

Sincerely,

Jesse Schuerman
PDA Engineer

CITY OF POCATELLO

P O BOX 4169
 POCATELLO, ID 83205
 (208)234-6225 fax (208)234-6151

Invoice No. 51-16

INVOICE

Customer

Name POCATELLO DEVELOPMENT AUTHORITY
 Address 1651 ALVIN RICKEN DR
 City POCATELLO State ID ZIP 83201
 Phone _____

Date 09/07/2006
 Order No. _____
 Rep _____
 FOB _____

Qty	Description	Unit Price	TOTAL
	Downtown Revitalization Phase II - Construction costs incurred by City of Pocatello to August 26, 2006		
1	Strata Testing - Compaction testing \$1,091.00 @ 80% = \$872.80	\$872.80	\$872.80
1	\$815.50 @ 80% = \$652.40	\$652.40	\$652.40
1	Jack B Parson Co - Construction estimate #3 \$618,736.34 @ 80% = \$494,989.07	\$494,989.07	\$494,989.07

Payment Details

- Cash
 Check
 Credit Card

Name _____
 CC # _____
 Expires _____

SubTotal	\$496,514.27
Shipping & Handling	\$0.00
Taxes	
TOTAL	\$496,514.27

Office Use Only



8/28/06
 077-6001-451
 40-99
 EG0044
 1091
 Br

CITY OF POCA TELLO
 LAURA LAMBERTY, ENGINEERING
 911 N. 7TH STREET
 POCA TELLO, ID 83205-4169
 CAC TUNER

INVOICE NUMBER: P060408-IN

INVOICE DATE: 07/26/2006

CUSTOMER PO:

PROJECT: DOWNTOWN REINVESTMENT PROJ
 CONSTRUCTION MATERIAL TESTING
 POCA TELLO

CLIENT NO: CITPOC
 PROJECT ID: P06069A

Description		Quantity	Price	Amount
07/12/06				
TECH FOR FIELD DENSITIES	Per HOUR	1.00	37.00	37.00
NUCLEAR DENSOMETER	Per HOUR	1.00	8.00	8.00
07/13/06				
TECH FOR FIELD DENSITIES	Per HOUR	1.00	37.00	37.00
NUCLEAR DENSOMETER	Per HOUR	1.00	8.00	8.00
MOISTURE DENSITY CURVE	Per EACH	1.00	175.00	175.00
07/14/06				
COMPRESSIVE STRENGTH CYLINDER	Per EACH	4.00	15.00	60.00
TECH FOR CONCRETE CONTROL	Per HOUR	2.00	37.00	74.00
07/15/06				
COMPRESSIVE STRENGTH CYLINDER	Per EACH	4.00	15.00	60.00
TECH FOR CONCRETE CONTROL	Per HOUR	2.50	37.00	92.50
07/16/06				
TECH TO OBTAIN SAMPLES	Per HOUR	1.00	37.00	37.00
07/18/06				
COMP STRENGTH CULINDER & MOLD	Per EACH	4.00	15.00	60.00
TECH FOR CONCRETE CONTROL	Per HOUR	2.00	37.00	74.00
07/19/06				
COMPRESSIVE STRENGTH CYLINDER	Per EACH	4.00	15.00	60.00
TECH FOR CONCRETE CONTROL	Per HOUR	1.00	37.00	37.00
TECH FOR FIELD DENSITIES	Per HOUR	1.00	37.00	37.00
TECH TO OBTAIN SAMPLES	Per HOUR	1.00	37.00	37.00
NUCLEAR DENSOMETER	Per HOUR	1.00	8.00	8.00
07/20/06				
TECH TO OBTAIN SAMPLES	Per HOUR	1.00	37.00	37.00
07/21/06				
COMP STRENGTH CULINDER & MOLD	Per EACH	4.00	15.00	60.00
TECH FOR CONCRETE CONTROL	Per HOUR	1.50	37.00	55.50
07/22/06				
TECH TO OBTAIN SAMPLES	Per HOUR	1.00	37.00	37.00

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



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

INVOICE NUMBER: P060408-IN

INVOICE DATE: 07/26/2006

CUSTOMER PO:

CAC TUNER

PROJECT: DOWNTOWN REINVESTMENT PROJ
CONSTRUCTION MATERIAL TESTING
POCATELLO

CLIENT NO: CITPOC
PROJECT ID: P06069A

Description	Quantity	Price	Amount
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NET INVOICE: \$1,091.00

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



INVOICE NUMBER: P060436-IN

CITY OF POCATELLO

INVOICE DATE: 08/16/2006

911 N. 7TH STREET
POCATELLO, ID 83205-4169

CUSTOMER PO:

CAC TUNER

PROJECT: DOWNTOWN REINVESTMENT PROJ
.CONSTRUCTION MATERIAL TESTING
POCATELLO

CLIENT NO: CITPOC
PROJECT ID: P06069A

Description		Quantity	Price	Amount
07/20/06				
TECH FOR AC FIELD DENSITIES	Per HOUR	4.00	37.00	148.00
07/27/06				
CORING/DENSITY 10 MILE(2)	Per EACH	1.50	125.00	187.50
RICE SPECIFIC GRAVITY	Per EACH	1.00	75.00	75.00
NCAT IGN. OVEN EXT./GRAD/MOIST	Per EACH	1.00	200.00	200.00
TECH FOR ASPHALT CORING	Per HOUR	2.50	37.00	92.50
08/02/06				
TECH FOR FIELD DENSITIES	Per HOUR	1.00	37.00	37.00
NUCLEAR DENSOMETER	Per HOUR	1.00	8.00	8.00
08/08/06				
TECH FOR FIELD DENSITIES	Per HOUR	1.50	37.00	55.50
NUCLEAR DENSOMETER	Per HOUR	1.50	8.00	12.00

8/28/06
077-6001-451
40-99
EGC044
815.50
APPR. BY B
SEC. BY

NET INVOICE: \$815.50

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

CITY OF POCATELLO

PERIODICAL ESTIMATE NO. 3 Final (Including Retainage)

For the period from July 22, 2006 to August 26, 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

618,73634

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	1	\$ 27,000.00	100%
201.4.1.D.1	REMOVAL OF CONCRETE SIDEWALKS AND DRIVEWAYS	SY	\$ 5.80	4,650	\$ 26,970.00	4,650	\$ 26,970.00	100%
201.4.1.D.2	REMOVAL OF ASPHALT PAVEMENT	SY	\$ 2.40	10,750	\$ 25,800.00	10,750	\$ 25,800.00	100%
201.4.1.E.1	REMOVAL OF CONCRETE CURB & GUTTER	LF	\$ 2.00	4,700	\$ 9,400.00	4,700	\$ 9,400.00	100%
201.4.1.F.1	REMOVAL OF STREET LIGHTS, POLES AND FOUNDATIONS	EA	\$ 309.00	39	\$ 12,051.00	39	\$ 12,051.00	100%
202.4.3D.1	EXCAVATION	CY	\$ 15.50	9,100	\$ 141,050.00	9,100	\$ 141,050.00	100%
202.4.5.C.1	UNSUITABLE MATERIAL REPAIR	CY	\$ 36.00	1,500	\$ 54,000.00	0	\$ -	
302.4.1.A.1	ROCK EXCAVATION	CY	\$ 64.50	500	\$ 32,250.00	222	\$ 14,319.00	44%
303.4.1.A.1	EXPLORATORY EXCAVATION	HR	\$ 200.00	48	\$ 9,600.00	40	\$ 8,000.00	83%
305.4.1.A.1	CLASS A-1 PIPE BEDDING FOR 8" THROUGH 24" DIAMETER PIPE	LF	\$ 10.00	2,960	\$ 29,600.00	2,960	\$ 29,600.00	100%
401.4.1.A.1	WATER MAIN PIPE 8" DUCTILE IRON THICKNESS CLASS 350 PIPE	LF	\$ 68.00	2,005	\$ 136,340.00	2,005	\$ 136,340.00	100%
401.4.1.A.2	WATER MAIN PIPE 12" DUCTILE IRON CLASS 50	LF	\$ 87.00	795	\$ 69,165.00	795	\$ 69,165.00	100%
401.4.1.A.3	WATER MAIN PIPE 18" DUCTILE IRON CLASS 50	LF	\$ 153.00	160	\$ 24,480.00	160	\$ 24,480.00	100%
402.4.1.A.1	VALVE - SIZE 8" - TYPE RESILIENT SEATED GATE VALVES	EA	\$ 1,200.00	9	\$ 10,800.00	9	\$ 10,800.00	100%
402.4.1.A.2	VALVE SIZE 12" TYPE RESILIENT SEATED GATE VALVE	EA	\$ 1,700.00	6	\$ 10,200.00	6	\$ 10,200.00	100%
402.4.1.A.3	VALVE SIZE 18" TYPE BUTTERFLY VALVE	EA	\$ 3,800.00	5	\$ 19,000.00	5	\$ 19,000.00	100%
403.4.1.A.1	HYDRANT	EA	\$ 3,500.00	7	\$ 24,500.00	7	\$ 24,500.00	100%

CITY OF POCATELLO

PERIODICAL ESTIMATE NO. 3 Final (Including Retainage)

For the period from July 22, 2006 to August 26, 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	2	\$ 5,600.00	100%
403.4.1.B.3	6" FIRE SERVICE LINES	EA	\$ 3,300.00	1	\$ 3,300.00	1	\$ 3,300.00	100%
404.4.1.A.1	WATER SERVICE CONNECTION, SIZE 3/4"	EA	\$ 3,900.00	12	\$ 46,800.00	12	\$ 46,800.00	100%
404.4.1.A.2	WATER SERVICE CONNECTION, SIZE 1"	EA	\$ 2,100.00	2	\$ 4,200.00	3	\$ 6,300.00	100%
404.4.1.A.3	WATER SERVICE CONNECTION, SIZE 1-1/2"	EA	\$ 4,400.00	6	\$ 26,400.00	5	\$ 22,000.00	83%
404.4.1.A.4	WATER SERVICE CONNECTION, SIZE 2"	EA	\$ 5,800.00	10	\$ 58,000.00	10	\$ 58,000.00	100%
602.4.1.F.1	CATCH BASIN CITY STANDARD TYPE I	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	2,129	\$ 24,483.50	44%
706.4.1.E.1	CONCRETE SIDEWALK - 4" THICK	SY	\$ 24.50	2,975	\$ 72,887.50	1,090	\$ 26,705.00	37%
706.4.1.F.1	CONCRETE DRIVEWAY APPROACH (6" THICK)	SY	\$ 35.00	650	\$ 22,750.00	226	\$ 7,910.00	35%
802.4.1.A.1	CRUSHED AGGREGATE FOR BASE TYPE II	TONS	\$ 15.50	7,000	\$ 108,500.00	6,152.62	\$ 95,365.61	88%
802.4.1.A.2	CRUSHED AGGREGATE FOR BASE TYPE I	TONS	\$ 16.00	4,700	\$ 75,200.00	3,555.25	\$ 56,884.00	76%
802.4.1.A.3	CRUSHED AGGREGATE FOR SIDEWALK BASE (CITY GRADATION)	TONS	\$ 42.00	3,400	\$ 142,800.00	745	\$ 31,290.00	22%
810.4.1.A.1	CLASS I PLANT MIX PAVEMENT	TONS	\$ 64.50	2,900	\$ 187,050.00	645.79	\$ 41,653.46	22%
810.4.1.B.1	MISCELLANEOUS PLANT MIX PAVEMENT	SY	\$ 19.50	100	\$ 1,950.00	50.06	\$ 976.17	50%
1001.4.1.A.1	SEDIMENT CONTROL	LS	\$ 20,000.00	1	\$ 20,000.00	0.90	\$ 18,000.00	90%
1105.4.1.A.1	INSTALL NEW SIGN BASE	EA	\$ 88.50	18	\$ 1,593.00	6	\$ 531.00	33%

CITY OF POCATELLO

PERIODICAL ESTIMATE NO. 3 Final (Including Retainage)

For the period from July 22, 2006 to August 26, 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	1	\$ 200,000.00	100%
2020.4.1.6.1	FURNISHING AND PLACING MONUMENT FRAME AND COVER	EA	\$ 280.00	6	\$ 1,680.00	0	\$ -	
2030.4.1.A.1	MANHOLE TYPE A ADJUST TO GRADE	EA	\$ 850.00	4	\$ 3,400.00	1	\$ 850.00	25%
2030.4.1.C.1	VALVE BOX TYPE WATER/GAS ADJUST TO GRADE	EA	\$ 450.00	30	\$ 13,500.00	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	6,536	\$ 50,000.40	56%
SP-2	DETECTABLE WARNING PANEL (ADA RAMP)	EA	\$ 570.00	40	\$ 22,800.00	30	\$ 17,100.00	75%
SP-3A	SPARE LUMINAIRE POLES AND FIXTURES	EA	\$ 2,200.00	8	\$ 17,600.00	7	\$ 15,400.00	88%
SP-3B	INSTALL CITY PROVIDED PEDESTRIAN SIGNAL HEADS	EA	\$ 230.00	12	\$ 2,760.00	2	\$ 460.00	17%
SP-3C	TWO 2" EMPTY SIGNAL INTERCONNECT CONDUITS	LS	\$ 20,000.00	1	\$ 20,000.00	0.80	\$ 16,000.00	80%
SP-3D	DECORATIVE LIGHTING AND LIGHT RECEPTACLE, WIRING, AND CONDUIT	LS	\$237,000.00	1	\$ 237,000.00	0.80	\$ 189,600.00	80%
SP-3E	TREE LIGHTING WIRING, CONDUIT, AND RECEPTACLE	LS	\$ 59,000.00	1	\$ 59,000.00	0.70	\$ 41,300.00	70%
SP-3F	SIGNAL POWER CONDUIT AND CONDUCTORS	LS	\$ 11,000.00	1	\$ 11,000.00	0.70	\$ 7,700.00	70%
SP-3G	PEDESTRIAN SIGNAL POLE & BASE INSTALLATION	EA	\$ 1,800.00	3	\$ 5,400.00	2	\$ 3,600.00	67%

CITY OF POCATELLO

PERIODICAL ESTIMATE NO. 3 Final (Including Retainage)

For the period from July 22, 2006 to August 26, 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	\$ -	
SP-7	TRAFFIC CONTROL	LS	\$105,000.00	1	\$ 105,000.00	0.85	\$ 89,250.00	85%
SP-7A	BUSINESS ACCESS SIGN AND POST	EA	\$ 390.00	10	\$ 3,900.00	8	\$ 3,120.00	80%
SP-8	IRRIGATION SYSTEM	LS	\$ 33,000.00	1	\$ 33,000.00	0.7	\$ 23,100.00	70%
SP-9A	PLACE STRUCTURAL PLANTING MATERIAL	CY	\$ 37.00	1,150	\$ 42,550.00	800	\$ 29,600.00	70%
SP-9B	TRANSPLANT TREE	EA	\$ 800.00	3	\$ 2,400.00	0	\$ -	
SP-9C	48"X48" +/- TREE GRATE FRAME	EA	\$ 650.00	9	\$ 5,850.00	6	\$ 3,900.00	67%
SP-9D	TREE GUARD 42"	EA	\$ 520.00	71	\$ 36,920.00	40	\$ 20,800.00	56%
SP-9E	36"X36" TREE GRATE AND FRAME	EA	\$ 930.00	32	\$ 29,760.00	25	\$ 23,250.00	78%
SP-9F	48"X48" TREE GRATE AND FRAME	EA	\$ 1,500.00	30	\$ 45,000.00	20	\$ 30,000.00	67%
SP-10A	VAULT SURFACE REPAIR VALENTINE BUILDING	LS	\$ 9,000.00	1	\$ 9,000.00	0.4	\$ 3,600.00	40%
SP-10B	VAULT SURFACE REPAIR SPAULDING BUILDING	LS	\$ 1,000.00	1	\$ 1,000.00	1	\$ 1,000.00	100%
SP-13	DIRECTED LANDSCAPING AND ROADSIDE CLEAN-UP	CA	\$ 20,000.00	1	\$ 20,000.00	0.04	\$ 800.00	
SP-14A	2 GALLON EXPANSION TANK	EA	\$ 350.00	12	\$ 4,200.00	6	\$ 2,100.00	50%
SP-14B	5 GALLON EXPANSION TANK	EA	\$ 350.00	8	\$ 2,800.00	4	\$ 1,400.00	50%
SP-14C	3/4" PRV	EA	\$ 480.00	7	\$ 3,360.00	1	\$ 480.00	14%

CITY OF POCA TELLO

PERIODICAL ESTIMATE NO. 3 Final (Including Retainage)

For the period from July 22, 2006 to August 26, 2006 inclusive

Contractor: Jack B Parson Co. Contract # _____

	Amount
Total Due, This Estimate	\$ 1,825,002.14
Change or Extra Work Order (#1-\$3,164.50 and #2-5,479.95)	\$ 8,644.45
Total Earned	\$ 1,833,646.59
Less <u>5</u> % Retained	\$ 91,682.33
Net Amount Due	\$ 1,741,964.26
Less Previous Payments	\$ 1,123,227.92
Balance Due	\$ 618,736.34
Total Amount Payable, This Estimate	\$ 618,736.34

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

Date 8/31/06

STAKER & PARSON COMPANIES dba JACK B. PARSON COMPANIES
Contractor

By [Signature]
Title GENERAL MANAGER

Date 8/30/06

CHANGE ORDER

No. 2

DATE OF ISSUANCE August 15, 2006

EFFECTIVE DATE August 15, 2006

OWNER City of Pocatello

CONTRACTOR Jack B Parson Co.

Contract:

Project: Downtown Revitalization Phase II

OWNER's Contract No. _____

ENGINEER's Contract No. _____

ENGINEER City of Pocatello, Cac Turner P.E.

You are directed to make the following changes in the Contract Documents:

Description: Perform extra work on a time and materials basis as directed by the Engineer.

Reason for Change Order: See attachments.

Attachments: (List documents supporting change)

CHANGE IN CONTRACT PRICE:
Original Contract Price \$ <u>2,554,901.50</u>
Net Increase (Decrease) from previous Change Orders No. <u>1</u> to <u> </u> : \$ <u>3,164.50</u>
Contract Price prior to this Change Order: \$ <u>2,558,066.00</u>
Net <u>increase</u> of this Change Order: \$ <u>5,479.95</u>
Contract Price with all approved Change Orders: \$ <u>2,563,545.95</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>80</u> days Ready for final payment: <u>90</u> days (days or dates)
Net change from previous Change Orders No. <u>1</u> to No. <u> </u> : Substantial Completion: <u>2</u> Ready for final payment: <u>2</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>82</u> days Ready for final payment: <u>92</u> days (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: <u>2</u> days Ready for final payment: <u>2</u> days (days)
Contract Times with all approved Change Orders: Substantial Completion: <u>84</u> days Ready for final payment: <u>94</u> days (days or dates)

RECOMMENDED:

By: [Signature]
ENGINEER (Authorized Signature)

APPROVED:

By: _____
OWNER (Authorized Signature)

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)

Date: 8/30/06

Date: _____

Date: 8/30/06

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

CHANGE ORDER #2
DOWNTOWN REVITALIZATION PHASE II

WATER SERVICE AT OLD FEDERAL BUILDING

Description: Replace galvanized 2" line into Old Federal Building to avoid future leak between new polyline and building face. Meter is located inside the building.

Backhoe	\$85/hr. x 3 hrs.	\$ 255.00
Delivery truck	\$75/hr. x 1 hr.	75.00
Operator	\$36/hr. x 3 hr.	108.00
Laborer	\$27/hr. x 11 hrs.	297.00
Top Soil	\$14.85/ton x 7 ton	103.95
Extra work by B&G for connection		<u>300.00</u>
		\$1,138.95

Time extension: .5 days

REPAIR 8" LINE AT WHITMAN

Description: Repair leak in lead joint pipe that was filling our excavation. Leak was outside of our excavation and not caused by Parson's construction activity.

Trackhoe	\$140/hr. x 4 hrs.	\$ 560.00
Backhoe	\$85/hr. x 1 hr.	85.00
Truck	\$75/hr. x 3 hrs.	225.00
Laborer	\$27/hr. x 10 hrs.	<u>270.00</u>
		\$1,140.00

Time extension: 1 day

PATCH WALLS AT VALENTINE BUILDING

Description: Repair existing wall penetrations at the Valentine Building to prevent water from entering the basement area that extends under the sidewalk.

Backhoe	\$85/hr. x 2.1 hrs.	\$ 178.50
Foreman	\$46/hr. x 3 hrs.	138.00
Laborer	\$27/hr. x 3 hrs.	81.00
Grout		<u>50.00</u>
		\$ 447.50

CHANGE ORDER #2
DOWNTOWN REVITALIZATION PHASE II
Page 2

CAP 8" LINE AT ARTHUR AND LEWIS

Description: Work required to place an emergency cap on the existing line at Arthur and Lewis to stop a leak from the old fire line to the Bannock Hotel because there was no way to turn it off without putting three blocks of Arthur out of service.

Trackhoe	\$140/hr. x 2.5 hrs.	\$ 350.00
Foreman	\$46/hr. x 2 hrs.	92.00
Operator	\$36/hr. x 3 hrs.	108.00
Laborer	\$27/hr. x 9.5 hrs.	<u>256.50</u>
		\$ 806.50

Time-extension: .5 days

FABRICATE AND INSTALL DRAINS AND COVERS AT KEY BANK BUILDING

Description: Fabricate and install two concrete sidewalk drains and covers at Key Bank Building to accommodate existing roof drains not shown on the plans.

9'6" Concrete drain box and cover		\$ 950.00
2'6" Concrete drain box and cover		<u>600.00</u>
	Subtotal	\$1,550.00
10% O & P		<u>155.00</u>
		\$1,705.00

REMOVAL OF WALL AT SIMPLOT SQUARE

Description: Remove portions of an old concrete vault that extended under the sidewalk area so trees and lights could be placed in their proper positions.

Trackhoe	\$140/hr. x 1 hr.	\$ 140.00
End dump	\$75/hr. x 1 hr.	75.00
Laborer	\$27 x 1 hr.	<u>27.00</u>
		\$ 242.00

\$1,138.95
1,140.00
447.50
806.50
1,705.00
242.00

TOTAL CHANGE ORDER #2

\$5,479.95

Developing the Old Town Marketplace *A Community Gathering Place*

Overview of the Project

Old Town Pocatello, Inc. is working to acquire the building and parking lot located at 420 N. Main St., the former location of Global Foods Technology. This area will be developed to become the Old Town Marketplace. The Old Town area is in serious need of a public space to accommodate large community events and activities such as the Southeast Idaho Farmers Market, Civitans Revive @ 5 Summer Concert Series, as well as upcoming events like the 2007 Fall Fine Art Festival.

Much of the downtown area is pavement, streets and sidewalks. And, due to the two recent downtown reinvestment projects graciously funded by the PDA, most of our streets and sidewalks look very attractive. The next logical step is to create a civic green space. A green development on the north end of the district, at the proposed location, will provide needed trees, grass, bushes and the large space to host community events.

The plan is to move the Old Town Pocatello, Inc. office into the building. The majority of the pavement will be removed and replaced with grass and landscaping. A permanent tent structure will be constructed to the east of the building with a portion of the pavement remaining to accommodate set up of bands, tables, chairs, etc... Please see the enclosed drawings. This development represents Phase 1 of the project.

Phase 2 of the project will be the acquisition of the Dance Vibrations building directly north of the Global Foods Building. The plan is to open up the south facing wall to create entrance points from the green space and tented area. That building will be used as public meeting space and to accommodate additional events such as winter craft shows, winter festivals, etc... This is a long term plan. The immediate focus is securing the Global Foods building and beginning development of the green space.

This development makes sense for the continued revitalization and future growth of Old Town Pocatello. Simplot Square, while an important and beautiful asset for Old Town, was not designed to accommodate large crowds or larger events. Accessible parking lots are located two blocks away, thus making it difficult to host larger events such as the Farmers Market. In addition, street closures to accommodate larger events are difficult due to the amount of traffic traveling on Arthur Ave.

Due to the hard work and dedication of many involved, Old Town Pocatello has been making a come back in recent years. With the support of many civic and government agencies, largely lead by the PDA, we've worked hard toward our vision of making Old Town a destination spot; truly a space for the people of our community as well as the outlying areas to come to eat, shop, socialize and rest a while. However, we do not have the space for large groups of people to congregate for worthwhile civic activities such as craft shows, outdoor concerts, annual festivals,

car shows and street celebrations. By supporting this funding request for the acquisition of the building, you will be helping accomplish the goal of having a functional, green, aesthetically pleasing, and necessary civic space with ample room for a variety of events both now and into the future. Then, Old Town will truly become the hub for cultural activities for all of the Portneuf Valley and beyond.

Benefits to the Community

The community of Pocatello will benefit directly from the development of the Old Town Marketplace. Green space, trees and water features provide significant social, economic and environmental impact. They increase property and land values; enhance worker satisfaction; and have a positive effect on user health and well-being. Increased property and land values; affect business location decisions; increase rental income and property marketability. As the revenue and property values increase in the downtown area, additional businesses are attracted. When interested businesses visit our community they are looking for a skilled workforce, easy access to product markets, and a climate for lower expenses. Frequently however, the deciding factor is the quality of life offered by the community. Developing the Old Town Marketplace will definitely enhance the quality of life in our community thus helping to attract new businesses not only to the downtown area, but also to the entire Pocatello area.

According to the Project for Public Spaces, a nonprofit urban planning and design organization, cities that have developed civic green space similar to the development of the Old Town Marketplace have seen the beneficial effects, including:

- Growth in the local economy
- Attraction of business investments
- Increased tourism
- Additional cultural opportunities
- Encouragement of increased volunteerism
- Reduction of crime
- Improved pedestrian safety
- Increased use of public transportation
- Improved public health
- Improvement of the environment

Projected Development Costs

Phase 1	Acquisition of 420 N. Main St.	\$230,000.00
	Property Owner Donation	\$ 10,000.00
	Old Town Pocatello, Inc. Funding	\$ 90,000.00
	<u>Requested PDA Funding</u>	<u>\$130,000.00</u>
	TOTAL	\$230,000.00
	Removal of asphalt	\$ 7,000.00
	Landscaping	\$ 12,000.00
	Tent Structure	\$ 25,000.00
	<u>Signage</u>	<u>\$ 2,000.00</u>
	TOTAL	\$ 46,000.00

Old Town Pocatello, Inc. will fund raise the needed \$46,000 for development of the site. Several grant resources are available as well as funding already allocated by the Bannock and Gate City Civitans to fund a portion of the cost for the tent. As the owner of the building, maintenance of the building and green space will of course be the responsibility of Old Town Pocatello, Inc.

The acquisition and development costs of Phase 2 are yet to be determined. It will be several years before that portion of the project becomes an active endeavor.

Request

Old Town Pocatello, Inc. would like to respectfully request funding of \$130,000 for the purchase of the building and property located at 420 N. Main St. Old Town Pocatello, Inc. has secured funding of \$90,000 to be used toward the purchase price. The purchase of the property is contingent on the \$130,000 funding approval by the PDA. Please remember all development costs, maintenance costs and the management of the property will be the responsibility of Old Town Pocatello, Inc.

Reference Material

Source: Project for Public Spaces
www.pps.org

What is a Great Civic Space?

Civic spaces are an extension of the community. When they work well, they serve as a stage for our public lives. If they function in their true civic role, they can be the settings where celebrations are held, where exchanges both social and economic take place, where friends run into each other, and where cultures mix. When cities and neighborhoods have thriving civic spaces, residents have a strong sense of community; conversely, when such spaces are lacking, people may feel less connected to each other. Great civic spaces are really great public places. They are recognized and valued in their cities and towns as places with their own special flavor that relate to and nurture the larger community and bring the public together.

Benefits of a great public place -

The rewards of transforming a civic space into a great public place go way beyond just the space, although the place in itself enriches the lives of its users and enhances its surrounding buildings and neighborhood. Great public places contribute to community health – whether socially, economically, culturally or environmentally. They add enhancement to the civic realm – not only visually, but also in providing a sense of character and a forum for public activities. They can be anchors for downtowns and communities, acting as focal points for definition and foundations for healthy growth. All of these assets, as well as the opportunity these places offer for people to relax and enjoy themselves, add up to greater community livability.

Great public places benefit all kinds of communities, from dense urban neighborhoods and downtowns to small towns and suburbs, and from diverse communities to those with a single ethnic group. The following benefits focus primarily on the importance of these places to cities, but they are applicable to every community.

Places give identity to cities

Without great public places, there would be no great cities. For example, the skating rink and the other public spaces around Rockefeller Center are one of the most-visited tourist attractions in New York City. Thousands gather there for the annual lighting of the holiday tree or to stand in the street outside the "Today Show" studios, hoping to be on television. These public spaces represent New York the way the Eiffel Tower represents Paris. While people travel thousands of miles to experience such revered places as the Piazza San Marco in Venice, the Champs Elysee in Paris, Las Ramblas in Barcelona, Central Park in New York, Miami's beaches, or Riverwalk in San Antonio, others need only to walk down the street to find places they cherish. Indeed, great public spaces can be world-renowned, or they can be important because the people in a particular neighborhood value them.

Community places are just as important to the identity of cities as their more famous counterparts, because they are where the people who live and work in a community experience their neighborhoods and each other. These special places instill a mutual sense of pride and ownership among diverse groups. This can lead to a shared dedication and stewardship for the spaces' continued well-being and foster the teamwork to carry it on.

Places benefit cities economically

Public spaces that are great places have many real and measurable economic benefits. For example, civic spaces can contribute significantly to the land values in a city. In New York, the real estate values around Bryant Park, Central Park, Prospect Park and Riverside Park are the highest in the city. Minneapolis' prime residential areas are located along the extensive park and trail system surrounding its numerous lakes. California's Pacific Coast beaches and parks provide the setting for some of the most expensive homes in the country.

In New York, the Greenmarket on the north end of Union Square has been a major catalyst in revitalizing the surrounding neighborhood and providing opportunities for small-scale entrepreneurship. Upscale restaurants in the area buy produce at the Greenmarket and develop their menus around what is fresh seasonally. Following the example of Union Square, 26 additional greenmarkets are now helping to revitalize neighborhoods all over New York City. Little Rock, Arkansas' River Market has helped bring the city's downtown to life, spurring development of residential apartments, a museum, the relocation of the city's library, and a sports arena. Seattle's Pike Place Market is a major tourist attraction, supporting more than 600 businesses with sales of over \$100 million.

Places help the environment

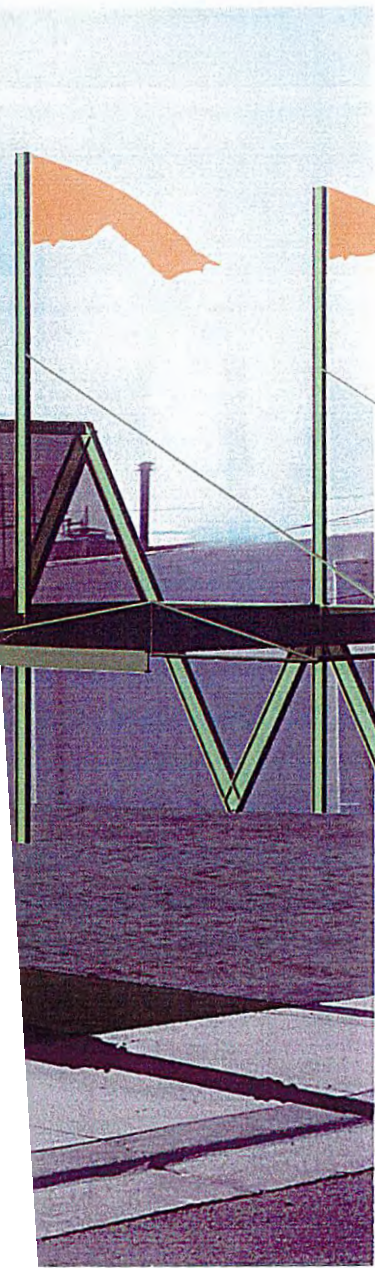
Great public places also have environmental benefits because they give relief to urban living. Not only do they reduce the need for and dependence on the automobile, but parks and other "green" public spaces, increase people's appreciation for and stewardship over the natural environment, and also provide habitats for animals – for example, Brooklyn's Prospect Park is home to more than 200 species of birds. What is more, the trees and other greenery so characteristic of these places filter out pollutants and freshens the air.

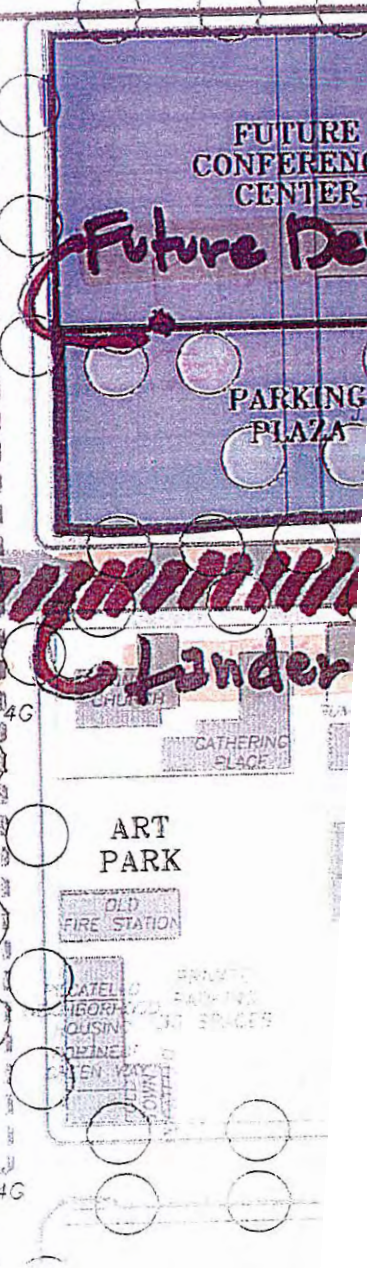
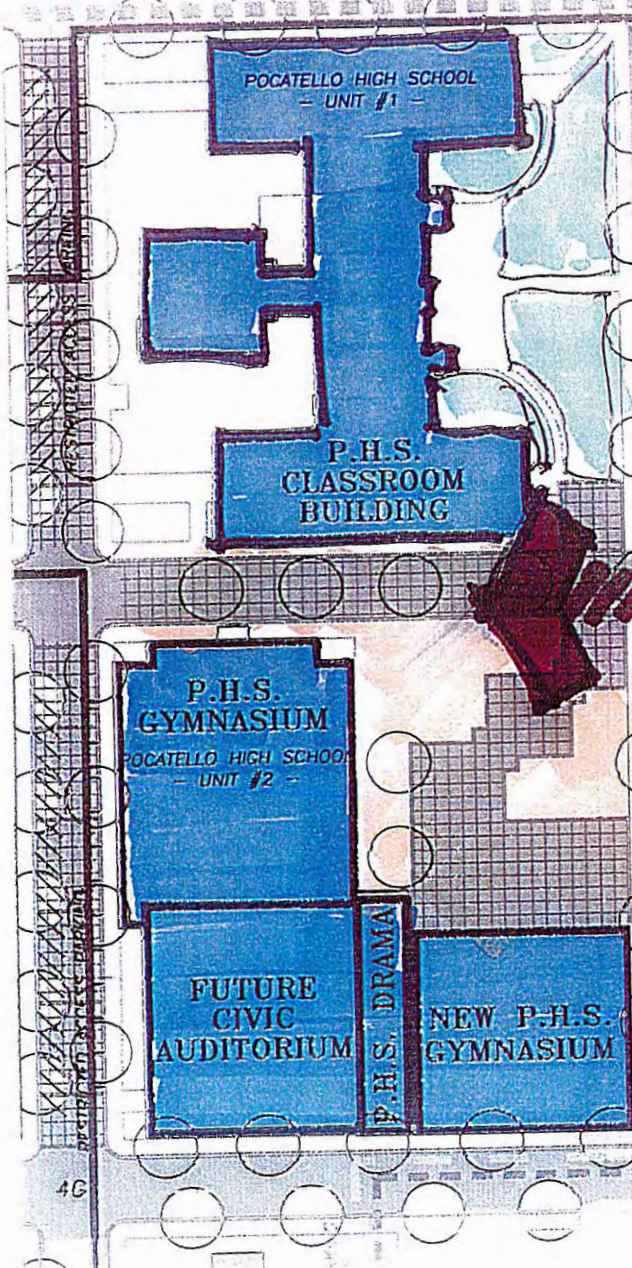
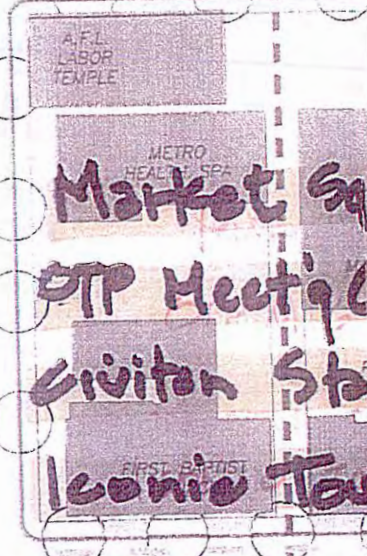
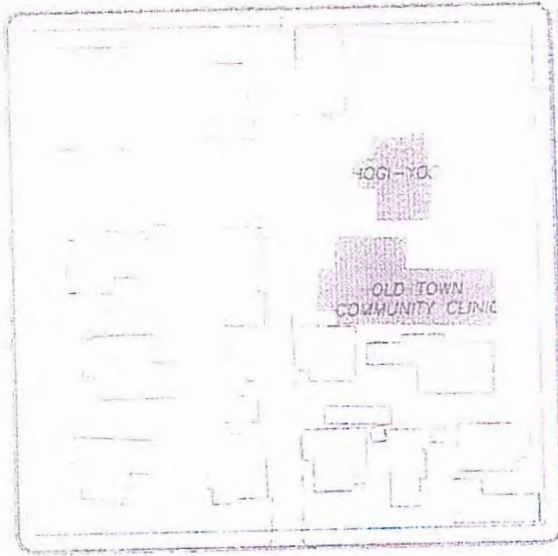
2006



2007







Restricted Access

Farmer's Market

Venue Free Space

ware
center
PRIVATE PARKING
REPEATS
MUSIC

Site
PALOMA
HENNY CO.

Street Mall
D CHEERLEAD
LEE ATKINS
PORT SHOP

W.O.W.
BLDG.
EAR TALK

EDWARDS
FAIRM

LORI'S
MAINE ATTRACTION
COATELLO ART
CENTER
PORTNEUF
RANGE



DE'S CLEANERS
BIG D
GUN & PAWN
SURFS UP INC
VACANT
VACANT
LOADING & PANTRY
EMPORIUM
OLD TOWN
HEROICERY
GREGIAN
ANTIQUE
IMPORTS
DASIS BLDG

COATELLO
ART CENTER
(Lodge)
GREAT HARVEST

MAIN STREET COFFEE
SPORTS
GOUR
BARR

U.P. PARKING
120 SPACES

UNION PACIFIC
PARKING NORTH

U.P. PARKING
80 SPACES



OLD TOWN
MARKET PLACE

UNION PACIFIC AVENUE

