

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**August 15, 2007**  
**. 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 July 25, 2007 – Motion to Approve and/or Amend

Financial Report: July Income and Expenses

Central Corridor

Ratify Adjustment to Agreement on South Cliff's Projects  
Update on South Valley Connector Project

North Yellowstone

North Yellowstone Update & Payment Request

Miscellaneous Items/Questions from Commissioners

Approval of Ordinance to Close Kress District

Approval to Transfer Admin Dollars From Kress to Board Discretionary Account

Commercial Property Acquisition

Project Updates

URD/TIF 'Proactive' Ideas

**Executive Session if Required**

**DISTRICT ENDING BALANCES**  
**July 31, 2007**

<b>Bank Balance</b>		<b>\$2,142,763.66</b>
General Fund	9,618.38	
Discretionary Funds	360,648.35	
Kress Project	5,567.48	
Newtown District	35,899.07	
Alvin Ricken District	833,352.13	
Old Town District	242,390.27	
North Main District	20,524.74	
Roosevelt District	0.00	
Central Corridor District	359,539.09	
North Yellowstone District	<u>275,224.15</u>	
<b>District Totals</b>		<b>\$2,142,763.66</b>

	<u>Current Month</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Variance</u>
<b>Beginning Balance</b>		<b>\$680,166.84</b>	<b>\$680,166.84</b>	
<b>SOURCES OF FUNDS</b>				
Kress District	\$3,224.74	\$5,530.37	\$5,748.75	\$218.38
Newtown District	\$35,899.07	\$56,230.27	\$56,230.27	\$0.00
Al Ricken Drive District	\$833,352.13	\$833,352.13	\$833,352.13	\$0.00
Old Town District	\$240,028.40	\$249,475.95	\$275,437.12	\$25,961.17
North Main District	\$20,524.74	\$57,121.13	\$105,500.68	\$48,379.55
Roosevelt District	\$0.00	\$0.00	\$0.00	\$0.00
Central Corridor District	\$346,409.88	\$488,123.53	\$488,069.77	-\$53.76
North Yellowstone District	\$218,110.72	\$428,912.27	\$368,864.08	-\$60,048.19
General Funds	\$0.00	\$0.00	\$0.00	\$0.00
Board Disc.*	\$0.00	\$18,950.00	\$15,000.00	-\$3,950.00
Interest Income	\$439.14	\$3,760.33	\$3,600.00	-\$160.33
<b>TOTAL</b>	<b>\$1,697,988.82</b>	<b>\$2,141,455.98</b>	<b>\$2,151,802.80</b>	<b>\$10,346.82</b>
<b>CASH AVAILABLE</b>		<b>\$2,821,622.82</b>	<b>\$2,831,969.64</b>	
<b>APPLICATION OF FUNDS</b>				
Kress District	\$0.00	\$0.00	\$5,748.75	\$5,748.75
Newtown District	\$0.00	\$20,331.20	\$56,230.27	\$35,899.07
Al Ricken Drive District	\$0.00	\$0.00	\$833,352.13	\$833,352.13
Old Town District	\$0.00	\$11,298.73	\$275,437.12	\$264,138.39
North Main District	\$0.00	\$85,279.77	\$105,500.68	\$20,220.91
Roosevelt District	\$0.00	\$196,208.64	\$196,208.64	\$0.00
Central Corridor	\$0.00	\$129,870.24	\$488,069.77	\$358,199.53
North Yellowstone District	\$0.00	\$153,688.12	\$368,864.08	\$215,175.96
Board Disc.	\$40,000.00	\$71,876.48	\$375,000.00	\$303,123.52
General Funds	\$3,257.48	\$10,272.01	\$17,200.00	\$6,927.99
Bank Charges	\$0.00	\$34.00	\$600.00	\$566.00
<b>TOTAL</b>	<b>\$43,257.48</b>	<b>\$678,859.19</b>	<b>\$2,722,211.44</b>	<b>\$2,043,352.25</b>
<b>ENDING BALANCE</b>		<b>\$2,142,763.63</b>	<b>\$109,758.20</b>	

**POCATELLO DEVELOPMENT AUTHORITY**

**July 2007**

**INCOME:**

Kress	\$3,224.74	Taxes
Newtown	\$35,899.07	Taxes
Alvin Ricken	\$833,352.13	Taxes
Old Town	\$240,028.40	
North Main	\$20,524.74	
Central Corridor	\$346,409.88	
North Yellowstone	\$218,110.72	
Interest Income:	\$439.14	

**EXPENSES:**

General Fund	\$3,125.00	2nd Quarter Admin
	\$132.48	PDA Lunch
Board Disc	\$40,000.00	

Fiscal Year 2008 (Oct. 2007-Sept. 2008)

	Beginning Balance	Current Month	YTD Actual	Budget	Variance
<b>SOURCES OF FUNDS</b>					
Newtown District	\$0.00	\$0.00	\$0.00	\$56,230.27	\$56,230.27
Al Ricken Drive District	\$0.00	\$0.00	\$0.00	\$833,352.13	\$833,352.13
Old Town District	\$0.00	\$0.00	\$0.00	\$310,392.11	\$310,392.11
North Main District	\$0.00	\$0.00	\$0.00	\$154,184.06	\$154,184.06
Central Corridor District	\$0.00	\$0.00	\$0.00	\$490,826.63	\$490,826.63
North Yellowstone District	\$0.00	\$0.00	\$0.00	\$368,864.08	\$368,864.08
General Funds	\$9,618.38	\$0.00	\$0.00	\$6,000.00	\$6,000.00
Board Disc.*	\$360,648.35	\$0.00	\$0.00	\$15,000.00	\$15,000.00
<b>TOTAL</b>	<b>\$370,266.73</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,234,849.28</b>	<b>\$2,234,849.28</b>
<b>CASH AVAILABLE</b>			<b>\$370,266.73</b>	<b>\$2,605,116.01</b>	
<b>APPLICATION OF FUNDS</b>					
Newtown District		\$0.00	\$0.00	\$56,230.27	\$56,230.27
Al Ricken Drive District		\$0.00	\$0.00	\$833,352.13	\$833,352.13
Old Town District		\$0.00	\$0.00	\$310,392.11	\$310,392.11
North Main District		\$0.00	\$0.00	\$154,184.06	\$154,184.06
Central Corridor		\$0.00	\$0.00	\$490,826.63	\$490,826.63
North Yellowstone District		\$0.00	\$0.00	\$368,864.08	\$368,864.08
Board Disc.		\$0.00	\$0.00	\$0.00	\$0.00
General Funds		\$0.00	\$0.00	\$17,800.00	\$17,800.00
<b>TOTAL</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,231,649.28</b>	<b>\$2,231,649.28</b>
<b>ENDING BALANCE</b>			<b>\$370,266.73</b>	<b>\$373,466.73</b>	

**KRESS DISTRICT  
2006**

<b>DATE</b>	<b>REFERENCE</b>	<b>DESCRIPTION</b>	<b>AMT. DEBITED(-)</b>	<b>AMT. CREDITED(+)</b>	<b>BALANCE</b>
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		3,002.07	\$3,039.17
9/20	Richard Carroll	Payment #2-2006	1,501.03		\$1,538.14
9/20	Douglas Houston	Payment #2-2006	1,501.03		\$37.11
2/1	Bannock County	Taxes		2,305.63	\$2,342.74
7/26	Bannock County	Taxes		3,224.74	\$5,567.48 Available Funds for Admin
			\$5,182.26	\$10,712.63	

**POCATELLO DEVELOPMENT AUTHORITY  
CENTRAL CORRIDOR CASH FLOW PROJECTIONS**

<b>YEARS ENDED</b>	<b>Actual 2006</b>	<b>Actual 2007</b>	<b>Estimated 2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
<b>Previous Year Balance*:</b>	<b>\$1,698,816.51</b>	<b>\$1,319,773.12</b>	<b>\$1,474,557.35</b>	<b>\$374,354.02</b>	<b>\$332,672.12</b>	<b>\$1,041,796.79</b>
<b>INCOME:</b>						
Estimated Tax Revenues****:	1,868,042.64	154,784.23	1,603,805.74	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:	2,893,042.64	154,784.23	1,603,805.74	1,685,554.67	1,685,554.67	1,885,554.67
<b>TOTAL AVAILABLE INCOME:</b>	<b>\$4,591,859.15</b>	<b>\$1,474,557.35</b>	<b>\$3,078,363.09</b>	<b>\$2,059,908.69</b>	<b>\$2,018,226.79</b>	<b>\$2,927,351.46</b>
<b>EXPENSE:</b>						
Current Year Debt Service*:	783,605.00		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 Phase 2***:	1,976,019.53		349,608.53			
Old Town Reinvestment Phase 3 (uncommitted):			76,055.14			
Old Town Building	130,000.00	0.00	0			
Engineering Expense (JUB)	121,367.60					
Old Town Engineering--Phase 2:						
Positron:						
Cheyenne Crossing**:	4,593.90		845,650.04			
Whitman/Yellowstone Hotel:	256,500.00		256,500.00			
Federal Express:						
Clark Street Overpass:			157,678.00			
City Advance Payback:			162,800.00	162,800.00		
Triangle:				632,801.57		
Myers Project:					45,000.00	
Total Projected Expense:	3,272,086.03	0.00	2,704,009.07	1,727,236.57	976,430.00	1,862,227.50
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$1,319,773.12</b>	<b>\$1,474,557.35</b>	<b>\$374,354.02</b>	<b>\$332,672.12</b>	<b>\$1,041,796.79</b>	<b>\$1,065,123.96</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 final costs

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 10/31/06.

pda/financials/ccprojections2004.xls

POCATELLO DEVELOPMENT AUTHORITY  
 NORTH YELLOWSTONE CONSTRUCTION FUNDS FLOW PROJECTIONS  
 2007

YEARS ENDED	Budget 2007	YTD 2007 As of 7/31/07	Remaining 2007
<b>Previous Year Balance:</b>		<b>\$0.00</b>	<b>\$713,137.11</b>
<b>INCOME:</b>			
Requisition 39 <sup>1</sup>	107,241.80	107,241.80	0.00
Requisition 40 <sup>2</sup>	605,895.31	605,895.31	0.00
Total Projected Income:	713,137.11	713,137.11	0.00
<b>TOTAL AVAILABLE INCOME:</b>	<b>\$713,137.11</b>	<b>\$713,137.11</b>	<b>\$713,137.11</b>
<b>EXPENSE:</b>			
Remainder of PEG Development Project:	107,241.80		107,241.80
Committed Funds to Additional Project	605,895.31		605,895.31
Total Projected Expense:	713,137.11	0.00	713,137.11
<b>CALCULATED ANNUAL BALANCE</b>		<b>\$713,137.11</b>	<b>0.00</b>

Updated 7/31/07



1. Remaining Contract Amount with PEG Development

2. Property acquisition of real property situated within the North Yellowstone Urban Renewal District, storm water drainage and detention, water line and water system upgrades, including fire suppression measures, sanitary sewer upgrades, site preparation work, clearing and grading, construction management and engineering oversight administration.

**Project Approval Dates**

PEG Development

**Action Items Needed**

Designate \$ by December 23, 2007

**POCATELLO DEVELOPMENT AUTHORITY  
BOARD DISCRETIONARY CASH FLOW PROJECTIONS  
2006 THROUGH 2012**

<b>YEARS ENDED</b>	<b>Budget 2007</b>	<b>YTD 2007 As of 7/31/07</b>	<b>Remaining 2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
<b>Previous Year Balance:</b>		<b>\$413,574.83</b>	<b>\$413,574.83</b>	<b>\$57,068.79</b>	<b>\$72,068.79</b>	<b>\$72,068.79</b>	<b>\$72,068.79</b>	<b>\$72,068.79</b>
<b>INCOME:</b>								
TetriDyn Solutions Repayment:				15,000.00				
Garfield Property	18,950.00	18,950.00						
Kress Admin			5,567.48					
Central Corridor Admin: <sup>7</sup>								2,134,261.37
Total Projected Income:	18,950.00	18,950.00	5,567.48	15,000.00	0.00	0.00	0.00	2,134,261.37
<b>TOTAL AVAILABLE INCOME:</b>	<b>18,950.00</b>	<b>\$432,524.83</b>	<b>\$419,142.31</b>	<b>\$72,068.79</b>	<b>\$72,068.79</b>	<b>\$72,068.79</b>	<b>\$72,068.79</b>	<b>\$2,206,330.16</b>
<b>EXPENSE:</b>								
IsoRay: Committed \$75,000 <sup>1</sup>	75,000.00		75,000.00					
Triangle Project: Committed \$300,000	300,000.00	31,876.48	268,123.52					
Portneuf Valley Investment Partners: Committed \$40,000 <sup>8</sup>	40,000.00	40,000.00	0.00					
Garfield Property	18,950.00		18,950.00					
Total Projected Expense:	433,950.00	71,876.48	362,073.52	0.00	0.00	0.00	0.00	0.00
<b>CALCULATED ANNUAL BALANCE</b>		<b>\$360,648.35</b>	<b>\$57,068.79</b>	<b>\$72,068.79</b>	<b>\$72,068.79</b>	<b>\$72,068.79</b>	<b>\$72,068.79</b>	<b>\$2,206,330.16</b>

Updated 7/31/07

1. IsoRay \$200,000 paid in 2005 and additonal \$75,000 approved
2. Adusted 2006 beginning balance to actual
3. PEG Development Project rolled from the Disc. Funds to the North Yellowstone URA
4. City of Pocatello invoice was paid in 2005 for property acquisition
5. TetriDyn Solutions was loaned \$15,000 in 2005. Repayment in 2008
6. JUB Engineers \$23.97 was paid in 2005 to reach the not to exceed amount
7. Admin cannot be committed until actually received
8. Total PVIP commitment was \$85,000. \$40,000 from Board Disc. And \$45,000 from Central Corridor

**Project Approval Dates**

City of Pocatello	January 19, 2005
IsoRay \$75,000	November 15, 2006
JUB	Aug 17, 2005
PEG Development	May 18, 2005
Portneuf Valley Investment Partners	March 21, 2007
Shaver	October 19, 2005
TetriDyn	January 19, 2005
Triangle	August 16, 2006

**Action Items Needed**

- Approve Kress Admin
- Decide if old project roll off and only show previous years actuals

POCATELLO DEVELOPMENT AUTHORITY  
CENTRAL CORRIDOR CASH FLOW PROJECTIONS  
2005 THROUGH 2012

YEARS ENDED	Budget 2007	YTD 2007 As of 7/31/07	Remaining 2007	2008	2009	2010	2011	2012
Previous Year Balance*:		\$1,494,932.60	\$2,419,272.21	\$96,691.43	\$217,809.53	\$926,934.20	\$1,350,261.36	\$934,261.36
<b>INCOME:</b>								
Estimated Tax Revenues: <sup>8,9</sup>	1,758,589.97	1,672,194.74	86,395.23	1,685,554.67	1,685,554.67	1,685,554.67		
Taxes Received from Previous Years & yearly interest: <sup>7</sup>			0.00					
South Cliffs Repayment:			0.00			200,000.00		
AMI Repayment:			0.00					1,200,000.00
Positron Repayment:			0.00			400,000.00		
Reserve Debt Service Income at Closing:			0.00				934,000.00	
Reserve Fund Income at Closing: <sup>6</sup>			0.00				650,000.00	
Total Projected Income:	1,758,589.97	1,672,194.74	86,395.23	1,685,554.67	1,685,554.67	2,285,554.67	1,584,000.00	1,200,000.00
<b>TOTAL AVAILABLE INCOME:</b>	<b>\$1,758,589.97</b>	<b>\$3,167,127.34</b>	<b>\$2,505,667.44</b>	<b>\$1,782,246.10</b>	<b>\$1,903,364.20</b>	<b>\$3,212,488.87</b>	<b>\$2,934,261.36</b>	<b>\$2,134,261.36</b>
<b>EXPENSE:</b>								
Current Year Debt Service*:	833,422.63	747,855.13	85,567.50	931,635.00	931,430.00	1,862,227.51		
Reserve Debt Service: <sup>5</sup>	934,000.00		934,000.00					
Old Town Rein Ph 2 Remaining: Committed \$2,235,600 <sup>4</sup>	129,580.47		129,580.47					
Cheyenne Crossing: Committed \$1 million	845,650.04		845,650.04				2,000,000.00	
Whitman/Yellowstone Hotel: Committed \$513,000 <sup>10</sup>	256,500.00		256,500.00					
Clark Street Overpass: Committed \$258,880.93	157,678.00		157,678.00					
Triangle: Committed \$632,801.57			0.00	632,801.57				
Portneuf Valley Investment Partners: Committed \$45,000 <sup>13</sup>			0.00		45,000.00			
Admin Transfer to Unrestricted Account: <sup>11</sup>			0.00					2,134,261.37
Total Projected Expense:	3,156,831.14	747,855.13	2,408,976.01	1,564,436.57	976,430.00	1,862,227.51	2,000,000.00	2,134,261.37
<b>CALCULATED ANNUAL BALANCE</b>		<b>\$2,419,272.21</b>	<b>\$96,691.43</b>	<b>\$217,809.53</b>	<b>\$926,934.20</b>	<b>\$1,350,261.36</b>	<b>\$934,261.36</b>	<b>-\$0.01</b>

Updated 7/31/07

1. City advance payback of \$325600 was not needed because of interest earned in account. Removed from both income and expense lines.
2. City water portion of OTP was removed from spreadsheet. Not included in out portion
3. Bank adjustment added to spreadsheet to align Actual 2007 starting balance. Verifying amounts
4. Old Town Reinvestment Phase 3 is money left from Phase 2 commitment. The board needs to decide what they are going to do with this.
5. Reserve Debt Service must roll each year to keep the required amount in our account. Will receive as income at closing in 2010 estimated receivable 2011.
6. Reserve Fund Income will roll to pay off bonds at closing. If bonds are paid off, will become available to PDA. Need to check with Dean regarding the use of those funds.
7. Will add taxes received from previous years and yearly interest at the end of each year
8. Change in tax revenues reflects change in Ballard Building: 100% land, 50% building, and no equipment
9. Includes all Central Corridor Tax Districts--Newtown, Alvin Ricken, Old Town, North Main, Central Corridor
10. Whitman needs to return to board for approval of funds
11. Estimated admin can go up to \$2,347,921.65. Board needs to decide on an amount. Funds go to unrestricted account and can be used for any eligible project in the City boundaries
12. Amount may change with board approval
13. Total PVIP commitment was \$85,000. \$40,000 from Board Disc. And \$45,000 from Central Corridor
14. Reserve debt service income and reserve fund will pay final years debt service. Remainder in RAF becomes income in 2011.

**Project Approval Dates**

Project Name	Approval Date
AMI	2002
Cheyenne Crossing	
Clark St Overpass	11/17/2004
Engineering Expenses (JUB)	12/20/2006
Federal Express	11/17/2004
Old Town Building	9/25/2006
Old Town Reinvestment	3/19/2003
Portneuf Valley Investment Partners	3/21/2007 Minute breakdown in white binder
Positron	10/8/2002
South Cliffs	6/11/02 & 10/22/02
Triangle	8/16/2006
Whitman/Yellowstone Hotel	4/11/2006

**Kress District  
10% Administration Breakdown**

<b>Date</b>	<b>Tax Collection Amount</b>	<b>Total Taxes Collected</b>	<b>Balance Required to Pay Admin.*</b>
12/93	\$8,385.84	\$8,385.84	\$838.58
12/94	8,134.81	16,520.65	\$1,652.07
12/95	7,987.36	24,508.01	\$2,450.80
12/96	7,345.81	31,853.82	\$3,185.38
12/97	7,045.78	38,899.60	\$3,889.96
12/98	8,559.69	47,459.29	\$4,745.93
12/99	4,391.82	51,851.11	\$5,185.11
12/00	6,195.67	58,046.78	\$5,804.68
12/01	5,711.25	63,758.03	\$6,375.80
12/02	5,476.38	69,234.41	\$6,923.44
12/03	5,822.79	75,057.20	\$7,505.72
12/04	5,701.29	80,758.49	\$8,075.85
1/05	2,332.48	83,090.97	\$8,309.10
4/05	37.10	83,128.07	\$8,312.81
7/05	3,217.75	86,345.82	\$8,634.58
1/06	2,180.19	88,526.01	\$8,852.60
7/06	3,002.07	91,528.08	\$9,152.81
1/07	2,305.63	93,833.71	\$9,383.37
7/07	3,224.74	97,058.45	\$9,705.85
			Total Admin Eligible to Draw

\*2 years taxes required to pay admin (2006-2007)

**TO:** Pocatello Development Authority Commissioners  
**FROM:** Robert Chambers, Director, Planning and Development Services  
Tim Tingey, Division Manager, Neighborhood and Community Services  
**DATE:** August 8, 2007  
**RE:** Commercial Acquisition Agreement Proposal



We are writing regarding the commercial acquisition program discussed at the June PDA meeting. As you are aware, the City utilizes Community Development Block Grant funding from the U.S. Department of Housing and Urban Development for housing, economic development and neighborhood revitalization programs and projects. With these funds, the City acquires property and removes dilapidated structures in residential areas in order to prepare sites for infill housing built by several non-profit partners. The City has also used these funds as match for the Triangle project for acquisition and clearance of the property.

The City has interest in continuing acquisition and clearance of blighted commercial property for future redevelopment when opportunities arise. This would include acquiring sites primarily to remove blight and clean up areas that are in disrepair in hopes of facilitating redevelopment of these sites. It could also include assembling properties for future economic development opportunities for the community. Advantages of this program includes removing blight and cleaning up properties, expediting added tax value, and furthering the City's Comprehensive Plan goals to add jobs and promote mixed use development.

Therefore, we are proposing a partnership with the PDA in acquiring these properties in the PDA's name to facilitate commercial revitalization. This partnership would involve an agreement between the City and PDA to formalize this effort. The following elements are proposed to be in the agreement:

The City agrees to:

1. Initially utilize CDBG or other Community Development funding to acquire and clear the property;
2. Involve the PDA on a case by case basis on each acquisition to ensure the PDA is willing to obtain the property;
3. Work with adjacent property owners where possible to combine even more property for future redevelopment efforts;
4. Prepare requests for proposal documents for potential developers for each site. If no interest is identified within 2 years of the date of acquisition, upon PDA's direction, the City will assist in marketing the property for sale possibly to adjacent property owners.

The PDA agrees to the following:

1. Review each proposed property acquisition on a case by case basis and make a determination on whether the PDA will participate in the acquisition;
2. Assume ownership of the property and ensure that property insurance is in place;
3. Review any proposals obtained for redevelopment and consider development agreements and possible incentives for each site.

Planning and Development Services staff recommends the following:

1. Pursuing commercial acquisition opportunities and bringing them forward for consideration according to the final partnership agreement;
2. Directing PDA Legal staff to prepare the necessary agreement document to be signed by the PDA Chair.

**Sari David**

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**From:** Schuerman, Jesse [jschuerman@pocatello.us]  
**Sent:** Tuesday, August 14, 2007 3:26 PM  
**To:** Robert Schmidt  
**Cc:** Sari David  
**Subject:** FW: Rail Crossings - PDA Pay Application #7

Robert,

I noticed the total pay request was for \$96,937.64. The remaining balance in the PDA account designated for this project should be \$107,241.80. I have requested that the PDA hold \$40,000 or 5% of the total grant amount until punch list items are completed by both the Signal and Roadway geometric improvement contractors. This leaves a balance of \$67,241.80 for this pay estimate. I should have the punch list put together inside a letter to PEG development in the next few days.

Let me know if you have any questions.

Regards,

Jesse Schuerman  
PDA Engineer  
City of Pocatello

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**From:** Michael Jaglowski [mailto:mjaglowski@kellerassociates.com]  
**Sent:** Tuesday, August 14, 2007 2:58 PM  
**To:** sari@bannockdevelopment.org  
**Cc:** Schuerman, Jesse  
**Subject:** Rail Crossings - PDA Pay Application #7

Sari –

Jesse has asked if we could electronically send the attached Pay Application for the Rail Crossings Project directly to you. Also, we are sending you the original via US Mail.

Should you have any further questions please call us.

Thank you for your time.

**Michael R. Jaglowski, P.E., CPESC**  
Keller Associates, Inc.  
412 West Center Street, Suite 330  
Pocatello, ID 83204  
Office: (208) 238-2146

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August 14, 2007

Greg Lanning, P.E.  
Public Works Director  
911 North 7<sup>th</sup> Avenue  
Pocatello, Idaho 83205

RE: Rail Crossings, LLC  
Yellowstone & Quinn Street improvements  
Pay Application Request Number 7 Analysis & Summary

Dear Mr. Lanning:

Keller Associates, Inc. has reviewed the attached Payment Application Request and finds this application to be complete as submitted. Please see the following payment summary:

<u>Contractor</u>	<u>Payment Request</u>
JB Parsons Companies	\$92,257.64
Wheeler Electric, Inc.	\$0
Keller Associates, Inc.	\$4,680.00
<b>Total Pay Request</b>	<b>\$96,937.64</b>

We recommend payment in full based on our review.

Additionally, throughout the progress of this project, Keller Associates, Inc. has observed the signalization and intersection geometric construction coordination efforts as provided by the General Contractor and the specialized sub-contractor. We attended and conducted bi-weekly on-site construction progress meetings typically attended by the contractors and PEG Development as well as ITD and City of Pocatello representatives. During these meetings, we found as a project team that progressive efforts were made on all accounts to solve on-site issues and add to the continued success of the construction and future site efforts.

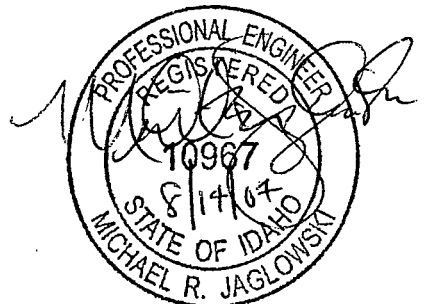
Keller Associates has available, upon request, the construction progress meeting minutes as well as our on-site observation reports.

Should you have any further questions please contact us.

Respectfully Submitted,  
**KELLER ASSOCIATES, INC**

Michael R. Jaglowski, P.E.

Attachments:  
Pay Application Request Packet



**PDA Draw Checklist**

- x 1. Invoice from PEG summarizing the costs for project monthly billing period.
- x 2. A notarized Application and Certificate of payment, signed by the Contractor, the Engineer, and the Developer Construction
- x 3. A schedule of values showing the percent completion of all of the items in the contract.
- x 4. Unconditional Partial Waiver and Release of Claims and Lien Rights, signed and notarized by the contractor.
- WS* 5. A signed and Stamped Application for Payment by the Engineer.
- x 6. Signed Work change Orders including estimated quantities, unit costs, and total prices.
- n/a 7. Invoices for Materials stored
- 8. Material Testing Info. — *Delivered to Jesse.*
- WS* 9. Engineering Pay Estimate Analysis signed and Stamped by a professional engineer.
- x 10. Finally a budget spreadsheet that matches and tracks the costs in the project and is similar in format to the PDA budget st



Yellowstone & Quinn Street Improvements  
 Draw 7  
 Date 8/13/2007

Budget #	Line Item	Vendor	Invoice	Description	Invoice Amt	Retainage	Amount Paid	Total Paid Vendor
								\$ 92,257.64
<b>JB Parsons Draw 6</b>								
	2			All Sub Excavation - Concrete Prep	\$600.00	\$30.00	\$ 570.00	
	5			Install Curb and Gutter	\$8,646.00	\$432.30	\$ 8,213.70	
	6			Sidewalk	\$9,135.00	\$456.75	\$ 8,678.25	
	7			Concrete Road	\$35,322.00	\$1,766.10	\$ 33,555.90	
	11			Install New Drop Inlet	\$3,400.00	\$170.00	\$ 3,230.00	
	15			West Side Traffic Control	\$5,100.00	\$255.00	\$ 4,845.00	
	17			Mobilization	\$1,100.00	\$55.00	\$ 1,045.00	
	23			Sub Excavation--Concrete Prep	\$430.00	\$21.50	\$ 408.50	
	26			Sidewalk	\$1,886.50	\$94.33	\$ 1,792.18	
	32			Relocate all Signs as Required East Side	\$950.00	\$47.50	\$ 902.50	
	33			East Side Traffic Control	\$3,000.00	\$150.00	\$ 2,850.00	
	34			East Side Landscape	\$13,800.00	\$690.00	\$ 13,110.00	
	35			Mobilization	\$1,900.00	\$95.00	\$ 1,805.00	
	36			Rebuild Existing Driveway and Curb	-\$604.00	-\$30.20	\$ (573.80)	
	45			CO #2 Rex Entrance Changes	\$8,157.80	\$407.89	\$ 7,749.91	
	46			CO #3 Handicap Ramps w/ Tiles	\$4,290.00	\$214.50	\$ 4,075.50	
	47			Saw Cut and Remove and Replace	\$1,000.00	\$50.00	\$ 950.00	
				Forced Close per discussion w/ Larry Robson	-\$1,000.00	-\$50.00	\$ (950.00)	
				Subtotal=	\$97,113.30	\$4,855.67		
<b>Keller &amp; Associates</b>								
				Construction Administration & Inspection	\$4,680.00	\$0.00	\$ 4,680.00	

Subcontractor's Lien Releases From Prior Draw Received?  Yes

**Change Orders Received This Period**

JBP CO2	Rex Entrance Changes	\$8,157.80
JBP CO3	ADA Ramp Tiles	\$4,290.00
	Total =	\$12,447.80

# APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 124608

Aug 13 2007 18:02 P. 2/5  
 No. 6717  
 Fax: 801-855-0729  
 2082344024 BANNOCK PAYING CO  
 AUG. 13. 2007 6:53PM

**To Owner:** Rail Crossings LLC  
 1 E Center St, Ste 300  
 Provo, UT 84606  
**Project:** 570006, Rail Crossing  
**Application No.:** 6  
**From Contractor:** Jack B. Parson Companies  
 P.O. Box 4002  
 Pocatello, ID 83205  
**Via Architect:** Great Basin Engineering  
**Contract For:** Rail Crossings

**Period To:** 7/31/2007  
**Project Nos:**  
**Contract Date:** 1/1/2007

**Distribution to:**  
 Owner  
 Architect  
 Contractor

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

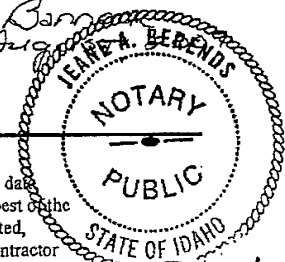
1. Original Contract Sum .....	\$518,126.00
2. Net Change By Change Order .....	24,537.80
3. Contract Sum To Date .....	542,663.80
4. Total Completed and Stored To Date .....	533,766.40
5. Retainage :	
a. 5.00% of Completed Work .....	26,688.32
b. 0.00% of Stored Material .....	\$0.00
Total Retainage .....	
6. Total Earned Less Retainage .....	507,078.08
7. Less Previous Certificates For Payments .....	414,820.45
8. Current Payment Due .....	\$0.00
9. Balance To Finish, Plus Retainage .....	92,257.63

CONTRACTOR: Jack B Parson Companies

By: Larry Robson Date: 9/13/07

State of Idaho  
 Subscribed and sworn to before me this 13th  
 Notary Public Leane Berends  
 My Commission expires 1-29-2013

County of Bannock  
 day of Aug



## ARCHITECT'S CERTIFICATE FOR PAYMENT

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

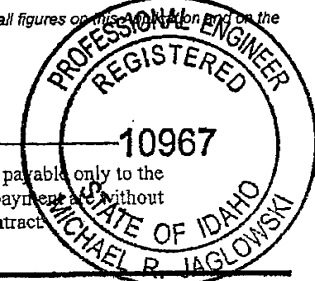
AMOUNT CERTIFIED 92,257.63

Approved: PEG Derobian  
Robert H. Schmidt

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

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	24,537.80	\$0.00
Total Approved this Month	\$0.00	\$0.00
<b>TOTALS</b>		<b>\$0.00</b>
Net Changes By Change Order	24,537.80	

ARCHITECT: [Signature] Date: 8/14/07  
 By: \_\_\_\_\_ Date: \_\_\_\_\_



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

# CONTINUATION SHEET

Application and Certification for Payment containing Contractor's signed certification is attached.

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

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

Application No. : 6

Application Date : 8/1/2007

To: 7/31/2007

Architect's Project No.:

Invoice # : 124395

Contract : 570006. Rail Crossing

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
1	Curb And Sidewalk Removal	5,025.00	4,960.00	0.00	0.00	4,960.00	98.71%	65.00	248.00
2	All Sub Excavation-Concrete Prep As	12,000.00	11,400.00	600.00	0.00	12,000.00	100.00%	0.00	600.00
3	Remove Fence Where Required	6,000.00	0.00	0.00	0.00	0.00	0.00%	6,000.00	0.00
4	Saw Cutting	9,197.00	7,981.50	0.00	0.00	7,981.50	86.78%	1,215.50	399.07
5	Install Curb And Gutter	25,630.00	13,376.00	8,646.00	0.00	22,022.00	85.92%	3,608.00	1,101.10
6	Sidewalk	23,225.00	17,115.00	9,135.00	0.00	26,250.00	113.02%	-3,025.00	1,312.50
7	Concrete Road	155,138.40	117,078.80	35,322.00	0.00	152,400.80	98.24%	2,737.60	7,620.04
8	SDMH Over Existing 36" SD	12,900.00	12,900.00	0.00	0.00	12,900.00	100.00%	0.00	645.00
9	Install New Catch Basin And Pipe	8,700.00	8,700.00	0.00	0.00	8,700.00	100.00%	0.00	435.00
10	Adjust Existing Manholes To Grade	2,250.00	2,250.00	0.00	0.00	2,250.00	100.00%	0.00	112.50
11	Install New Drop Inlet	10,200.00	0.00	3,400.00	0.00	3,400.00	33.33%	6,800.00	170.00
12	Protection Around Existing Storm Drain	150.00	150.00	0.00	0.00	150.00	100.00%	0.00	7.50
13	West Side Electrical Work/Relocates	12,300.00	12,300.00	0.00	0.00	12,300.00	100.00%	0.00	615.00
14	Relocate All Signs As Required West	2,600.00	0.00	0.00	0.00	0.00	0.00%	2,600.00	0.00
15	West Side Traffic Control	51,000.00	45,900.00	5,100.00	0.00	51,000.00	100.00%	0.00	2,550.00
16	West Side Landscape	600.00	0.00	0.00	0.00	0.00	0.00%	600.00	0.00
17	Mobilization	11,000.00	9,900.00	1,100.00	0.00	11,000.00	100.00%	0.00	550.00
18	Relocate Fire Hydrant And Pipe	2,900.00	2,900.00	0.00	0.00	2,900.00	100.00%	0.00	145.00
19	Place Solid Lids Over Inlets (Existing)	3,600.00	3,600.00	0.00	0.00	3,600.00	100.00%	0.00	180.00
20	Inlet Protection From Sediment	150.00	150.00	0.00	0.00	150.00	100.00%	0.00	7.50
21	Asphalt Removal And Replace	1,760.00	0.00	0.00	0.00	0.00	0.00%	1,760.00	0.00
22	Curb And Sidewalk Removal	2,000.00	1,815.00	0.00	0.00	1,815.00	90.75%	185.00	90.75
23	Sub Excavation-Concrete Prep	4,300.00	3,870.00	430.00	0.00	4,300.00	100.00%	0.00	215.00
24	Saw Cutting	3,570.00	3,085.50	0.00	0.00	3,085.50	86.43%	484.50	154.27
25	Install Curb And Gutter	8,890.80	9,297.10	0.00	0.00	9,297.10	104.57%	-406.30	464.86
26	Sidewalk	7,791.00	7,840.00	1,886.50	0.00	9,726.50	124.84%	-1,935.50	486.33
27	Concrete Road	47,385.00	55,294.20	0.00	0.00	55,294.20	116.69%	-7,909.20	2,764.71
28	Place Solid Lids Over Existing Inlets.	1,300.00	1,300.00	0.00	0.00	1,300.00	100.00%	0.00	65.00
29	Install New Drop Inlet Box And Require	4,400.00	4,400.00	0.00	0.00	4,400.00	100.00%	0.00	220.00
30	Provide Protection Around Existing Str	600.00	600.00	0.00	0.00	600.00	100.00%	0.00	30.00
31	East Side Electrical Work/Relocates	5,500.00	5,500.00	0.00	0.00	5,500.00	100.00%	0.00	275.00
32	Relocate All Signs As Required East S	3,800.00	2,850.00	950.00	0.00	3,800.00	100.00%	0.00	190.00

# CONTINUATION SHEET

Application and Certification for Payment containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.  
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 6

Application Date : 8/1/2007

To: 7/31/2007

Architect's Project No.:

Invoice #: 124395

Contract : 570006. Rail Crossing

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
33	East Side Traffic Control	30,000.00	27,000.00	3,000.00	0.00	30,000.00	100.00%	0.00	1,500.00
34	East Side Landscape	13,800.00	0.00	13,800.00	0.00	13,800.00	100.00%	0.00	690.00
35	Mobilization	19,000.00	17,100.00	1,900.00	0.00	19,000.00	100.00%	0.00	950.00
36	Rebuild Existing Driveway And Curb	6,000.00	6,000.00	-604.00	0.00	5,396.00	89.93%	604.00	269.80
37	Relocate Existing Street Light East Sic	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00%	0.00	125.00
38	Inlet Protection From Sediment	600.00	600.00	0.00	0.00	600.00	100.00%	0.00	30.00
39	Driveway Approach	2,520.00	0.00	0.00	0.00	0.00	0.00%	2,520.00	0.00
40	Concrete Increase For Fly Ash Chang	3,800.00	3,800.00	0.00	0.00	3,800.00	100.00%	0.00	190.00
41	Blanket And Cover Labor To Take Off	10,500.00	1,050.00	0.00	0.00	1,050.00	10.00%	9,450.00	52.50
42	Ground Heater For 2 Months	28,500.00	0.00	0.00	0.00	0.00	0.00%	28,500.00	0.00
43	Accelerator And Hot Water	6,300.00	0.00	0.00	0.00	0.00	0.00%	6,300.00	0.00
44	CO #1 Raised Island	10,500.00	10,500.00	0.00	0.00	10,500.00	100.00%	0.00	525.00
45	CO #2 Rex Entrance Changes	<del>13,960.00</del>	<del>13,960.00</del>	<del>-5,802.20</del>	0.00	8,157.80	58.44%	5,802.20	407.89
46	CO #3 Handicap Ramps w/Ties	<del>2,760.00</del>	<del>5,390.00</del>	<del>-1,100.00</del>	0.00	4,290.00	155.43%	-1,530.00	214.50
47	Saw Cut And Remove And Replace	11,424.00	0.00	1,000.00	0.00	1,000.00	8.75%	10,424.00	50.00
48	Excavate And Backfill And Tap	10,100.00	0.00	0.00	0.00	0.00	0.00%	10,100.00	0.00
49	Furnish And Install Casing Ove	2,800.00	0.00	0.00	0.00	0.00	0.00%	2,800.00	0.00
50	Furnish And Install 8" Dectect	12,700.00	0.00	0.00	0.00	0.00	0.00%	12,700.00	0.00
51	Furnish And Install 8" Water L	7,560.00	0.00	0.00	0.00	0.00	0.00%	7,560.00	0.00
52	Traffic Control For Work On Qu	2,400.00	0.00	0.00	0.00	0.00	0.00%	2,400.00	0.00
53	Hand Set Curb/Gutter	1,590.00	1,590.00	0.00	0.00	1,590.00	100.00%	0.00	79.50
<b>Grand Totals</b>		<b>645,176.20</b>	<b>456,003.10</b>	<b>78,763.30</b>	<b>0.00</b>	<b>534,766.40</b>	<b>82.89%</b>	<b>110,409.80</b>	<b>26,738.32</b>

See revised Continuation Sheet for these two items

# CONTINUATION SHEET

Application and Certification for Payment containing Contractor's signed certification is attached.  
 In tabulations below, amounts are stated to the nearest dollar.  
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 7

Application Date : 8/13/2007

To:

Architect's Project No.:

Invoice #: 124599

Contract: 570006. Rail Crossing

P003/004  
P. 3/4

Aug 13 2007 13:38  
No. 6711

Fax: 801-655-0729

208234024 BANNOCK PAVING CO

Aug. 13. 2007 2:29PM

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G/C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
33	East Side Traffic Control	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00%	0.00	1,500.00
34	East Side Landscape	13,800.00	13,800.00	0.00	0.00	13,800.00	100.00%	0.00	690.00
35	Mobilization	19,000.00	19,000.00	0.00	0.00	19,000.00	100.00%	0.00	950.00
36	Rebuild Existing Driveway And Curb	6,000.00	5,396.00	0.00	0.00	5,396.00	89.93%	604.00	269.80
37	Relocate Existing Street Light East Sic	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00%	0.00	125.00
38	Inlet Protection From Sediment	600.00	600.00	0.00	0.00	600.00	100.00%	0.00	30.00
39	Driveway Approach	2,520.00	0.00	0.00	0.00	0.00	0.00%	2,520.00	0.00
40	Concrete Increase For Fly Ash Change	3,800.00	3,800.00	0.00	0.00	3,800.00	100.00%	0.00	190.00
41	Blanket And Cover Labor To Take Off	10,500.00	1,050.00	0.00	0.00	1,050.00	10.00%	9,450.00	52.50
42	Ground Heater For 2 Months	28,500.00	0.00	0.00	0.00	0.00	0.00%	28,500.00	0.00
43	Accelerator And Hot Water	6,300.00	0.00	0.00	0.00	0.00	0.00%	6,300.00	0.00
44	CO #1 Raised Island	10,500.00	10,500.00	0.00	0.00	10,500.00	100.00%	0.00	525.00
45	CO #2 Rex Entrance Changes	13,960.00	0.00	8,157.80	0.00	8,157.80	58.44%	5,802.20	407.89
46	CO #3 Handicap Ramps w/Ties	2,760.00	0.00	4,290.00	0.00	4,290.00	155.43%	-1,530.00	214.50
47	Saw Cut And Remove And Replace C.	11,424.00	1,000.00	0.00	0.00	1,000.00	8.75%	10,424.00	50.00
48	Excavate And Backfill And Tap 18" Wa	10,100.00	0.00	0.00	0.00	0.00	0.00%	10,100.00	0.00
49	Furnish And Install Casing Over Existi	2,800.00	0.00	0.00	0.00	0.00	0.00%	2,800.00	0.00
50	Furnish And Install 8" Dectector Check	12,700.00	0.00	0.00	0.00	0.00	0.00%	12,700.00	0.00
51	Furnish And Install 8" Water Line To F	7,560.00	0.00	0.00	0.00	0.00	0.00%	7,560.00	0.00
52	Traffic Control For Work On Quinn Ro	2,400.00	0.00	0.00	0.00	0.00	0.00%	2,400.00	0.00
53	Hand Set Curb/Gutter	1,590.00	1,590.00	0.00	0.00	1,590.00	100.00%	0.00	79.50
<b>Grand Totals</b>		<b>645,176.20</b>	<b>522,318.60</b>	<b>12,447.80</b>	<b>0.00</b>	<b>534,766.40</b>	<b>82.89%</b>	<b>110,409.80</b>	<b>26,738.32</b>

*Revised Line items*





Jack B. Parson Companies  
 10200 Batiste Road  
 Pocatello, ID 83205  
 208-232-5796

**INVOICE**  
 Invoice No: 124395  
 Invoice Date: 8/1/2007  
 Contract: 570006.  
 CustomerNo: 607907  
 Terms: Net 30 Days  
 Due Date: 8/31/2007  
 Application: 6

To : Rail Crossings LLC  
 PEG Development  
 1 E Center St., Ste 300  
 Provo, UT. 84606

Job Information:  
 Rail Crossing

Item - Description	Contract Amount	Contract Quantity	Quantity this Appl	Quantity JTD	U/M	Unit Price	Amount This Appl	Amount To-Date	% Comp
1 - Curb And Sidewalk Removal	5,025.00	1,005.00	0.00	992.00	LF	5.00	0.00	4,960.00	98.71%
2 - All Sub Excavation-Concrete Prep	12,000.00	0.00	0.00	0.00	LS	12,000.00	600.00	12,000.00	100.00%
3 - Remove Fence Where Required	6,000.00	0.00	0.00	0.00	LS	6,000.00	0.00	0.00	0.00%
4 - Saw Cutting	9,197.00	1,082.00	0.00	939.00	LF	8.50	0.00	7,981.50	86.78%
5 - Install Curb And Gutter	25,630.00	1,165.00	393.00	1,001.00	LF	22.00	8,646.00	22,022.00	85.92%
6 - Sidewalk	23,225.00	4,645.00	1,827.00	5,250.00	SF	5.00	9,135.00	26,250.00	113.02%
7 - Concrete Road	155,138.40	13,374.00	3,045.00	13,138.00	SF	11.60	35,322.00	152,400.80	98.24%
8 - SDMH Over Existing 36" SD	12,900.00	3.00	0.00	3.00	EA	4,300.00	0.00	12,900.00	100.00%
9 - Install New Catch Basin And Pipe	8,700.00	3.00	0.00	3.00	EA	2,900.00	0.00	8,700.00	100.00%
10 - Adjust Existing Manholes To	2,250.00	3.00	0.00	3.00	EA	750.00	0.00	2,250.00	100.00%
11 - Install New Drop Inlet	10,200.00	3.00	1.00	1.00	EA	3,400.00	3,400.00	3,400.00	33.33%
12 - Protection Around Existing Storm	150.00	0.00	0.00	0.00	LS	150.00	0.00	150.00	100.00%
13 - West Side Electrical	12,300.00	0.00	0.00	0.00	LS	12,300.00	0.00	12,300.00	100.00%
14 - Relocate All Signs As Required	2,600.00	0.00	0.00	0.00	LS	2,600.00	0.00	0.00	0.00%
15 - West Side Traffic Control	51,000.00	0.00	0.00	0.00	LS	51,000.00	5,100.00	51,000.00	100.00%
16 - West Side Landscape	600.00	0.00	0.00	0.00	LS	600.00	0.00	0.00	0.00%
17 - Mobilization	11,000.00	0.00	0.00	0.00	LS	11,000.00	1,100.00	11,000.00	100.00%
18 - Relocate Fire Hydrant And Pipe	2,900.00	1.00	0.00	1.00	EA	2,900.00	0.00	2,900.00	100.00%
19 - Place Solid Lids Over Inlets	3,600.00	3.00	0.00	3.00	EA	1,200.00	0.00	3,600.00	100.00%
20 - Inlet Protection From Sediment	150.00	0.00	0.00	0.00	LS	150.00	0.00	150.00	100.00%
21 - Asphalt Removal And Replace	1,760.00	440.00	0.00	0.00	SF	4.00	0.00	0.00	0.00%
22 - Curb And Sidewalk Removal	2,000.00	400.00	0.00	363.00	LF	5.00	0.00	1,815.00	90.75%
23 - Sub Excavation-Concrete Prep	4,300.00	0.00	0.00	0.00	LS	4,300.00	430.00	4,300.00	100.00%
24 - Saw Cutting	3,570.00	420.00	0.00	363.00	LF	8.50	0.00	3,085.50	86.43%
25 - Install Curb And Gutter	8,890.80	372.00	0.00	389.00	LF	23.90	0.00	9,297.10	104.57%
26 - Sidewalk	7,791.00	1,590.00	385.00	1,985.00	SF	4.90	1,886.50	9,726.50	124.84%
27 - Concrete Road	47,385.00	4,050.00	0.00	4,726.00	SF	11.70	0.00	55,294.20	116.69%
28 - Place Solid Lids Over Existing	1,300.00	1.00	0.00	1.00	EA	1,300.00	0.00	1,300.00	100.00%

Payment in full is due Net 30 days following invoice date. In the event payment is not made when due, reasonable collection fees, lien fees, and attorney fees with or without suit, together with 1 1/2% per month FINANCE CHARGE which is an ANNUAL PERCENTAGE RATE of 18%, will be assessed until paid.

JBP-JH-050 REV 6/03

**PLEASE PAY FROM THIS INVOICE - DETACH AND RETURN WITH PAYMENT**

Remit to: Jack B. Parson Companies  
 PO Box 4002  
 Pocatello, ID 83205

Customer Name: Rail Crossings LLC  
 Customer No: 607907  
 Invoice Number: 124395  
 Invoice Amount: 74,825.13

Amount Remitted: \_\_\_\_\_



Jack B. Parson Companies  
 10200 Batiste Road  
 Pocatello, ID 83205  
 208-232-5796

**INVOICE**  
 Invoice No: 124395  
 Invoice Date: 8/1/2007  
 Contract: 570006  
 CustomerNo: 607907  
 Terms: Net 30 Days  
 Due Date: 8/31/2007  
 Application: 6

To : Rail Crossings LLC  
 PEG Development  
 1 E Center St., Ste 300  
 Provo, UT. 84606

Job Information:  
 Rail Crossing

Item - Description	Contract Amount	Contract Quantity	Quantity this Appl	Quantity JTD	U/M	Unit Price	Amount This Appl	Amount To-Date	% Comp
29 - Install New Drop Inlet Box And	4,400.00	1.00	0.00	1.00	EA	4,400.00	0.00	4,400.00	100.00%
30 - Provide Protection Around	600.00	0.00	0.00	0.00	LS	600.00	0.00	600.00	100.00%
31 - East Side Electrical	5,500.00	0.00	0.00	0.00	LS	5,500.00	0.00	5,500.00	100.00%
32 - Relocate All Signs As Required	3,800.00	0.00	0.00	0.00	LS	3,800.00	950.00	3,800.00	100.00%
33 - East Side Traffic Control	30,000.00	0.00	0.00	0.00	LS	30,000.00	3,000.00	30,000.00	100.00%
34 - East Side Landscape	13,800.00	0.00	0.00	0.00	LS	13,800.00	13,800.00	13,800.00	100.00%
35 - Mobilization	19,000.00	0.00	0.00	0.00	LS	19,000.00	1,900.00	19,000.00	100.00%
36 - Rebuild Existing Driveway And	6,000.00	1.00	-0.10	0.90	EA	5,980.20	-604.00	5,396.00	89.93%
37 - Relocate Existing Street Light	2,500.00	1.00	0.00	1.00	EA	2,500.00	0.00	2,500.00	100.00%
38 - Inlet Protection From Sediment	600.00	0.00	0.00	0.00	LS	600.00	0.00	600.00	100.00%
39 - Driveway Approach	2,520.00	210.00	0.00	0.00	SF	12.00	0.00	0.00	0.00%
40 - Concrete Increase For Fly Ash	3,800.00	0.00	0.00	0.00	LS	3,800.00	0.00	3,800.00	100.00%
41 - Blanket And Cover Labor To Take	10,500.00	0.00	0.00	0.00	LS	10,500.00	0.00	1,050.00	10.00%
42 - Ground Heater For 2 Months	28,500.00	0.00	0.00	0.00	LS	28,500.00	0.00	0.00	0.00%
43 - Accelerator And Hot Water	6,300.00	0.00	0.00	0.00	LS	6,300.00	0.00	0.00	0.00%
44 - CO #1 Raised Island	10,500.00	0.00	0.00	0.00	LS	10,500.00	0.00	10,500.00	100.00%
45 - CO #2 Rex Entrance Changes	13,960.00	0.00	0.00	0.00	LS	13,960.00	-5,802.20	8,157.80	58.44%
46 - CO #3 Handicap Ramps w/Ties	2,760.00	3.00	-1.20	4.66	EA	919.73	-1,100.00	4,290.00	155.43%
47 - Saw Cut And Remove And	11,424.00	336.00	29.41	29.41	SF	34.00	1,000.00	1,000.00	8.75%
48 - Excavate And Backfill And Tap	10,100.00	0.00	0.00	0.00	LS	10,100.00	0.00	0.00	0.00%
49 - Furnish And Install Casing Ove	2,800.00	1.00	0.00	0.00	EA	2,800.00	0.00	0.00	0.00%
50 - Furnish And Install 8" Dectect	12,700.00	1.00	0.00	0.00	EA	12,700.00	0.00	0.00	0.00%
51 - Furnish And Install 8" Water L	7,560.00	180.00	0.00	0.00	LF	42.00	0.00	0.00	0.00%
52 - Traffic Control For Work On Qu	2,400.00	2.00	0.00	0.00	DAY	1,200.00	0.00	0.00	0.00%
53 - Hand Set Curb/Gutter	1,590.00	53.00	0.00	53.00	EA	30.00	0.00	1,590.00	100.00%

Payment in full is due Net 30 days following invoice date. In the event payment is not made when due, reasonable collection fees, lien fees, and attorney fees with or without suit, together with 1 1/2% per month FINANCE CHARGE which is an ANNUAL PERCENTAGE RATE of 18%, will be assessed until paid.

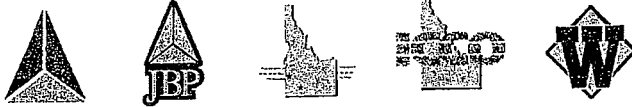
JBP-JH-050 REV 6/03

**PLEASE PAY FROM THIS INVOICE - DETACH AND RETURN WITH PAYMENT**

Remit to: Jack B. Parson Companies  
 PO Box 4002  
 Pocatello, ID 83205

Customer Name: Rail Crossings LLC  
 Customer No: 607907  
 Invoice Number: 124395  
 Invoice Amount: 74,825.13

Amount Remitted: \_\_\_\_\_



Jack B. Parson Companies  
 10200 Batiste Road  
 Pocatello, ID 83205  
 208-232-5796

**INVOICE**  
 Invoice No: 124395  
 Invoice Date: 8/1/2007  
 Contract: 570006.  
 CustomerNo: 607907  
 Terms: Net 30 Days  
 Due Date: 8/31/2007  
 Application: 6

To : Rail Crossings LLC  
 PEG Development  
 1 E Center St., Ste 300  
 Provo, UT. 84606

Job Information:  
 Rail Crossing

Item - Description	Contract Amount	Contract Quantity	Quantity this Appl	Quantity JTD	U/M	Unit Price	Amount This Appl	Amount To-Date	% Comp
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If you have Questions regarding this billing, please contact Jeane Berends at (208) 232-5796

Total To Date:	534,766.40
Plus Sales Tax:	0.00
Less Retainage:	26,738.32
Less Previous Application:	433,202.95
<b>Total Due This Invoice:</b>	<b>74,825.13</b>

Payment in full is due Net 30 days following invoice date. In the event payment is not made when due, reasonable collection fees, lien fees, and attorney fees with or without suit, together with 1 1/2% per month FINANCE CHARGE which is an ANNUAL PERCENTAGE RATE of 18%, will be assessed until paid.

JBP-JH-050 REV 6/03

**PLEASE PAY FROM THIS INVOICE - DETACH AND RETURN WITH PAYMENT**

Remit to: Jack B. Parson Companies  
 PO Box 4002  
 Pocatello, ID 83205

Customer Name: Rail Crossings LLC  
 Customer No: 607907  
 Invoice Number: 124395  
 Invoice Amount: 74,825.13    Amount Remitted: \_\_\_\_\_

**JACK B. PARSON COMPANIES**  
JOB BILLING FORM

Date: August 13, 2007

Job Number: 570004  
Job Name: Rail Crossing  
Customer Number: \_\_\_\_\_  
Customer Name: PEG Devealooment  
Job begin Date: 30-Jun-07 Job end Date: 31-Jul-07

Customer/Billing Address

PEG Development  
One East Center Street, Suite 300  
Provo, Utah 84606  
Attn. Robert Schmidt

ITEM	DESCRIPTION OF WORK	UNIT OF MEASURE	QUANTITY	UNIT PRICE	AMOUNT
1	C.O. 3 Breakdown				
2	Handicap Ramp Tiles	sq	13.00	330.00	4,290.00
3					
4					
5					
6					
7					
8					
9					
10					
11					

SUBTOTAL 4,290.00  
SALES TAX \_\_\_\_\_  
TOTAL \$4,290.00

ESTIMATOR LARRY

**JACK B. PARSON COMPANIES**  
JOB BILLING FORM

Date: August 13, 2007

Job Number: 570004  
 Job Name: Rex Entrance  
 Customer Number: \_\_\_\_\_  
 Customer Name: PEG Development  
 Job begin Date: 30-Jun-07 Job end Date: 31-Jul-07

Customer/Billing Address  
 \_\_\_\_\_  
PEG Development  
One East Center Street, Suite 300  
Provo, Utah 84608  
Attn. Robert Schmidt

ITEM	DESCRIPTION OF WORK	UNIT OF MEASURE	QUANTITY	UNIT PRICE	AMOUNT
1	Rex Entrance Prices				
2	8" Deep Valley Gutter	lf	46.50	36.00	1,674.00
3	Valley Gutter Apron	sf	100.00	10.50	1,050.00
4	Handicap Ramps	ea	2.00	920.00	1,840.00
5	Approach Apron Concrete	sf	302.00	11.90	3,593.80
6					
7					
8					
9					
10					
11					
SUBTOTAL					8,157.80
SALES TAX					
TOTAL					\$8,157.80

ESTIMATOR

LARRY

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned, Jack B Parson Companies has provided material or services for PEG Development, LLC contract or purchase order agreement for the following project:

Rail Crossing

NOW THEREFORE, BE IT KNOWN, that the above named subcontractor or supplier for and in consideration of the payment of the sum of \$92,257.63 and other, good and valuable considerations, does hereby waive and relinquish any and all liens, claims or right of lien on or at any time before July 31, 2007, on said above described building, structure or any other improvements of the owner, or in behalf of the subcontractors, mechanics, journeymen, laborers, materialmen, or persons performing labor upon or furnishing materials, supplies or equipment for such property or improvements of the owner, on account of labor or materials or both, furnished by, for or on behalf of the undersigned or on account of the aforesaid.

Given under his hand this 13 day of Aug, 2007.

BY: Larry Robson  
Estimator

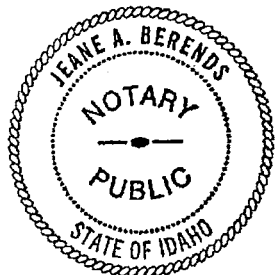
STATE OF IDAHO

COUNTY OF BANNOCK

On this 13<sup>th</sup> day of August, 2007, personally appeared LARRY ROBSON who being duly sworn, did say that he/she is the Estimator and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or resolution of its Board of Directors, and said officer acknowledged to me that said corporation executed the same.

Jeane A. Berends  
NOTARY PUBLIC

My Commission Expires: 1-29-2013





# KELLER ASSOCIATES

A Company of Professional Engineers

412 W. Center, Suite 330 • Pocatello, ID 83204  
208-238-2146 • Fax: 208-238-2162 • keller@kellerassociates.com

July 27, 2007  
Project No: 107011-000  
Invoice No: 0000004

Rail Crossings, LLC  
PEG Development  
Attn: Robert Schmidt, PE  
1 E. Center Street, Suite 300  
Provo UT 84606

Project: 107011-000 PEG - Yellowstone Flandro Intersection

Project Manager: 

Professional Services: May 1, 2007 through May 31, 2007

### Professional Personnel

	Hours	Rate	Amount
Hansen, Eddy	20.50	45.00	922.50
Hines, Danielle	1.50	45.00	67.50
Jaglowski, Michael	30.00	90.00	2,700.00
Kreusel, Kye	16.50	60.00	990.00
<b>Totals</b>	<b>68.50</b>		<b>4,680.00</b>
<b>Total Labor</b>			<b>4,680.00</b>

Billing Limits	Current	Prior	To-date
Total Billings	4,680.00	8,620.00	13,300.00
Limit			15,352.00
Remaining			2,052.00

Billings to date	Total this invoice		
	Current	Prior	Total
Labor	4,680.00	8,620.00	13,300.00
<b>Totals</b>	<b>4,680.00</b>	<b>8,620.00</b>	<b>13,300.00</b>