

**POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
21 January 2009 – 11:00am**

City Hall - 911 North 7th Avenue

11:00am Council Chambers

Call to order - Chairman Brown

Acknowledge guests of the Board

Disclosure of conflicts of interest

Agenda – add or delete action or discussion items

Action and Discussion Items

Minutes of December 17, 2008 – Motion to approve and/or amend

Board Elections

Board Meeting Schedule 2009

Financial Report: December Income and Expenses

Central Corridor: Triangle Project Update

Triangle Payment Request #12

Southvalley Connector Engineering
Payment Request

Positron - \$400,000 Request

Executive Session: If Necessary

CDFA Research

PDA Chair Power Point Presentation

Items from staff

Items from commission members

Adjourn

Executive Session

Matters exist for discussion in an executive session as per I.C. 67-2345 (1) (e)

Motion: "I move that we enter into an executive session as per Idaho Code 67- 2345 (1) (e) to consider preliminary negotiations involving matters of trade or commerce in which the PDA may be in competition with other jurisdictions."

POCATELLO DEVELOPMENT AUTHORITY
STATEMENT OF CASH AS OF DECEMBER 31, 2008

Cash in Checking	\$136,016.39
Cash in Savings (Wells Fargo Money Market Account)	132,598.31
Cash in held by third parties (Wells Fargo Corporate Trust)	3,827,663.20
Total cash	4,096,277.90
Cash restricted by bond covenants	-2,849,793.06
Total cash available	\$1,246,484.84

STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS
FOR THE MONTH ENDED DECEMBER 31, 2008

Receipts for the month		
CC	Property taxes received - Central Corridor	\$1,497.48
GF	Consolidated Corridor loan	\$52,415.51
GF	Interest earnings on savings - Wells Fargo Managed Cash	185.66
	Interest earning on Trust Accounts - Wells Fargo Trusts	1,512.73
	Total receipts	55,611.38
Total expenditures for the month		
# 3024	GF Remo's Luncheon in December	117.66
# 3025	GF Darcy Taylor Drinks for luncheon	29.64
# 3027	GF CDFI Payment #11 on triangle project	52,415.51
# 3028	CC Arbitrage Compliance Specialists Arbitrage report on Consolidated Corridor District	2,400.00
# 3027	NY Arbitrage Compliance Specialists Arbitrage report on North Yellowstone District	2,760.00
# 3031	NY Wells Fargo Corporate Trust Trust fees	2,500.00
N/A	CC Transfer to checking account Loan to General Fund to pay triangle expenses	52,415.51
	Total expenditures	112,638.32
	Net change in cash	-\$57,026.94
Cash balances as of December 31, 2008		
		\$4,096,277.90
Cash balances as of November 30, 2008		
		\$4,153,304.84
	Net change in cash	-\$57,026.94

CC = Central Corridor, NY = North Yellowstone, GF = General Fund

POCATELLO DEVELOPMENT AUTHORITY
CASH ANALYSIS FOR THE MONTH ENDING DECEMBER 31, 2008

	Balance 30-Nov-08	Balance 31-Dec-08	Change in Balance
Total Cash:			
General Fund			
Cash in checking	\$232,444.48	\$232,297.18	-\$147.30
Money Market Account	132,412.65	132,598.31	\$185.66
Total General Fund Cash	<u>364,857.13</u>	<u>364,895.49</u>	<u>\$38.36</u>
Central Corridor District			
Cash in checking	-59,863.48	-70,370.40	-\$10,506.92
Bond Trust Fund (Wells Fargo)	23.94	23.95	\$0.01
Revenue Allocation Trust Fund (Wells)	1,846,435.03	1,804,668.96	-\$41,766.07
Total Central Corridor District Cash	<u>1,786,595.49</u>	<u>1,734,322.51</u>	<u>-\$52,272.98</u>
North Yellowstone District			
Cash in checking	-25,911.69	-31,171.69	-\$5,260.00
Bond Trust Fund (Wells Fargo)	39.43	39.43	\$0.00
Revenue Allocation Trust Fund (Wells)	687,760.84	687,817.80	\$56.96
Total Yellowstone District Cash	<u>661,888.58</u>	<u>656,685.54</u>	<u>-\$5,203.04</u>
Central Corridor District Debt Service	651,186.46	651,540.57	\$354.11
North Yellowstone District Debt Service	683,515.88	683,572.49	\$56.61
Naval Ordinance Plant - Cash in checking	5,261.30	5,261.30	0.00
Total cash	<u>\$4,153,304.84</u>	<u>\$4,096,277.90</u>	<u>-\$57,026.94</u>

Cash Restricted By Bond Covenants:

Central Corridor Cash			
Next bond payment	932,135.00	932,135.00	0.00
North Yellowstone Cash			
Next bond payment	582,545.00	582,545.00	0.00
Central Corridor District Debt Service	651,186.46	651,540.57	354.11
North Yellowstone District Debt Service	683,515.88	683,572.49	56.61
Total restricted cash	<u>2,849,382.34</u>	<u>2,849,793.06</u>	<u>410.72</u>
Total unrestricted cash	<u>1,303,922.50</u>	<u>1,246,484.84</u>	<u>-57,437.66</u>

Cash Available

General Fund	364,857.13	364,895.49	\$38.36
Central Corridor District	854,460.49	802,187.51	-52,272.98
North Yellowstone District	79,343.58	74,140.54	-5,203.04
Central Corridor District Debt Service	0.00	0.00	0.00
North Yellowstone District Debt Service	0.00	0.00	0.00
Naval Ordinance Plant District	5,261.30	5,261.30	0.00
Total available cash	<u>1,303,922.50</u>	<u>1,246,484.84</u>	<u>-57,437.66</u>

Cash movement analysis:

For the month of December, Pocatello Development Authority received cash of \$3,195.87 and paid out cash payments of \$60,222.81 so that there was a decrease in cash of \$57,026.94.

General Fund revenue was \$185.66 in interest earnings on the Money Market Account and it borrowed \$52,415.51 from the Central Corridor Trust to pay Payment #11 on the Triangle project. Expenses were \$52,415.51 for Triangle payment #11 and luncheon costs of \$147.30. The General Fund cash increased \$38.36 in December.

The Central Corridor District received interest revenues on trust funds of \$1,399.16 and property taxes of \$1,497.48. The Corridor loaned \$52,415.51 to the General Fund and paid \$2,400.00 for an arbitrage report. The Corridor's cash decreased by \$51,918.87 in December.

The North Yellowstone District received interest revenues on trust funds of \$113.57. It had expenses of \$2,500.00 in Trustee fee from Well Fargo Corporate Trust and \$2,760.00 in Arbitrage fees. The North Yellowstone District's cash decreased by \$5,146.43.

The Naval Ordinance Plant District had no activity during the month.

Internal Debt:

The North Yellowstone District has borrowed \$615,514.38 from the General Fund in order to pay its commitments with the Rail Crossing. This loan should be paid off over the next three years.

The Naval Ordinance District has borrowed \$75,000.00 from the General Fund in order to pay its commitments with a manufacturer, Wisper Creek.

The General Fund has borrowed \$401,393.30 from the Consolidated Corridor in order to pay its obligations on the Triangle Project.

**POCATELLO DEVELOPMENT AUTHORITY
GENERAL FUND CASH FLOW PROJECTIONS
2009 THROUGH 2013**

YEARS ENDED	Budget 2009	YTD 2009 As of December	Remaining 2009	Budget 2010	Budget 2011	Budget 2012	Budget 2013
Previous Year Balance:	\$370,297.35	\$364,666.59	\$364,895.49	\$502,501.19	\$632,846.19	\$935,086.50	\$1,345,789.58
INCOME:							
TetriDyn Solutions Repayment ¹⁰							
Garfield Property							
City of Pocatello - short term loan							
Central Corridor Loan		401,393.30				428,358.08	
North Yellowstone Loans	100,000.00		100,000.00	300,000.00	245,895.31		
Naval Ordinance loan					75,000.00		
Interest Income	6,000.00	503.80	5,496.20	7,000.00	8,000.00	9,000.00	9,000.00
Total Projected Income:	106,000.00	401,897.10	105,496.20	307,000.00	328,895.31	437,358.08	9,000.00
EXPENSE:							
IsoRay: Committed \$75,000 ¹ BUDGETED 75,000.00	75,000.00		75,000.00				
Triangle Project: Committed \$300,000 ⁹ BUDGETED \$288,123.52	289,128.70	401,393.30	-112,264.60				
Portneuf Valley Investment Partners: Committed \$40,000 ⁸			0.00				
City of Pocatello - short term loan							
Loan to Naval Ordinance Plant District				150,000.00			
Legislative Action							
North Yellowstone Loan							
Management salaries				16,625.00	16,625.00	16,625.00	16,625.00
Luncheon costs	1,320.00	274.90	1,045.10	1,320.00	1,320.00	1,320.00	1,320.00
Office expenses	200.00		200.00	200.00	200.00	200.00	200.00
Legal advertising	50.00		50.00	50.00	50.00	50.00	50.00
Banking expenses	360.00		360.00	360.00	360.00	360.00	360.00
Audit	3,500.00		3,500.00	3,500.00	3,500.00	3,500.00	3,500.00
Actuary Studies				4,600.00	4,600.00	4,600.00	4,600.00
Professional services	14,000.00	0.00	0.00				
Total Projected Expense:	366,058.70	401,666.20	-32,109.50	176,655.00	26,655.00	26,655.00	26,655.00
CALCULATED ANNUAL BALANCE	\$110,238.65	\$364,895.49	\$502,501.19	\$632,846.19	\$935,086.50	\$1,345,789.58	\$1,328,134.58
	\$705,943.52						
	\$339,884.82						

**POCATELLO DEVELOPMENT AUTHORITY
CENTRAL CORRIDOR CASH FLOW PROJECTIONS
2009 THROUGH 2012****

YEARS ENDED	Budget 2009	YTD 2009 As of December	Remaining 2009	Budget 2010	Budget 2011	Budget 2012
Previous Year Balance*:	\$3,029,561.15	\$3,029,561.15	\$2,385,863.08	\$1,913,329.41	\$1,651,662.56	\$640,266.14
INCOME:						
Projected Estimated Tax Revenues: ^{8,9}	1,445,541.56	9,604.40	1,435,937.16	1,435,937.16	1,445,541.56	
Taxes Received from Previous Years & yearly interest: ⁷			0.00			
South Cliffs Repayment: ¹²			0.00	196,867.85		
AMI Repayment (Building Owners): ¹²			0.00			1,200,000.00
Positron Repayment: ^{12 (400,000.00)}			0.00			
Interest earning on trust accounts	70,000.00	6,990.83	63,009.17	80,000.00	90,000.00	20,000.00
Total Projected Income:	1,515,541.56	16,595.23	1,498,946.33	1,712,805.01	1,535,541.56	1,220,000.00
EXPENSE:						
Current Year Debt Service:	931,430.00		931,430.00	928,795.00	933,432.50	
Cheyenne Crossing: Committed \$3 million total ^{16 & 18}	337,800.00		337,800.00	1,043,426.86	1,611,255.48	1,000,000.00
Whitman/Yellowstone Hotel: Committed \$813,000 ¹⁰	356,500.00	256,500.00	100,000.00			3,992,482.34
Clark Street Overpass: Committed \$258,880.93						157,678.00
Admin Transfer to Unrestricted Account: ¹¹			0.00			692,806.00
General Fund - loan for Triangle development City of Pocatello, triangle land reimbursement		401,393.30				206,000.00
Arbitrage		2,400.00	0.00			
Trustee fees	2,250.00		2,250.00	2,250.00	2,250.00	
<u>Unapproved projects:</u>						
Unnamed Project	500,000.00		500,000.00			
South 5th Project	100,000.00		100,000.00			
Total Projected Expense:	1,625,730.00	660,293.30	1,971,480.00	1,974,471.86	2,546,937.98	2,056,484.00
CALCULATED ANNUAL BALANCE		\$2,385,863.08	\$1,913,329.41	\$1,651,662.56	\$640,266.14	-\$196,217.86
Debt service restriction (reserve \$650,000.00)			\$1,578,795.00	\$1,583,432.50	0.00	0.00
Available cash			\$334,534.41	\$68,230.06	\$640,266.14	-\$196,217.86

** District slated to close in 2012

ESTIMATED \$600K LESS DUE TO AMI ADJUSTMENT. AMOUNT IS DEDUCTED FROM THIS BOX. Actual amount is \$433,786.14, but left as \$800k for a safeguard took from Mayor's CC \$

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. Committed an additional \$100,000 on 9/19/07 making total commitment 613,000. \$100k available 4th quarter of 2009 or sooner depending on cash flow due back to PDA in 2024. \$100k was taken from the Mayor's Cheyenne money.
 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. If change happens, it will affect admin amount, looks as if the loan may not be repaid,
 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. Remaineder in RAF becomes income in 2011.
 15. Total amout approved for Triangle Project: \$932,801.57. \$300,000 from board disc. And \$632,801.57
 16. \$2 million committed Cheyenne Crossing project on August 15, 2007. \$100k was given to the Whitman project on 9/19/07 making total available to the crossing \$1.9 million. Committed \$750000 to Petersen contract and \$317,907.18 was deducted for AMI withholding
 17. Board committed they may pay up to \$206,610 to the land acquisition fund
 18. At February meeting Mayor Chase indicated he would not need all CC dollars in 2008. Split up between three years
- Arbitrage bills will be absorbed in interest and past year taxes per Gynii. Should be every 5 years

Project Approval Dates

AMI	2002	Triangle Progress	-932,801.57	
Cheyenne Crossing \$1million		Pay request #1	31,876.48	
Cheyenne Crossing \$2million	8/15/2007	Pay request #2	44,676.88	76,553.36
Clark St Overpass	11/17/2004	Pay request #3	20,669.19	97,222.55
Engineering Expenses (JUB)	12/20/2006	Pay request #4	37,133.69	134,356.24
Federal Express	11/17/2004	Pay request #5	33,170.85	167,527.09
Old Town Building	9/25/2006	Pay request #6	80,369.92	247,897.01
Old Town Reinvestment	3/19/2003	Pay request #7	41,231.69	289,128.70
Portneuf Valley Investment Partners	3/21/2007 Minute breakdown in white binder	Pay request #8	132,044.51	421,173.21
Positron	10/8/2002	Pay request #9	242,797.45	663,970.66
South Cliffs	6/11/02 & 10/22/02	Pay request #10	106,180.34	770,151.00
Triangle	8/16/2006	Pay request #11	52,415.51	822,566.51
Whitman/Yellowstone Hotel	4/11/2006 & 9/19/07	Pay request #12		
Land Acquisition Fund	11/14/2007	Pay request #13		
			-110,235.06	822,566.51

**POCATELLO DEVELOPMENT AUTHORITY
NORTH YELLOWSTONE FUND CASH FLOW PROJECTIONS
2009 THROUGH 2028**

YEARS ENDED	Budget 2009	YTD 2009 As of December	Remaining 2009	Budget 2010	Budget 2011	Budget 2012	Budget 2013 - 2028
Previous Year Balance:	\$1,276,749.60	\$1,343,991.40	\$1,340,258.03	\$1,449,526.43	\$1,457,196.46	\$1,452,280.11	\$1,452,280.11
INCOME:							
Property taxes (\$368,864.08)	764,120.03		764,120.03	964,120.03	964,123.03	964,123.03	15,425,968.48
Interest on trust accounts	25,000.00	1,526.63	23,473.37	25,000.00	25,000.00	25,000.00	375,000.00
Loan from General Fund							
Total Projected Income:	789,120.03	1,526.63	787,593.40	989,120.03	989,123.03	989,123.03	15,800,968.48
EXPENSE:							
Current Year Debt Service:	578,325.00		578,325.00	681,450.00	678,525.00	680,050.00	10,874,850.00
Rail Crossing			0.00				
Peg Development Land Acquisition			0.00				
Legal Advertising			0.00				
Arbitrage fees		2,760.00					
Trustee fees		2,500.00	0.00				
Loan payment to PDA General Fund	100,000.00		100,000.00	300,000.00	215,514.38		515,514.38
Costco employment payment (\$854,105.00) 1			0.00		100,000.00		854,105.00
Total Projected Expense:	678,325.00	5,260.00	678,325.00	981,450.00	994,039.38	980,050.00	11,328,955.00
CALCULATED ANNUAL BALANCE	\$1,387,544.63	\$1,340,258.03	\$1,449,526.43	\$1,457,196.46	\$1,452,280.11	\$1,461,353.14	\$5,924,293.59
Bond reserve trust fund		681,900.00	681,900.00	681,900.00	681,900.00	681,900.00	0.00
Current debt payment allocation fund reserve		582,545.00	582,545.00	676,600.00	677,440.00	677,440.00	0.00
Amount available		75,813.03	185,081.43	98,696.46	92,940.11	102,013.14	5,924,293.59

Note: \$691,458.36 in bonded debt reserves are included in cash balance.

1 = Per letter from David Messner, Costco Agent, the \$1 mil employment grant was reduced by a construction advance to PEG development of \$145,895.00, Dated 12/31/2007

POCATELLO DEVELOPMENT AUTHORITY
NAVAL ORDINANCE PLANT FUND CASH FLOW PROJECTIONS
2009 THROUGH 2028

YEARS ENDED	Budget 2009	YTD 2009 As of December	Remaining 2009	Budget 2010	Budget 2011	Budget 2012	Budget 2012 - 2028
Previous Year Balance:	\$5,261.30	\$5,261.30	\$5,261.30	\$11,261.30	\$16,261.30	\$21,261.30	\$26,261.30
INCOME:							
Property taxes	6,000.00		6,000.00	80,000.00	80,000.00	80,000.00	1,200,000.00
Interest on trust accounts			0.00				
Loan from General Fund			0.00				
Total Projected Income:	6,000.00	0.00	6,000.00	80,000.00	80,000.00	80,000.00	1,200,000.00
EXPENSE:							
Log Homes (\$225,000.)			0.00		75,000.00	75,000.00	75,000.00
Owner Contract			0.00				750,000.00
Repay loan to General Fund			0.00	75,000.00			
			0.00				
			0.00				
			0.00				
Total Projected Expense:	0.00	0.00	0.00	75,000.00	75,000.00	75,000.00	825,000.00
CALCULATED ANNUAL BALANCE	\$11,261.30	\$5,261.30	\$11,261.30	\$16,261.30	\$21,261.30	\$26,261.30	\$401,261.30
Assessed valuation 2009	\$6,639,105.00						
Base valuation	\$3,458,800.00						
Increase 2009	\$3,180,305.00						



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



January 14, 2009

Pocatello Development Authority
City of Pocatello
911 North 7th Avenue
Pocatello, ID 83201

RE: The Triangle Application for Payment No. 12

PDA Members:

Triangle pay application number 12 is complete. Myers and Anderson have certified payment of \$790.00. This amount includes professional services. I recommend payment for the Application.

Sincerely,

Jesse Schuerman
Project Engineer
City of Pocatello

Myers ■ Anderson

- Architecture
- Interior Design
- Landscape Architecture

January 07, 2009

Robert Chambers
City of Pocatello
Pocatello Development Authority
911 North 7th Avenue
Pocatello, Idaho 83201

Re: The Triangle / PDA
Application for Payment No. 12
Triangle, Inc.

Dear Mr. Chambers:

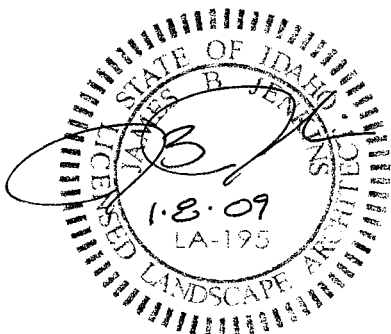
Myers Anderson Architects certifies to the Pocatello Development Authority that to the best of the Architect's knowledge, information, and belief the work covered by this Application for Payment has progressed as indicated and is in accordance with the contract documents and that the current payment shown herein is now due.

Amount Certified \$790.00

Previous Amount Funded by PDA . . \$821,035.58

Project Architect:

By: Jim Jenkins Date: January 8, 2009



101 N. Main
Pocatello, Idaho 83204
P 208-232-3741
F 208-232-3782
maa@myers-anderson.com

Developer: Triangle Inc.
 PO Box 1082
 Pocatello, Idaho 83204

Draw Requisition #: 12
 Period Ending: 31-Dec-08
 Requisition Date: 2-Jan-09

Project: PDA - Triangle Redevelopment Project

Special Instructions: NONE

Payment Request Summary

Budget Category	Consultant / Contractor	Original Project Budget	Budget Adjustment	Revised Project Budget	Services Completed To Date	Previous Amount Funded by PDA	Previous Amount Paid by Developer	Current Request to be Paid by Developer	Current Request to be Paid by PDA	Balance to Complete Project
Architectural & Engineering	Myers / Anderson	75,000.00	5,953.38	80,953.38	81,501.97	72,255.86	9,246.11	0.00	0.00	-548.61
	Keller Associates - Platting	6,800.00	0.00	6,800.00	6,800.00	3,400.00	3,400.00	0.00	0.00	0.00
	Triangle Inc	18,711.17	0.00	18,711.17	18,711.17	18,711.17	0.00	0.00	0.00	0.00
	Xcell Engineering, LC	8,100.00	0.00	8,100.00	8,100.00	0.00	8,100.00	0.00	0.00	0.00
	DDC, LLC	17,346.11	0.00	17,346.11	17,346.11	17,346.11	0.00	0.00	0.00	0.00
	Blackrock Environmental	5,000.00	0.00	5,000.00	2,627.73	2,627.73	0.00	0.00	0.00	2,372.27
Construction Engineering	Keller Associates-Con Eng	24,000.00	0.00	24,000.00	23,725.00	22,935.00	0.00	0.00	790.00	1,065.00
Site Construction	Harris, Inc - Phase 1	485,416.00	27,610.16	513,026.16	452,289.74	452,289.74	0.00	0.00	0.00	60,736.42
	Harris, Inc - Phase 2	244,731.00		244,731.00	211,067.30	211,067.30	57,606.10	0.00	0.00	33,663.70
	City of Pocatello Water Dept.	13,248.67		13,248.67	13,248.67	13,248.67	13,248.67	0.00	0.00	0.00
	Idaho Power Company	7,154.00		7,154.00	7,154.00	7,154.00	0.00	0.00	0.00	0.00
	PROJECT TOTALS		905,506.95	33,563.52	939,070.47	842,571.69	821,035.58	91,600.88	0.00	790.00

Percent Complete: 89.7%
 Percent Remaining: 10.3%

Service Completed To Date: 842,571.69
 Previous Funded - PDA: 821,035.58
 Previous Funded - Developer: 91,600.88
 Total Service Completed December 2008: 790.00
 Requested from Developer: 0.00
 Current PDA Request: 790.00

Arch and Eng Consultant Summary

Myers / Anderson: General Consultant for the PDA Triangle Project, Coordinates Sub-Consultant Efforts, Coordinates Construction Efforts
 Myers Anderson's "Services Completed To Date" includes reimbursable expenses
Keller Associates - Platting: Coordination of Platting efforts for the PDA Triangle Site
Keller Associates - Con Eng: Provides Construction Engineering for the PDA Triangle Site, Coordinates and Reports to Myers Anderson
Xcell Engineering: Provided Geotechnical and Environmental Reports for the PDA Triangle Site
Blackrock Environmental: Provide professional assistance to compose the IDEQ required TFM Plan
Triangle, Inc: Development Company for the PDA Triangle Project, Pre-Pays Arch and Eng Efforts, Pre-Pays Site Construction Efforts
DDC, LLC: Previous Development Company, no longer in operational control of the PDA Triangle Site
3rd Avenue Development: Development company developing Lots 3 through 13 known as the "Live/Work Units"

Construction Summary

Harris, Inc. - Phase 1: Perimeter Site Effort
Harris, Inc. - Phase 2: Interior Site Effort

Triangle, Inc.

PO Box 1082

Pocatello, Idaho 83204

PDA INVOICE #12

January 2, 2009

Work Completed as of: December 31, 2008

PDA Site: Triangle Redevelopment Project PHASE 1 (perimeter) and PHASE 2 (interior)

Date	Payee	Description	Amount
11/21/08	Keller Associates, Inc.: Invoice # 8	Professional Services – Site Platting / Const Eng	\$ 975.00

Total Reimbursement Request **\$ 975.00**

Notes:


1. Reimbursements arranged according to Date Received.
2. Attached to Invoice - Invoices for the above services.

Construction Summary: no change from last request

1. Total Site Construction Contract = \$757,757.16; Includes both Phase 1 & 2 Efforts
2. Total Site Construction Completed = \$663,357.04; Includes both Phase 1 & 2 Efforts
3. Balance to Finish Project = \$94,400.12

Respectfully Submitted:

TRIANGLE, INC.


By: Michael R. Jaglowski



KELLER
associates

412 West Center, Suite 330 • Pocatello, ID 83204
208.238.2146 phone • 208.238.2162 fax • www.kellerassociates.com

Triangle, Inc.
P.O. Box 1082
Pocatello ID 83204

December 31, 2008
Project No: 208041-000
Invoice No: 0000009
Project Manager: Jaglowski

Project: 208041-000 Triangle - Const. Admin. & Platting

Project Manager: W. S. Jaglowski

Professional services from November 1, 2008 to November 30, 2008

Task: 001 Preliminary and Final Plat

Fee

Total Fee	6,800.00		
Percent Complete	100.00	Total Earned	6,800.00
		Previous Fee Billing	6,800.00
		Current Fee Billing	0.00
		Total Fee	0.00
			Total this task 0.00

Task: 002 Construction Administration

Professional Personnel

	Hours	Rate	Amount
Hansen, Eddy	2.00	60.00	120.00
Smith, Brady	1.00	65.00	65.00
Totals	3.00		185.00
Total Labor			185.00
			Total this task \$185.00

Task: 003 Additional Services

Professional Personnel

	Hours	Rate	Amount
Hansen, Eddy	2.50	60.00	150.00
Jaglowski, Michael	3.00	105.00	315.00
Mullen, James	1.00	140.00	140.00
Totals	6.50		605.00

Project: 208041-000

Triangle - Const. Admin. & Platting

Invoice No: 0000009

Total Labor

605.00

Total this task

\$605.00

Total this invoice

\$790.00

Billings to date

	Current	Prior	Total
Fee	0.00	6,800.00	6,800.00
Labor	790.00	22,935.00	23,725.00
Totals	790.00	29,735.00	30,525.00

Myers ■ Anderson

- Architecture
- Interior Design
- Landscape Architecture

January 07, 2009

Robert Chambers
 City of Pocatello
 Pocatello Development Authority
 911 North 7th Avenue
 Pocatello, Idaho 83201

Re: The Triangle / PDA
 Application for Payment No. 12
 Triangle, Inc.

Dear Mr. Chambers:

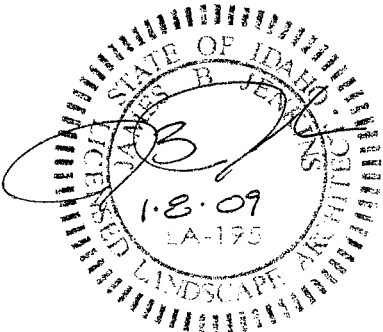
Myers Anderson Architects certifies to the Pocatello Development Authority that to the best of the Architect's knowledge, information, and belief the work covered by this Application for Payment has progressed as indicated and is in accordance with the contract documents and that the current payment shown herein is now due.

Amount Certified \$790.00

Previous Amount Funded by PDA . . \$821,035.58

Project Architect:

By: Jim Jenkins Date: January 8, 2009



101 N. Main
 Pocatello, Idaho 83204
 P 208-232-3741
 F 208-232-3782
 maa@myers-anderson.com

Developer: Triangle Inc. Draw Requisition #: 12
 PO Box 1082 Period Ending: 31-Dec-08
 Pocatello, Idaho 83204 Requisition Date: 2-Jan-09

Project: PDA - Triangle Redevelopment Project

Special Instructions: NONE

Payment Request Summary

Budget Category	Consultant / Contractor	Original Project Budget	Budget Adjustment	Revised Project Budget	Services Completed To Date	Previous Amount Funded by PDA	Previous Amount Paid by Developer	Current Request to be Paid by Developer	Current Request to be Paid by PDA	Balance to Complete Project
Architectural & Engineering										
	Myers / Anderson	75,000.00	5,953.36	80,953.36	81,501.97	72,255.86	9,246.11	0.00	0.00	-548.61
	Keller Associates - Platting	8,800.00	0.00	8,800.00	8,800.00	3,400.00	3,400.00	0.00	0.00	0.00
	Triangle Inc	18,711.17	0.00	18,711.17	18,711.17	18,711.17	0.00	0.00	0.00	0.00
	Xcell Engineering, LC	8,100.00	0.00	8,100.00	8,100.00	0.00	8,100.00	0.00	0.00	0.00
	DDC, LLC	17,346.11	0.00	17,346.11	17,346.11	17,346.11	0.00	0.00	0.00	0.00
	Blackrock Environmental	5,000.00	0.00	5,000.00	2,627.73	2,627.73	0.00	0.00	0.00	2,372.27
Construction Engineering										
	Keller Associates-Con Eng	24,000.00	0.00	24,000.00	23,725.00	22,935.00	0.00	0.00	790.00	1,065.00
Site Construction										
	Harris, inc - Phase 1	485,416.00	27,610.16	513,026.16	452,289.74	452,289.74	0.00	0.00	0.00	60,736.42
	Harris, inc - Phase 2	244,731.00		244,731.00	211,067.30	211,067.30	57,606.10	0.00	0.00	33,663.70
	City of Pocatello Water Dept.	13,248.67		13,248.67	13,248.67	13,248.67	13,248.67	0.00	0.00	0.00
	Idaho Power Company	7,154.00		7,154.00	7,154.00	7,154.00	0.00	0.00	0.00	0.00
PROJECT TOTALS		905,506.95	33,563.52	939,070.47	842,571.69	821,035.58	91,600.88	0.00	790.00	97,288.78

Percent Complete: 89.7%
 Percent Remaining: 10.3%

Service Completed To Date: 842,571.69
 Previous Funded - PDA: 821,035.58
 Previous Funded - Developer: 91,600.88
 Total Service Completed December 2008: 790.00
 Requested from Developer: 0.00
 Current PDA Request: 790.00

Arch and Eng Consultant Summary

Myers / Anderson: General Consultant for the PDA Triangle Project, Coordinates Sub-Consultant Efforts, Coordinates Construction Efforts
 Myers Anderson's "Services Completed To Date" includes reimbursable expenses
Keller Associates - Platting: Coordination of Platting efforts for the PDA Triangle Site
Keller Associates - Con Eng: Provides Construction Engineering for the PDA Triangle Site, Coordinates and Reports to Myers Anderson
Xcell Engineering: Provided Geotechnical and Environmental Reports for the PDA Triangle Site
Blackrock Environmental: Provide professional assistance to compose the IDEQ required TFM Plan
Triangle, Inc: Development Company for the PDA Triangle Project, Pre-Pays Arch and Eng Efforts, Pre-Pays Site Construction Efforts
DDC, LLC: Privity Development Company, no longer in operational control of the PDA Triangle Site
3rd Avenue Development: Development company developing Lots 3 through 13 known as the "Live/Work Units"

Construction Summary

Harris, Inc. - Phase 1: Perimeter Site Effort
 Harris, Inc. - Phase 2: Interior Site Effort

Triangle, Inc.

PO Box 1082

Pocatello, Idaho 83204

PDA INVOICE #12

January 2, 2009

Work Completed as of: December 31, 2008

PDA Site: Triangle Redevelopment Project PHASE 1 (perimeter) and PHASE 2 (interior)

Date	Payee	Description	Amount
11/21/08	Keller Associates, Inc.: Invoice # 8	Professional Services – Site Platting / Const Eng	\$ 975.00

Total Reimbursement Request **\$ 975.00**

Notes:

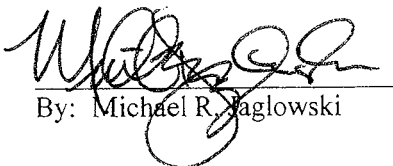
1. Reimbursements arranged according to Date Received.
2. Attached to Invoice - Invoices for the above services.

Construction Summary: no change from last request

1. Total Site Construction Contract = \$757,757.16; Includes both Phase 1 & 2 Efforts
2. Total Site Construction Completed = \$663,357.04; Includes both Phase 1 & 2 Efforts
3. Balance to Finish Project = \$94,400.12

Respectfully Submitted:

TRIANGLE, INC.


By: Michael R. Jaglowski



KELLER
associates

412 West Center, Suite 330 • Pocatello, ID 83204
208.238.2146 phone • 208.238.2162 fax • www.kellerassociates.com

Triangle, Inc.
P.O. Box 1082
Pocatello ID 83204

December 31, 2008
Project No: 208041-000
Invoice No: 0000009
Project Manager: Jaglowski

Project: 208041-000 Triangle - Const. Admin. & Platting

Project Manager: W. S. Jaglowski

Professional services from November 1, 2008 to November 30, 2008

Task: 001 Preliminary and Final Plat

Fee

Total Fee	6,800.00		
Percent Complete	100.00	Total Earned	6,800.00
		Previous Fee Billing	6,800.00
		Current Fee Billing	0.00
		Total Fee	0.00

Total this task \$0.00

Task: 002 Construction Administration

Professional Personnel

	Hours	Rate	Amount
Hansen, Eddy	2.00	60.00	120.00
Smith, Brady	1.00	65.00	65.00
Totals	3.00		185.00
Total Labor			185.00

Total this task \$185.00

Task: 003 Additional Services

Professional Personnel

	Hours	Rate	Amount
Hansen, Eddy	2.50	60.00	150.00
Jaglowski, Michael	3.00	105.00	315.00
Mullen, James	1.00	140.00	140.00
Totals	6.50		605.00

Project: 208041-000

Triangle - Const. Admin. & Platting

Invoice No: 0000009

Total Labor

605.00

Total this task

\$605.00

Total this invoice

\$790.00

Billings to date

	Current	Prior	Total
Fee	0.00	6,800.00	6,800.00
Labor	790.00	22,935.00	23,725.00
Totals	790.00	29,735.00	30,525.00



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



January 14, 2009

Pocatello Development Authority
City of Pocatello
911 North 7th Avenue
Pocatello, ID 83201

Amended

RE: The Triangle Application for Payment No. 12

PDA Members:

Triangle pay application number 12 is complete. Myers and Anderson have certified payment of \$41642.57. This amount includes professional services, landscaping, extruded curb, and electrical work. I recommend payment for the Application.

Sincerely,

Jesse Schuerman
Project Engineer
City of Pocatello

Myers ■ Anderson

- Architecture
- Interior Design
- Landscape Architecture

January 14, 2009

Robert Chambers
 City of Pocatello
 Pocatello Development Authority
 911 North 7th Avenue
 Pocatello, Idaho 83201

Re: The Triangle / PDA
 Application for Payment No. 12
 Triangle, Inc.

Dear Mr. Chambers:

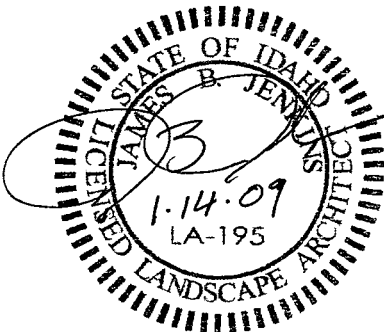
Myers Anderson Architects certifies to the Pocatello Development Authority that to the best of the Architect's knowledge, information, and belief the work covered by this Application for Payment has progressed as indicated and is in accordance with the contract documents and that the current payment shown herein is now due. PLEASE NOTE THIS REQUEST REPLACES THE PREVIOUS REQUEST DATED 01-07-09.

Amount Certified \$41,642.57

Previous Amount Funded by PDA . . \$821,035.58

Project Architect:

By: Jim Jenkins Date: January 14, 2009



101 N. Main
 Pocatello, Idaho 83204
 P 208-232-3741
 F 208-232-3782
 maa@myers-anderson.com

Triangle, Inc.

PO Box 1082

Pocatello, Idaho 83204

PDA INVOICE #12

January 14, 2009

Work Completed as of: December 31, 2008

PDA Site: Triangle Redevelopment Project PHASE 1 (perimeter) and PHASE 2 (interior)

Date	Payee	Description	Amount
11/21/08	Keller Associates, Inc.: Invoice # 8	Professional Services – Site Platting / Const Eng	\$ 790.00
12-25-08	Harris Inc – Pay Request #9	Progress payment Phase 1	\$ 18,427.79
12-25-08	Harris Inc – Pay Request #9	Progress payment Phase 2	\$ 22,239.78

Total Reimbursement Request \$ 41,457.57

Notes:

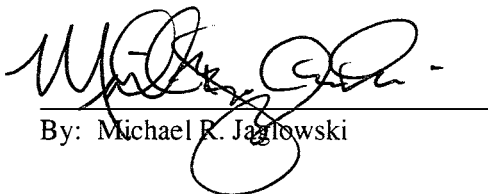
1. Reimbursements arranged according to Date Received.
2. Attached to Invoice - Invoices for the above services.

Construction Summary: no change from last request

1. Total Site Construction Contract = \$757,757.16; Includes both Phase 1 & 2 Efforts
2. Total Site Construction Completed = \$704,024.61; Includes both Phase 1 & 2 Efforts
3. Balance to Finish Project = \$53,732.43

Respectfully Submitted:

TRIANGLE, INC.



By: Michael R. Jaglowski

Developer: Triangle Inc.
 PO Box 1082
 Pocatello, Idaho 83204

Draw Requisition #: 12
 Period Ending: 31-Dec-08
 Requisition Date: 14-Jan-09

Project: PDA - Triangle Redevelopment Project

Special Instructions: NONE

Payment Request Summary

Budget Category	Consultant / Contractor	Original Project Budget	Budget Adjustment	Revised Project Budget	Services Completed To Date	Previous Amount Funded by PDA	Previous Amount Paid by Developer	Current Request to be Paid by Developer	Current Request to be Paid by PDA	Balance to Complete Project
Architectural & Engineering	Myers / Anderson	75,000.00	5,953.36	80,953.36	81,501.97	72,255.86	9,246.11	0.00	0.00	-548.61
	Keller Associates - Platting	6,800.00	0.00	6,800.00	6,800.00	3,400.00	3,400.00	0.00	0.00	0.00
	Triangle Inc	18,711.17	0.00	18,711.17	18,711.17	18,711.17	0.00	0.00	0.00	0.00
	Xcell Engineering, LC	8,100.00	0.00	8,100.00	8,100.00	0.00	8,100.00	0.00	0.00	0.00
	DDC, LLC	17,346.11	0.00	17,346.11	17,346.11	17,346.11	0.00	0.00	0.00	0.00
	Blackrock Environmental	5,000.00	0.00	5,000.00	2,627.73	2,627.73	0.00	0.00	0.00	2,372.27
Construction Engineering	Keller Associates-Con Eng	24,000.00	0.00	24,000.00	23,725.00	22,935.00	0.00	0.00	790.00	1,065.00
Site Construction	Harris, Inc - Phase 1	485,416.00	27,610.16	513,026.16	474,529.52	452,289.74	0.00	0.00	22,239.78	38,496.64
	Harris, Inc - Phase 2	244,731.00		244,731.00	229,495.09	211,067.30	57,606.10	0.00	18,427.79	15,235.91
	City of Pocatello Water Dept.	13,248.67		13,248.67	13,248.67	13,248.67	13,248.67	0.00	0.00	0.00
	Idaho Power Company	7,154.00		7,154.00	7,154.00	7,154.00	0.00	0.00	0.00	0.00
PROJECT TOTALS		905,506.95	33,563.52	939,070.47	883,239.26	821,035.58	91,600.88	0.00	41,457.57	56,621.21

Percent Complete: 94.1%
 Percent Remaining: 5.9%

Service Completed To Date: 883,239.26
 Previous Funded - PDA: 821,035.58
 Previous Funded - Developer: 91,600.88
 Total Service Completed December 2008: 41,457.57
 Requested from Developer: 0.00
 Current PDA Request: 41,457.57

Arch and Eng Consultant Summary

Myers / Anderson: Genral Consultant for the PDA Triangle Project, Coordinates Sub-Consultant Efforts, Coordinates Construction Efforts
 Myers Anderson's "Services Completed To Date" includes reimbursable expenses
Keller Associates - Platting: Coordination of Platting efforts for the PDA Triangle Site
Keller Associates - Con Eng: Provides Construction Engineering for the PDA Triangle Site, Coordinates and Reports to Myers Anderson
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Blackrock Environmental: Provide professional assistance to compose the IDEQ required TFM Plan
Triangle, Inc: Development Company for the PDA Triangle Project, Pre-Pays Arch and Eng Efforts, Pre-Pays Site Construction Efforts
DDC, LLC: Pvious Development Company, no longer in operational control of the PDA Triangle Site
3rd Avenue Development: Development company developing Lots 3 through 13 known as the "Live/Work Units"

Construction Summary

Harris, Inc. - Phase 1: Perimeter Site Effort
Harris, Inc. - Phase 2: Interior Site Effort



KELLER
associates

412 West Center, Suite 330 • Pocatello, ID 83204
208.238.2146 phone • 208.238.2162 fax • www.kellerassociates.com

Triangle, Inc.
P.O. Box 1082
Pocatello ID 83204

December 31, 2008
Project No: 208041-000
Invoice No: 0000009
Project Manager: Jaglowski

Project: 208041-000 Triangle - Const. Admin. & Platting

Project Manager: *[Signature]*

Professional services from November 1, 2008 to November 30, 2008

Task: 001 Preliminary and Final Plat

Fee

Total Fee	6,800.00		
Percent Complete	100.00	Total Earned	6,800.00
		Previous Fee Billing	6,800.00
		Current Fee Billing	0.00
		Total Fee	0.00

Total this task \$0.00

Task: 002 Construction Administration

Professional Personnel

	Hours	Rate	Amount
Hansen, Eddy	2.00	60.00	120.00
Smith, Brady	1.00	65.00	65.00
Totals	3.00		185.00
Total Labor			185.00

Total this task \$185.00

Task: 003 Additional Services

Professional Personnel

	Hours	Rate	Amount
Hansen, Eddy	2.50	60.00	150.00
Jaglowski, Michael	3.00	105.00	315.00
Mullen, James	1.00	140.00	140.00
Totals	6.50		605.00

Total Labor **605.00**

Total this task **\$605.00**

Total this invoice **\$790.00**

Billings to date

	Current	Prior	Total
Fee	0.00	6,800.00	6,800.00
Labor	790.00	22,935.00	23,725.00
Totals	790.00	29,735.00	30,525.00

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF _____ PAGES

TO OWNER: Triangle Inc
Po Box 7
Pocatello Idaho 83204

PROJECT: Triangle Phase TWO
2043 E. Center St.
Pocatello Idaho 83204

APPLICATION NO.:
 PERIOD TO:
 PROJECT NOS.: 06104

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR: Harris Inc
4555 Burley Dr.
Pocatello Idaho 83202

VIA ARCHITECT: Myers Anderson Architects CONTRACT DATE: 1.15.08
101 N. Main Street
Pocatello Idaho 83204

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 244,731.00
2. Net change by Change Orders \$ 0
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 244,731.00
4. TOTAL COMPLETED & STORED TO DATE \$ 241,573.78
(Column G on G703)
5. RETAINAGE:
 - a. _____% of Completed Work \$ 12,078.69
(Columns D + E on G703)
 - b. _____% of Stored Material \$ _____
(Column F on G703)
 Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 12,078.69
6. TOTAL EARNED LESS RETAINAGE \$ 229,495.09
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 211,067.30
(Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE \$ 18,427.79
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 15,235.91
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

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

CONTRACTOR: [Signature]

By: [Signature] Date: 1/14/08

State of: Idaho
 County of: Bannock
 Subscribed and sworn to before me this _____ day of _____

Notary Public: Deborah Hitchcock
 My Commission expires: 2013

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 18,427.79

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

ARCHITECT: [Signature]
 By: [Signature] Date: 1-14-09

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.





Harris Inc.
4555 Burley Drive
Pocatello ID 83202
208 237 0575

Progress Billing

Application: 9

Period: 12/25/2008

License: 10657-AAA-1-3

Owner: Triangle Inc.
PO Box 1082
Pocatello ID 83204

Job Location: The Triangle - Phase 1 & 2
PO Box 1082
Pocatello ID 83204

Application For Payment On Contract

Original Contract.....	244,731.00
Net Change by Change Orders.....	0.00
Contract Sum to Date.....	244,731.00
Total Complete to Date.....	241,573.78
Total Retained.....	12,078.69
Total Earned Less Retained.....	229,495.09
Less Previous Billings.....	211,067.30
Current Payment Due.....	18,427.79
Balance on Contract.....	15,235.91

Contractor's Certification of Work

The undersigned contractor certifies that, to the best of the contractor's knowledge, the work on the the above named job has been completed in accordance with the plans and specifications to the level of completion indicated on the attached schedule of completion.

Contractor: Steve Harris Date: 1/14/08

Architect: _____ Date: _____

Owner: _____ Date: _____

Terms: Invoices are due and payable from the date of invoice. All overdue amounts will be charged a service charge of 0.00 % per month. Please make checks payable to: Harris Inc.

Thank you for your prompt payment.

PROGRESS BILLING

Application: 9

Period: 12/25/2008

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
1 - Mobilization/Bond	6,410.00		6,410.00	6,410.00			6,410.00	100.00		320.50
Clearing and Grubbing	2,928.00		2,928.00	2,928.00			2,928.00	100.00		146.40
Asphalt Removal	2,841.00		2,841.00	2,841.00			2,841.00	100.00		142.05
48" Sewer Manholes	3,222.00		3,222.00	3,222.00			3,222.00	100.00		161.10
Subgrade Compacted	2,265.00		2,265.00	2,265.00			2,265.00	100.00		113.25
Install Geotextile	3,624.00		3,624.00	3,624.00			3,624.00	100.00		181.20
Install 8" Thick 2" Crushed	29,440.00		29,440.00	29,440.00			29,440.00	100.00		1,472.00
Install 4" Thick 3/4" Crushe	15,852.00		15,852.00	15,852.00			15,852.00	100.00		792.60
Install 2 1/2" Thick Asphalt	61,143.00		61,143.00	61,143.00			61,143.00	100.00		3,057.15
Surveying	3,934.00		3,934.00	3,934.00			3,934.00	100.00		196.70
Standard Curb and Gutter	7,845.00		7,845.00	7,845.00			7,845.00	100.00		392.25
Valley Gutters	9,394.00		9,394.00	9,394.00			9,394.00	100.00		469.70
Extruded Curb	8,842.00		8,842.00		8,842.00		8,842.00	100.00		442.10
Dumpster Pad	12,052.00		12,052.00	10,000.01	1,449.39		11,449.40	95.00	602.60	572.47
Ferguson	38,966.00		38,966.00	38,966.00			38,966.00	100.00		1,948.30
Greenway Landscape	23,522.00		23,522.00	13,525.15	7,644.65		21,169.80	90.00	2,352.20	1,058.49
E-Permits and Mobilization	236.00		236.00	236.00			236.00	100.00		11.80
E-Underground Conduit/Fittin	864.00		864.00	864.00			864.00	100.00		43.20
E-Pole Bases	784.00		784.00	744.80	23.52		768.32	98.00	15.68	38.42
E-Poles, Fixtures, Panels	9,337.00		9,337.00	8,870.15	280.11		9,150.26	98.00	186.74	457.51
E-Install Conductors	1,158.00		1,158.00		1,158.00		1,158.00	100.00		57.90
Construction Sign	72.00		72.00	72.00			72.00	100.00		3.60
Totals:	244,731.00		244,731.00	222,176.11	19,397.67		241,573.78	98.71	3,157.22	12,078.69

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF _____ PAGES

TO OWNER: Triangle Inc
Po Box 7
Pocatello Idaho 83204

FROM CONTRACTOR: Harris Inc
4555 Burley Dr.
Pocatello Idaho 83202

PROJECT: Triangle Phase ONE
2043 E. Center St.
Pocatello Idaho 83204

VIA ARCHITECT: Myers Anderson Architects
101 N. Main Street
Pocatello Idaho 83204

APPLICATION NO.:
 PERIOD TO:
 PROJECT NOS.: 06104

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 485,416.00
2. Net change by Change Orders \$ 26,605.51
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 512,021.51
4. TOTAL COMPLETED & STORED TO DATE \$ 499,504.78
 (Column G on G703)
5. RETAINAGE:
 - a. 5 % of Completed Work \$ 24,975.25
 (Columns D + E on G703)
 - b. _____ % of Stored Material \$ _____
 (Column F on G703)
 - Total Retainage (Line 5a + 5b or
 Total in Column I of G703) \$ 24,975.25
6. TOTAL EARNED LESS RETAINAGE \$ 474,529.53
 (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
 (Line 6 from prior Certificate) \$ 452,289.74
8. CURRENT PAYMENT DUE \$ 22,239.79
9. BALANCE TO FINISH, INCLUDING RETAINAGE
 (Line 3 less Line 6) \$ 37,491.98

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

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

CONTRACTOR:

By: Scott Harris Date: 1/14/08

State of: Idaho
 County of: Bannock
 Subscribed and sworn to before
 me this _____ day of _____

Notary Public: Deborah Hitchcock
 My Commission expires: 2013

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 22,239.78

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

ARCHITECT:
 By: [Signature] Date: 1.14.09

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.



4555 Burley Drive, Pocatello, ID 83202
Phone: 208-237-0575 Fax: 208-237-0520

Harris Inc.
4555 Burley Drive
Pocatello ID 83202
208 237 0575

Progress Billing

Application: 9

Period: 12/25/2008

License: 10657-AAA-1-3

Owner: Triangle Inc.
PO Box 1082
Pocatello ID 83204

Job Location: The Triangle - Phase 1 & 2
PO Box 1082
Pocatello ID 83204

Application For Payment On Contract

Original Contract.....	485,416.00
Net Change by Change Orders.....	26,605.51
Contract Sum to Date.....	512,021.51
Total Complete to Date.....	499,504.78
Total Retained.....	24,975.25
Total Earned Less Retained.....	474,529.53
Less Previous Billings.....	452,289.74
Current Payment Due.....	22,239.79
Balance on Contract.....	37,491.98

Contractor's Certification of Work

The undersigned contractor certifies that, to the best of the contractor's knowledge, the work on the the above named job has been completed in accordance with the plans and specifications to the level of completion indicated on the attached schedule of completion.

Contractor: Scott Hani Date: 1/14/08

Architect: _____ Date: _____

Owner: _____ Date: _____

Terms: Invoices are due and payable from the date of invoice. All overdue amounts will be charged a service charge of 0.00 % per month. Please make checks payable to: Harris Inc.

Thank you for your prompt payment.

PROGRESS BILLING

Application: 9

Period: 12/25/2008

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
1 - Mobilization/Bond	7,834.00		7,834.00	7,834.00			7,834.00	100.00		391.70
2 - Saw Cut Asphalt	3,380.00		3,380.00	3,380.00			3,380.00	100.00		169.00
3 - Asphalt Removal	18,888.00		18,888.00	18,888.00			18,888.00	100.00		944.40
4 - Remove Water Service M	5,917.00		5,917.00	5,917.00			5,917.00	100.00		295.85
5 - Remove Catch Basin	1,644.00		1,644.00	1,644.00			1,644.00	100.00		82.20
6 - Remove Manholes	2,411.00		2,411.00	2,411.00			2,411.00	100.00		120.55
7 - Remove Storm Drain Line	6,519.00		6,519.00	6,519.00			6,519.00	100.00		325.95
8 - Remove Sanitary Sewer	10,650.00		10,650.00	10,650.00			10,650.00	100.00		532.50
9 - Remove Subsoils	10,638.00		10,638.00	10,638.00			10,638.00	100.00		531.90
10 - Install HDPE Pipe	35,892.00		35,892.00	35,892.00			35,892.00	100.00		1,794.60
11 - Install PVC Sewer Pipe	19,235.00		19,235.00	19,235.00			19,235.00	100.00		961.75
12 - Fire Hydrant Assembly	7,286.00		7,286.00	7,286.00			7,286.00	100.00		364.30
13 - 30" Catch Basin	5,369.00		5,369.00	5,369.00			5,369.00	100.00		268.45
14 - 48" Storm Drain Manhole	4,295.00		4,295.00	4,295.00			4,295.00	100.00		214.75
15 - Subgrade Compacted	1,064.00		1,064.00	1,064.00			1,064.00	100.00		53.20
16 - Install Geotextile	1,702.00		1,702.00	1,702.00			1,702.00	100.00		85.10
17 - Install 8" Thick 2" Cr	13,829.00		13,829.00	13,829.00			13,829.00	100.00		691.45
18 - Install 4" Thick Asphalt	7,447.00		7,447.00	7,447.00			7,447.00	100.00		372.35
19 - Install 2 1/2" Thick	28,721.00		28,721.00	28,721.00			28,721.00	100.00		1,436.05
21 - Traffic control	9,735.00		9,735.00	9,735.00			9,735.00	100.00		486.75
22 - Standard Curb and Gutte	17,979.00		17,979.00	17,979.01	-0.01		17,979.00	100.00		898.95
23 - HCP Ramps	7,834.00		7,834.00	7,834.00			7,834.00	100.00		391.70
24 - Hand Stk Curb and Gutt	5,884.00		5,884.00	5,884.00			5,884.00	100.00		294.20
25 - Sidewalk	55,582.00		55,582.00	50,907.40	0.15		50,907.55	91.59	4,674.45	2,545.38
26 - Ferguson Geotextile	5,547.00		5,547.00	5,547.00			5,547.00	100.00		277.35
27 - Pocatello Precast	13,444.00		13,444.00	13,444.00			13,444.00	100.00		672.20
32 - Surveying	3,935.00		3,935.00	3,935.00			3,935.00	100.00		196.75
30 - Sidewalk Removal	1,141.00		1,141.00	1,141.00			1,141.00	100.00		57.05
35 - Tree Rings	12,490.00		12,490.00	6,000.00	6,240.20		12,240.20	98.00	249.80	612.01
38 - Greenway Landscape	47,044.00		47,044.00	26,000.00	16,339.60		42,339.60	90.00	4,704.40	2,116.98

PROGRESS BILLING

Application: 9

Period: 12/25/2008

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
39 - E-Permits and Mobilize	2,129.00		2,129.00	2,129.00			2,129.00	100.00		106.45
40 - E-Underground Conduits	7,780.00		7,780.00	7,780.00			7,780.00	100.00		389.00
41 - E-Pole Bases	7,056.00		7,056.00	7,056.00			7,056.00	100.00		352.80
42 - E-Poles, Fixtures, Panel	84,037.00		84,037.00	79,835.15	2,521.11		82,356.26	98.00	1,680.74	4,117.81
43 - E-Install Conductors	10,425.00		10,425.00	9,903.75	312.75		10,216.50	98.00	208.50	510.83
44 - Construction Sign	653.00		653.00	653.00			653.00	100.00		32.65
Change Order# 1		19,488.00	19,488.00	19,488.00			19,488.00	100.00		974.40
Change Order # 3		8,122.16	8,122.16	8,122.16			8,122.16	100.00		406.11
Water Taps		3,995.35	3,995.35		2,996.51		2,996.51	75.00	998.84	149.83
Liquid Damages		-5,000.00	-5,000.00		-5,000.00		-5,000.00	100.00		-250.00
Totals:	485,416.00	26,605.51	512,021.51	476,094.47	23,410.31		499,504.78	97.56	12,516.73	24,975.25

INVOICE

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

(208) 234-6214

TO: POCATELLO DEV AUTHORITY
1651 ALVIN RICKEN
POCATELLO, ID 83201

INVOICE NO: 18753
DATE: 1/09/09

CUSTOMER NO: 495/2036

TYPE: EG - ENG/CHEYENNE CORRIDOR

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	ENG/CHEYENNE CORRIDOR FINAL DESIGN 20%-11/22/08	20,396.91	20,396.91

*** THE CITY OF POCATELLO THANKS YOU FOR YOUR ***
** PROMPT PAYMENTS !!! **

TOTAL DUE: \$20,396.91

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 1/09/09 DUE DATE: 1/09/09
CUSTOMER NO: 495/2036

NAME: POCATELLO DEV AUTHORITY
TYPE: EG - ENG/CHEYENNE CORRIDOR

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

INVOICE NO: 18753
TERMS: NET 0 DAYS

AMOUNT: \$20,396.91