

**11:00 a.m.**

Call to order by Scott Smith, Chairman  
Acknowledge guests of the Board  
Disclosure of conflicts of interest  
Agenda; delete action or discussion items

**Action and Discussion Items:**

**Agenda Item No. 1: Minutes.**

Motion to approve and/or amend Minutes of February 16, 2016 and the Special Meeting and Executive Session Minutes of March 11, 2016.

**Agenda Item No. 2: Financial Report.**

Motion to approve and/or amend February and March 2016 Income and Expenses.

**Agenda Item No. 3: Vote to approve Devin Hillam, Bannock County Planning Director, to replace the County Commissioner's seat previously held by Howard Manwaring, as the Bannock County Commissioner's designee, which seat's term expires on August 20, 2019.**

**Agenda Item No. 4: Payment Requests/Reimbursements.**

- (a) Idaho Accelerator Center Utilities:
  - 1. November \$1,113.87
  - 2. December \$1,157.59
  - 3. January \$1,211.83
- (b) Idaho State Journal Publication of the Annual Public Hearing in the amount of \$72.17.
- (c) RAI remaining contribution in the amount of \$5,000 to total the \$10,000 requested amount.
- (d) Valuation Services, Inc., in the amount of \$7,400 for the second appraisal of the Airport property (PDA authorized up to \$10,000 at the September 2015 meeting)
- (e) Craig Christensen, Attorney for the PDA re: Positron Foreclosure Proceedings, invoice dated March 28, 2016 in the amount of \$11,645.50.

**Agenda Item No. 5: Discussion and Approval of items related to the North Portneuf District.**

**Agenda Item No. 6: Positron Building Furnace/Water Damage Claim Update.**

**Agenda Item No. 7: Positron Building Request to Sublease to ISU.**

**Agenda Item No. 8: Gateway West's Request for Funds Regarding Power within the NOP District.**

**Agenda Item No. 9: RAI Update/Legislative Review.**

**Agenda Item No. 10: Presentation by Better City regarding the preparation of a Strategic Economic Development Plan.**

**Upcoming Events/Information:**

Matters exist for discussion in an executive session as per I.C. §74-206(1)(e)  
*Motion: "I move that we enter into an executive session as per Idaho Code §74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the PDA may be in competition with other jurisdictions."*

**Adjourn.**

AGENDA ITEM

NO. 1

**POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES**  
**April 20, 2016**

**Members present:** Brian Blad, Steve Brown, Chad Carr, Larry Fisher, Cynthia Hill, Devin Hillam, Thomas Ottoway, Scott Smith (Chairman) at 11:25 am, and John Regetz with Bannock Development Corporation (ex-officio)

**Members excused:** Russell Meyers

**Members absent:** Howard Manwaring

**Staff present:** Lon Crowell, Executive Director; Dean Tranmer and Tiffany Olsen, City Legal Dept.; Merrill Quayle, Development Engineer, and Joyce Stroschein, City Finance Dept.

**Vice Chair Carr** called the meeting to order at 11:06a.m.

**Introductions, Conflicts, and Agenda:** There were no conflicts disclosed and there were no deletions made to the agenda. Matthew Godfrey and Adam Hughes with Better City, Inc. arrived at 11:22 a.m. related to Agenda Item No. 10.

**1. Action and Discussion Items:**

**Agenda Item No. 1: Minutes.** The Minutes of the regularly scheduled meeting of February 16, 2016 and the Special Meeting of March 11, 2016 were reviewed. It was **MSC (B. Blad, C. Hill)** to approve the Minutes as presented.

**Agenda Item No. 2: Financial Report.** **J. Stroschein** presented the Financial Reports for the month of February 2016. At the end of February, the Authority had cash on hand of \$5,940,104.33. The checking account balance was \$2,906,031.93, the savings account was \$746,250.65 and cash being held by Zions Trust amounted to \$2,287,821.75. The PDA recognized normal financial activity during the month. The Authority received revenues totaling \$26,976.14 of which \$1,403.34 was interest earnings on cash invested, notes, and property taxes. The \$1,000 received on the note receivable applied \$190.44 towards the principal of the note. Property tax revenue totaled \$1,236.96 for the North Yellowstone District, \$23,848.32 for the Naval Ordnance District and \$297.08 for the North Portneuf District. Expenses paid for the month totaled \$116.36 for lunch provided at last meeting. The Authority paid a semiannual debt service payment for interest totaling \$73,729.50 for the bond on the North Yellowstone District. Legal fees for the North Portneuf District were \$618.00. At the end of March, the Authority had cash on hand of \$5,970,505.41. The checking account balance was \$2,936,251.06, the savings account was \$746,269.56, and cash being held by Zions Trust amounted to \$2,287,984.69. The PDA again recognized normal financial activity during the month. The Authority received revenues totaling \$30,488.80 of which \$2,163.36 was interest earnings on cash invested, notes, and property taxes. The \$1,000 received on the note receivable applied \$191.23 towards the principal of the note. Property tax revenue totaled \$25,352.31 for the North Yellowstone District and \$2,781.90 for the North Portneuf District. Expenses paid for the month totaled \$87.72, \$79.18 for food provided at the Special Meeting and \$8.54 for the bank service fee. Year to date revenues of \$1,043,476.53 are greater than the expenses of \$787,952.49. Overall net income of \$255,524.04. As a reminder, a net loss indicates the use of cash reserves in the balance sheet. It was then **MSC (C. Hill, S. Brown)** to approve the February and March 2016 Financial Reports as presented.

**Agenda Item No. 3: Vote to approve Devin Hillam, Bannock County Planning Director, to replace the County Commissioner's seat previously held by Howard Manwaring, as the Bannock County Commissioner's designee, which seat's term expires on August 20, 2019.**

It was MSC (**B. Blad, C. Hill**) to approve Devin Hillam, the Bannock County Planning Director, as the County Commissioner's designee on the Board.

**Agenda Item No. 4: Payment Requests/Reimbursements.** It was MSC (**S. Brown, B. Blad**) to approve items 4(a) thru 4(e). **J. Stroschein** will prepare the checks and have Sue Timpson, in Finance, sign as the second signature.

(a) Idaho Accelerator Center Utilities:

1. November \$1,113.87
2. December \$1,157.59
3. January \$1,211.83

(b) Idaho State Journal Publication of the Annual Public Hearing in the amount of \$72.17.

(c) RAI remaining contribution in the amount of \$5,000 to total the \$10,000 requested amount.

(d) Valuation Services, Inc., in the amount of \$7,400 for the second appraisal of the Airport property (PDA authorized up to \$10,000 at the September 2015 meeting)

(e) Craig Christensen, Attorney for the PDA re: Positron Foreclosure Proceedings, invoice dated March 28, 2016 in the amount of \$11,645.50.

**Agenda Item No. 5: Discussion and Approval of Items Related to the North Portneuf District.**

It was MSC (**B. Blad, C. Hill**) to approve the Second Amendment to Assignment and Amendment of Land Lease Agreement and Release of JH Kelly, LLC extending the closing date to April 15, 2016. T. Olsen presented the Third Amendment to Assignment and Amendment of Land Lease Agreement and Release of JH Kelly, LLC extending the closing date to June 30, 2016. **B. Blad** requested the PDA consider asking for a penalty for the 3<sup>rd</sup> extension of time and reiterated that JH Kelly is received daily penalties related to the APA. **C. Carr** asked if these continuous extensions were hindering the marketability of the facility. **B. Blad** explained it was, we were not currently marketing the facility because it is under contract. Some discussion was held regarding the ability of the Lessee to remove all equipment and return the property to bare ground by January 17, 2017 as it currently provides for in the JH Kelly lease with all of these extensions of time having occurred. It was MSC (**B. Blad, D. Hillam**) to execute the Third Amendment once the PDA receives the first year's lease payment of \$20,000 and includes a penalty provision of \$1,000 per month, beginning April 15, 2016 until closing occurs. It was MSC (**S. Brown, B. Blad**) to approve, as to substance and form, the Real Estate Rental Agreement related to the property. Lastly, **L. Crowell** presented the concept of a shared stormwater retention pond between the Great Western facility and the Hoku property. Although the Great Western property is not within the TIF District, it does cross the TIF boundary line and will be on a portion of the Hoku property. Costs are not known at this time nor is how the pond will be maintained once constructed. **M. Quayle** stated maintenance should be minimal but it is appropriate for a shared maintenance agreement to be entered by the parties. **L. Crowell** and **M. Quayle** will gather more information and revisit the topic at the next meeting.

**Agenda Item No. 6: Positron Building Furnace/Water Damage Claim Update.** **L. Crowell** stated the fire suppression system repairs were set to be made this week. There will be a little bit of sheetrock and trim work left to complete in the following week. T. Olsen relayed the PDA's

deductible is \$500 (not the \$2,500 previously represented). Once the claim is complete, T. Olsen will request a check from the PDA in the amount outstanding and the claim will be closed.

**Agenda Item No. 7: Positron Building Request to Sublease to ISU.** L. Crowell received a call from Jon Stoner, the Director of the Idaho Accelerator Center, asking if they could locate a project within the Positron side of the IAC building on Alvin Ricken. Apparently, the IAC lost a major contract with the military and needs to minimize expenses previously paid for rent for an area within the Airport property. Their set up/work area would be as such that they could easily remove their equipment within 30 days if the PDA had a Lessee/potential buyer for the facility. S. Smith asked if ISU would be able to cover the utilities as a part of the rental obligation. L. Crowell stated the Board could consider a marketable rental rate and it could cover the utilities as well. He advised the Board that ISU IAC is working with Idaho Power to install a more cost effective and efficient electrical system at the building that is expected to lower the electricity bills, dramatically. S. Smith asked for this request and an offer to be made in writing for a subsequent meeting. L. Crowell will coordinate with ISU.

**Agenda Item No. 8: Gateway West's Request for Funds Regarding Power within the NOP District.** M. Quayle presented Gateway's request for funds regarding power upgrades within the NOP District. Buildings 10, 36, 37 and 38 are all tied into the same electrical source and the system is approaching the end of its useful life. Mr. Swift desires to have each of these buildings on its own individual electrical course independent from one another. This will production in the other building(s) to continue if there is a power failure in another building. Idaho Power has evaluated the system and the total bid is \$314,570.67 for the upgrade. B. Blad cautioned the PDA from making a contribution to the system as the PDA has previously provided assistance with the railroad upgrades, road work and is not the easiest person to work with when needed. L. Crowell reminded the Board we are still requesting a 10 year plan from Swift for the Gateway facility. S. Smith mentioned loaning Swift the money or potentially even closing the TIF. S. Brown thought this topic is worth having a discussion with the business owners within the plant to see how much of an issue this is to them. If it is vital to the business owners, C. Carr mentioned granting half and loaning half to complete. L. Crowell reminded the Board that the money spent within the TIF has not been spent frivolously. There have been many worthwhile projects and upgrades made that have truly made a difference within the TIF. L. Crowell asked for the item to be placed on the May Agenda with information obtained by City Staff as to the business owner's positions on the power upgrade and a timeframe of which to expect the 10 year plan from Swift.

**Agenda Item No. 9: RAI Update/Legislative Review.** L. Crowell summarized the first bill attached, HCR017, which created the interim committee. It indicated the purpose was to address the issues of urban renewal, modernize the process and provide local units of government with economic development tools. The approved bill did none of these things. The Bill, HB606E2, had 5 major changes to urban renewal law. 1st; allows for local government to require election of agency board. This is bad because any debt from elected body under Idaho law would require a general election. 2nd; added word "specificity" required in plan which is arbitrary and will cause litigation. 3rd; added language not allowing Increment to be used for certain public buildings which it listed and then put restraints on financing requiring an election. This will possibly end in a lawsuit for Twin Falls. 4th; added more specific language, process required and a lot more penalties related to annual reporting which will hurt the smaller URA's. Finally, the last is more detailed description of construction roll definitions for Assessors purposes. In the end, the

interim committee had a bill that was accepted by everyone involved and the House leadership changed it before the Senate considered it. Senate sent it back to house to amend to former and the House pushed it through as they wanted it. Not sure if the politics involved in that decision. **L. Crowell** also expanded on his involvement with the legislature as VP of RAI. He travelled to meet Utah legislators with Idaho Legislature to look at various options for urban renewal. They were looking at separating economic development, removal of blight and community or neighborhood development with different options available for each category.

**Agenda Item No. 10: Presentation by Better City regarding the preparation of a Strategic Economic Development Plan.**

**L. Crowell** introduced Matthew Godfrey and Adam Hughes of Better City, Inc. Mr. Godfrey was the youngest elected Mayor ever in the State of Utah and turned Ogden City from a blighted city into a vibrant and successful community. Matthew and Adam briefly presented their company's background and examples of successful projects. The projects were developed through the creation and implementation of economic development strategic plans. The company project city's locations were various however they only presented Ogden, Utah and another in Ohio including; neighborhood, downtown, industrial park and river revitalization projects. The Ogden Depot industrial park helped brand Ogden into the "outdoor and recreation town" it is today, attracting various outdoor sports giants such as Solomon, Rossignol, Scott and many others. Matthew summarized the process moving forward if the PDA was interested in hiring Better City to create an economic development strategic plan for the City which included public comment, citizen and politician interviews, surveys, university involvement and timeframes for said work. The City will also have the opportunity to hire Better Cities to fully implement their plan. A similar presentation will be made to the members of Bannock Development Corporation at a later date.

**2. Adjournment:** There being no additional business and no need for an executive session, the meeting adjourned at 1:08 p.m. by **MSC (B. Blad, S. Brown)**.

By:   
Tiffany G. Olsen, Secretary

AGENDA ITEM

NO. 2

FINANCIAL

REPORTS

(will be supplemented)

Pocatello Development Authority  
Balance Sheet by Class  
As of February 29, 2016

	1-General Fund	2-Central Corridor	3-North Yellowstone	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
<b>ASSETS</b>							
Current Assets							
Checking/Savings							
Checking Wells Fargo	2,111,894.29	0.00	165,407.17	281,417.29	64,443.33	282,869.85	2,906,031.93
Savings Wells Fargo	746,214.45	0.00	36.20	0.00	0.00	0.00	746,250.65
Zions 2012 Bnd Fnd 7110526D	0.00	0.00	1.25	0.00	0.00	0.00	1.25
Zions Bnd Reserve Fnd 7110526B	0.00	0.00	677,500.00	0.00	0.00	0.00	677,500.00
Zions Rev Alloc Fnd 7110526	0.00	0.00	1,610,320.50	0.00	0.00	0.00	1,610,320.50
<b>Total Checking/Savings</b>	<b>2,858,108.74</b>	<b>0.00</b>	<b>2,453,265.12</b>	<b>281,417.29</b>	<b>64,443.33</b>	<b>282,869.85</b>	<b>5,940,104.33</b>
Other Current Assets							
Accrued Interest Income	14,006.82	0.00	0.00	0.00	0.00	0.00	14,006.82
Prepaid	1,122.00	0.00	0.00	0.00	0.00	0.00	1,122.00
Property Tax Receivable	0.00	0.00	16,368.29	0.00	11,665.93	0.00	28,034.22
<b>Total Other Current Assets</b>	<b>15,128.82</b>	<b>0.00</b>	<b>16,368.29</b>	<b>0.00</b>	<b>11,665.93</b>	<b>0.00</b>	<b>43,163.04</b>
<b>Total Current Assets</b>	<b>2,873,237.56</b>	<b>0.00</b>	<b>2,469,633.41</b>	<b>281,417.29</b>	<b>76,109.26</b>	<b>282,869.85</b>	<b>5,983,267.37</b>
Other Assets							
Inventory - Leasehold	424,779.00	0.00	0.00	0.00	0.00	0.00	424,779.00
Note Receivable	244,894.11	0.00	0.00	0.00	0.00	0.00	244,894.11
<b>Total Other Assets</b>	<b>669,673.11</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>669,673.11</b>
<b>TOTAL ASSETS</b>	<b>3,542,910.67</b>	<b>0.00</b>	<b>2,469,633.41</b>	<b>281,417.29</b>	<b>76,109.26</b>	<b>282,869.85</b>	<b>6,652,940.48</b>
<b>LIABILITIES &amp; NET POSITION</b>							
Liabilities							
Long Term Liabilities							
Deferred Interest Receivable	13,606.34	0.00	0.00	0.00	0.00	0.00	13,606.34
Deferred Notes Receivable Rev	244,518.75	0.00	0.00	0.00	0.00	0.00	244,518.75
Deferred Tax Revenues	0.00	0.00	13,893.61	0.00	11,665.93	0.00	25,559.54
<b>Total Long Term Liabilities</b>	<b>258,125.09</b>	<b>0.00</b>	<b>13,893.61</b>	<b>0.00</b>	<b>11,665.93</b>	<b>0.00</b>	<b>283,684.63</b>
<b>Total Liabilities</b>	<b>258,125.09</b>	<b>0.00</b>	<b>13,893.61</b>	<b>0.00</b>	<b>11,665.93</b>	<b>0.00</b>	<b>283,684.63</b>
Net Position							
Fund Balance	3,543,184.37	0.00	2,023,968.39	205,991.72	142,390.94	228,597.47	6,144,132.89
Net Income	-258,398.79	0.00	431,771.41	75,425.57	-77,947.61	54,272.38	225,122.96
<b>Total Net Position</b>	<b>3,284,785.58</b>	<b>0.00</b>	<b>2,455,739.80</b>	<b>281,417.29</b>	<b>64,443.33</b>	<b>282,869.85</b>	<b>6,369,255.85</b>
<b>TOTAL LIABILITIES &amp; NET POSITION</b>	<b>3,542,910.67</b>	<b>0.00</b>	<b>2,469,633.41</b>	<b>281,417.29</b>	<b>76,109.26</b>	<b>282,869.85</b>	<b>6,652,940.48</b>

Pocatello Development Authority  
Profit/Loss by Class  
February 2016

	1-General Fund	3-North Yellowstone	4-Naval Ordnance	6-North Portneuf	TOTAL
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Interest Income	827.35	55.15	512.71	8.13	1,403.34
Principal received on notes	190.44	0.00	0.00	0.00	190.44
Property Taxes	0.00	1,236.96	23,848.32	297.08	25,382.36
<b>Total Income</b>	<b>1,017.79</b>	<b>1,292.11</b>	<b>24,361.03</b>	<b>305.21</b>	<b>26,976.14</b>
<b>Gross Profit</b>	<b>1,017.79</b>	<b>1,292.11</b>	<b>24,361.03</b>	<b>305.21</b>	<b>26,976.14</b>
<b>Expense</b>					
Administrative	116.36	0.00	0.00	0.00	116.36
Debt Service					
Interest	0.00	73,729.50	0.00	0.00	73,729.50
<b>Total Debt Service</b>	<b>0.00</b>	<b>73,729.50</b>	<b>0.00</b>	<b>0.00</b>	<b>73,729.50</b>
<b>Total Expense</b>	<b>116.36</b>	<b>73,729.50</b>	<b>0.00</b>	<b>0.00</b>	<b>73,845.86</b>
<b>Net Ordinary Income</b>	<b>901.43</b>	<b>-72,437.39</b>	<b>24,361.03</b>	<b>305.21</b>	<b>-46,869.72</b>
<b>Net Income</b>	<b>901.43</b>	<b>-72,437.39</b>	<b>24,361.03</b>	<b>305.21</b>	<b>-46,869.72</b>

At month end the Authority had cash on hand of \$5,940,104.33. The checking account balance was \$2,906,031.93, the savings account was \$746,250.65, and cash being held by Zions Trust amounted to \$2,287,821.75.

Pocatello Development Authority recognized normal financial activity during the month of February. The Authority received revenues totaling \$26,976.14 of which \$1,403.34 was interest earnings on cash invested, notes, and property taxes. The \$1,000.00 received on the note receivable applied \$190.44 towards the principal of the note. Property tax revenue totaled \$1,236.96 for the North Yellowstone District, \$23,848.32 for the Naval Ordnance District, and \$297.08 for the North Portneuf District.

Expenses paid for the month totaled \$73,845.86. The Authority paid a semiannual debt service payment for interest totalling \$73,729.50 for the bond on the North Yellowstone District. The administrative expense for lunch was \$116.36.

Year to date revenues of \$1,012,987.73 (see page 3) are greater than expenses of \$787,864.77. Overall Net income of \$225,122.96. Reminder a net loss indicates the use of cash reserves.

Pocatello Development Authority  
**Profit & Loss by Class**  
 February 2016

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Interest Income	827.35	55.15	512.71	8.13	1,403.34
Principal received on notes	190.44	0.00	0.00	0.00	190.44
Property Taxes	0.00	1,236.96	23,848.32	297.08	25,382.36
<b>Total Income</b>	<u>1,017.79</u>	<u>1,292.11</u>	<u>24,361.03</u>	<u>305.21</u>	<u>26,976.14</u>
<b>Gross Profit</b>	1,017.79	1,292.11	24,361.03	305.21	26,976.14
<b>Expense</b>					
Administrative	116.36	0.00	0.00	0.00	116.36
<b>Debt Service</b>					
Interest	0.00	73,729.50	0.00	0.00	73,729.50
<b>Total Debt Service</b>	<u>0.00</u>	<u>73,729.50</u>	<u>0.00</u>	<u>0.00</u>	<u>73,729.50</u>
<b>Total Expense</b>	<u>116.36</u>	<u>73,729.50</u>	<u>0.00</u>	<u>0.00</u>	<u>73,845.86</u>
<b>Net Ordinary Income</b>	<u>901.43</u>	<u>-72,437.39</u>	<u>24,361.03</u>	<u>305.21</u>	<u>-46,869.72</u>
<b>Net Income</b>	<u><u>901.43</u></u>	<u><u>-72,437.39</u></u>	<u><u>24,361.03</u></u>	<u><u>305.21</u></u>	<u><u>-46,869.72</u></u>

At month end the Authority had cash on hand of \$5,940,104.33. The checking account balance was \$2,906,031.93, the savings account was \$746,250.65, and cash being held by Zions Trust amounted to \$2,287,821.75.

Pocatello Development Authority recognized normal financial activity during the month of February. The Authority received revenues totaling \$26,976.14 of which \$1,403.34 was interest earnings on cash invested, notes, and property taxes. The \$1,000.00 received on the note receivable applied \$190.44 towards the principal of the note. Property tax revenue totaled \$1,236.96 for the North Yellowstone District, \$23,848.32 for the Naval Ordnance District, and \$297.08 for the North Portneuf District.

Expenses paid for the month totaled \$116.36. The Authority paid a semiannual debt service payment for interest totalling \$73,729.50 for the bond on the North Yellowstone District. Legal fees for the North Portneuf District were \$618.00. The administrative expense for lunch was \$116.36.

Year to date revenues of \$1,012,987.73 (see page 3) are greater than expenses of \$787,864.77. Overall Net income of \$225,122.96. Reminder a net loss indicates the use of cash reserves.

Pocatello Development Authority  
**Profit & Loss by Class**  
October 2015 through February 2016

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
Interest Income	4,148.92	203.48	512.71	8.13	0.00	4,873.24
Miscellaneous Income	0.00	0.00	0.00	0.00	256.40	256.40
Personal Property tax replace	0.00	23,003.35	6,043.21	404.91	1,262.85	30,714.32
Principal received on notes	944.30	0.00	0.00	0.00	0.00	944.30
Property Taxes	0.00	615,255.46	90,725.43	64,648.29	52,753.13	823,382.31
Transfers in	152,817.16	0.00	0.00	0.00	0.00	152,817.16
<b>Total Income</b>	<u>157,910.38</u>	<u>638,462.29</u>	<u>97,281.35</u>	<u>65,061.33</u>	<u>54,272.38</u>	<u>1,012,987.73</u>
<b>Gross Profit</b>	157,910.38	638,462.29	97,281.35	65,061.33	54,272.38	1,012,987.73
<b>Expense</b>						
Administrative	920.39	0.00	0.00	0.00	0.00	920.39
Capital Land purchase	157,609.06	0.00	0.00	142,390.94	0.00	300,000.00
<b>Debt Service</b>						
Interest	0.00	73,729.50	0.00	0.00	0.00	73,729.50
<b>Total Debt Service</b>	<u>0.00</u>	<u>73,729.50</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>73,729.50</u>
Dues and Memberships	5,750.00	0.00	0.00	0.00	0.00	5,750.00
Economic Grants Issued	250,000.00	0.00	0.00	0.00	0.00	250,000.00
<b>Professional Services</b>						
Other Professional Services	0.00	2,000.00	0.00	618.00	0.00	2,618.00
<b>Total Professional Services</b>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>	<u>618.00</u>	<u>0.00</u>	<u>2,618.00</u>
Transfers out	0.00	130,961.38	21,855.78	0.00	0.00	152,817.16
Utilities	2,029.72	0.00	0.00	0.00	0.00	2,029.72
<b>Total Expense</b>	<u>416,309.17</u>	<u>206,690.88</u>	<u>21,855.78</u>	<u>143,008.94</u>	<u>0.00</u>	<u>787,864.77</u>
<b>Net Ordinary Income</b>	<u>-258,398.79</u>	<u>431,771.41</u>	<u>75,425.57</u>	<u>-77,947.61</u>	<u>54,272.38</u>	<u>225,122.96</u>
<b>Net Income</b>	<u><u>-258,398.79</u></u>	<u><u>431,771.41</u></u>	<u><u>75,425.57</u></u>	<u><u>-77,947.61</u></u>	<u><u>54,272.38</u></u>	<u><u>225,122.96</u></u>

Pocatello Development Authority  
Balance Sheet by Class  
As of March 31, 2016

	1-General Fund	2-Central Corridor	3-North Yellowstone	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
<b>ASSETS</b>							
<b>Current Assets</b>							
<b>Checking/Savings</b>							
Checking Wells Fargo	2,112,806.57	0.00	190,801.79	281,417.29	68,355.56	282,869.85	2,936,251.06
Savings Wells Fargo	746,214.45	0.00	55.21	0.00	0.00	0.00	746,269.66
Zions 2012 Bnd Fnd 7110526D	0.00	0.00	1.25	0.00	0.00	0.00	1.25
Zions Bnd Reserve Fnd 7110526B	0.00	0.00	677,557.86	0.00	0.00	0.00	677,557.86
Zions Rev Alloc Fnd 7110526	0.00	0.00	1,610,425.58	0.00	0.00	0.00	1,610,425.58
<b>Total Checking/Savings</b>	<b>2,859,021.02</b>	<b>0.00</b>	<b>2,478,841.69</b>	<b>281,417.29</b>	<b>68,355.56</b>	<b>282,869.85</b>	<b>5,970,505.41</b>
<b>Other Current Assets</b>							
Accrued Interest Income	14,006.82	0.00	0.00	0.00	0.00	0.00	14,006.82
Prepaid	1,122.00	0.00	0.00	0.00	0.00	0.00	1,122.00
Property Tax Receivable	0.00	0.00	16,368.29	0.00	11,665.93	0.00	28,034.22
<b>Total Other Current Assets</b>	<b>15,128.82</b>	<b>0.00</b>	<b>16,368.29</b>	<b>0.00</b>	<b>11,665.93</b>	<b>0.00</b>	<b>43,163.04</b>
<b>Total Current Assets</b>	<b>2,874,149.84</b>	<b>0.00</b>	<b>2,495,209.98</b>	<b>281,417.29</b>	<b>80,021.49</b>	<b>282,869.85</b>	<b>6,013,668.45</b>
<b>Other Assets</b>							
Inventory - Leasehold	424,779.00	0.00	0.00	0.00	0.00	0.00	424,779.00
Note Receivable	244,894.11	0.00	0.00	0.00	0.00	0.00	244,894.11
<b>Total Other Assets</b>	<b>669,673.11</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>669,673.11</b>
<b>TOTAL ASSETS</b>	<b>3,543,822.95</b>	<b>0.00</b>	<b>2,495,209.98</b>	<b>281,417.29</b>	<b>80,021.49</b>	<b>282,869.85</b>	<b>6,683,341.56</b>
<b>LIABILITIES &amp; NET POSITION</b>							
<b>Liabilities</b>							
<b>Long Term Liabilities</b>							
Deferred Interest Receivable	13,606.34	0.00	0.00	0.00	0.00	0.00	13,606.34
Deferred Notes Receivable Rev	244,518.75	0.00	0.00	0.00	0.00	0.00	244,518.75
Deferred Tax Revenues	0.00	0.00	13,893.61	0.00	11,665.93	0.00	25,559.54
<b>Total Long Term Liabilities</b>	<b>258,125.09</b>	<b>0.00</b>	<b>13,893.61</b>	<b>0.00</b>	<b>11,665.93</b>	<b>0.00</b>	<b>283,684.63</b>
<b>Total Liabilities</b>	<b>258,125.09</b>	<b>0.00</b>	<b>13,893.61</b>	<b>0.00</b>	<b>11,665.93</b>	<b>0.00</b>	<b>283,684.63</b>
<b>Net Position</b>							
Fund Balance	3,543,184.37	0.00	2,023,968.39	205,991.72	142,390.94	228,597.47	6,144,132.89
Net Income	-257,486.51	0.00	457,347.98	75,425.57	-74,035.38	54,272.38	255,524.04
<b>Total Net Position</b>	<b>3,285,697.86</b>	<b>0.00</b>	<b>2,481,316.37</b>	<b>281,417.29</b>	<b>68,355.56</b>	<b>282,869.85</b>	<b>6,399,656.93</b>
<b>TOTAL LIABILITIES &amp; NET POSITION</b>	<b>3,543,822.95</b>	<b>0.00</b>	<b>2,495,209.98</b>	<b>281,417.29</b>	<b>80,021.49</b>	<b>282,869.85</b>	<b>6,683,341.56</b>

Pocatello Development Authority  
**Profit & Loss by Class**  
March 2016

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>6-North Portneuf</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Interest Income	808.77	224.26	1,130.33	2,163.36
Principal received on notes	191.23	0.00	0.00	191.23
Property Taxes	0.00	25,352.31	2,781.90	28,134.21
<b>Total Income</b>	<u>1,000.00</u>	<u>25,576.57</u>	<u>3,912.23</u>	<u>30,488.80</u>
<b>Gross Profit</b>	1,000.00	25,576.57	3,912.23	30,488.80
<b>Expense</b>				
Administrative	87.72	0.00	0.00	87.72
<b>Total Expense</b>	<u>87.72</u>	<u>0.00</u>	<u>0.00</u>	<u>87.72</u>
<b>Net Ordinary Income</b>	<u>912.28</u>	<u>25,576.57</u>	<u>3,912.23</u>	<u>30,401.08</u>
<b>Net Income</b>	<u><u>912.28</u></u>	<u><u>25,576.57</u></u>	<u><u>3,912.23</u></u>	<u><u>30,401.08</u></u>

At month end the Authority had cash on hand of \$5,970,505.41. The checking account balance was \$2,936,251.06, the savings account was \$746,269.56, and cash being held by Zions Trust amounted to \$2,287,984.69.

Pocatello Development Authority recognized normal financial activity during the month of March. The Authority received revenues totaling \$30,488.80 of which \$2,163.36 was interest earnings on cash invested, notes, and property taxes. The \$1,000.00 received on the note receivable applied \$191.23 towards the principal of the note. Property tax revenue totaled \$25,352.31 for the North Yellowstone District and \$2,781.90 for the North Portneuf District.

Expenses paid for the month totaled \$87.72. The administrative expense for the special meeting was \$79.18 and 8.54 for the bank service fee.

Year to date revenues of \$1,043,476.53 (see page 3) are greater than expenses of \$787,952.49. Overall Net income of \$255,524.04. Reminder a net loss indicates the use of cash reserves.

Pocatello Development Authority

Profit & Loss by Class

October 2015 through March 2016

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
Interest Income	4,957.69	427.74	512.71	1,138.46	0.00	7,036.60
Miscellaneous Income	0.00	0.00	0.00	0.00	256.40	256.40
Personal Property tax replace	0.00	23,003.35	6,043.21	404.91	1,262.85	30,714.32
Principal received on notes	1,135.53	0.00	0.00	0.00	0.00	1,135.53
Property Taxes	0.00	640,607.77	90,725.43	67,430.19	52,753.13	851,516.52
Transfers in	152,817.16	0.00	0.00	0.00	0.00	152,817.16
<b>Total Income</b>	<u>158,910.38</u>	<u>664,038.86</u>	<u>97,281.35</u>	<u>68,973.56</u>	<u>54,272.38</u>	<u>1,043,476.53</u>
<b>Gross Profit</b>	158,910.38	664,038.86	97,281.35	68,973.56	54,272.38	1,043,476.53
<b>Expense</b>						
Administrative	1,008.11	0.00	0.00	0.00	0.00	1,008.11
Capital Land purchase	157,609.06	0.00	0.00	142,390.94	0.00	300,000.00
<b>Debt Service</b>						
Interest	0.00	73,729.50	0.00	0.00	0.00	73,729.50
<b>Total Debt Service</b>	<u>0.00</u>	<u>73,729.50</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>73,729.50</u>
Dues and Memberships	5,750.00	0.00	0.00	0.00	0.00	5,750.00
Economic Grants Issued	250,000.00	0.00	0.00	0.00	0.00	250,000.00
<b>Professional Services</b>						
Other Professional Services	0.00	2,000.00	0.00	618.00	0.00	2,618.00
<b>Total Professional Services</b>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>	<u>618.00</u>	<u>0.00</u>	<u>2,618.00</u>
Transfers out	0.00	130,961.38	21,855.78	0.00	0.00	152,817.16
Utilities	2,029.72	0.00	0.00	0.00	0.00	2,029.72
<b>Total Expense</b>	<u>416,396.89</u>	<u>206,690.88</u>	<u>21,855.78</u>	<u>143,008.94</u>	<u>0.00</u>	<u>787,952.49</u>
<b>Net Ordinary Income</b>	<u>-257,486.51</u>	<u>457,347.98</u>	<u>75,425.57</u>	<u>-74,035.38</u>	<u>54,272.38</u>	<u>255,524.04</u>
<b>Net Income</b>	<u><u>-257,486.51</u></u>	<u><u>457,347.98</u></u>	<u><u>75,425.57</u></u>	<u><u>-74,035.38</u></u>	<u><u>54,272.38</u></u>	<u><u>255,524.04</u></u>

AGENDA ITEM

NO. 4





SERVICE FOR  
 IDAHO STATE UNIVERSITY  
 1500 ALVIN RICKEN DR  
 POCATELLO, ID 83201-2783

ACCOUNT NUMBER 030 140 3000 5  
 DATE DUE Jan 4, 2016  
 BILL DATE Dec 14, 2015  
 AMOUNT DUE \$1,223.67

In the Community to Serve\*

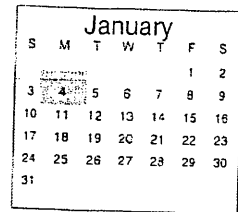
www.intgas.com

**ACCOUNT SUMMARY**

Previous Balance \$497.67  
 Payment Received 12/8/2015 Thank you -497.67  
 Current Gas Charges 1,223.67  
**Amount Due on 1/4/16 \$1,223.67**

Any balance remaining after the due date is subject to a late payment charge of 1% per month.

CUSTOMER SERVICE & EMERGENCY SERVICE  
 208-377-6840 - Boise/Treasure Valley  
 1-800-548-3679 - All Other

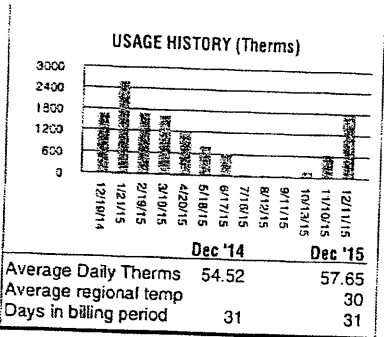


Emergencies: 24 hours a day  
 Non-emergencies: Mon-Fri, 7 a.m. - 7 p.m.  
 Email: customerservice@intgas.com  
 Mail: Intermountain Gas Company,  
 Attn: Customer Service, PO Box 7608, Boise, ID  
 83707-1608. Please include your account number.  
**CALL BEFORE YOU DIG 811**

Payment Due ▲  
 See "Ways to Pay Your Bill"  
 on the back of this page.

**Gas Charges**

BILLING PERIOD 11/11/15 - 12/11/15 31 DAYS  
 METER NUMBER 482108029  
 METER READ DATE 12/11/15  
 Next scheduled read 1/14/16  
 RATE GS-1 General



**Note:** Charges for current services are due and payable upon receipt of bill and are past due as noted. **This bill does not extend the due date of past bills.**

CURRENT READING	PREVIOUS READING	USAGE 100 CU FT	BILLING FACTOR	THERMS BILLED
6712	- 5073	= 1639	x 1.090500	= 1,787
Customer Charge 9.50				
Weighted Average Cost of Gas 1,787 Therms x \$0.32764 585.49				
Pipeline Costs and PGA Adjustment 1,787 Therms x \$0.18403 328.86				
Distribution Charge 200 Therms x \$0.16666 33.33				
Distribution Charge 1,587 Therms x \$0.14546 230.85				
Municipal Franchise Fee 35.64				
<b>Total Gas Charges</b>				<b>\$1,223.67</b>

NOVEMBER  
 LACLOZ

MESSAGE CENTER:

PLEASE KEEP THIS PORTION FOR YOUR RECORDS.  
 PLEASE RETURN THIS PORTION WITH YOUR PAYMENT, MAKING SURE THE RETURN ADDRESS SHOWS IN THE ENVELOPE WINDOW.



ACCOUNT NUMBER  
 030 140 3000 5

DATE DUE  
 Jan 4, 2016

AMOUNT DUE  
 \$1,223.67

Has your mailing address or phone number changed? Check here and provide details on back.



IDAHO STATE UNIVERSITY  
 ATTN: JAMIE HANSEN  
 PO BOX 8137  
 POCATELLO ID 83209-0001



PO BOX 64  
 BOISE ID 83732-0064

Please enter amount enclosed

\$

Write account number on check and make payable to IGC.

480301403000500001223670000122367



www.idahopower.com

Questions? Contact us at:
PO BOX 70, Boise, ID 83707
Or call (208) 388-2323 (Treasure Valley)
or (800) 488-6151. Se habla español.
For faster service please call
Tuesday - Friday, 7:30 a.m. to 6:30 p.m.

Customer Name: IDAHO STATE UNIV
Account Number: 2206362358
Billing Date: 12/30/2015
Print Date: 12/30/2015

Table with 2 columns: Due Date (01/14/2016), Please Pay (\$6,309.34)

Account Activity table with columns: Description, Amount. Rows include Previous Balance, Payments - Thank You, Balance Forward, Current Charges, and Account Balance.

Please Note: Any unpaid balances may be assessed a monthly charge of 1 percent. Any credit on the account will be applied to future bills or can be refunded upon customer request.

idahopower.com:
Now Mobile Friendly!

Get outage information; sign up for myAccount and access your account 24/7; pay your bill; see daily and hourly use; learn how to save. Visit idahopower.com and get started!



Consider joining Idaho Power in supporting Project Share, a valuable community service that uses voluntary contributions to assist individuals and families who need help paying their energy bills during the winter heating season.

Please detach any return to be printed below with your payment. Please bring your bill when paying at a gas station.



PO BOX 70
BOISE, ID 83707
(208) 388-2323 (Treasure Valley) or (800) 488-6151

ACCOUNT NUMBER 2206362358
DUE DATE 01/14/2016
PLEASE PAY \$6,309.34

Please write your account number on your check or money order made payable to Idaho Power.

Amount Enclosed

Project Share pledge,
noted on reverse side.

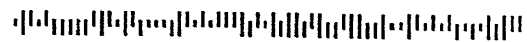
Address/Phone Correction,
noted on reverse side.



17961 2 AV 0.388
IDAHO STATE UNIV
%JAMIE HANSEN MAIL STOP 8137
921 S 8TH AVE
POCATELLO, ID 83201-5377

7201 00003225 73 17961

2



PROCESSING CENTER
P.O. BOX 34966
SEATTLE, WA 98124-1966

22063623580000630934 00000000 000630934 1230 3



Questions? Contact us at:  
 PO BOX 70, Boise, ID 83707.  
 Or call (208) 388-2323 (Treasure Valley)  
 or (800) 488-6151. Se habla español.  
 For faster service please call  
 Tuesday - Friday, 7:30 a.m. to 6:30 p.m.

Customer Name: IDAHO STATE UNIV  
 Account Number: 2206362358  
 Billing Date: 12/30/2015  
 Print Date: 12/30/2015

www.idahopower.com

Service Agreement No: 0030510811

Next Read Date: 12/31/2015

Service Location: 1500 ALVIN RICKEN DR ACC / POCATELLO, ID

Meter Number	Service Period		Number of Days	Reading Type	Meter Readings		Meter Constant	kWh Used
	From	To			Previous	Current		
10347311	11/01/15	11/30/15	30	Regular	0	20913	1	20913/OFF
10347311	11/01/15	11/30/15	30	Regular	0	31022	1	31022/MID
10347311	11/01/15	11/30/15	30	Regular	0	0	1	0/ON

On Peak kW	Billing kW	BLC	Actual kW	Power Factor	Power Factor Adj
0	275	397	238	77.83%	37

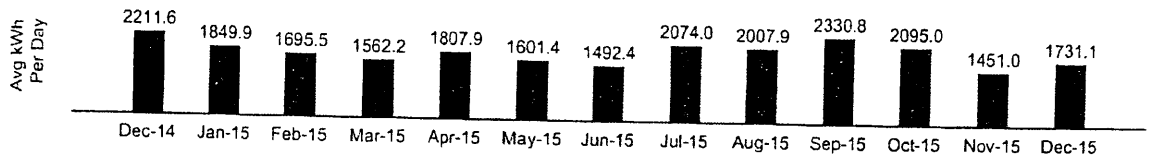
Large General Service  
 Schedule 09P

Service Charge .....	\$285.00
Non-Summer Demand Charge 275 @ \$4.47 per kW .....	\$1,229.25
Basic Charge 397 @ \$1.28 per kW of BLC .....	\$508.16
Mid-Peak Non-Summer Energy Charge @ \$0.040556 per kWh .....	\$1,258.13
Off-Peak Non-Summer Energy Charge @ \$0.039194 per kWh .....	\$819.66
Annual Adjustment Mechanism .....	\$236.25
Franchise Fee 1.00% .....	\$43.36
Facility Charge .....	\$1,765.52
Energy Efficiency Services .....	\$164.01
<b>Current Charges - Electric Service</b>	<b>\$6,309.34</b>

*3815.20*

CR = Credit kWh = Kilowatt-hour PCA = Power Cost Adjustment kW = Kilowatt BLC = Basic Load Capacity G = Generation

Your Electric Use Pattern



2206362358

For more information, please contact your account manager.

**SERVICE ADDRESS**

1500 ALVIN RICKEN DR

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
49855-31826	22-27	12/29/15	1/13/16

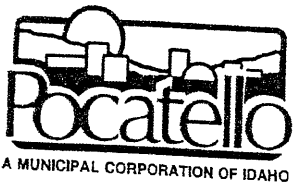
RATE CLASS : COMMERCIAL

Last payment amount/date: 232.18 12/14/15

LAST BILL AMOUNT 232.18  
 PAYMENTS 232.18  
 ADJUSTMENTS .00  
 BALANCE FORWARD .00

Service	Period	Days	Meter Number	MULT	TOTAL	Current	Previous	Usage
WA	11/09/15 12/08/15	29	28849	1.000	TOTAL	2891	2884	5
WA	11/09/15 12/08/15	29	34676	1.000	TOTAL	67	87	23
WA	LINE SERVICE CHARGE							0
WA	CONSUMPTION							
WA	LINE SERVICE CHARGE				5.00			
	TOTAL WATER					17.70		
						9.10		
						8.75		
FL	4 INCH FIRE LINE							35.55
		11/30/15	12/31/15					
SW	BILLING FEE							8.90
SW	CONSUMPTION							
	TOTAL SEWER				5.00	6.25		
						20.95		
GA	GARBAGE BILLING CHG	11/30/15	12/31/15					27.20
GA	GARBAGE-CONTAINER	11/30/15	12/31/15					
GA	CONTAINER RENTAL	11/30/15	12/31/15					
	TOTAL GARBAGE					1.62		
						151.80		
						10.63		
								163.53
TOTAL CURRENT CHARGES								
BALANCE FORWARD								235.18
TOTAL AMOUNT DUE								.00
								235.18

HOLIDAY OVERFLOW WILL BE PICKED UP 12/26-12/31, ITEMS WILL ONLY BE COLLECTED IF IN BAGS OR BOXES BY THE GARBAGE CART ON PICKUP DAY. CHRISTMAS TREE BOXES WILL BE LOCATED AT CITY HALL AT 511 N 7TH, RAINEY PARK ON S ARTHUR AVE & BY THE ENTRANCE TO SISTER CITY PARK ON POCATELLO CREEK RD 12/28/15-1/12/16.





DECEMBER



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Questions? Contact us at:  
PO BOX 70, Boise, ID 83707  
Or call (208) 388-2323 (Treasure Valley)  
or (800) 488-6151. Se habla español.  
For faster service please call  
Tuesday - Friday, 7:30 a.m. to 6:30 p.m.

Customer Name: IDAHO STATE UNIV  
Account Number: 2206362358  
Billing Date: 01/29/2016  
Print Date: 01/29/2016

Due Date	Please Pay
02/16/2016	\$12,339.72

Account Activity

Previous Balance	
Payments - Thank You	\$6,309.34
Balance Forward	\$0.00
Current Charges	\$6,309.34
	\$6,030.38
<b>Account Balance</b>	<b>\$12,339.72</b>

Please Note: Any unpaid balances may be assessed a monthly charge of 1 percent. Any credit on the account will be applied to future bills or can be refunded upon customer request. Returned payments may be resubmitted electronically. Items remaining unpaid will be charged a \$20 fee.

LACLOI

Please detach and return the portion below with your payment. Please bring entire bill when paying at a pay station.



PO BOX 70  
BOISE, ID 83707  
(208) 388-2323 (Treasure Valley) or (800) 488-6151

ACCOUNT NUMBER 2206362358  
DUE DATE 02/16/2016  
PLEASE PAY \$12,339.72

Please write your account number on your check or money order made payable to Idaho Power.

Amount Enclosed \$ 6,030.38

Project Share pledge, noted on reverse side.  
Address/Phone Correction, noted on reverse side.

IDAHO STATE UNIV  
%JAMIE HANSEN MAIL STOP 8137  
921 S 8TH AVE  
POCATELLO, ID 83201-5377

PROCESSING CENTER  
P.O. BOX 34966  
SEATTLE, WA 98124-1966

22063623580001233972 000630934 001233972 0129 8



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 PO BOX 70, Boise, ID 83707.  
 Or call (208) 388-2323 (Treasure Valley)  
 or (800) 488-6151. Se habla español.  
 For faster service please call  
 Tuesday - Friday, 7:30 a.m. to 6:30 p.m.

Customer Name: IDAHO STATE UNIV  
 Account Number: 2206362358  
 Billing Date: 01/29/2016  
 Print Date: 01/29/2016

Service Agreement No: 0030510811

Service Location: 1500 ALVIN RICKEN DR ACC / POCATELLO.ID

Next Read Date: 01/31/2016

Meter Number	Service Period		Number of Days	Reading Type	Meter Readings		Meter Constant	kWh Used
	From	To			Previous	Current		
10347311	12/01/15	12/31/15	31	Regular	0	19156	1	19156/OFF
10347311	12/01/15	12/31/15	31	Regular	0	27907	1	27907/MID
10347311	12/01/15	12/31/15	31	Regular	0	0	1	0/ON

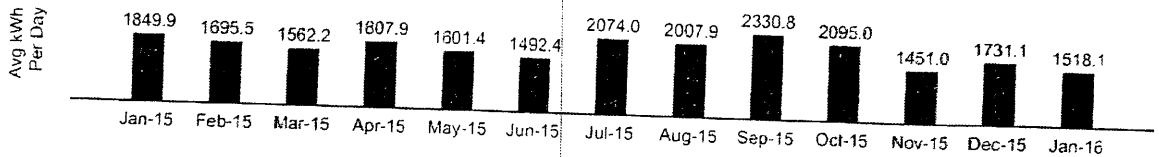
On Peak kW	Billing kW	BLC	Actual kW	Power Factor	Power Factor Adj
0	264	397	227	77.35%	37

Large General Service Schedule 09P

Service Charge	\$285.00
Non-Summer Demand Charge 264 @ \$4.47 per kW	\$1,180.08
Basic Charge 397 @ \$1.28 per kW of BLC	\$508.16
Mid-Peak Non-Summer Energy Charge @ \$0.040556 per kWh	\$1,131.80
Off-Peak Non-Summer Energy Charge @ \$0.039194 per kWh	\$750.80
Annual Adjustment Mechanism	\$214.09
Franchise Fee 1.00%	\$40.70
Facility Charge	\$1,765.52
Energy Efficiency Services	\$154.23
<b>Current Charges - Electric Service</b>	<b>\$6,030.38</b>

CR = Credit kWh = Kilowatt-hour PCA = Power Cost Adjustment kW = Kilowatt BLC = Basic Load Capacity G = Generation

Your Electric Use Pattern



2206362358



SERVICE FOR  
 IDAHO STATE UNIVERSITY  
 1500 ALVIN RICKEN DR  
 POCATELLO, ID 83201-2783

ACCOUNT NUMBER 030 140 3000 5  
 DATE DUE Feb 1, 2016  
 BILL DATE Jan 14, 2016  
 AMOUNT DUE \$1,769.83

www.intgas.com

**ACCOUNT SUMMARY**

Previous Balance	\$1,223.67
Payment Received 1/7/2016 Thank you	-1,223.67
Current Gas Charges	1,769.83
<b>Amount Due on 2/1/16</b>	<b>\$1,769.83</b>

Any balance remaining after the due date is subject to a late payment charge of 1% per month.

**CUSTOMER SERVICE & EMERGENCY SERVICE**  
 208-377-6840 - Boise/Treasure Valley  
 1-800-548-3679 - All Other

February						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29					

Emergencies: 24 hours a day  
 Non-emergencies: Mon-Fri, 7 a.m. - 7 p.m.  
 Email: [customerservice@intgas.com](mailto:customerservice@intgas.com)  
 Mail: Intermountain Gas Company,  
 Attn: Customer Service, PO Box 7608, Boise, ID  
 83707-1608. Please include your account number.  
**CALL BEFORE YOU DIG 811**

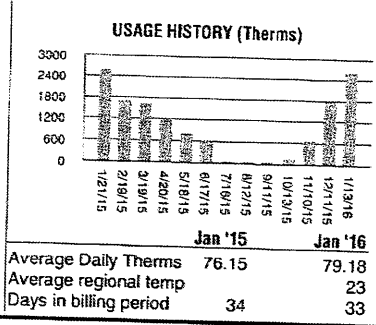
Payment Due ▲  
 See "Ways to Pay Your Bill"  
 on the back of this page.

**Note:** Charges for current services are due and payable upon receipt of bill and are past due as noted. **This bill does not extend the due date of past bills.**

*December*

**Gas Charges**

BILLING PERIOD 12/12/15 - 1/13/16  
 DAYS 33  
 METER NUMBER 482108029  
 METER READ DATE 1/13/16  
 Next scheduled read 2/11/16  
 RATE GS-1 General



CURRENT READING	PREVIOUS READING	USAGE 100 CU FT	BILLING FACTOR	THERMS BILLED
9065	- 6712	= 2353	x 1.110300	= 2,613
Customer Charge				9.50
Weighted Average Cost of Gas 2,613 Therms x \$0.32764				856.12
Pipeline Costs and PGA Adjustment 2,613 Therms x \$0.18403				480.87
Distribution Charge 200 Therms x \$0.16666				33.33
Distribution Charge 1,800 Therms x \$0.14546				261.83
Distribution Charge 613 Therms x \$0.125				76.63
Municipal Franchise Fee				51.55
<b>Total Gas Charges</b>				<b>\$1,769.83</b>

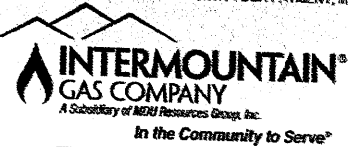
*December*

*LACLOI*

MESSAGE CENTER:

PLEASE KEEP THIS PORTION FOR YOUR RECORDS.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT, MAKING SURE THE RETURN ADDRESS SHOWS IN THE ENVELOPE WINDOW.



ACCOUNT NUMBER  
**030 140 3000 5**

DATE DUE  
**Feb 1, 2016**

AMOUNT DUE  
**\$1,769.83**

Has your mailing address or phone number changed?  
 Check here and provide details on back.



IDAHO STATE UNIVERSITY  
 ATTN: JAMIE HANSEN  
 PO BOX 8137  
 POCATELLO ID 83209-0001

PO BOX 64  
 BOISE ID 83732-0064

Please enter amount enclosed

\$

Write account number on check and make payable to IGC.

480301403000500001769830000176983

SE **ADDRESS**

1500 ALVIN RICKEN DR

COUNT NUMBER	CYCLE	BILL DATE	DUE DATE
49855-31826	22-27	1/28/16	2/16/16

RATE CLASS : COMMERCIAL  
 Last payment amount/date: 235.18 1/22/16

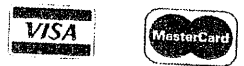
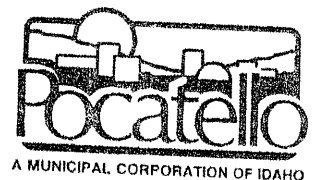
LAST BILL AMOUNT 235.18  
 PAYMENTS 235.18-  
 ADJUSTMENTS .00  
 BALANCE FORWARD .00

Service Period	Days	Meter Number	MULT	TSAL
WA 12/08/15 1/11/16	34	28849	1.000	TSAL
WA 12/08/15 1/11/16	34	34676	1.000	TSAL

Current	Previous	Usage
2895	2891	4
USAGE FOR 1/15	87	28
	87	0

Service	Consumption	Charge	Total
WA LINE SERVICE CHARGE		17.70	
WA CONSUMPTION		7.28	
WA LINE SERVICE CHARGE	4.00	8.75	
TOTAL WATER			33.73 ✓
FL 4 INCH FIRE LINE 12/31/15 1/31/16		8.90	8.90 ✓
SW BILLING FEE		6.25	
SW CONSUMPTION		16.76	
TOTAL SEWER	4.00		23.01 0
GA GARBAGE BILLING CHG 12/31/15 1/31/16		1.68	
GA GARBAGE CONTAINER 12/31/15 1/31/16		151.82	
GA CONTAINER RENTAL 12/31/15 1/31/16		10.03	
TOTAL GARBAGE			163.53 ✓

TOTAL CURRENT CHARGES  
 BALANCE FORWARD 229.17  
 TOTAL AMOUNT DUE 229.17







SERVICE FOR  
IDAHO STATE UNIVERSITY  
1500 ALVIN RICKEN DR  
POCATELLO, ID 83201-2783

ACCOUNT NUMBER  
030 140 3000 5

BILL DATE  
Feb 11, 2016

TOTAL AMOUNT DUE  
**\$3,361.95**  
*includes past due amount*

In the Community to Serve®

www.intgas.com

**PAST DUE** *Your bill includes a past due amount. If you have*  
**Reminder** *recently made payment, thank you.*

**ACCOUNT SUMMARY**

Previous Balance	\$1,769.83
Payments Received <i>No payment received</i>	-0.00
<b>Past Due Amount Due Now</b>	<b>\$1,769.83</b>
Miscellaneous Charges	17.70
Current Gas Charges	1,574.42
<b>Amount Due</b>	<b>\$3,361.95</b>

*Any balance remaining after the due date is subject to a late payment charge of 1% per month.*

**CUSTOMER SERVICE & EMERGENCY SERVICE**  
**208-377-6840** - Boise/Treasure Valley  
**1-800-548-3679** - All Other

Emergencies: 24 hours a day  
Non-emergencies: Mon-Fri, 7 a.m. - 7 p.m.

Email: [customerservice@intgas.com](mailto:customerservice@intgas.com)  
Mail: Intermountain Gas Company,  
Attn: Customer Service, PO Box 7608, Boise, ID  
83707-1608. Please include your account number.

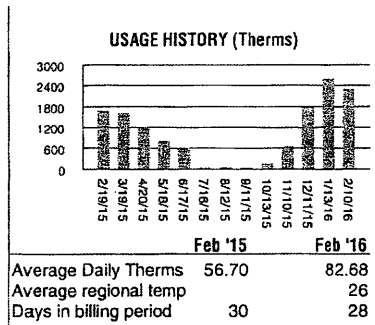
**CALL BEFORE YOU DIG 811**

<b>Payment Due ▼</b>	
PAST DUE AMOUNT	<b>\$1,769.83</b> <i>Due NOW</i>
CURRENT CHARGES	<b>1,592.12</b> <i>Due 2/29/16</i>
<b>TOTAL AMOUNT DUE</b>	<b>\$3,361.95</b>

**Note:** Charges for current services are due and payable upon receipt of bill and are past due as noted. **This bill does not extend the due date of past bills.**

**Gas Charges**

**BILLING PERIOD** DAYS  
1/14/16 - 2/10/16 28  
**METER NUMBER**  
482108029  
**METER READ DATE**  
2/10/16  
*Next scheduled read 3/15/16*  
**RATE**  
GS-1 General



**SERVICE ADDRESS**

1500 ALVIN WICKEN DR

ACCOL NUMBER	CYCLE	BILL DATE	DUE DATE
49855-31826	22-27	2/28/16	3/14/16

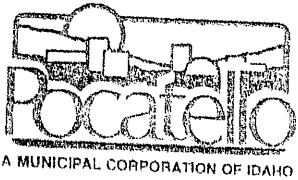
RATE CLASS COMMERCIAL  
 Last payment amount/date: 229.17 2/12/16

LAST BILL AMOUNT 229.17  
 PAYMENTS 229.17-  
 ADJUSTMENTS .00  
 BALANCE FORWARD .00

WA	Service Period	Days	Meter Number	MULT	TGAL	Current	Previous	Usage
WA	1/11/16	2/09/16	29	28849	1.000	2899	2895	4
WA	1/11/16	2/09/16	29	34676	1.000	87	87	3

Service	Consumption	Charge	Total
WA LINE SERVICE CHARGE		17.70	
WA CONSUMPTION	4.00	7.28	
WA LINE SERVICE CHARGE		8.75	
TOTAL WATER			33.73
FL 4 INCH FIRE LINE	1/31/16 2/29/16	8.90	8.90
SW BILLING FEE		6.25	
SW CONSUMPTION	4.00	16.76	
TOTAL SEWER			23.01
GA GARBAGE BILLING CHG	1/31/16 2/29/16	1.68	
GA GARBAGE CONTAINER	1/31/16 2/29/16	151.82	
GA CONTAINER RENTAL	1/31/16 2/29/16	10.03	
TOTAL GARBAGE			163.53

SPU 2/04/16 163.53  
 TOTAL CURRENT CHARGES 17.55  
 BALANCE FORWARD 246.72  
 TOTAL AMOUNT DUE 246.72





www.idahopower.com

Questions? Contact us at:  
PO BOX 70, Boise, ID 83707.  
Or call (208) 388-2323 (Treasure Valley)  
or (800) 488-6151. Se habla español.  
For faster service please call  
Tuesday - Friday 7:30 a.m. to 6:30 p.m.

Customer Name: IDAHO STATE UNIV  
Account Number: 2206362358  
Billing Date: 02/29/2016  
Print Date: 02/29/2016

Due Date	Please Pay
03/15/2016	\$6,613.18

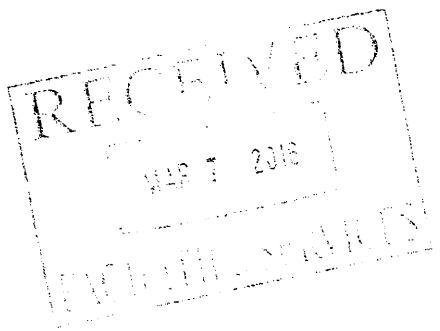
Account  
Activity

Previous Balance .....	\$12,339.72
Payments - Thank You .....	\$12,339.72 CI
Balance Forward .....	\$0.00
Current Charges .....	\$6,613.18
<b>Account Balance</b>	<b>\$6,613.18</b>

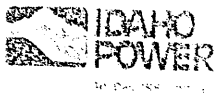
Please Note: Any unpaid balances may be assessed a monthly charge of 1 percent. Any credit on the account will be applied to future bills or can be refunded upon customer request. Returned payments may be resubmitted electronically. Items remaining unpaid will be charged a \$20 fee

idahopower.com:  
Mobile Friendly!

Get outage information; sign up for myAccount and access your account 24/7; pay your bill; see daily and hourly use; learn how to save. Visit idahopower.com and get started!



LACLOI



PO BOX 70  
BOISE, ID 83707  
(208) 388-2323 (Treasure Valley) or (800) 488-6151

ACCOUNT NUMBER	DUE DATE	PLEASE PAY
2206362358	03/15/2016	\$6,613.18

Please write your account number on your check  
or money order made payable to Idaho Power.

Amount Enclosed

Project Share pledge,  
noted on reverse side

Address/Phone Correction,  
noted on reverse side

IDAHO STATE UNIV  
%JAMIE HANSEN MAIL STOP 8137  
921 S 8TH AVE  
POCATELLO, ID 83201-5377

PROCESSING CENTER  
P.O. BOX 34966  
SEATTLE, WA 98124-1966

22063623580000661318 00000000 000661318 0229 0



Questions? Contact us at:  
 PO BOX 70, Boise, ID 83707  
 Or call (208) 388-2323 (Treasure Valley)  
 or (800) 488-6151. Se habla español  
 For faster service please call  
 Tuesday - Friday, 7:30 a.m. to 6:30 p.m.

Customer Name: IDAHO STATE UNIV  
 Account Number: 2206362358  
 Billing Date: 02/29/2016  
 Print Date: 02/29/2016

www.idahopower.com

Service Agreement No: 0030510811

Next Read Date: 02/29/2016

Service Location: 1500 ALVIN RICKEN DR ACC / POCATELLO, ID

Meter Number	Service Period		Number of Days	Reading Type	Meter Readings		Meter Constant	kWh Used
	From	To			Previous	Current		
10347311	01/01/16	01/31/16	31	Regular	0	23156	1	23156/OFF
10347311	01/01/16	01/31/16	31	Regular	0	36680	1	36680/MID
10347311	01/01/16	01/31/16	31	Regular	0	0	1	0/ON

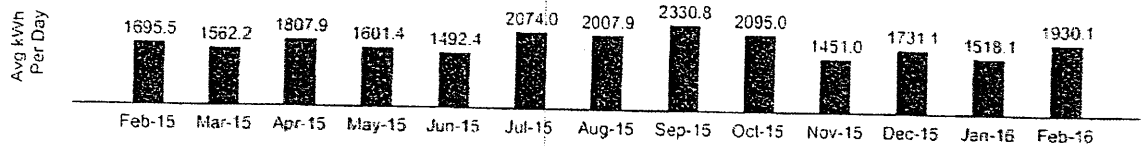
On Peak kW	Billing kW	BLC	Actual kW	Power Factor	Power Factor Adj
0	261	397	257	88.67%	4

Large General Service  
 Schedule 09P

Service Charge .....	\$285.00
Non-Summer Demand Charge 261 @ \$4.47 per kW .....	\$1,166.67
Basic Charge 397 @ \$1.28 per kW of BLC .....	\$508.16
Mid-Peak Non-Summer Energy Charge @ \$0.040556 per kWh .....	\$1,487.59
Off-Peak Non-Summer Energy Charge @ \$0.039194 per kWh .....	\$907.58
Annual Adjustment Mechanism .....	\$272.19
Franchise Fee 1.00% .....	\$46.27
Facility Charge .....	\$1,765.52
Energy Efficiency Services .....	\$174.20
<b>Current Charges - Electric Service</b>	<b>\$6,613.18</b>

CR = Credit kWh = Kilowatt-hour PCA = Power Cost Adjustment kW = Kilowatt BLC = Basic Load Capacity G = G

Your Electric Use Pattern



2206362358

B

IDAHO STATE PUBLISHING  
PO BOX 431  
POCATELLO ID 83204

(208) 232-4161

fax(208) 233-1642

Advertising Invoice

1  Billing Period 02/2016		2  Advertiser/Client Name CITY OF POCATELLO	
23  Total Amount Due 72.17		*Unapplied Amount	3  Terms of Payment
21  Current Net Amount Due N/A	22  30 Days N/A	60 Days N/A	Over 90 Days N/A
4  Page Number 1	5  Billing Date 02/09/16	6  Billed Account Number 961479	7  Advertiser/Client Number 104660

8  Billed Account Name and Address CITY OF POCATELLO P.O. BOX 4169 POCATELLO ID 83201		Amount Paid:  Comments:	
--	--	-------------------------------	--

Please Return Upper Portion With Payment

10  Date	11  Reference	12 13 14  Description-Other Comments/Charges	15  SAU Size 16  Billed Units	17  Times Run 18  Rate	19  Gross Amount	20  Net Amount
02/09/16	1414275 L2	LN23122 POCATELLO DE POCATELLO DEVELOPMENT 02/09 ISJ	2X 48.00 96.00	1 49.92	72.17	72.17

Statement of Account - Aging of Past Due Amounts

Due date: 02/24/16

21  Current Net Amount Due N/A	22  30 Days N/A	60 Days N/A	Over 90 Days N/A	*Unapplied Amount	23  Total Amount Due 72.17
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IDAHO STATE PUBLISHING

(208) 232-4161

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24  Invoice Number 961479	25  Advertiser Information
1  Billing Period 02/2016	6  Billed Account Number 104660
7  Advertiser/Client Number 104660	2  Advertiser/Client Name CITY OF POCATELLO

C

ELAM & BURKE  
ATTORNEYS AT LAW

RYAN P. ARMBRUSTER

251 East Front Street, Suite 300  
Post Office Box 1539  
Boise, Idaho 83701  
Telephone 208 343-5454  
Fax 208 384-5844  
E-mail [rpa@elamburke.com](mailto:rpa@elamburke.com)

April 13, 2016

Redevelopment Association of Idaho, Inc.  
c/o Pam Beaumont  
[pamb@spro.net](mailto:pamb@spro.net)

RE: Redevelopment Association of Idaho, Inc.  
E&B File No. 8922-0001

Dear Pam:

We enclose the invoice for legislative activities for the period January 1, 2016, through March 31, 2016, essentially, the entire legislative session. The total amount of fees and costs for that period exceeds \$56,250 by a small amount. The arrangement reached for FY 2016 for legislative activities contemplated an \$18,750 quarterly amount or \$75,000 for the entire fiscal year. With this invoice and the invoice previously billed and paid for the first quarter of the fiscal year, October 1, 2015, through December 31, 2015, the agreed upon amount for the fiscal year has been incurred. As we discussed, we are billing the entire amount at this time as opposed to showing a carry over into the next two quarters.

As you recall, for the quarter ending December 31, 2015, the write off from the quarterly amount totaled \$3,518. Additionally, because of the interim committee activities during the time period May 3, 2015, through the end of FY 2015 (September 30, 2015), the amount of fees incurred far exceeded the \$10,000 previously agreed to essentially cover activities for that period. We had agreed to "carry over" \$14,892 hoping to recover that amount in FY 2016. As the amount incurred through the end of the legislative session has exceeded the \$75,000 amount budgeted, we propose to forego a total of \$18,410 (the \$14,892 carry over through September 30, 2015, and the \$3,518 write-off for the quarter ending December 31, 2015) for legislative activities.

We will be devoting only a limited amount of time for legislative wrap up. We are expecting to devote time and resources to the scheduled urban renewal legislative overview at the AIC conference in late June. We will coordinate with the RAI executive committee on how best to accomplish that task.

Though most of the legislative activity through the session focused on the Interim Committee activity and the resultant final piece of legislation, House Bill 606, we did monitor and follow through on several other pieces of legislation throughout the session including:

- An eminent domain bill
- Utility relocation bill requiring urban renewal agencies to pay for

Redevelopment Association of Idaho, Inc.  
April 13, 2016  
Page 2

- relocation costs
- Several bills on public records changes
- Procurement standards for public entities

Costs shown on this invoice include copy charges, lobbyist registration, and fees to the Idaho Legislative Advisors.

We did work closely with Seth Grigg, Executive Director of AIC, throughout the session as well as other “friends” of urban renewal from various sources and throughout the state of Idaho.

We would be happy to provide any further detail that you might want concerning the legislative activity. We will be sending out a short wrap-up letter on the legislation shortly.

Both Meghan and I are grateful for the continued support and participation by RAI board members, legislative committee members, and the rest of the RAI membership. There is no doubt the 2016 session will be remembered as a major event for urban renewal legislation.

As always if you have any questions, please contact us.

Sincerely,

ELAM & BURKE  
*A Professional Association*



Ryan P. Armbruster

RPA/ksk  
Enclosure  
cc: Gary Riedner, President

D



Phone: 208-385-7053  
E-mail: 2kenjenkins@gmail.com

Valuation Services, Inc.  
PO Box 175  
Boise, Idaho 83701  
TIN: 20-8874609

**Invoice**

**Bill To:**

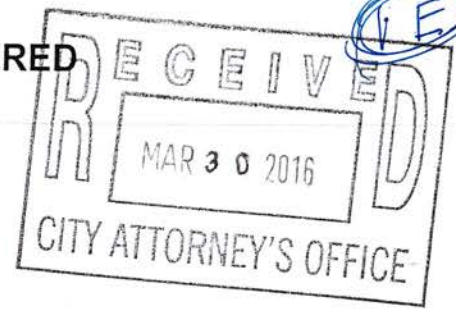
City of Pocatello, Brian B. Blad, mayor  
C/O Mr. David Allen, Manager  
Pocatello Regional Airport  
1950 Airport Way  
Pocatello, ID 83205

Invoice Number: VS607  
Invoice Date: 3/14/16

File/Invoice Number	Project Name	Description	Total Due
VS607	Pocatello Airport Tracts 2, 3, 4, 7 & 8	Appraisal	\$7,400
		Balance Due:	\$7,400

**CRAIG W. CHRISTENSEN, CHARTERED**

414 South Garfield  
P. O. Box 130  
Pocatello, ID 83204-0130  
208-234-9353  
Federal ID # 82-0455091



CITY OF POCATELLO  
c/o KIRK BYBEE  
CITY ATTORNEY'S OFFICE  
911 NORTH 7TH AVENUE  
POCATELLO, ID 83201

Date: March 28, 2016  
Account No: 3624.001  
Invoice No: 22689

Re: PDA - Positron

FOR PROPER CREDIT, PLEASE NOTE ACCOUNT & INVOICE NUMBERS ON CHECK

Professional Services

		<u>Hours</u>	<u>Amount</u>
11/11/2015	CWC Review e-mail from Tiffany Olsen re valuation of leasehold property interest and fair market value of asset; e-mail to Tiffany re valuation and case status	0.20	45.00
1/16/2015	CWC Finalize Stipulation with ISU; begin drafting pleadings for entry of judgment; review Quayle's e-mail re plat information; incorporate survey information and Tranmer's edits into ISU Stipulation; review comments of Alexander re legal descriptions and easement; review Oaas e-mail re status of case; e-mail to Oaas re drafting of pleadings for entry of judgment	6.50	1,462.50
11/18/2015	CWC Review Quayle's e-mail and legal description of present leasehold interest; e-mail to Quayle; review Curtice Smith e-mail re approval of incorporation of legal descriptions and insurability of foreclosure action	0.30	67.50
11/19/2015	CWC Review Alexander's e-mail re change of legal counsel and new contact for working with ISU; review e-mail from Curtice Smith re acceptability of legal descriptions	0.20	45.00
11/23/2015	CWC Continue drafting judgment and decree and findings of fact and conclusions of law; review e-mail from Quayle re survey information updates	9.00	2,025.00
11/24/2015	CWC Modify Findings, Judgment and Decree and Stipulation with ISU	2.80	630.00
11/25/2015	CWC E-mail to parties re stipulation with ISU, findings of fact and judgment and decree procedures; telephone conference with Tiffany Olsen re status of case and final documents	0.30	67.50
	CWC Modify Judgment and Decree, Findings and Conclusions and Stipulation with ISU; e-mail to parties re review and finalization	2.00	450.00

		<u>Hours</u>	<u>Amount</u>
11/27/2015	CWC Review Oaas e-mail re proposed pleadings; review Quayle e-mail re review of proposed pleadings; e-mail to Curtice Smith re proposed pleadings and insurability; telephone conference with Merrill Quayle re legals and incorporation into pleadings	0.60	135.00
11/30/2015	CWC Telephone conference with Merrill Quayle re legal descriptions and analysis of colored display maps and incorporation into pleadings	0.20	45.00
	CWC Review e-mail from Oaas re review of pleadings and queries as to execution	0.10	22.50
12/2/2015	CWC Review e-mail from Joanne Stacey approving documentation; e-mail to Joanne re insertion of legal descriptions; e-mail to parties re finalization of documentation and status of legal descriptions and insurability; telephone conference with Merrill Quayle re coordination of legal descriptions; review Smith's e-mail re documentation and query as to drafting of sheriff's certificate and deed, language of easement and insurability; review Orr's e-mail re availability to execute documentation	1.50	337.50
	CWC Modify findings, judgment and stipulation to insert correct legal descriptions and clarify language as to display maps; e-mail to Curtice Smith re modified documentation and drafting of sheriff's deed; e-mail to parties with modifications as to legals	2.30	517.50
12/8/2015	CWC Modify and finalization all documentation; e-mail to all parties; review e-mail from Joanne Hirase-Stacey re removal of Alexander from certificate of mailing; review e-mail from Merrill Quayle re labeling of exhibits; e-mail to Joanne re removal of Alexander from certificate of mailing	2.30	517.50
12/9/2015	CWC Review e-mail from Oaas and queries as to certain provisions; review Joanne Hirase-Stacey's e-mail re signatures	0.20	45.00
12/10/2015	CWC Review Oaas questions as to certain terms of settlement documentation; e-mail to Oaas addressing each inquiry	1.00	225.00
12/12/2015	CWC Review e-mail from Oaas re execution and return of documentation	0.10	22.50
12/14/2015	CWC E-mail to Merrill Quayle re exhibits to final documents	0.10	22.50
	CWC Review Notice of Intent to Dismiss for Lack of Activity	0.10	22.50
12/15/2015	CWC Telephone conference with Joanne Hirase-Stacey re review of documents and need for review by authorized official of ISU, status of proceeding, sheriff's sale and redemption period	0.20	45.00
12/21/2015	JLH Telephone conference with Judge Brown's clerk re retaining matter on calendar so signatures to settlement documentation can be obtained	0.10	7.50
	CWC E-mail to parties re status of case and signatures on documents	0.10	22.50

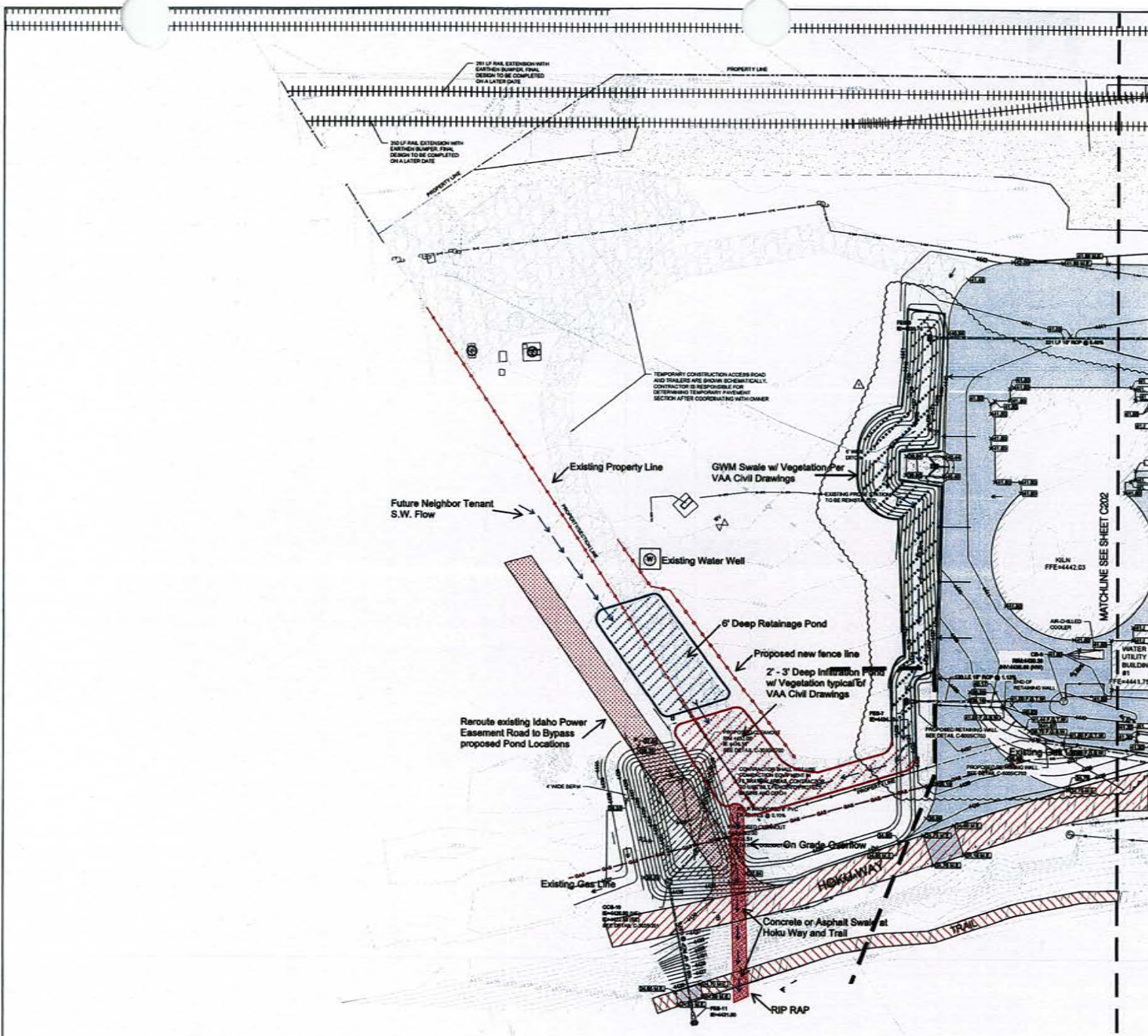
		<u>Hours</u>	<u>Amount</u>
12/22/2015	CWC Review e-mail from Joanne re signatures on settlement documentation	0.10	22.50
	CWC E-mail to Oaas re execution of documentation and return of signature pages	0.10	22.50
12/23/2015	CWC Review e-mail from Joanne Hirase-Stacey re signing of stipulation	0.10	22.50
12/24/2015	CWC Review e-mail from Mike Orr re status of case; e-mail to Mike re status and procedures	0.20	45.00
12/28/2015	CWC E-mail to Oaas re execution and return of documentation; review Oaas e-mail re execution and submission; e-mail to Mike Orr re submission by Oaas and filing of documents with court	0.30	67.50
12/29/2015	CWC Review e-mail from Oaas re submission of executed documents; review e-mail from Tiffany re status of documents; e-mail to Oaas re signature	0.30	67.50
1/1/2016	CWC Review Tiffany's e-mail re change of dates for conference; e-mail to Tiffany re available dates	0.20	45.00
1/11/2016	CWC Telephone conference with Judge Brown's clerk re status of Judgment and Decree	0.10	22.50
1/13/2016	CWC Telephone conference with Tiffany Olsen re status of judgment and decree, need for sheriff's sale to clear title, water damage at building and re-keying of building	0.20	45.00
1/16/2016	CWC Review e-mail from Oaas re status of case, issues as to return of personal property; e-mail to Oaas, ISU and City re status of surrender of personal property	0.20	45.00
1/22/2016	CWC Telephone conference with Tiffany Olsen re status of facility, Oaas request to remove property and ISU's reluctance to allow access to Oaas	0.20	45.00
1/23/2016	CWC E-mail to Erik Oaas re contact with city and coordinating conference call with City and ISU to try to resolve issue	0.10	22.50
1/25/2016	CWC Review e-mail from Oaas re issues as to return of personal property	0.10	22.50
1/26/2016	CWC Review e-mail from Tiffany re contact with ISU as to removal of property by Oaas and deadline date; e-mail to Tiffany re final removal; e-mail to Oaas re ISU agreement to allow removal of property; review Tiffany's e-mail re status conference; e-mail to Tiffany re availability to discuss status of case	0.50	112.50
1/27/2016	CWC Review Oaas e-mail to Stoner re arrangements for removal of personal property; review Stoner's e-mail to Oaas re removal, flooding, and insurance issues; review e-mail from Tiffany re telephone conference call; e-mail to Tiffany re coordination of call	0.40	90.00

		<u>Hours</u>	<u>Amount</u>
1/28/2016	CWC E-mail to Tiffany re Oaas and Stoner exchange re removal of property; telephone conference with Tiffany re issues as to Writ of Assistance if necessary, landlord/tenant provisions of lease, dispute as to insurance coverage and need to review Findings, Judgment and insurance issues	0.40	90.00
1/29/2016	CWC Review Tiffany's e-mail re Oaas interpretation of agreement and time frames for removal of property; review e-mail chain between Oaas and Stoner re removal of personal property	0.20	45.00
2/2/2016	CWC Review Tiffany's e-mail re availability for conference call	0.10	22.50
2/3/2016	CWC Review Tiffany's e-mail re coordinating conference call; review Tranmer's input; e-mail to Tiffany re meeting and pre-conference visit	0.30	67.50
2/19/2016	CWC Review file and documentation; prepare for and participate in conference call of parties re water damage, lease agreement, ownership of building/improvements and leasehold interest; telephone conference with Curtice Smith of Alliance re foreclosure and leasehold interest issue; telephone conference with Tiffany re contact with Smith and agreement as to ownership of property v. leasehold interest; telephone conference with Tiffany re issues raised by ISU as to ownership	3.50	787.50
3/1/2016	CWC Review Tiffany Olsen's e-mail re Scott Smith's analysis of documentation and opinion as to ownership of assets and building and meeting to discuss issues and concerns; e-mail to Tiffany re scheduling meeting of parties and counsel; review e-mail from Tiffany re post-telephone conference discussions with parties and position of ISU	0.40	90.00
3/2/2016	CWC Review e-mail from Tiffany re information as to meeting with parties and counsel; e-mail to Tiffany re meeting	0.20	45.00
3/3/2016	CWC E-mail to Curtice Smith re meeting with city and PDA re "ownership" of leasehold and assets	0.10	22.50
	CWC Review Scott Smith e-mail and attached analysis	0.20	45.00
3/5/2016	CWC Review e-mail from Tiffany re scheduled meeting	0.10	22.50
3/7/2016	CWC Begin drafting execution documents including Order for Sale, Writ of Execution, Notice of Levy, Notice of Sale, Affidavit as to Amount Due, Notice of Exemptions, letter of instruction to Sheriff; review Curtice Smith e-mail re meeting with PDA; e-mail to Curtice Smith re meeting	4.90	1,102.50
	CWC Review Tiffany Olsen e-mail re change of location for meeting	0.10	22.50
3/9/2016	CWC Review complaint and exhibits; review Stipulation with ISU; review Settlement Agreement and Judgment and Decree of Foreclosure; prepare for meeting with City and PDA; conference with City; PDA officials and Curtice Smith	2.20	495.00

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	<u>Hours</u>	<u>Amount</u>
3/23/2016 CWC Draft Affidavit of Scott Smith and Order for Sale	2.50	562.50
3/28/2016 CWC Draft Writ of Execution; Notice of Levy; Notice of Sale; Claim of Exemption; Instructions to Defendants and Third Parties; Instructions from Judgment Creditor; letter to Bannock County Sheriff	3.00	675.00
For professional services rendered	<u>51.50</u>	<u>\$11,572.50</u>
Additional Charges :		
1/19/2016 Bannock County Recorder - Recording Judgment and Decree of Foreclosure		73.00
Total costs		<u>\$73.00</u>
Total amount of this bill		<u>\$11,645.50</u>
Previous balance		\$24,779.00
12/8/2015 Payment - Thank You		<u>(\$24,779.00)</u>
Total payments and adjustments		<u>(\$24,779.00)</u>
Balance due		<u><u>\$11,645.50</u></u>

# AGENDA ITEM NO. 5



**GRADING NOTES**

1. PROPOSED SPOT ELEVATIONS AND CONTOURS ARE TO TOP OF GRADE. PAVEMENT OR UTILITY LINE, UNLESS OTHERWISE SPECIFIED.
2. SEE SHEET C202 FOR EROSION PREVENTION AND SEDIMENT CONTROL NOTES.
3. SEE SHEET C202 FOR LOCATIONS OF EROSION AND SEDIMENT CONTROL, TRAPS, METAL PERIMETER BRUSH AND SEDIMENT CONTROL, TRAPS PRIOR TO CONSTRUCTION.
4. ALL ROP TO BE CLASS 8 UNLESS OTHERWISE NOTED.
5. REQUIRED GRADING FOR RAIL TO BE COMPLETED UPON FURTHER DIRECTION FROM OWNER.
6. SEE SHEET C202 FOR GENERAL NOTES.

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING SECTION LINE
- PROPOSED CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ▲ PROPOSED SPOT ELEVATION
- ▲ PROPOSED SPOT ELEVATION
- ▲ PROPOSED SPOT ELEVATION
- ▲ PROPOSED SPOT ELEVATION
- ▲ PROPOSED SPOT ELEVATION
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED SANITARY LINE
- PROPOSED GAS LINE
- PROPOSED WATERMAIN
- PROPOSED WATERMAIN MANHOLE
- PROPOSED POWER POLE
- PROPOSED HYDRANT AND VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED FES
- PROPOSED FES WITH RIPRAP
- PROPOSED CATCHBASIN
- PROPOSED EROSION BENCH
- PROPOSED DRAIN TILE
- PROPOSED FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING SANITARY LINE
- EXISTING WATERMAIN
- EXISTING TELEPHONE LINE
- EXISTING HYDRANT
- EXISTING WATER VAULT
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING TREE
- EXISTING SANITARY MANHOLE
- EXISTING WELL
- EXISTING RAIL
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED GRAVEL PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONSTRUCTION ACCESS POND
- PROPOSED FILTRATION AREA
- PROPOSED FENCE

ELEVATION 4442.85 = 86" ON GA AND STRUCTURAL DRAWINGS

SEE DETAIL C-3611 ON SHEET C200 FOR CATCH BASINS



CLIENT PROJECT NO.

PROJECT  
GREAT WESTERN MALTING  
POCATELLO EXPANSION  
POCATELLO, ID

**ISSUED FOR CONSTRUCTION**

NO.	DATE	REVISION/DESCRIPTION	BY
1	11/20/15	ISSUED FOR CONSTRUCTION	AW
2	12/18/15	REVISED AS-CLOSED	AW



DATE: 11/20/15	DRAWN: AW
DESIGNED: LJP	CHECKED: POK
APPROVED: BS	

DRAWING TITLE  
**ENLARGED GRADING AND DRAINAGE PLAN**

PROJECT NO: 18046	DRAWING NO: C201
SCALE: AS SHOWN	

**EXHIBIT Not for Construction**  
For Discussion Only  
S.W. Infiltration Pond System

ENLARGED GRADING AND DRAINAGE PLAN  
C201

Concept Plan Joint Use S.W. Pond  
RAV 3.11.16

11/17 DRAWINGS NOT TO SCALE



# AGENDA ITEM

NO. 6

## Olsen, Tiffany

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**From:** Olsen, Tiffany  
**Sent:** Wednesday, March 16, 2016 2:11 PM  
**To:** Crowell, Lon; Tranmer, Dean; Scott Smith (sjs@racinelaw.net); 'Craig W. Christensen'  
**Cc:** Stroschein, Joyce  
**Subject:** Positron Facility Claim Status

Good Afternoon Gentlemen,

I submitted the facility damage claim yesterday. Kimberly Shoen, the ICRMP adjuster, called today and notified me the claim has been mostly approved for coverage. The only item that IS NOT covered is the bill from Vogts Heating and Cooling for the repair to the pipe in the amount of \$479.50 since pipe's are excluded under the policy (common) so the PDA will be responsible for this bill. The good news is the PDA's deductible is only \$500 (not the traditional \$2,500) so the PDA will be out of pocket **\$979.50** for the incident. Once the fire suppression system has been repaired and I receive a final bill from Rock Creek and Quik and Kleen, ICRMP will pay Q&K directly. I will include the two billings (deductible and Vogts) to be paid by the PDA on our next regular agenda – I think we should have them by then. According to Q&K the repairs should be completed in the next 2-3 weeks.

I will let you know when the repairs have been completed or if any issues arise in the meantime. In addition, pursuant to our last meeting, I have prepared a letter to ISU's counsel explaining our position to make the repairs, requesting a list of potential lessee's and asking for an offer if they are interested in the facility. It is pending Dean's review so I will forward it to you all once he approves the same. I have prepared the letter for Scott's signature as Chairman.

Thanks so much. Talk to you soon.

*Tiffany G. Olsen*

*Paralegal/Assistant to the City Attorney*

*City of Pocatello*

*911 North 7th, P.O. Box 4169*

*Pocatello, ID 83205*

*Telephone: (208) 234-6149*

*Facsimile: (208) 239-6986*



*...more than just insurance*

March 15, 2016

Lon Crowell  
Pocatello Development Authority  
PO Box 4169  
Pocatello, ID 83205

RE: Claim Number: C-16-18045-1514  
Date of Loss: 1/4/2016  
Claimant: Pocatello Development Authority  
Description: Damage to fire suppression system

Dear Lon:

This acknowledges receipt of the above captioned claim. I will contact you shortly to discuss this claim.

Sincerely,

Kimberly Shoen  
Claims Specialist  
Direct Phone: 208-246-8226

## Olsen, Tiffany

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**From:** Olsen, Tiffany  
**ent:** Tuesday, March 15, 2016 9:22 AM  
**To:** Intake (mainfax@icrmp.org)  
**Subject:** Pocatello Development Authority Property Damage Claim  
**Attachments:** Explanation of Events for Flood.docx; Fully Signed Settlement Agreement.pdf; Recorded Judgment.pdf; IMG\_7286.JPG; IMG\_7287.JPG; IMG\_7288.JPG; IMG\_7289.JPG; IMG\_7290.JPG; IMG\_7291.JPG; IMG\_7293.JPG; IMG\_7294.JPG; IMG\_7295.JPG; IMG\_7296.JPG; IMG\_7297.JPG; IMG\_7298.JPG; IMG\_7299.JPG; IMG\_7300.JPG; PDA Positron Claim.pdf; Positron.Quik and Kleen bid.pdf

Good Morning,

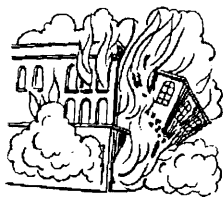
Attached is a Claim from the Pocatello Development Authority for the Positron Systems, Inc., facility located at 1500 Alvin Ricken Drive, Pocatello. I have also attached a copy of the Settlement Agreement and Judgment giving PDA the ownership interest in the facility by judicial foreclosure proceedings. The property became the PDA's as of the date of the Settlement Agreement (August 7, 2015). Also attached is a summary of the flooding event by Lon Crowell, the PDA's Executive Director and photos taken by him as well.

Upon your receipt and assignment to an agent, please let me know who the agent is. The initial bill from Quik and Kleen is for \$10,858.53 which includes the Rock Creek proposal of \$6,450 and the final invoice from Vogts in the amount of \$479.50. I will forward a final billing to be paid to Quik and Kleen once received. Where this is a first party claim and liability is clear, this Claim is NOT being sent to an adjuster.

I look forward to hearing from the agent soon. Feel free to call if there are any questions or concerns regarding the enclosed.

Thank you,  
Tiffany  
PDA Secretary

*Tiffany G. Olsen*  
Paralegal/Assistant to the City Attorney  
City of Pocatello  
911 North 7th, P.O. Box 4169  
Pocatello, ID 83205  
Telephone: (208) 234-6149  
Facsimile: (208) 239-6986



# PROPERTY DAMAGE

(Damage, Theft or Destruction of Your Property Insured by ICRMP)

Name of Our Entity: Pocatello Development Authority

Address: 911 N. 7th P.O. Box 4169 Pocatello ID 83205

Phone #: Tiffany Olsen, Secretary to PDA (208)234-6149 or  
Lon Crowell, Executive Director of PDA (208) 234-6184

Date Incident Occurred: January 4, 2016

Where did the Incident Occur? 1500 Alvin Ricken Drive,  
Pocatello, Idaho; Idaho Accelerator Center (Positron Systems,  
Inc. portion of the building)

Describe What Happened: Facility property including the fire  
suppression system was damaged when a pipe froze due to a  
malfunctioning HVAC furnace.

Who reported the claim to you? Idaho State University Employee,  
Fred Parrish, University Business Officer, College of Science and  
Engineering (208) 282-2768

Department Involved in Incident: Pocatello Development  
Authority property acquired August 7, 2015

Employee(s) Involved in Incident: None

Description of Our Property Damaged & Location: see above

Date Signed: March 15, 2016

Risk Manager Signature: *Tiffany J. Olsen*

(Please attach any additional documentation you deem necessary)

## QUIK & KLEEN

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QUIK & KLEEN INC  
542 PERSHING  
POCATELLO, ID.,  
208-233-8111  
FAX- 208-242-3847  
CELL 208-317-5301

Client: POCATELLO PLANNING & DEVELOPMENT  
Property: 1500 ALVIV RINCHEN DRIVE  
POCATELLO, ID 83201

Home: (801) 669-1754

Operator Info:

Operator: QAK

Estimator: RANDY BROADHEAD  
Company: QUIK & KLEEN  
Business: 542 PERSHING  
POCATELLO, ID 83201

Business: (208) 233-8111  
E-mail: QAK@CABLEONE.NET

Type of Estimate: Water Damage

Date Entered: 3/1/2016

Date Assigned:

Price List: IDPO8X\_APR14

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2016-03-01-1028

File Number: JOB #19108

1-4-16 4 fans, 1 dehu  
1-5-16 4 fans 1 dehu  
1-6-16 r/h 40.3 @ 73.8 deg  
gpp 50.40 dew 48.4 4 fans 1 dehu  
It is noted that the heat has been restored for 2 full days before the first reading was taken  
1-7-16 4 fans 1 dehu  
1-8-16 r.h 28.4 @ 76 deg  
gpp 37.17 dew 40.8 furnace rm  
r/h 32.2 @ 69.2  
gpp 34.29 dew 38.3 storage rm 4 fans 1 dehu  
1-9--16 r/h 28.9 @ 72.8 dew  
gpp 28.5 @ 33.2 dew 4 fans 1 dehu  
1-10-16 4 fans 1 dehu  
1-11-16 4 fans 1 dehu  
1-12-16 r/h 20.9 @ 73.8 deg  
gpp 25.9 dew 31.34 4 fans 1 dehu  
1-13-16 4 fans 1 dehu  
1-14-16 M/C .1 percent pulled all equipment

It is noted that the mitigation entries are NON IOP

## QUIK & KLEEN

QUIK & KLEEN INC  
 542 PERSHING  
 POCA TELLO, ID.,  
 208-233-8111  
 FAX- 208-242-3847  
 CELL 208-317-5301

2016-03-01-1028

### Main Level

Main Level

CAT	SEL	ACT DESCRIPTION	REMOVE	REPLACE	TOTAL
		QNTY			
1. WTR	ESRVD	+ Emergency service call - during business hours			
		1.00 EA [N]	0.00+	113.58 =	113.58
3. WTR	DRY	+ Air mover (per 24 hour period) - No monitoring			
		40.00 EA [N]	0.00+	24.39 =	975.60
4. WTR	DHM>>	+ Dehumidifier (per 24 hour period) - XLarge - No monitoring			
		10.00 EA [N]	0.00+	104.18 =	1,041.80
6. HVC	MISC	+ HEAT, VENT & AIR CONDITIONING			
		1.00 EA	0.00+	479.50 =	479.50
Repair as needed, sub to voghts					
7. PLM	MISC	+ PLUMBING			
		1.00 EA	0.00+	6,450.00 =	6,450.00
Repair frozen fire suppression system, as per Rock Creek					
<b>Total: Main Level</b>					<b>9,060.48</b>

### Work Area/Room

Height: 8'

1008.00 SF Walls  
 1868.00 SF Walls & Ceiling  
 95.56 SY Flooring  
 126.00 LF Ceil. Perimeter

860.00 SF Ceiling  
 860.00 SF Floor  
 126.00 LF Floor Perimeter

CAT	SEL	ACT DESCRIPTION	REMOVE	REPLACE	TOTAL
		QNTY			
5. WTR	EXT	+ Water extraction from carpeted floor			
		1/2F 430.00 SF [N]	0.00+	0.43 =	184.90
8. WTR	GRM	+ Apply anti-microbial agent			
		F 860.00 SF [N]	0.00+	0.17 =	146.20
<b>Totals: Work Area/Room</b>					<b>331.10</b>

**QUIK & KLEEN**

QUIK & KLEEN INC  
 542 PERSHING  
 POCATELLO, ID.,  
 208-233-8111  
 FAX- 208-242-3847  
 CELL 208-317-5301

**FURNACE RM**

Height: 8'

236.00 SF Walls  
 290.25 SF Walls & Ceiling  
 6.03 SY Flooring  
 29.50 LF Ceil. Perimeter

54.25 SF Ceiling  
 54.25 SF Floor  
 29.50 LF Floor Perimeter

CAT	SEL	CALC	ACT DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
9. WTR	EXT		+ Water extraction from carpeted floor				
		1/2F		27.13 SF [N]	0.00+	0.43 =	11.67
10. WTR	GRM		+ Apply anti-microbial agent				
		F		54.25 SF [N]	0.00+	0.17 =	9.22
<b>Totals: FURNACE RM</b>							<b>20.89</b>

**Storage Area/Room**

Height: 8'

396.00 SF Walls  
 548.93 SF Walls & Ceiling  
 16.99 SY Flooring  
 49.50 LF Ceil. Perimeter

152.93 SF Ceiling  
 152.93 SF Floor  
 49.50 LF Floor Perimeter

CAT	SEL	CALC	ACT DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
11. WTR	EXT		+ Water extraction from carpeted floor				
		1/2F		76.47 SF [N]	0.00+	0.43 =	32.88
12. WTR	GRM		+ Apply anti-microbial agent				
		F		152.93 SF [N]	0.00+	0.17 =	26.00
<b>Totals: Storage Area/Room</b>							<b>58.88</b>
<b>Total: Main Level</b>							<b>9,471.35</b>
<b>Line Item Totals: 2016-03-01-1028</b>							<b>9,471.35</b>

## QUIK & KLEEN

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QUIK & KLEEN INC  
542 PERSHING  
POCATELLO, ID.,  
208-233-8111  
FAX- 208-242-3847  
CELL 208-317-5301

### Grand Total Areas:

1,640.00 SF Walls	1,067.18 SF Ceiling	2,707.18 SF Walls and Ceiling
1,067.18 SF Floor	118.58 SY Flooring	205.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	205.00 LF Ceil. Perimeter
1,067.18 Floor Area	1,127.40 Total Area	1,640.00 Interior Wall Area
1,395.00 Exterior Wall Area	155.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

## QUIK & KLEEN

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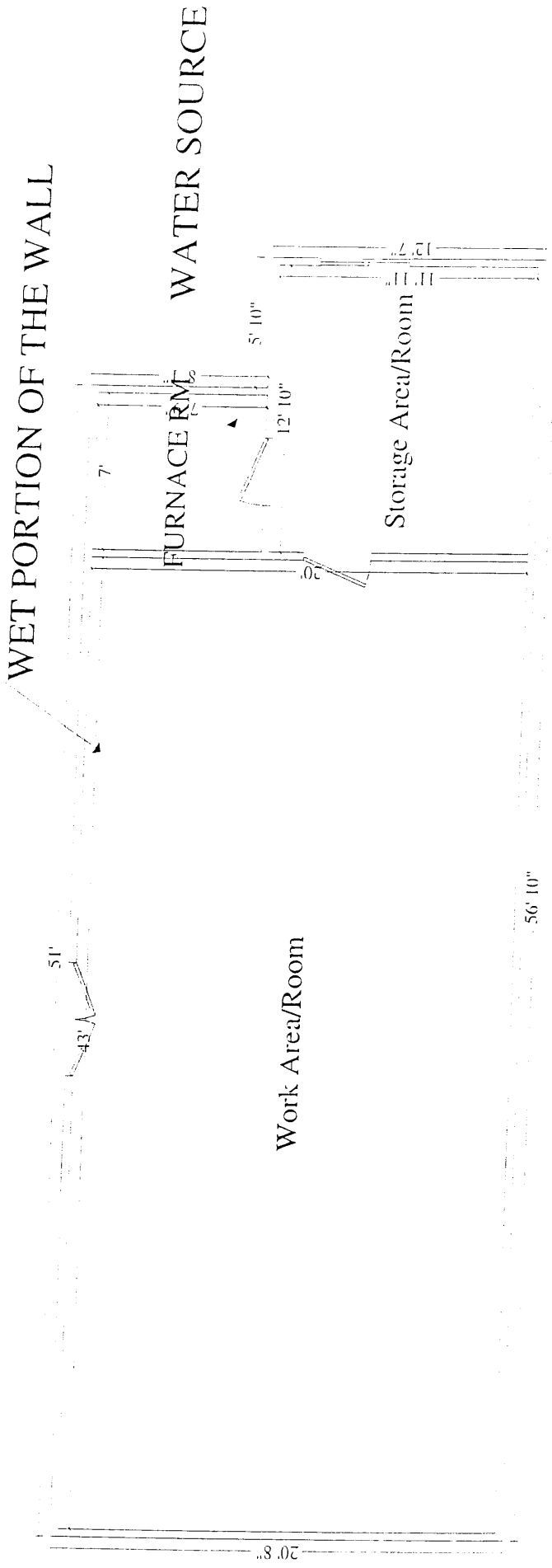
QUIK & KLEEN INC  
542 PERSHING  
POCATELLO, ID.,  
208-233-8111  
FAX- 208-242-3847  
CELL 208-317-5301

### Summary

Line Item Total			9,471.35
Material Sales Tax	@	6.000%	1.28
Subtotal			9,472.63
Overhead	@	10.0%	692.95
Profit	@	10.0%	692.95
Replacement Cost Value			<b>\$10,858.53</b>
Net Claim			<b>\$10,858.53</b>

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RANDY BROADHEAD



WATER SOURCE

FURNACE RM

Storage Area/Room

Work Area/Room

WET PORTION OF THE WALL



**Vogts Heating & Air**

653 West Center

P.O. Box 666

Pocatello, ID 83204

Phone: 208 233-2504

Fax: 208 232-5140

City of Poc # 847 ID State #HVC-C-2709

**INVOICE**

Invoice Number: Q64244

Invoice Date: 01/06/16

P.O. Number:

Terms: Net due upon receipt

Payment: OFFICE \*\*\*

Bill To: QUIK & KLEEN  
542 PERSHING  
POCATELLO, ID 83201

Service Date: 01/05/16

Phone: 233-8111

QUIK &amp; KL

Jobsite Address: 1500 ALVIN RICKEN RD, POCATELLO

Zone: HEATING

Symptom: TURN ON FURNACE

## Diagnosis:

Repair: JW, 1/4- FOUND AND REPLACED A BAD BLOWER MOTOR ON CLOSET FURNACE. REPLACED PLUGGED FILTERS AND CHECKED OVER ALL OPERATION. JK, 1/5- FOUND AUXILLARY LIMIT WAS TRIPPED, RESET AND CHECKED. SET FAN TO ON SO IT WOULDN'T CYCLE UNTIL AREA WARMED UP.

Description	Item No	Qty.	Unit	Price	Total
LABOR AT REGULAR RATE FOR 1/4/16&1/5/16	SERV	3.75	hour	\$90.00	\$337.50
EMERSON 1/6 - 1/2 HP 115 V 1075	5460	1	Each	\$142.00	\$142.00

*THANK YOU FOR CHOOSING OUR COMPANY - YOU ARE APPRECIATED!*

Subtotal: \$479.50

Tax: 6% \$0.00

Total: \$479.50

*To avoid late fee finance charges, please pay promptly. A late fee (finance charge) of 1-1/2% per month shall be added to all accounts past due.*

+



PO Box 637, American Falls, ID 83211. (208) 479-2798. FPSC#116  
 www.rockcreekfire.com

**PROPOSAL**

**DATE:** 01/04/2016

**TO:** Idaho State University  
**ATT:** Ed Cash

**PROJECT:** Accelerator fire sprinkler repair

**Scope of Work to Include:**

- 1) Rock Creek Fire Protection will repair the damages the fire sprinkler riser assembly due to freezing damage.
- 2) Proposal includes a 24 hr. air system to trouble shoot any other possible freezing issues within the system.
- 3) Material includes backflow device, riser manifold, black steel pipe and fittings & gauges.
- 4) One year warranty on parts and labor that Rock Creek Fire Protection Installs

**ABOVEGROUND**

- Wet System   
  - Backflow Preventer   
  - Wall Mounted Fire Dept. Connection   
  - Fire Stop or Fire Caulking   
  - Earthquake Bracing   
  - Black Steel Pipe   
  - C.P.V.C. Pipe   
  - Water Flow Test   
  - Aboveground Test Certificate   
  - Submittal of Sprinkler Plans to A.H.J.   
  - Plan Review Fee   
  - One Year Warranty on All Parts We Install from the Date Left in Service on parts and labor only that Rock Creek Fire Protection LLC. Installs.

**Scope Of Work Does Not Include:**

- 1) Painting of pipe, adequate water supply or electrical wiring of any kind.
- 2) Fire extinguishers and/or cabinets, Fire Pump, or Fire Alarm System / Panel.
- 3) Insurance requirements beyond Gen Lia-1,000,000 Gen AG- 2,000,000
- 4) Bonds.
- 5) Prevailing wages or benefits.
- 6) Underground piping or adequate size.
- 7) Storage of piping or material other than on site.
- 8) Work performed anywhere other than the riser assembly

Our Total Base Bid for this project is: Six Thousand Four Hundred & Fifty Dollars: **6,450.00**


This proposal is based on current material costs, proposal price could be adjusted if material price may change if accepted after the proposal accepted date.

---

We thank you for the opportunity of submitting this proposal.

Please do not hesitate to contact Shane Broderick at (208) 479-2798 should you have any questions.

Respectfully submitted,



Shane Broderick  
Owner  
Estimator  
shane@rockcreekfire.com

Payment Terms: Monthly Net 30 Days.

**LATE FEES**

Should payment not be received as agreed upon, the Customer shall be charged a monthly 'late pay' fee of 2.5% (30.0% annually) of the total balance due. The additional fee shall begin the thirty first (31st) day following the original date of invoice and shall continue until payment in full is received. Customer shall be responsible for any and all charges, legal and arbitration fees should Customer fail to make payments as required and agreed to per the terms of this proposal.

This proposal is subject to change if not accepted within (60) days.

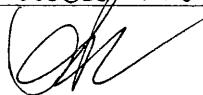
**ACCEPTANCE**

We accept the above proposal at the stated bid price. This acceptance is subject to preparation and execution of a contract agreement with complete specifications or issuance of our purchase order or our subcontract agreement. (Please indicate below)

Purchaser  
Company Name:

Pocatello Development Authority

Authorized Agent:



Date: 3/11/16

AGENDA ITEM

NO. 7

## Olsen, Tiffany

---

**From:** Crowell, Lon  
**nt:** Thursday, April 07, 2016 6:29 PM  
**To:** Scott Smith  
**Cc:** Olsen, Tiffany  
**Subject:** Fwd: Positron space

Scott;  
FYI.

Would like to get a pulse as to whether the PDA is interested in the request below, if possible? Apparently they are leaving the airport facility as their current agreement allows. Jon is going to put together an offer. Apparently the use only makes \$1,500 month. We do not know the actual value of the building so I am not sure where to begin. Please let me know if you are OK with asking the board if they are interested in considering this. Thank you

Have a wonderful day,  
Lon Crowell

Sent from my iPhone

Begin forwarded message:

**From:** Jon Stoner <[stonjon@isu.edu](mailto:stonjon@isu.edu)>  
**Date:** April 6, 2016 at 2:35:50 PM MDT  
**To:** [lcrowell@pocatello.us](mailto:lcrowell@pocatello.us)  
**Subject:** Positron space

Hi Lon,

I have a long term project for the Army that I need to move from our space at the airport facility. This project is ideal to go into the Positron space. I was wondering if there was a way we could sub-lease back from you so we could use the main hall area and the cell. It's possible that we could set up in a way so that we could tear down and move it quickly if you ended up getting a buyer. However, it's also a project that could run several years. Please give me a call to discuss. I'm also working with Idaho Power to drop overall utilities – I will fill you in.

Thanks  
Jon

Jon Stoner  
Director of Technical Operations  
IAC/Office for Research  
Idaho State Universtiy  
[stonjon@isu.edu](mailto:stonjon@isu.edu)  
208-282-5875

# AGENDA ITEM

NO. 8

**EXECUTIVE SUMMARY**

**GATEWAY WEST INDUSTRIAL CENTER - ELECTRICAL REQUEST**

**TO:** Chairman Scott Smith and PDA Board Members  
**FROM:** Merril Quayle, P.E., PDA Engineer *MQ*  
**DATE:** Meeting Date – April 20, 2016  
**SUBJECT:** Gateway West Industrial Center – Electrical Request

**REQUEST**

Gateway West Industrial Center (Earl Swift) 669 W Quinn Rd Pocatello Idaho 83204 request financial assistance from the PDA for upgrade electrical serves to buildings 10, 36, 37 and 38.

**Back Ground**

Gateway West Industrial Park is currently in the Naval Ordinance Plant Urban Renewal Area and Revenue Allocation District. Buildings 10, 36, 37 and 38 are all tied into the same electrical source and the system is getting to the end of its useful life. Mr. Swift desires to have each of these buildings on its own electrical source and independent from each other. This will allow production in the other building to continue if there is a failure in the other buildings connected to the system or the main transformer goes down. Idaho Power has evaluated the system and reached a point that no work can be done until there is payment to move the project forward. The transformers and switch gear materials have a lead time to order 2-3 months and payment made before the order can be formally placed. Mr. Swift desires this project to move forward and is requesting the assistance from the PDA.

The costs are attached for Idaho Power fees and the switch gear and transformer materials only at this time.

Idaho Power Rule H Cost Quotes	\$4,154.00
Idaho Power line installation/upgrade cost for the 4 service requests	\$129,728.00
Transformers	\$102,400.00
Switch Gears	\$78,288.67

February 11, 2016

Earl T Swift  
Gateway West  
120 Francis St.  
Keyport, NJ 07735

Subject: Transfer 3.5 MVA of Load at the Gateway Industrial Park.

Dear Mr. Swift:

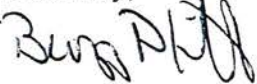
Thank you for your request for Idaho Power to provide 3.5 MVA of load from the Alameda 014 feeder at the Gateway Industrial Park located at 669 Quinn Road in Pocatello, Idaho.

The requested interconnection to Idaho Power's system was investigated and the results of this work indicate that there are no improvements needed to Idaho Power's infrastructure to support the 3.5 MVA load transfer other than the taps off the feeder to the 4 buildings and associated equipment.

This area has seen a number of requests for large load. While Idaho Power currently has the facilities needed to meet the requested load, please be advised that Idaho Power does not indefinitely reserve or hold capacity for any of its customers. Idaho Power makes excess capacity available to its existing and prospective customers on a "first-come, first served" basis. If the Gateway Industrial Park facility is unable to fulfill its load schedule and the additional load does not come online in the summer of 2016, the available capacity may become accessible to other customers.

Enclosed are service requests based on the load schedule information you recently provided (500 kVA of connected load at 480 volts with AMI metering for Building 10, 750 kVA of connected load at 12.5 kV primary service for Building 36, 1,500 kVA of connected load at 12.5 kV primary service for Building 37 and 750 kVA of connected load at 12.5 kV primary service for Building 38 all with an in-service date of May 31, 2016. The Engineering Fees to provide Rule H Cost Quotes for all four of the service requests are \$4,154. Please submit payment of the Engineering Fees and sign and return the enclosed service requests to confirm the requested load schedule. Idaho Power will provide you with a Rule H cost quote for each of the service requests.

Sincerely,



Buzz Pfeiffer  
Major Customer Representative  
(208) 236-7736



Idaho Power Company  
Service Request

Service Request Number: 00382769

KEYWAY WEST INDUSTRIAL CENTER (BLDG #10)

Work Order Number:		Eng Hours:	00014
Request Type:	CS	Eng Fee Amount(Att98):	938.00
Rate Sch.:	9	Eng Fee Amount(Att16):	
Reply By:		Eng Fee Service Agreement No:	
		Eng Fee Service Agreement Date:	
		Customer No:	

Feeder: ALMA14B  
 Service Location: 669 W QUINN #10 RD POCATELLO, ID 83204  
 Required in Service Date: 5/31/2016  
 Planning Center/Team: POCNORTH

Contact Detail:

CUST	GATEWAY WEST INDUSTRIAL CENTER 120 FRANCIS ST, , KEYPORT NJ 07725-1363	732-264-0089
IPCO	DAVID T PACKARD ''	208-236-7745
RFND	GATEWAY WEST INDUSTRIAL CENTER 120 FRANCIS ST, , KEYPORT NJ 07725-1363	732-264-0089

Attribute Information  
COM

Service Voltage	277/480	No. Of Meters	1
Number of Phases	3	Meter Location	XFMR
KW Motor Load:		Ct Loc	XFMR
Largest Motor		Primary OH/UG	UG
1 Phase KW Demand		Service OH/UG	UG
3 Phase KW Demand		Srv Owner	CUST
Vested Int. Connected Load	500	Panel Amp Size	
Commercial Deposit Amount			

Description

INSTALL 3 PHASE PRIMARY UNDERGROUND AND 500 KVA URD TRANSFORMER  
 CUSTOMER WILL TAKE THEIR OWN 277/480 UNDERGROUND SERVICE FROM TRANSFORMER  
 IDAHO POWER CURRENTLY HAS FACILITIES TO MEET THE REQUESTED LOAD.  
 IDAHO POWER DOES NOT INDEFINITELY RESERVE OR HOLD CAPACITY FOR ANY OF ITS  
 CUSTOMERS IF UNABLE TO FULFILL THIS LOAD SCHEDULE BY SUMMER OF 2016 THE  
 AVAILABLE CAPACITY MAY BECOME ACCESSIBLE TO OTHER CUSTOMERS.

Service Request Number: 00382765

GATEWAY WEST INDUSTRIAL CENTER (BLDG #36)

Work Order Number:		Eng Hours:	<b>00028</b>
Request Type:	<b>CS</b>	Eng Fee Amount(Att98):	<b>1,876.00</b>
Rate Sch.:	<b>9P</b>	Eng Fee Amount(Att16):	
Reply By:		Eng Fee Service Agreement No:	
		Eng Fee Service Agreement Date:	
Feeder:	<b>ALMA14B</b>	Customer No:	
Service Location:	<b>669 W QUINN #36 RD POCATELLO, ID 83204</b>		
Required in Service Date:	<b>5/31/2016</b>		
Planning Center/Team:	<b>POCNORTH</b>		

**Contact Detail:**

<b>CUST</b>	<b>GATEWAY WEST INDUSTRIAL CENTER 120 FRANCIS ST., KEYPORT NJ 07735-1363</b>	<b>732-264-0089</b>
<b>IPCO</b>	<b>DAVID T PACKARD</b>	<b>208-236-7745</b>
<b>RFND</b>	<b>GATEWAY WEST INDUSTRIAL CENTER 120 FRANCIS ST., KEYPORT NJ 07735-1363</b>	<b>732-264-0089</b>

**Attribute Information**

<b>RES/COM</b>			
Service Voltage	<b>12.5 KV</b>	No. Of Meters	<b>1</b>
Number of Phases	<b>3</b>	Meter Location	<b>PRI METER</b>
KW Motor Load:		Ct Loc	
Largest Motor		Primary OH/UG	<b>UG</b>
1 Phase KW Demand		Service OH/UG	
3 Phase KW Demand		Srv Owner	<b>CUSTOMER</b>
Vested Int. Connected Load	<b>750</b>	Panel Amp Size	
Commercial Deposit Amount			

**Description**

INSTALL 3 PHASE OVERHEAD SLACK SPAN AND PRIMARY URD CABLE TO SWITCHGEAR  
 INSTALL 3 PHASE URD PRIMARY TO SERVE PRIMARY METER WITH A LOAD OF 750 KVA  
 CUSTOMER WILL TAKE THEIR OWN UNDERGROUND PRIMARY CABLE FROM PRIMARY METER  
 IDAHO POWER CURRENTLY HAS FACILITIES TO MEET THE REQUESTED LOAD.  
 IDAHO POWER DOES NOT INDEFINITELY RESERVE OR HOLD CAPACITY FOR ANY OF ITS  
 CUSTOMERS IF UNABLE TO FULFILL THIS LOAD SCHEDULE BY SUMMER OF 2016 THE  
 AVAILABLE CAPACITY MAY BECOME ACCESSIBLE TO OTHER CUSTOMERS.



Idaho Power Company  
Service Request

Service Request Number: 00383112

GATEWAY WEST INDUSTRIAL CENTER (669 W QUINN RD #37)

Work Order Number:		Eng Hours:	00010
Request Type:	CS	Eng Fee Amount(Att98):	670.00
Rate Sch.:	19	Eng Fee Amount(Att16):	
Reply By:		Eng Fee Service Agreement No:	
		Eng Fee Service Agreement Date:	
		Customer No:	

Feeder: ALMA14B  
 Service Location: 669 W QUINN #37 RD POCATELLO, ID 83204  
 Required in Service Date: 5/31/2016  
 Planning Center/Team: POCNORTH

Contact Detail:

CUST	GATEWAY WEST	732-264-0089
	120 FRANCIS ST., KEYPORT NJ 07735-1363	
IPCO	DAVID T PACKARD	208-236-7745

Attribute Information

RES/COM

Service Voltage	12.5 KV	No. Of Meters	1
Number of Phases	3	Meter Location	NEAR HUSSEY ST
KW Motor Load:		Ct Loc	
Largest Motor		Primary OH/UG	UG
1 Phase KW Demand		Service OH/UG	
3 Phase KW Demand		Srv Owner	
Vested Int. Connected Load	1500	Panel Amp Size	
Commercial Deposit Amount			

Description

INSTALL PRIMARY URD FROM SWITCHGEAR TO PRIMARY URD METER.  
 THIS JOB WILL BE TO SERVE 1500 KVA OF CONNECTED LOAD AT 12.5 KV  
 PRIMARY SERVICE FOR BUILDING #37.  
 IDAHO POWER CURRENTLY HAS FACILITIES TO MEET THE REQUESTED LOAD.  
 IDAHO POWER DOES NOT INDEFINITELY RESERVE OR HOLD CAPACITY FOR ANY OF ITS  
 CUSTOMERS IF UNABLE TO FULFILL THIS LOAD SCHEDULE BY SUMMER OF 2016 THE  
 AVAILABLE CAPACITY MAY BECOME ACCESSIBLE TO OTHER CUSTOMERS.



Idaho Power Company  
Service Request

Service Request Number: 00382735

GATEWAY WEST INDUSTRIAL CENTER (BLDG #38)

Work Order Number:		Eng Hours:	00010
Request Type:	CS	Eng Fee Amount(Att98):	670.00
Rate Sch.:	9P	Eng Fee Amount(Att16):	
Reply By:		Eng Fee Service Agreement No:	
		Eng Fee Service Agreement Date:	
		Customer No:	

Feeder: ALMA14B  
 Service Location: 669 W QUINN #38 RD POCATELLO, ID 83204  
 Required in Service Date: 5/31/2016  
 Planning Center/Team: POCNORTH

Contact Detail:

CUST	GATEWAY WEST INDUSTRIAL CENTER 120 FRANCIS ST., KEYPORT NJ 07735-1363	732-264-0089
IPCO	DAVID T PACKARD	208-236-7745

Attribute Information

RES/COM

Service Voltage	12.5 KV	No. Of Meters	1
Number of Phases	3	Meter Location	
Motor Load:		Ct Loc	
Largest Motor		Primary OH/UG	UG
1 Phase KW Demand		Service OH/UG	
3 Phase KW Demand		Srv Owner	CUSTOMER
Vested Int. Connected Load	750	Panel Amp Size	
Commercial Deposit Amount			

Description

INSTALL 3 PHASE URD PRIMARY TO SERVE PRIMARY METER WITH A LOAD OF 750 KVA  
 CUSTOMER WILL TAKE THEIR OWN UNDERGROUND PRIMARY CABLE FROM PRIMARY METER  
 IDAHO POWER CURRENTLY HAS FACILITIES TO MEET THE REQUESTED LOAD.  
 IDAHO POWER DOES NOT INDEFINITELY RESERVE OR HOLD CAPACITY FOR ANY OF ITS  
 CUSTOMERS IF UNABLE TO FULFILL THIS LOAD SCHEDULE BY SUMMER OF 2016 THE  
 AVAILABLE CAPACITY MAY BECOME ACCESSIBLE TO OTHER CUSTOMERS.

March 9, 2016

Gateway West Industrial Center  
Gateway West Industrial Center  
120 Francis St  
Keyport, Nj. 07735-1363

**Work Order Number:** 27447702  
**Project Name:** Gateway West Industrial Center  
**Address or Job Location:** 669 W Quinn (Bldg #38)  
**Project City, State, Zip:** Pocatello, Id. 83204  
**In accordance with your request:** Idaho Power has completed the work order design to install 3 phase primary underground cable and a primary meter

Line Installation/Upgrade Costs (Line 1)	\$ 21,827.00
Line Installation Credits (Betterment, Salvage, Customer Trench) (Lines 2-4)	_____
Terminal Facilities (Line 6)	_____
Customer Allowance (Line 7)	_____
Salvage Terminal Credit (Line 8)	_____
Unusual Conditions (Line 10)	_____
Net Other Charges (Eng Charges, Permits, Misc Charges) (Line 25)	_____
<b>Amount to be paid and received prior to job being scheduled for construction. Quote good for sixty (60) days.</b>	<b>\$ 21,827.00</b>

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

Comments:

Work order will not be released for construction scheduling until payment and/or requested documents are signed and returned. This quote is binding on the Company for a period of sixty days (60) from the date on this letter, and subject to change if information provided by the customer changes.

**PLEASE RETURN SIGNED DOCUMENTS TO:**

IDAHO POWER COMPANY  
David T Packard  
301 E BENTON ST  
POCATELLO, ID. 83201

If there are any questions, please telephone:

David T Packard  
208-236-7745

March 9, 2016

Gateway West Industrial Center  
Gateway West Industrial Center  
120 Francis St  
Keyport, Nj. 07735-1363

**Work Order Number:** 27452730  
**Project Name:** Gateway West Industrial Center  
**Address or Job Location:** 669 W Quinn (Bldg #37)  
**Project City, State, Zip:** Pocatello, Id. 83204  
**In accordance with your request:** Idaho Power has completed the work order design to install 3 phase primary underground cable and a primary meter

Line Installation/Upgrade Costs (Line 1)	\$ 21,643.00
Line Installation Credits (Betterment, Salvage, Customer Trench) (Lines 2-4)	_____
Terminal Facilities (Line 6)	_____
Customer Allowance (Line 7)	_____
Salvage Terminal Credit (Line 8)	_____
Unusual Conditions (Line 10)	_____
Net Other Charges (Eng Charges, Permits, Misc Charges) (Line 25)	_____
<b>Amount to be paid and received prior to job being scheduled for construction. Quote good for sixty (60) days.</b>	<b>\$ 21,643.00</b>

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

Comments

Work order will not be released for construction scheduling until payment and/or requested documents are signed and returned. This quote is binding on the Company for a period of sixty days (60) from the date on this letter, and subject to change if information provided by the customer changes.

**PLEASE RETURN SIGNED DOCUMENTS TO:**

IDAHO POWER COMPANY  
David T Packard  
301 E BENTON ST  
POCATELLO, ID. 83201

If there are any questions, please telephone:

David T Packard  
208-236-7745

March 9, 2016

Gateway West Industrial Center  
Gateway West Industrial Center  
120 Francis St  
Keyport, Nj. 07735-1363

**Work Order Number:** 27452733  
**Project Name:** Gateway West Industrial Center  
**Address or Job Location:** 669 W Quinn (Bldg #36)  
**Project City, State, Zip:** Pocatello, Id. 83204  
**In accordance with your request:** Idaho Power has completed the work order design to install 3 phase pri urd cable, switchgear& primary meter

Line Installation/Upgrade Costs (Line 1)	\$ 71,339.00
Line Installation Credits (Betterment, Salvage, Customer Trench) (Lines 2-4)	<u>\$ 2,208.00</u>
Terminal Facilities (Line 6)	<u>                    </u>
Customer Allowance (Line 7)	<u>                    </u>
Salvage Terminal Credit (Line 8)	<u>                    </u>
Unusual Conditions (Line 10)	<u>\$ 1,421.00</u>
Net Other Charges (Eng Charges, Permits, Misc Charges) (Line 25)	<u>                    </u>
<b>Amount to be paid and received prior to job being scheduled for construction. Quote good for sixty (60) days.</b>	<u><u>\$ 70,552.00</u></u>

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

Comments

Work order will not be released for construction scheduling until payment and/or requested documents are signed and returned. This quote is binding on the Company for a period of sixty days (60) from the date on this letter, and subject to change if information provided by the customer changes.

**PLEASE RETURN SIGNED DOCUMENTS TO:**

IDAHO POWER COMPANY  
David T Packard  
301 E BENTON ST  
POCATELLO, ID. 83201

If there are any questions, please telephone:  
David T Packard  
208-236-7745

March 9, 2016

Gateway West Industrial Center  
Gateway West Industrial Center  
120 Francis St  
Keyport, Nj. 07735-1363

**Work Order Number:** 27452734  
**Project Name:** Gateway West Industrial Center  
**Address or Job Location:** 669 W Quinn (Bldg #10)  
**Project City, State, Zip:** Pocatello, Id. 83204  
**In accordance with your request:** Idaho Power has completed the work order design to install 3 phase pri urd cable & 500 kva transformer 277/480 v

Line Installation/Upgrade Costs (Line 1)	\$ 9,876.00
Line Installation Credits (Betterment, Salvage, Customer Trench) (Lines 2-4)	\$ 3,160.00
Terminal Facilities (Line 6)	\$ 13,629.00
Customer Allowance (Line 7)	\$ 4,639.00
Salvage Terminal Credit (Line 8)	
Unusual Conditions (Line 10)	
Net Other Charges (Eng Charges, Permits, Misc Charges) (Line 25)	
<b>Amount to be paid and received prior to job being scheduled for construction. Quote good for sixty (60) days.</b>	<b>\$ 15,706.00</b>

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

Comments:

Work order will not be released for construction scheduling until payment and/or requested documents are signed and returned. This quote is binding on the Company for a period of sixty days (60) from the date on this letter, and subject to change if information provided by the customer changes.

**PLEASE RETURN SIGNED DOCUMENTS TO:**

IDAHO POWER COMPANY  
David T Packard  
301 E BENTON ST  
POCATELLO, ID. 83201

If there are any questions, please telephone:

David T Packard  
208-236-7745

Virginia Transformer Corp.

~~Switch Gear~~ Transformers  
Proposal Summary

ITEM	DESCRIPTION	QTY	UNIT PRICE	EXTENDED PRICE
1	2000/2300 KVA, 12.47 KV-7.2 KV	1	\$45,500	\$45,500
2	750/862 KVA 12.47 KV - 7.2 KV	1	\$28,450	\$28,450

The Firm price offer is for shipment by 14-16 weeks ARO and order by 03/10/2016. If shipment is delayed for customer reason, VTC Price Adjustment Policy will apply with base index for March 2016 and the final index will be that of the month of shipment. In any case, the validity of Index Price offer expires 12 months from the date of original proposal.

SHIPPING INFORMATION	
Validity of Quotation	04/10/2016
Shipment By	14-16 weeks ARO
D.A.P	Pocatello, ID
Freight**	PPD & ALLOW

\*\*VTC reserves the right to build the units in any of their locations including GTC facilities in Rincon, GA. Shipment window will be two months

*PAYMENT TERMS (Subject to approval)
20% along with PO
30% along with the drawing submittal, Net 30 days
50% upon shipment, Net 30 days

VA Transformer: Accounting, Phone: 540-345-9892, E-mail:accounting@vatransformer.com

**Notes:**

1. All prices are excluding any State, Federal, Sales or Use Tax.
2. Written Purchase Orders are required prior to any Engineering, Manufacturing, or Order Entry by VTC. The stated delivery date contained in this proposal is predicated on the factory loading at the time of quotation. The actual delivery date will only be confirmed at the time an order is received. Our acknowledgement will confirm the committed shipment date. Virginia Transformer Corp. reserves the option to ship this unit within a window of four to six (4 to 6) weeks prior to the date requested on the purchase order.
3. Access to final site and all access roads leading thereto must be suitable for un-impeded delivery by special, heavy-duty trucks carrying large transformers, including grades, turning radius, and surface conditions capable of supporting the combined weight of these trucks and transformers.

X 3 = 78,866.67

## Item Details

Item Number: 00001

Customer RFQ Information: Email; Dated: 3/15/2016

Outline Drawing Number: BED3688961N00001

Quantity	Unit Price	Extended Price
1 X 3	\$ 26,288.89 USD	\$26,288.89 USD

Lead-time (Per Lead-time definition in Proposal Details):

Product Lead-time (X): 8-10 weeks ex-factory - Done Design

Description: Cooper Part Number: KP00610L01S69A

**Unit Description** 15 kV 3 Phase Vacuum Fault Interrupter (VFI) Pad-Mounted Switchgear

### Unit Characteristics

Model 5 Model 5 - 2 Way  
Unit Configuration Single Sided  
Insulation Medium SF6 Gas  
Tank/Cabinet Material Mild Steel  
Paint Color Standard Bell Green (Munsell 7GY 3.29/1.5)  
Interrupting Rating 12.5 kA  
Bushing In-Line Bushings  
Switch Mounting; Operation Style Front Mount, Front Operated

### Special Features

Bushing Options Externally Replaceable Bushings Included with SF6 Gas  
Fault Indicator Provisions Standard Provisions (1.08" Diameter Hole with Cover Plate)  
Grounding Provisions 1/2"-13 UNC Stainless Steel Welded Ground Nuts (standard)

### Way 1 Features

Way Features (S1) Source  
Bushings 600 Amp Aluminum Deadbreak Bushings  
Bushing Accessories None Required

### Way 2 Features


Way Features (T1) Tap – Vacuum Fault Interrupter (VFI)  
Handle One Three-Phase Handle  
Bushings 600 Amp Aluminum Deadbreak Bushings  
Bushing Accessories None Required  
Controls Tri-Phase Control with Ground Trip  
Control Accessories None Required

10-8

20615236

# Naval Ordnance Plant Urban Renewal Area



 Urban Renewal Area and Revenue Allocation District

1 inch equals 500 feet

The City of Pocatello does not guarantee any information contained in this map to be an accurate representation of actual conditions.

No reproduction of this material in any form is authorized without written consent of the City of Pocatello.

AGENDA ITEM

NO. 9



IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 606, As Amended,  
As Amended in the Senate, As Amended in the Senate

BY REVENUE AND TAXATION COMMITTEE

AN ACT

1 RELATING TO URBAN RENEWAL; AMENDING SECTION 50-2006, IDAHO CODE, TO REVISE  
2 PROVISIONS FOR THE MAKEUP OF THE BOARD OF COMMISSIONERS OF AN URBAN  
3 RENEWAL AGENCY, TO ALLOW FOR THE ELECTION OF COMMISSIONERS, TO REVISE  
4 PROVISIONS REGARDING THE FILLING OF VACANCIES, TO PROVIDE RESIDENCY  
5 REQUIREMENTS FOR COMMISSIONERS AND TO MAKE TECHNICAL CORRECTIONS;  
6 AMENDING SECTION 50-2033, IDAHO CODE, TO PROVIDE REQUIREMENTS FOR  
7 AMENDMENTS; AMENDING SECTION 50-2903, IDAHO CODE, TO REVISE THE DEFINITIONS OF "BASE ASSESSMENT ROLL," "PLAN" OR "URBAN RENEWAL PLAN" AND  
8 "PROJECT COSTS"; AMENDING CHAPTER 29, TITLE 50, IDAHO CODE, BY THE ADDITION OF A NEW SECTION 50-2903A, IDAHO CODE, TO PROVIDE THE EFFECT OF  
9 AN ORDINANCE TO MODIFY AN URBAN RENEWAL PLAN AND TO PROVIDE EXCEPTIONS;  
10 AMENDING SECTION 50-2905, IDAHO CODE, TO PROVIDE THAT ANY CHANGES TO  
11 AN URBAN RENEWAL PLAN SHALL BE NOTICED AND COMPLETED IN AN OPEN PUBLIC  
12 MEETING; AMENDING CHAPTER 29, TITLE 50, IDAHO CODE, BY THE ADDITION OF A  
13 NEW SECTION 50-2905A, IDAHO CODE, TO PROVIDE FOR AN ELECTION ON CERTAIN  
14 PROJECTS AND TO DEFINE TERMS; AMENDING CHAPTER 29, TITLE 50, IDAHO CODE,  
15 BY THE ADDITION OF A NEW SECTION 50-2913, IDAHO CODE, TO PROVIDE THAT  
16 URBAN RENEWAL PLANS BE SUBMITTED TO THE STATE TAX COMMISSION AND TO PROVIDE PENALTIES FOR FAILURE TO REPORT; AMENDING SECTION 63-301A, IDAHO  
17 CODE, TO PROVIDE FOR INCLUSION ON THE NEW CONSTRUCTION ROLL WHEN A MODIFICATION OF AN URBAN RENEWAL PLAN OR DE-ANNEXATION OCCURS AND TO MAKE A  
18 TECHNICAL CORRECTION; PROVIDING SEVERABILITY; AND PROVIDING EFFECTIVE  
19 DATES.  
20  
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25 Be It Enacted by the Legislature of the State of Idaho:

26 SECTION 1. That Section 50-2006, Idaho Code, be, and the same is hereby  
27 amended to read as follows:

28 50-2006. URBAN RENEWAL AGENCY. (a) There is hereby created in each municipality an independent public body corporate and politic to be known as  
29 the "urban renewal agency" that was created by resolution as provided in section 50-2005, Idaho Code, before July 1, 2011, for the municipality; provided,  
30 that such agency shall not transact any business or exercise its powers hereunder until or unless: (1) the local governing body has made the  
31 findings prescribed in section 50-2005, Idaho Code; and provided further,  
32 that such agency created after July 1, 2011, shall not transact any business or exercise its powers provided for in this chapter until (2) a majority of  
33 qualified electors, voting in a citywide or countywide election depending on the municipality in which such agency is created, vote to authorize  
34 such agency to transact business and exercise its powers provided for in this chapter. If prior to July 1, 2011, the local governing body has made the  
35 findings prescribed in subsection (a) (1) of this section then such agency  
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1 shall transact business and shall exercise its powers hereunder and is not  
2 subject to the requirements of subsection (a) (2) of this section.

3 (b) Upon satisfaction of the requirements under subsection (a) of this  
4 section, the urban renewal agency is authorized to transact the business and  
5 exercise the powers hereunder by a board of commissioners to be established  
6 as follows:

7 (1) Unless provided otherwise in this section, ~~t~~The mayor, by and with  
8 the advice and consent of the local governing body, shall appoint a  
9 board of commissioners of the urban renewal agency, which shall consist  
10 of not less than three (3) commissioners nor more than nine (9) commis-  
11 sioners. In the order of appointment, the mayor shall designate the  
12 number of commissioners to be appointed, and the term of each, provided  
13 that the original term of office of no more than two (2) commissioners  
14 shall expire in the same year. The commissioners shall serve for terms  
15 not to exceed five (5) years, from the date of appointment, except that  
16 all vacancies shall be filled for the unexpired term.

17 (2) For inefficiency or neglect of duty or misconduct in office, a com-  
18 missioner may be removed by a majority vote of ~~the board or by~~ the local  
19 governing body only after a hearing and after he shall have been given  
20 a copy of the charges at least ten (10) days prior to such hearing and  
21 have had an opportunity to be heard in person or by counsel. Any com-  
22 mission position ~~which that~~ becomes vacant at a time other than the ex-  
23 piration of a term shall be filled by ~~a majority vote of the board. The~~  
24 ~~board may elect any person to fill such vacant position where such per-~~  
25 ~~son meets the requirements of a commissioner provided for in this chap-~~  
26 ~~ter~~ the mayor or chair of the board of county commissioners, if that is  
27 the local governing body, by and with the advice and consent of the local  
28 governing body, including the mayor, if applicable, and shall be filled  
29 for the unexpired term.

30 (3) By enactment of an ordinance, the local governing body may appoint  
31 and designate itself from among its members to be members of the board of  
32 commissioners of the urban renewal agency, provided that such represen-  
33 tation shall be less than a majority of the board of commissioners of the  
34 urban renewal agency of the members of the local governing body on and  
35 after July 1, 2017, in which case all the rights, powers, duties, priv-  
36 ileges and immunities vested by the urban renewal law of 1965, and as  
37 amended, in an appointed board of commissioners, shall be vested in the  
38 local governing body, who shall, in all respects when acting as an urban  
39 renewal agency, be acting as an arm of state government, entirely sepa-  
40 rate and distinct from the municipality, to achieve, perform and accom-  
41 plish the public purposes prescribed and provided by said urban renewal  
42 law of 1965, and as amended.

43 (4) By enactment of an ordinance, the local governing body may termi-  
44 nate the appointed board of commissioners and thereby appoint and des-  
45 ignate itself as the board of commissioners of the urban renewal agency  
46 for not more than one (1) calendar year.

47 (5) By enactment of an ordinance, the local governing body may provide  
48 that the board of commissioners of the urban renewal agency shall be  
49 elected at an election held for such purpose on one (1) of the November  
50 dates provided in section 34-106, Idaho Code, and the ordinance may pro-

1 vide term limits for the commissioners. In this case, all the rights,  
2 powers, duties, privileges and immunities vested by the urban renewal  
3 law of 1965, and as amended, in an appointed board of commissioners,  
4 shall be vested in the elected board of commissioners of the urban re-  
5 newal agency, who shall, in all respects when acting as an urban renewal  
6 agency, be acting as an arm of state government, entirely separate and  
7 distinct from the municipality, to achieve, perform and accomplish the  
8 public purposes prescribed and provided by said urban renewal law of  
9 1965, and as amended. The provisions of section 50-420, Idaho Code,  
10 shall apply to elected commissioners if the sponsoring entity is a city  
11 or the provisions of county election law if the sponsoring entity is a  
12 county and the county election law shall apply to the person running for  
13 commissioner as if they were running for county commissioner. In the  
14 event of a vacancy in an elected commissioner position, the replacement  
15 shall be appointed by the mayor or chair of the board of county commis-  
16 sioners, if that is the local governing body by and with the advice and  
17 consent of the local governing body, and shall be filled for the unex-  
18 pired term.

19 (6) In all instances, a member of the board of commissioners of the ur-  
20 ban renewal agency must be a resident of the county where the urban re-  
21 newal agency is located or is doing business.

22 (c) A commissioner shall receive no compensation for his services but  
23 shall be entitled to the necessary expenses, including traveling expenses,  
24 incurred in the discharge of his duties. Each commissioner shall hold office  
25 until his successor has been appointed and has qualified. A certificate of  
26 the appointment or reappointment of any commissioner shall be filed with the  
27 clerk of the municipality and such certificate shall be conclusive evidence  
28 of the due and proper appointment of such commissioner.

29 The powers of an urban renewal agency shall be exercised by the commis-  
30 sioners thereof. A majority of the commissioners shall constitute a quo-  
31 rum for the purpose of conducting business and exercising the powers of the  
32 agency and for all other purposes. Action may be taken by the agency upon a  
33 vote of a majority of the commissioners present, unless in any case the by-  
34 laws shall require a larger number.

35 The commissioners shall elect the chairman, cochairman or vice chair-  
36 man for a term of one (1) year from among their members. An agency may employ  
37 an executive director, technical experts and such other agents and employ-  
38 ees, permanent and temporary, as it may require, and determine their qual-  
39 ifications, duties and compensation. For such legal service as it may re-  
40 quire, an agency may employ or retain its own counsel and legal staff. An  
41 agency authorized to transact business and exercise powers under this chap-  
42 ter shall file, with the local governing body, on or before March 31 of each  
43 year a report of its activities for the preceding calendar year, which report  
44 shall include a complete financial statement setting forth its assets, lia-  
45 bilities, income and operating expense as of the end of such calendar year.  
46 The agency shall be required to hold a public meeting to report these find-  
47 ings and take comments from the public. At the time of filing the report, the  
48 agency shall publish in a newspaper of general circulation in the community  
49 a notice to the effect that such report has been filed with the municipality

1 and that the report is available for inspection during business hours in the  
2 office of the city clerk or county recorder and in the office of the agency.

3 (d) An urban renewal agency shall have the same fiscal year as a municipi-  
4 pality and shall be subject to the same audit requirements as a municipality.  
5 An urban renewal agency shall be required to prepare and file with its lo-  
6 cal governing body an annual financial report and shall prepare, approve and  
7 adopt an annual budget for filing with the local governing body, for informa-  
8 tional purposes. A budget means an annual estimate of revenues and expenses  
9 for the following fiscal year of the agency.

10 (e) An urban renewal agency shall comply with the public records law  
11 pursuant to chapter 1, title 74, Idaho Code, open meetings law pursuant to  
12 chapter 2, title 74, Idaho Code, the ethics in government law pursuant to  
13 chapter 4, title 74, Idaho Code, and the competitive bidding provisions of  
14 chapter 28, title 67, Idaho Code.

15 SECTION 2. That Section 50-2033, Idaho Code, be, and the same is hereby  
16 amended to read as follows:

17 50-2033. ~~PROHIBITED AMENDMENTS~~. Except for consolidation of revenue  
18 allocation areas, a revenue allocation area may not only be amended to ex-  
19 tend its boundaries as set forth herein. An amendment to an urban renewal  
20 plan ~~created under this chapter~~ that does not seek to increase the geographic  
21 area of the plan, or does not seek to extend the years of the plan beyond the  
22 maximum term allowed under chapter 29, title 50, Idaho Code, is not a pro-  
23 hibited amendment, but may be subject to the limitations set forth in sec-  
24 tion 50-2903A, Idaho Code. No plan amendment to an existing revenue alloca-  
25 tion area shall be interpreted to or shall cause an extension of the limita-  
26 tions established for the existing revenue allocation area as set forth in  
27 section 50-2904, Idaho Code. ~~Notwithstanding these~~ Subject to the limita-  
28 tions in this section and section 50-2903A, Idaho Code, an urban renewal plan  
29 that includes a revenue allocation area may be extended only one (1) time to  
30 extend the boundary of the revenue allocation so long as the total area to be  
31 added is not greater than ten percent (10%) of the existing revenue alloca-  
32 tion area and the area to be added is contiguous to the existing revenue allo-  
33 cation area but such contiguity cannot be established solely by a shoestring  
34 or strip of land which comprises a railroad or public right-of-way.

35 SECTION 3. That Section 50-2903, Idaho Code, be, and the same is hereby  
36 amended to read as follows:

37 50-2903. DEFINITIONS. The following terms used in this chapter shall  
38 have the following meanings, unless the context otherwise requires:

39 (1) "Act" or "this act" means this revenue allocation act.

40 (2) "Agency" or "urban renewal agency" means a public body created pur-  
41 suant to section 50-2006, Idaho Code.

42 (3) "Authorized municipality" or "municipality" means any county or  
43 incorporated city which has established an urban renewal agency, or by or-  
44 dinance has identified and created a competitively disadvantaged border  
45 community.

46 (4) Except as provided in section 50-2903A, Idaho Code, "Base assess-  
47 ment roll" means the equalized assessment rolls, for all classes of taxable

1 property, on January 1 of the year in which the local governing body of an au-  
2 thorized municipality passes an ordinance adopting or modifying an urban re-  
3 newal plan containing a revenue allocation financing provision, except that  
4 the base assessment roll shall be adjusted as follows: the equalized as-  
5 sessment valuation of the taxable property in a revenue allocation area as  
6 shown upon the base assessment roll shall be reduced by the amount by which  
7 the equalized assessed valuation as shown on the base assessment roll ex-  
8 ceeds the current equalized assessed valuation of any taxable property lo-  
9 cated in the revenue allocation area, and by the equalized assessed valu-  
10 ation of taxable property in such revenue allocation area that becomes ex-  
11 empt from taxation subsequent to the date of the base assessment roll. The  
12 equalized assessed valuation of the taxable property in a revenue allocation  
13 area as shown on the base assessment roll shall be increased by the equal-  
14 ized assessed valuation, as of the date of the base assessment roll, of tax-  
15 able property in such revenue allocation area that becomes taxable after the  
16 date of the base assessment roll, provided any increase in valuation caused  
17 by the removal of the agricultural tax exemption from undeveloped agricul-  
18 turalland in a revenue allocation area shall be added to the base assess-  
19 ment roll. An urban renewal plan containing a revenue allocation financ-  
20 ing provision adopted or modified prior to July 1, 2016, is not subject to  
21 section 50-2903A, Idaho Code. For plans adopted or modified prior to July  
22 1, 2016, and for subsequent modifications of those urban renewal plans, the  
23 value of the base assessment roll of property within the revenue allocation  
24 area shall be determined as if the modification had not occurred.

25 (5) "Budget" means an annual estimate of revenues and expenses for the  
26 following fiscal year of the agency. An agency shall, by September 1 of each  
27 calendar year, adopt and publish, as described in section 50-1002, Idaho  
28 Code, a budget for the next fiscal year. An agency may amend its adopted  
29 budget using the same procedures as used for adoption of the budget. For  
30 the fiscal year that immediately predates the termination date for an urban  
31 renewal plan involving a revenue allocation area or will include the termi-  
32 nation date, the agency shall adopt and publish a budget specifically for the  
33 projected revenues and expenses of the plan and make a determination as to  
34 whether the revenue allocation area can be terminated before the January 1  
35 of the termination year pursuant to the terms of section 50-2909(4), Idaho  
36 Code. In the event that the agency determines that current tax year revenues  
37 are sufficient to cover all estimated expenses for the current year and all  
38 future years, by September 1 the agency shall adopt a resolution advising and  
39 notifying the local governing body, the county auditor, and the state tax  
40 commission and recommending the adoption of an ordinance for termination of  
41 the revenue allocation area by December 31 of the current year and declaring  
42 a surplus to be distributed as described in section 50-2909, Idaho Code,  
43 should a surplus be determined to exist. The agency shall cause the ordi-  
44 nance to be filed with the office of the county recorder and the Idaho state  
45 tax commission as provided in section 63-215, Idaho Code. Upon notification  
46 of revenues sufficient to cover expenses as provided herein, the increment  
47 value of that revenue allocation area shall be included in the net taxable  
48 value of the appropriate taxing districts when calculating the subsequent  
49 property tax levies pursuant to section 63-803, Idaho Code. The increment  
50 value shall also be included in subsequent notification of taxable value for

1 each taxing district pursuant to section 63-1312, Idaho Code, and subsequent  
2 certification of actual and adjusted market values for each school district  
3 pursuant to section 63-315, Idaho Code.

4 (6) "Clerk" means the clerk of the municipality.

5 (7) "Competitively disadvantaged border community area" means a parcel  
6 of land consisting of at least forty (40) acres which is situated within the  
7 jurisdiction of a county or an incorporated city and within twenty-five (25)  
8 miles of a state or international border, which the governing body of such  
9 county or incorporated city has determined by ordinance is disadvantaged in  
10 its ability to attract business, private investment, or commercial develop-  
11 ment, as a result of a competitive advantage in the adjacent state or nation  
12 resulting from inequities or disparities in comparative sales taxes, income  
13 taxes, property taxes, population or unique geographic features.

14 (8) "Deteriorated area" means:

15 (a) Any area, including a slum area, in which there is a predominance  
16 of buildings or improvements, whether residential or nonresidential,  
17 which by reason of dilapidation, deterioration, age or obsolescence,  
18 inadequate provision for ventilation, light, air, sanitation, or open  
19 spaces, high density of population and overcrowding, or the existence  
20 of conditions which endanger life or property by fire and other causes,  
21 or any combination of such factors, is conducive to ill health, trans-  
22 mission of disease, infant mortality, juvenile delinquency, or crime,  
23 and is detrimental to the public health, safety, morals or welfare.

24 (b) Any area which by reason of the presence of a substantial number of  
25 deteriorated or deteriorating structures, predominance of defective or  
26 inadequate street layout, faulty lot layout in relation to size, ade-  
27 quacy, accessibility or usefulness, insanitary or unsafe conditions,  
28 deterioration of site or other improvements, diversity of ownership,  
29 tax or special assessment delinquency exceeding the fair value of the  
30 land, defective or unusual conditions of title, or the existence of con-  
31 ditions which endanger life or property by fire and other causes, or any  
32 combination of such factors, results in economic underdevelopment of  
33 the area, substantially impairs or arrests the sound growth of a munici-  
34 pality, retards the provision of housing accommodations or constitutes  
35 an economic or social liability and is a menace to the public health,  
36 safety, morals or welfare in its present condition and use.

37 (c) Any area which is predominately open and which because of obsolete  
38 platting, diversity of ownership, deterioration of structures or im-  
39 provements, or otherwise, results in economic underdevelopment of the  
40 area or substantially impairs or arrests the sound growth of a munici-  
41 pality. The provisions of section 50-2008(d), Idaho Code, shall apply  
42 to open areas.

43 (d) Any area which the local governing body certifies is in need of  
44 redevelopment or rehabilitation as a result of a flood, storm, earth-  
45 quake, or other natural disaster or catastrophe respecting which the  
46 governor of the state has certified the need for disaster assistance  
47 under any federal law.

48 (e) Any area which by reason of its proximity to the border of an ad-  
49 jacent state is competitively disadvantaged in its ability to attract

1 private investment, business or commercial development which would  
2 promote the purposes of this chapter.

3 (f) "Deteriorated area" does not mean not developed beyond agricul-  
4 tural, or any agricultural operation as defined in section 22-4502(1),  
5 Idaho Code, or any forest land as defined in section 63-1701(4), Idaho  
6 Code, unless the owner of the agricultural operation or the forest  
7 landowner of the forest land gives written consent to be included in the  
8 deteriorated area, except for an agricultural operation or forest land  
9 that has not been used for three (3) consecutive years.

10 (9) "Facilities" means land, rights in land, buildings, structures,  
11 machinery, landscaping, extension of utility services, approaches, road-  
12 ways and parking, handling and storage areas, and similar auxiliary and re-  
13 lated facilities.

14 (10) "Increment value" means the total value calculated by summing the  
15 differences between the current equalized value of each taxable property in  
16 the revenue allocation area and that property's current base value on the  
17 base assessment roll, provided such difference is a positive value.

18 (11) "Local governing body" means the city council or board of county  
19 commissioners of a municipality.

20 (12) "Plan" or "urban renewal plan" means a plan, as it exists or may  
21 from time to time be amended, prepared and approved pursuant to sections  
22 50-2008 and 50-2905, Idaho Code, and any method or methods of financing such  
23 plan, which methods may include revenue allocation financing provisions.

24 (13) "Project" or "urban renewal project" or "competitively disadvan-  
25 taged border areas" may include undertakings and activities of a municipal-  
26 ity in an urban renewal area for the elimination of deteriorated or deterio-  
27 rating areas and for the prevention of the development or spread of slums and  
28 blight and may involve slum clearance and redevelopment in an urban renewal  
29 area, or rehabilitation or conservation in an urban renewal area, or any com-  
30 bination or part thereof in accordance with an urban renewal plan. Such un-  
31 dertakings and activities may include:

32 (a) Acquisition of a deteriorated area or a deteriorating area or por-  
33 tion thereof;

34 (b) Demolition and removal of buildings and improvement;

35 (c) Installation, construction, or reconstruction of streets, utili-  
36 ties, parks, playgrounds, open space, off-street parking facilities,  
37 public facilities, public recreation and entertainment facilities or  
38 buildings and other improvements necessary for carrying out, in the ur-  
39 ban renewal area or competitively disadvantaged border community area,  
40 the urban renewal objectives of this act in accordance with the urban  
41 renewal plan or the competitively disadvantaged border community area  
42 ordinance.

43 (d) Disposition of any property acquired in the urban renewal area or  
44 the competitively disadvantaged border community area (including sale,  
45 initial leasing or retention by the agency itself) or the municipality  
46 creating the competitively disadvantaged border community area at its  
47 fair value for uses in accordance with the urban renewal plan except for  
48 disposition of property to another public body;

1 (e) Carrying out plans for a program of voluntary or compulsory repair  
2 and rehabilitation of buildings or other improvements in accordance  
3 with the urban renewal plan;

4 (f) Acquisition of real property in the urban renewal area or the com-  
5 petitively disadvantaged border community area which, under the urban  
6 renewal plan, is to be repaired or rehabilitated for dwelling use or re-  
7 lated facilities, repair or rehabilitation of the structures for guid-  
8 ance purposes, and resale of the property;

9 (g) Acquisition of any other real property in the urban renewal area  
10 or competitively disadvantaged border community area where necessary  
11 to eliminate unhealthful, insanitary or unsafe conditions, lessen den-  
12 sity, eliminate obsolete or other uses detrimental to the public wel-  
13 fare, or otherwise to remove or to prevent the spread of blight or dete-  
14 rioration, or to provide land for needed public facilities or where nec-  
15 essary to accomplish the purposes for which a competitively disadvan-  
16 taged border community area was created by ordinance;

17 (h) Lending or investing federal funds; and

18 (i) Construction of foundations, platforms and other like structural  
19 forms.

20 (14) "Project costs" includes, but is not limited to:

21 (a) Capital costs, including the actual costs of the construction of  
22 public works or improvements, facilities, buildings, structures, and  
23 permanent fixtures; the demolition, alteration, remodeling, repair or  
24 reconstruction of existing buildings, structures, and permanent fix-  
25 tures; the acquisition of equipment; and the clearing and grading of  
26 land;

27 (b) Financing costs, including interest during construction and capi-  
28 talized debt service or repair and replacement or other appropriate re-  
29 serves;

30 (c) Real property assembly costs, meaning any deficit incurred from the  
31 sale or lease by a municipality of real or personal property within a  
32 revenue allocation district;

33 (d) Professional service costs, including those costs incurred for ar-  
34 chitectural, planning, engineering, and legal advice and services;

35 (e) Direct administrative costs, including reasonable charges for the  
36 time spent by municipal city or county employees in connection with the  
37 implementation of a project plan;

38 (f) Relocation costs;

39 (g) Other costs incidental to any of the foregoing costs.

40 (15) "Revenue allocation area" means that portion of an urban renewal  
41 area or competitively disadvantaged border community area where the equal-  
42 ized assessed valuation (as shown by the taxable property assessment rolls)  
43 of which the local governing body has determined, on and as a part of an urban  
44 renewal plan, is likely to increase as a result of the initiation of an urban  
45 renewal project or competitively disadvantaged border community area. The  
46 base assessment roll or rolls of revenue allocation area or areas shall not  
47 exceed at any time ten percent (10%) of the current assessed valuation of all  
48 taxable property within the municipality.

49 (16) "State" means the state of Idaho.

1 (17) "Tax" or "taxes" means all property tax levies upon taxable prop-  
2 erty.

3 (18) "Taxable property" means taxable real property, personal prop-  
4 erty, operating property, or any other tangible or intangible property  
5 included on the equalized assessment rolls.

6 (19) "Taxing district" means a taxing district as defined in section  
7 63-201, Idaho Code, as that section now exists or may hereafter be amended.

8 (20) "Termination date" means a specific date no later than twenty (20)  
9 years from the effective date of an urban renewal plan or as described in sec-  
10 tion 50-2904, Idaho Code, on which date the plan shall terminate. Every ur-  
11 ban renewal plan shall have a termination date that can be modified or ex-  
12 tended subject to the twenty (20) year maximum limitation. Provided how-  
13 ever, the duration of a revenue allocation financing provision may be ex-  
14 tended as provided in section 50-2904, Idaho Code.

15 SECTION 4. That Chapter 29, Title 50, Idaho Code, be, and the same is  
16 hereby amended by the addition thereto of a NEW SECTION, to be known and des-  
17 ignated as Section 50-2903A, Idaho Code, and to read as follows:

18 50-2903A. EFFECT OF ORDINANCE TO MODIFY URBAN RENEWAL PLAN -- EXCEP-  
19 TION.

20 (1) (a) On and after July 1, 2016, except as provided in subsection (2)  
21 of this section, when an urban renewal plan containing a revenue alloca-  
22 tion financing provision is modified through an ordinance of the autho-  
23 rized municipality, the base value for the year immediately following  
24 the year in which the modification occurred shall include the current  
25 year's equalized assessed value of the taxable property in a revenue al-  
26 location area. The urban renewal agency shall be required annually to  
27 attest to having or not having modified any of its plans. If no modifi-  
28 cation has occurred, the urban renewal agency shall attest that fact on  
29 an affidavit provided by the state tax commission before the first Mon-  
30 day in June of each year. Modification shall not be deemed to have oc-  
31 curred when:

32 (i) There is a plan amendment to make technical or ministerial  
33 changes to a plan that does not involve an increase in the use of  
34 revenues allocated to the agency pursuant to section 50-2908,  
35 Idaho Code; or

36 (ii) There is a plan amendment to accommodate an increase in the  
37 revenue allocation area boundary as permitted in section 50-2033,  
38 Idaho Code; or

39 (iii) There is a plan amendment to accommodate a de-annexation in  
40 the revenue allocation area boundary; or

41 (iv) There is a plan amendment to support growth of an existing  
42 commercial or industrial project in an existing revenue alloca-  
43 tion area, subject to the provisions of section 50-2905A, Idaho  
44 Code.

45 (b) Notice of any plan modification shall state the nature of the mod-  
46 ification and shall be provided to the state tax commission, the county  
47 clerk and the county assessor by the first Monday in June of the years  
48 following the modification.

1 (c) Once a modification is deemed to have occurred, the base assessment  
2 value shall be reset pursuant to this subsection.

3 (2) When the urban renewal agency certifies to the county clerk and  
4 state tax commission that there is outstanding indebtedness, the base value  
5 for the year immediately following the year in which the modification oc-  
6 curred shall be computed and adjusted irrespective of the modification to  
7 the plan, but in compliance with all other requirements for adjustment as  
8 provided in section 50-2903(4), Idaho Code. To be allowed this exception no  
9 later than the first Monday in June each year, beginning the year immediately  
10 following the year in which the modification occurred, the urban renewal  
11 agency must certify:

12 (a) That the indebtedness could not be repaid by the agency prior to  
13 the termination of the revenue allocation area without the allocation  
14 of property tax revenues as provided in section 50-2908, Idaho Code; and

15 (b) The estimated total budget to be used for paying indebtedness dur-  
16 ing each year until termination of the revenue allocation area, the  
17 amount of nonproperty tax revenue to be used by the agency to pay indebt-  
18 edness each year, and the estimated amount of revenue to be allocated to  
19 the agency for the modified revenue allocation area pursuant to section  
20 50-2908, Idaho Code, to be used for paying indebtedness. For purposes  
21 of this section "indebtedness" shall mean any bonds, including refund-  
22 ing bonds, notes, interim certificates, certificates of indebtedness,  
23 debentures or other obligations, together with all expenses necessary  
24 to comply with all covenants related to the indebtedness.

25 (3) To the extent the amount of revenue allocated to the modified rev-  
26 enue allocation area pursuant to section 50-2908, Idaho Code, exceeds the  
27 amount necessary to pay indebtedness certified in subsection (2) (b) of this  
28 section, the excess shall be distributed by the county clerk to each taxing  
29 district or unit in the same manner as property taxes, except that each tax-  
30 ing district or unit shall be notified of the amount of any distribution of  
31 excess urban renewal allocations included in any distribution. For purposes  
32 of the limitation provided by section 63-802, Idaho Code, moneys received by  
33 any taxing district or unit pursuant to this subsection shall be treated as  
34 property tax revenue.

35 (4) Within thirty (30) days from the time the state tax commission re-  
36 ceives information that an urban renewal plan for a revenue allocation area  
37 has been modified, the state tax commission shall notify the urban renewal  
38 agency and the county clerk of such receipt and the determination regarding  
39 any limits on the maximum amount of property tax revenue that will be allo-  
40 cated to the urban renewal agency from the current year's property taxes.

41 SECTION 5. That Section 50-2905, Idaho Code, be, and the same is hereby  
42 amended to read as follows:

43 50-2905. RECOMMENDATION OF URBAN RENEWAL AGENCY. In order to imple-  
44 ment the provisions of this chapter, the urban renewal agency of the munic-  
45 ipality shall prepare and adopt a plan for each revenue allocation area and  
46 submit the plan and recommendation for approval thereof to the local govern-  
47 ing body. The plan shall include with specificity:

1 (1) A statement describing the total assessed valuation of the base as-  
 2 sessment roll of the revenue allocation area and the total assessed valua-  
 3 tion of all taxable property within the municipality;

4 (2) A statement listing the kind, number, and location of all proposed  
 5 public works or improvements within the revenue allocation area;

6 (3) An economic feasibility study;

7 (4) A detailed list of estimated project costs;

8 (5) A fiscal impact statement showing the impact of the revenue allo-  
 9 cation area, both until and after the bonds are repaid, upon all taxing dis-  
 10 tricts levying taxes upon property on the revenue allocation area;

11 (6) A description of the methods of financing all estimated project  
 12 costs and the time when related costs or monetary obligations are to be in-  
 13 curred;

14 (7) A termination date for the plan and the revenue allocation area as  
 15 provided for in section 50-2903(20), Idaho Code. In determining the termi-  
 16 nation date, the plan shall recognize that the agency shall receive alloca-  
 17 tion of revenues in the calendar year following the last year of the revenue  
 18 allocation provision described in the urban renewal plan; ~~and~~

19 (8) A description of the disposition or retention of any assets of the  
 20 agency upon the termination date. Provided however, nothing herein shall  
 21 prevent the agency from retaining assets or revenues generated from such as-  
 22 sets as long as the agency shall have resources other than revenue allocation  
 23 funds to operate and manage such assets; and

24 (9) Any changes to an urban renewal plan as provided in subsections (2)  
 25 and (6) of this section shall be noticed and shall be completed in an open  
 26 public meeting.

27 SECTION 6. That Chapter 29, Title 50, Idaho Code, be, and the same is  
 28 hereby amended by the addition thereto of a NEW SECTION, to be known and des-  
 29 ignated as Section 50-2905A, Idaho Code, and to read as follows:

30 50-2905A. ELECTION NECESSARY FOR EXPENDITURES ON CERTAIN  
 31 PROJECTS. (1) Notwithstanding any other provision of this chapter, on and  
 32 after July 1, 2016, it shall be unlawful for an urban renewal agency to expend  
 33 revenue collected under this chapter on project costs when the amount of  
 34 revenue collected under this chapter contributes to fifty-one percent (51%)  
 35 or more of the total project cost and the project is for construction of a  
 36 municipal building that will not be subject to property taxation or unless  
 37 such construction project is first approved in an election by sixty percent  
 38 (60%) of the participating qualified electors residing within the borders of  
 39 the qualified municipality. An election pursuant to this section shall be in  
 40 accordance with the provisions of chapter 1, title 34, Idaho Code.

41 (2) For purposes of this section, the following terms shall have the  
 42 following meanings:

43 (a) "Municipal building" means only an administrative building, city  
 44 hall, library, courthouse, public safety or law enforcement buildings,  
 45 other judicial buildings, fire stations, jails and detention facili-  
 46 ties;

47 (b) "Project costs" shall have the same meaning as provided in section  
 48 50-2008, Idaho Code.

1 SECTION 7. That Chapter 29, Title 50, Idaho Code, be, and the same is  
 2 hereby amended by the addition thereto of a NEW SECTION, to be known and des-  
 3 ignated as Section 50-2913, Idaho Code, and to read as follows:

4 50-2913. URBAN RENEWAL AGENCY PLANS -- REPORTING INFORMATION REQUIRED  
 5 -- PENALTIES FOR FAILURE TO REPORT. In addition to the provisions applicable  
 6 to urban renewal agencies in chapters 20 and 29, title 50, Idaho Code, the  
 7 provisions of this section shall also apply to urban renewal agencies. For  
 8 purposes of this section, "urban renewal agency" shall have the same meaning  
 9 as provided in chapters 20 and 29, title 50, Idaho Code.

10 (1) (a) There is hereby established a central registry with the state  
 11 tax commission. The registry shall serve as the unified location for  
 12 the reporting of and access to administrative and financial information  
 13 of urban renewal plans in this state. To establish a complete list of  
 14 all urban renewal plans of urban renewal agencies operating in Idaho, on  
 15 the effective date of this act and so that the registry established will  
 16 be comprehensive, every urban renewal agency shall register with the  
 17 state registry. For calendar year 2017, the submission of information  
 18 required by subsection (2) of this section shall occur prior to March 1,  
 19 2017, and shall be in the form and format required by the state tax com-  
 20 mission. In addition to the information required by this section for  
 21 the March 1, 2017, filing deadline, the entity shall report the date of  
 22 its last adoption or amendment or modification of an urban renewal plan.  
 23 The registry listing will be available on the state tax commission web-  
 24 site by July 1, 2017.

25 (b) The state tax commission shall notify each urban renewal agency of  
 26 the requirements of this section.

27 (c) After March 1, and on or before December 1 of each year, the county  
 28 clerk of each county shall submit a list to the state tax commission of  
 29 all urban renewal agencies within the county.

30 (2) On or before December 1 of each year, every urban renewal agency  
 31 shall submit to the central registry the following information each urban  
 32 renewal plan adopted or modified pursuant to sections 50-2008 and 50-2905,  
 33 Idaho Code, and any modifications or amendments to those plans.

34 (a) Within five (5) days of submitting to the central registry the in-  
 35 formation required by this section, the urban renewal agency shall no-  
 36 tify the agency's appointing authority, if the entity has an appointing  
 37 authority, that it has submitted such information.

38 (b) If any information provided by an entity as required by this section  
 39 changes during the year, the entity shall update its information on the  
 40 registry within thirty (30) days of any such change.

41 (3) Notification and penalties.

42 (a) If an urban renewal agency fails to submit information required by  
 43 this section or submits noncompliant information required by this sec-  
 44 tion, the state tax commission shall notify the entity immediately af-  
 45 ter the due date of the information that either the information was not  
 46 submitted in a timely manner or the information submitted was noncom-  
 47 pliant. The urban renewal agency shall then have thirty (30) days from  
 48 the date of notice to submit the information or notify the state tax com-  
 49 mission that it will comply by a time certain.

1 (b) No later than September 1 of any year, the state tax commission  
2 shall notify the appropriate board of county commissioners and city  
3 council of the entity's failure to comply with the provisions of this  
4 section. Upon receipt of such notification, the board of county commis-  
5 sioners shall place a public notice in a newspaper of general circula-  
6 tion in the county indicating that the entity is noncompliant with the  
7 legal reporting requirements of this section. The county commissioners  
8 shall assess to the entity the cost of the public notice. Such costs may  
9 be deducted from any distributions of tax increment financing of the  
10 urban renewal agency. For any noncomplying urban renewal agency, the  
11 state tax commission shall notify the board of county commissioners and  
12 city council of the compliance status of such entity by September 1 of  
13 each year until the entity is in compliance.

14 (c) An urban renewal agency that fails to comply with this section shall  
15 have any property tax revenue that exceeds the amount received in the  
16 immediate prior tax year distributed to the taxing districts located in  
17 or overlapping any revenue allocation area within that urban renewal  
18 district. Said distribution shall be based on each taxing district's  
19 proportionate share of the increment value in the current tax year mul-  
20 tiplied by the taxing district's current levy rate, reduced proportion-  
21 ately to match the excess to be so apportioned. Any money so received  
22 by any taxing district shall be treated as property tax revenue for the  
23 purposes of the limitation provided by section 63-802, Idaho Code.

24 (d) In addition to any other penalty provided in this section, in any  
25 failure to comply with this section, the state tax commission shall  
26 withhold the annual distribution of sales tax distribution pursuant to  
27 section 63-3638(13), Idaho Code, for any noncomplying urban renewal  
28 agency. The state tax commission shall withhold and retain such money  
29 in a reserve account until an urban renewal agency has complied with  
30 the provisions of this section, at which point the state tax commission  
31 shall pay any money owed to an urban renewal agency that was previously  
32 in violation of this section to the urban renewal agency.

33 (e) For any urban renewal agency, upon notification to the board of  
34 county commissioners from the state tax commission of noncompliance by  
35 such entity, the board of county commissioners shall convene to deter-  
36 mine appropriate compliance measures including, but not limited to, the  
37 following:

38 (i) Require a meeting of the board of county commissioners and the  
39 urban renewal agency's governing body wherein the board of county  
40 commissioners shall require compliance of this section by the en-  
41 tity; and

42 (ii) Assess a noncompliance fee on the noncomplying urban renewal  
43 agency. Such fee shall not exceed five thousand dollars (\$5,000).  
44 Such fees and costs may be deducted from any distributions of the  
45 tax increment financing. Any fee collected shall be deposited  
46 into the county's current expense fund.

47 (5) The provisions of this section shall have no impact or effect upon  
48 reporting requirements for local governing entities relating to the state  
49 tax commission. The state tax commission may allow compliance with this sec-

1 tion by the posting of links to an urban renewal agency's website for the  
2 posting of plans.

3 SECTION 8. That Section 63-301A, Idaho Code, be, and the same is hereby  
4 amended to read as follows:

5 63-301A. NEW CONSTRUCTION ROLL. (1) The county assessor shall prepare  
6 a new construction roll, which shall be in addition to the property roll,  
7 which new construction roll shall show:

8 (a) The name of the taxpayer;

9 (b) The description of the new construction, suitably detailed to meet  
10 the requirements of the individual county;

11 (c) A description of the land and its change in use, suitably detailed  
12 to meet the needs of the individual county;

13 (d) The amount of taxable market value added to the property on the cur-  
14 rent year's property roll that is directly the result of new construc-  
15 tion or a change in use of the land or both;

16 (e) The amount of taxable market value added as provided in subsection  
17 (3)(g) of this section as a result of dissolution of any revenue alloca-  
18 tion area;

19 (f) The amount of taxable market value to be deducted to reflect the ad-  
20 justments required in paragraphs (f)(i), (f)(ii), (f)(iii) and (f)(iv)  
21 of this subsection:

22 (i) Any board of tax appeals or court ordered value change, if  
23 property has a taxable value lower than that shown on any new con-  
24 struction roll in any one (1) of the immediate five (5) tax years  
25 preceding the current tax year;

26 (ii) Any reduction in value resulting from correction of value im-  
27 properly included on any previous new construction roll as a re-  
28 sult of double or otherwise erroneous assessment;

29 (iii) Any reduction in value, in any one (1) of the immediate five  
30 (5) tax years preceding the current tax year, resulting from a  
31 change of land use classification;

32 (iv) Any reduction in value resulting from the exemption provided  
33 in section 63-602W(4), Idaho Code, in any one (1) of the immediate  
34 five (5) tax years preceding the current tax year.

35 (2) As soon as possible, but in any event by no later than the first Mon-  
36 day in June, the new construction roll shall be certified to the county audi-  
37 tor and a listing showing the amount of value on the new construction roll in  
38 each taxing district or unit be forwarded to the state tax commission on or  
39 before the fourth Monday in July. Provided however, the value shown in sub-  
40 section (3)(f) of this section shall be reported to the appropriate county  
41 auditor by the state tax commission by the third Monday in July and the value  
42 sent by the county auditor to each taxing district. The value established  
43 pursuant to subsection (3)(f) of this section is subject to correction by the  
44 state tax commission until the first Monday in September and any such correc-  
45 tions shall be sent to the appropriate county auditor, who shall notify any  
46 affected taxing districts.

47 (3) The value shown on the new construction roll shall include the tax-  
48 able market value increase from:

49 (a) Construction of any new structure that previously did not exist; or

- 1 (b) Additions or alterations to existing nonresidential structures; or  
2 (c) Installation of new or used manufactured housing that did not pre-  
3 viously exist within the county; or  
4 (d) Change of land use classification; or  
5 (e) Property newly taxable as a result of loss of the exemption provided  
6 by section 63-602W(3) or (4), Idaho Code; or  
7 (f) The construction of any improvement or installation of any equip-  
8 ment used for or in conjunction with the generation of electricity and  
9 the addition of any improvement or equipment intended to be so used, ex-  
10 cept property that has a value allocated or apportioned pursuant to sec-  
11 tion 63-405, Idaho Code, or that is owned by a cooperative or municipal-  
12 ity, as those terms are defined in section 61-332A, Idaho Code, or that  
13 is owned by a public utility, as that term is defined in section 61-332A,  
14 Idaho Code, owning any other property that is allocated or apportioned.  
15 No replacement equipment or improvements may be included; or  
16 (g) Provided such increases do not include increases already reported  
17 on the new construction roll, as permitted in paragraphs (j) and (k) of  
18 this subsection, iIncreases in value over the base value of property  
19 on the base assessment roll within an urban renewal revenue allocation  
20 area that has been terminated pursuant to section 50-2909(4), Idaho  
21 Code, to the extent that this increment exceeds the incremental value  
22 as of December 31, 2006, or, for revenue allocation areas formed after  
23 December 31, 2006, the entire increment value. Notwithstanding other  
24 provisions of this section, the new construction roll shall not include  
25 new construction located within an urban renewal district's revenue al-  
26 location area, except as provided in this ~~subsection (3) (g) paragraph;~~  
27 or  
28 (h) New construction, in any one (1) of the immediate five (5) tax years  
29 preceding the current tax year, allowable but never included on a new  
30 construction roll, provided however, that, for such property, the value  
31 on the new construction roll shall reflect the taxable value that would  
32 have been included on the new construction roll for the first year in  
33 which the property should have been included.  
34 (i) Formerly exempt improvements on state college or state university  
35 owned land for student dining, housing, or other education related pur-  
36 poses approved by the state board of education and board of regents of  
37 the university of Idaho as proper for the operation of such state col-  
38 lege or university provided however, such improvements were never in-  
39 cluded on any previous new construction roll.  
40 (j) Increases in base value when due to previously determined incre-  
41 ment value added to the base value as required in sections 50-2903 and  
42 50-2903A, Idaho Code, due to a modification of the urban renewal plan.  
43 In this case, the amount added to the new construction roll will equal  
44 the amount by which the increment value in the year immediately preced-  
45 ing the year in which the base value adjustment described in this sub-  
46 section occurs exceeds the incremental value as of December 31, 2006,  
47 or, for revenue allocation areas formed after December 31, 2006, the en-  
48 tire increment value.  
49 (k) Increases in base value when due to previously determined incre-  
50 ment value added to the base value as a result of a de-annexation within

1 a revenue allocation area as defined in section 50-2903, Idaho Code. In  
2 this case, the amount added to the new construction roll will equal the  
3 amount by which the increment value in the year immediately preceding  
4 the year in which the de-annexation described in this subsection occurs  
5 exceeds the incremental value as of December 31, 2006, or, for revenue  
6 allocation areas formed after December 31, 2006, the entire increment  
7 value within the area subject to the de-annexation.

8 (4) The amount of taxable market value of new construction shall be the  
9 change in net taxable market value that is attributable directly to new con-  
10 struction or a change in use of the land or loss of the exemption provided by  
11 section 63-602W(3) or (4), Idaho Code. It shall not include any change in  
12 value of existing property that is due to external market forces such as gen-  
13 eral or localized inflation, except as provided in subsection (3) (g) of this  
14 section.

15 SECTION 9. SEVERABILITY. The provisions of this act are hereby declared  
16 to be severable and if any provision of this act or the application of such  
17 provision to any person or circumstance is declared invalid for any reason,  
18 such declaration shall not affect the validity of the remaining portions of  
19 this act.

20 SECTION 10. Section 7 of this act shall be in full force and effect on  
21 and after January 1, 2017. The remaining provisions of this act shall be in  
22 full force and effect on and after July 1, 2016.

# Pocatello, Idaho

Presented by Adam Hughes



**Better City**  
Solving Problems. Creating Opportunity.

# AGENDA

- Experience
- Approach
- Deliverables

# BETTER CITY PROJECT TEAM



**Matthew  
Godfrey**  
Founder



**Adam  
Hughes**  
CEO



**Jason  
Godfrey**  
Director, Economic  
Development



**Kelby  
Bosshardt**  
Manager, Economic  
Development



**Derek  
Walker**  
Senior  
Associate



**Malorie Brask**  
Staff Associate



**Josh Dustin**  
Staff Associate

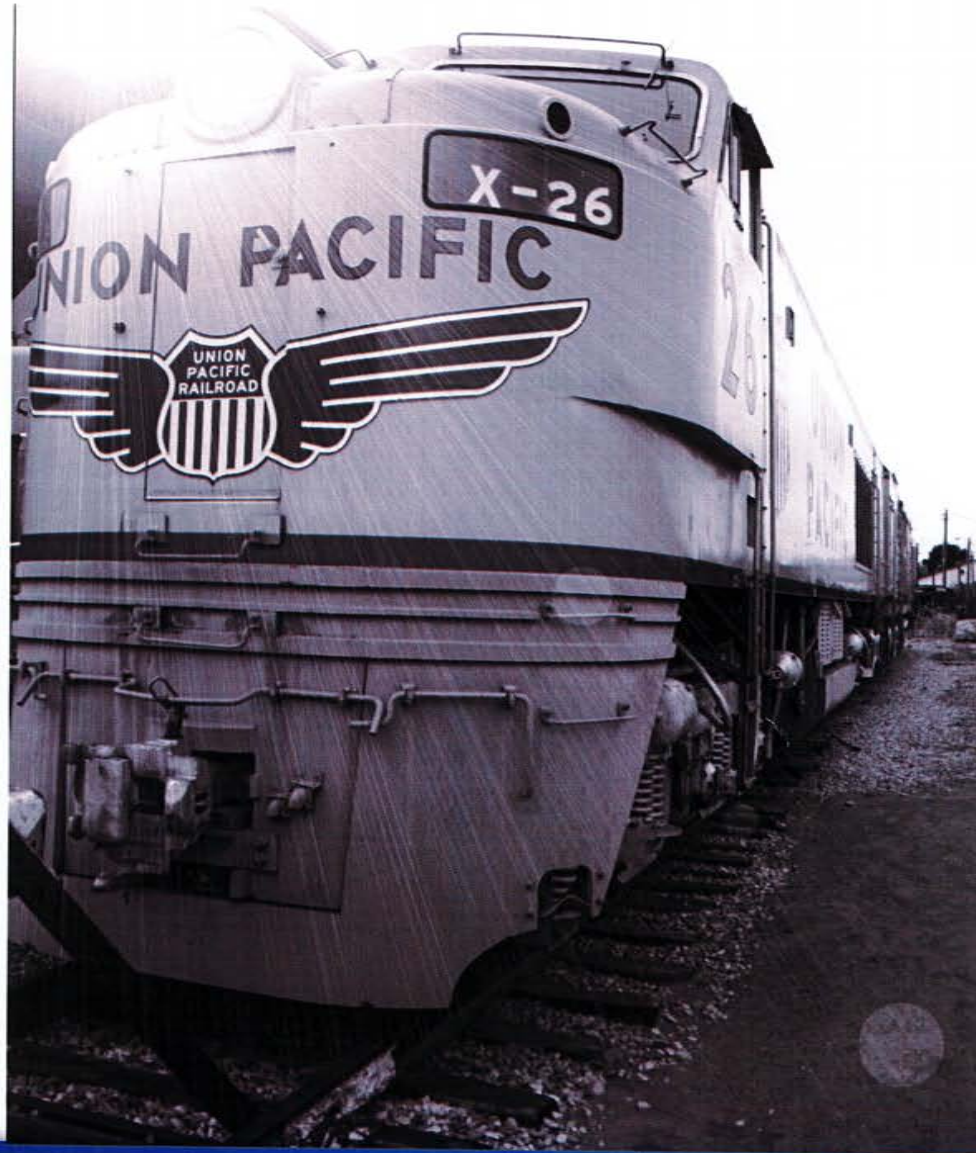


**Ryan Englund**  
Consultant

Implementing the Plan



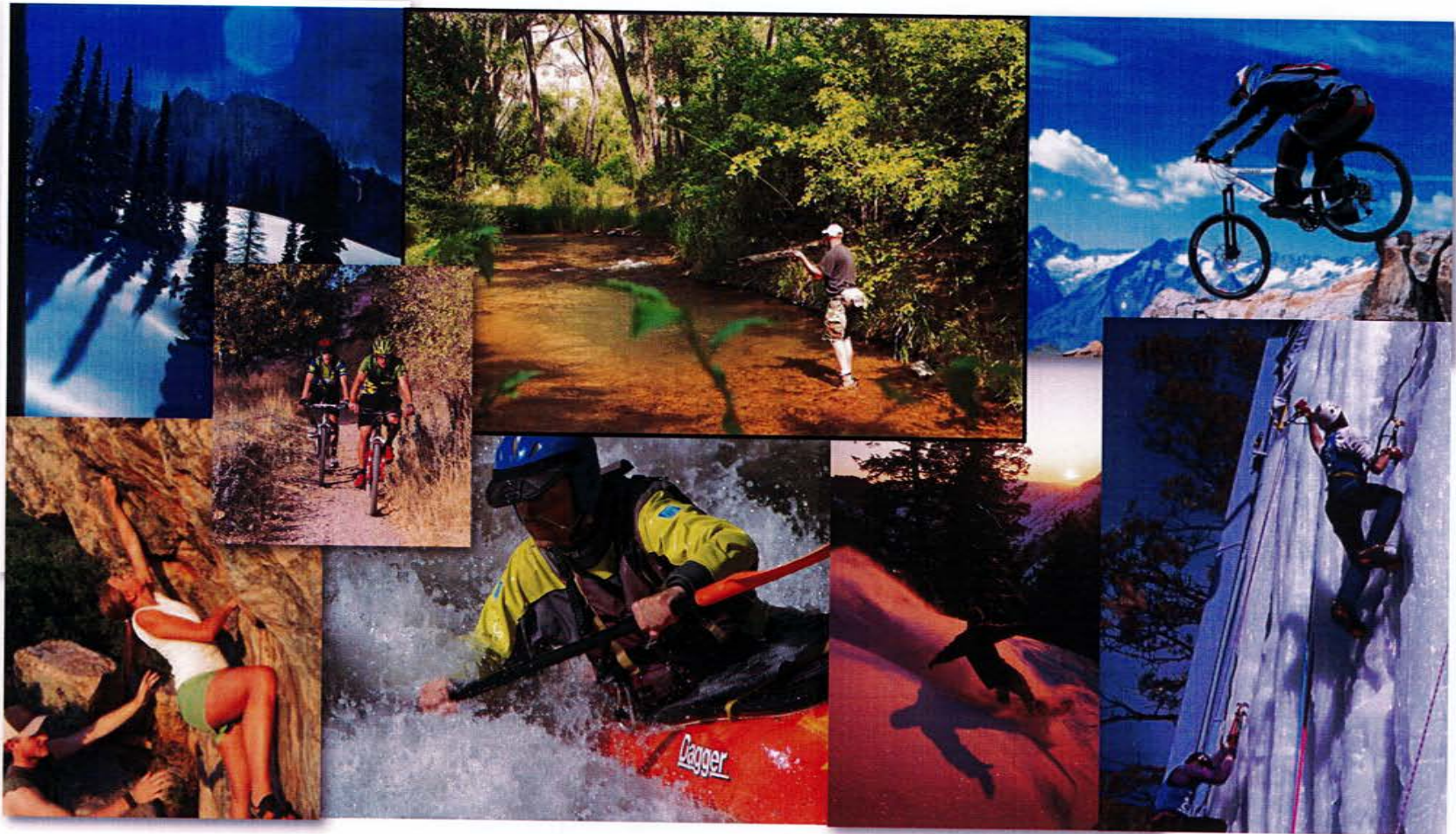
# “OLD RAILROAD TOWN”



Experience

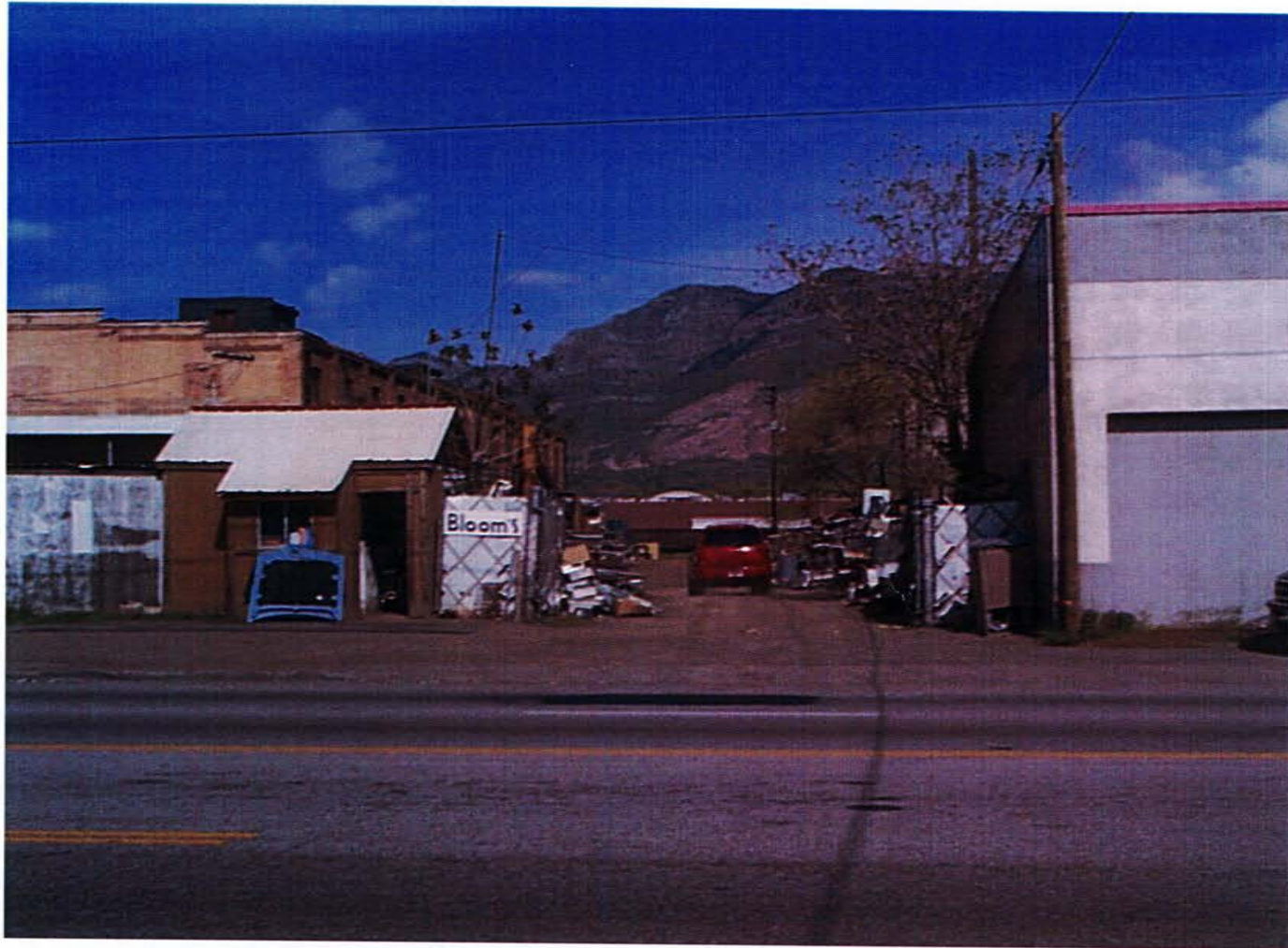


# MINING FOR DIFFERENTIATION



Experience

# DOWNTOWN - BEFORE



Experience



# DOWNTOWN - AFTER



Experience



# DOWNTOWN - BEFORE



Experience

# DOWNTOWN - AFTER



Experience

# SALOMON CENTER



Experience

# DOWNTOWN - BEFORE



Experience



# DOWNTOWN - AFTER



Experience



# OGDEN RIVER PROJECT - BEFORE



Experience

# OGDEN RIVER PROJECT - AFTER

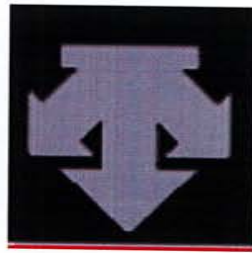


Experience



*"The center of outdoor sports gear in the US"*

The Wall Street Journal



Experience



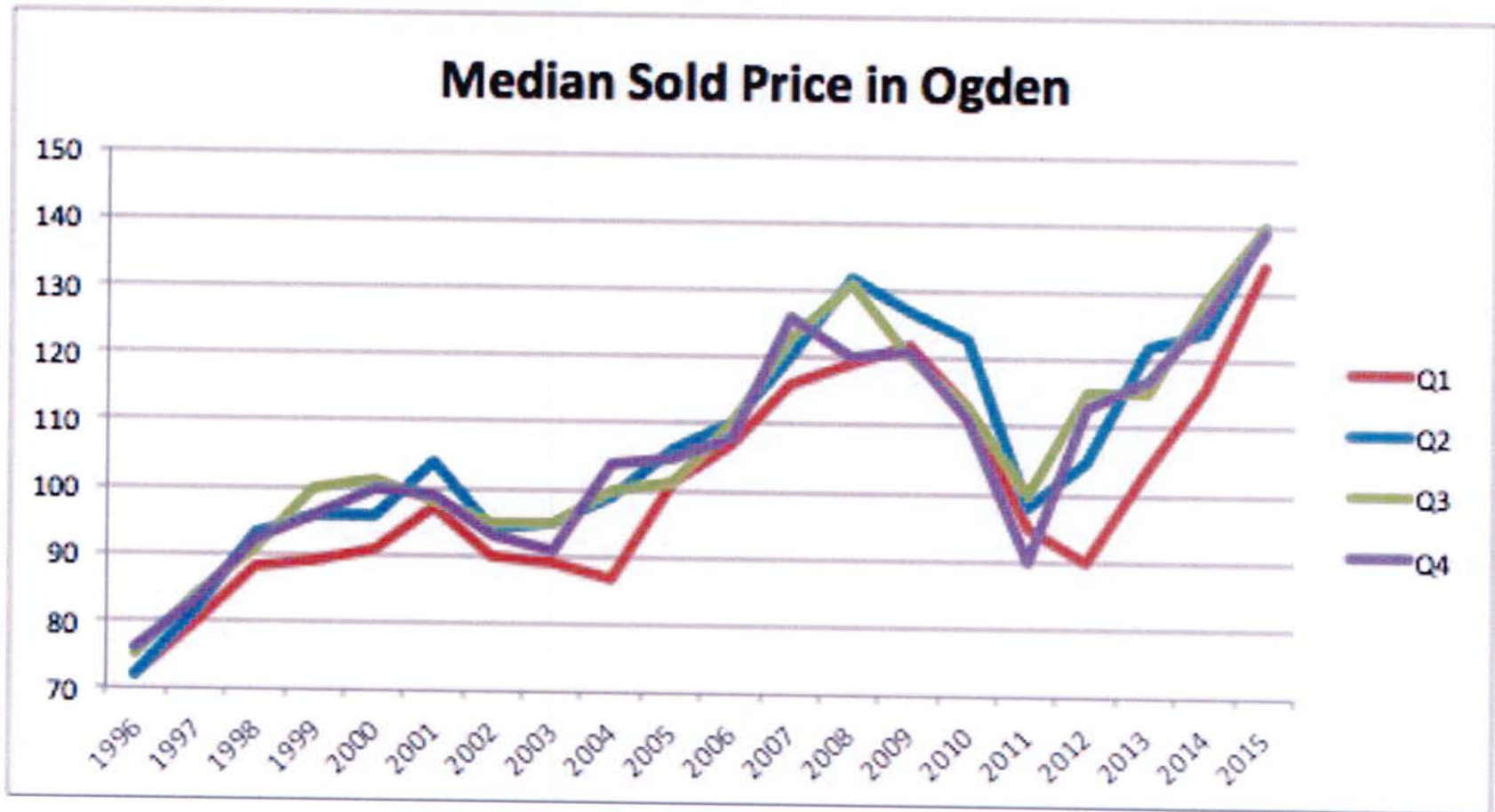
# ECONOMIC DEVELOPMENT RESULTS

- \$1.3 billion in investment
- Over 6,000 jobs
- Over 130 acres redeveloped
- 80 acres underway
- Led the nation in job growth in 2011

Experience



# OGDEN HOUSING TRENDS



Experience

# NATIONAL MEDIA

WALL STREET  
JOURNAL

LA  
Times

The  
New York  
Times

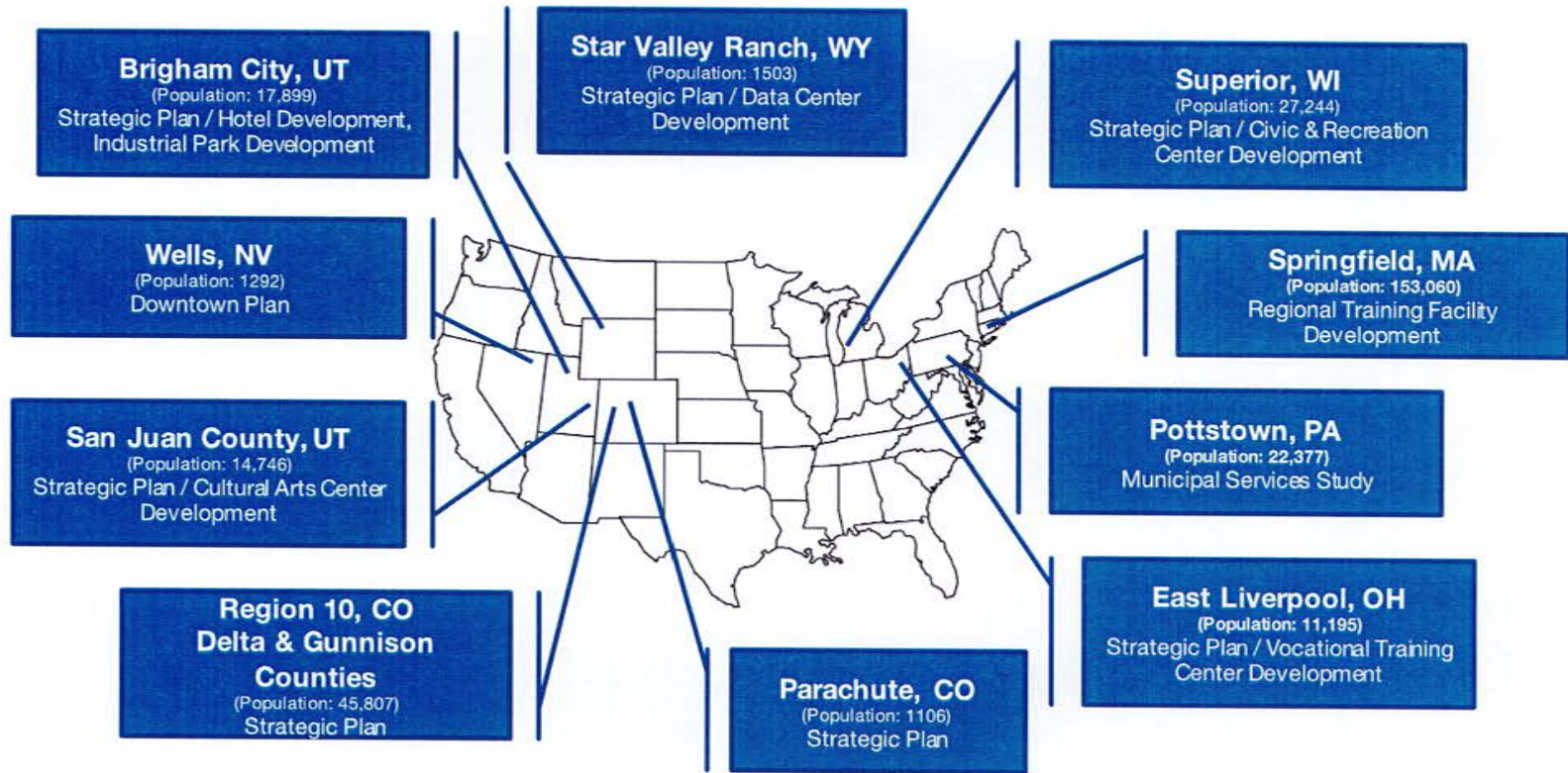
Newsweek

Outside

Experience



# OUR CLIENTS



Experience



# EAST LIVERPOOL



Experience



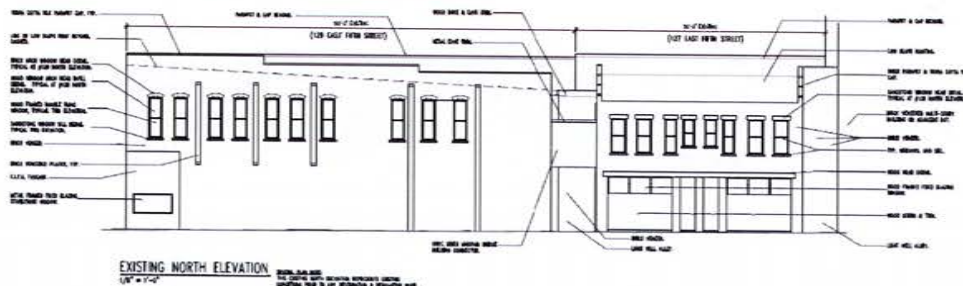
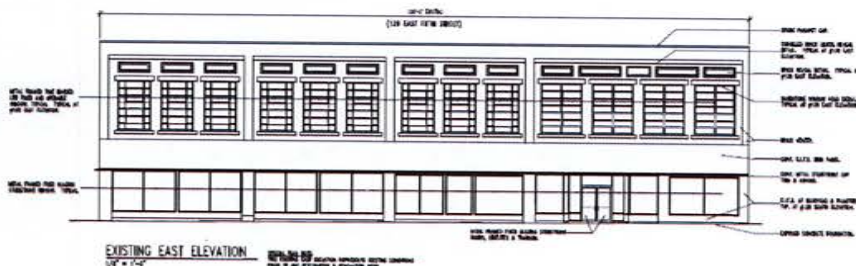
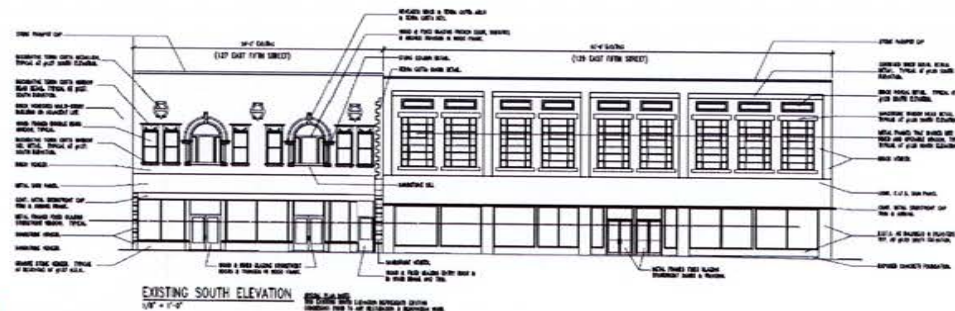
# EAST LIVERPOOL - OGILVIE



Experience



# EAST LIVERPOOL - OGILVIE



Experience



# EAST LIVERPOOL - OGILVIE



Experience

# EAST LIVERPOOL - BROOKS



Experience



# EAST LIVERPOOL - BROOKS



Experience



# BURLEY, IDAHO

- Business expansion
- Redevelopment / improvement funding for retail center

Experience



# WHAT'S DIFFERENT?

- Implementation
- Private sector experience
- Public sector experience
- Planning holistically

Approach



# OUR PHILOSOPHY

*“Make no small plans for they  
have no power to stir men’s  
blood”*

*Daniel Burnham*

Approach



# DELIVERABLES

- Strategic Plans
- Project Feasibility
- Strategic Project Pre-Development

**QUESTIONS?**

