

Pocatello Development Authority

Board of Commissioners Meeting
September 21, 2016 – 11:00 a.m.
Paradise Conference Room

City of Pocatello
911 North 7th Avenue
Pocatello, Idaho 83205

An urban renewal agency for the City of Pocatello, Idaho

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 the Regular and Executive Session Minutes of August 17, 2016.

Agenda Item No. 2: Financial Report.

Motion to approve and/or amend August 2016 Income and Expenses.

Agenda Item No. 3: Payment Requests/Reimbursements.

- (a) ICRMP Insurance Premium, 10-1-16 to 9-30-17, in the amount of \$5,713.00
- (b) Idaho State Publishing Invoice for the FY17 Budget in the amount of \$107.45
- (c) Positron Facility Billings for the month of July (~~\$474.41~~ **\$354.07**)

Agenda Item No. 4: Review Proposed Agreements related to Project 16-16 and 16-16A.

Executive Session:

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."

Upcoming Events/Information:

PDA Project Clean Up

Adjourn.

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Dave Hunt at dhunt@pocatello.us; 208.234.6248 or 5815 South 5th Avenue, Pocatello, ID

AGENDA ITEM

NO. 1

POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES
September 21, 2016

Members present: Brian Blad, Steve Brown, Chad Carr, Larry Fisher, Devin Hillam, Russell Meyers (via telephone until 12:55 p.m.), Scott Smith (Chairman), and Scott Turner.

Members excused: Thomas Ottaway

Staff present: Dean Tranmer (arrived at 11:35 a.m.) and Tiffany Olsen, City Legal Dept.; Merril Quayle, Development Engineer (excused at 11:15 a.m.), Melanie Gygli, Interim Planning and Development Services Director, Ashley Linton, City Finance Dept. (excused at 11:15 a.m.); and John Regetz with Bannock Development Corporation (ex-officio).

Chair Smith called the meeting to order at 11:04 a.m.

Introductions, Conflicts, and Agenda: There were no conflicts disclosed and there were no deletions made to the agenda. Guests included Idaho Legislator Mark Nye who arrived at 11:05 a.m. and Michael Orr - both left at 11:15 a.m.; Stephanie Palagi with Old Town Pocatello, Inc. (arrived at 12:50 p.m.) and representatives of Project 16-16 and Project 16-16A (left at 12:55 p.m.).

1. Action and Discussion Items:

Agenda Item No. 1: Minutes. The Minutes of the Regular Meeting and Executive Session on August 17, 2016 were reviewed. It was **MSC (L. Fisher, B. Blad)** to approve the Minutes as presented.

Agenda Item No. 2: Financial Report. Ashley Linton, Accountant with the City's Finance Department, presented the financial report for the month of August 2016. At month end, the Authority had cash on hand of \$6,273,102.51. The checking account balance was \$3,182,002.45, the savings account was \$746,363.51, and cash being held by Zions Trust amounted to \$2,344,736.55. The PDA recognized normal financial activity for the month. It received revenues totaling \$10,123.50 of which \$174.40 was interest earnings on the cash invested. Property tax revenue totaled \$9,949.10 for the North Yellowstone District. Expenses paid for the month totaled \$734,572.49. The administrative expenses were \$169.47 for the lunch meeting. The bond payment interest was \$73,729.50 and the principal portion was \$530,000.00. The economic payment to Costco was \$122,014.96 (there is one more payment remaining). Expenses for professional services was \$5,374.15 for legal services on the Positron facility and \$1,000.00 to Arbitrage Compliance Specialists. The Position utility expense was \$2,284.41 for 3 months. Year to date revenues of \$2,112,642.03 are greater than the expenses of \$1,558,070.89. Overall net income is \$564,571.14. **T. Olsen** advised the Board that a budget amendment is appropriate as the North Yellowstone TIF District is scheduled to be extend its budget authority for the fiscal year by \$56.34. The debt service interest is slightly larger than J. Stroschein had estimated. It was **MSC (C. Carr, S. Turner)** to amend the FY16 Budget for the requested \$56.34 authority in the North Yellowstone TIF District. It was then **MSC (B. Blad, D. Hillam)** to approve the August 2016 financial report as presented.

Agenda Item No. 3: Payment Requests/Reimbursements. **T. Olsen** requested payment of (1) \$5,713.00 for the annual premium due for the Board's liability policy with ICRMP; (2) \$107.45 to the Idaho State Journal for the publication of the PDA's FY17 Budget; and (3) \$354.07

(instead of the purported \$474.41) to Idaho State University Accelerator Center for the utilities incurred at the Positron facility from July 1–18, 2016. It was **MSC (B. Blad, S. Brown)** to approve the three payments listed above.

2. Executive Session:

B. Blad asked the Chairman if it was appropriate to excuse Ashley Linton and Merrill Quayle from the executive session. Chair Smith agreed. Ashley Linton and Merrill Quayle left at 11:15 a.m. **Chair Smith** then called for a motion for the Board to go into an executive session to discuss a matter regarding negotiations involving matters of trade or commerce in which the PDA is in competition with other jurisdictions. **It was moved and seconded (B. Blad, C. Carr)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(e). **The motion passed** by roll call vote (**Ayes: Brown, Blad, Carr, Fisher, Hillam, Meyers, Smith and Turner; Nays: None**). The Board adjourned to executive session at approximately 11:15 a.m. Potential businesses who are in competition with other jurisdictions were discussed. The Board reconvened to regular session by **MSC (B. Blad, S. Turner)** at 12:50 p.m.

3. Action and Discussion Items:

Agenda Item No. 4: Review Proposed Agreements related to Project 16-16 and Project 16-16A. It was **MSC (B. Blad, R. Meyers)** to grant Project 16-16 the sum of \$100,000 for the relocation of their business which includes job retention and job creation, to the Kinport Junction building located at 815 S. 1st Avenue, contingent upon the following: (1) the business locating and operating in this location for a continuous period of not less than 5 years; (2) maintain a minimum of 50 employees at any given time with an agreed upon average wage; (3) provide an employee verification study every six months substantiating the employment of at least 50 employees and at what average wage. If the number of employees is less than 50, the business will be given the opportunity to meet the minimum requirement. If that is not met within 6 months from that time, the grant shall convert to a loan, to be paid with interest, accruing at the then prime plus 1%, and payment terms to be agreed upon by the parties. It was also **MSC (B. Blad, D. Hillam)** to grant Project 16-16A the sum of up to \$25,000 for the electrical upgrades at the Yellowstone Hotel and purchase of a grease trap for the business's kitchen upon receiving qualified invoices and verification that said upgrades and grease trap have been installed and are operational. In addition to the grant, the PDA agreed to loan Project 16-16A the sum of \$26,000 for the removal and relocation of kitchen equipment from the Kinport Junction building to the Yellowstone Hotel. This loan shall be secured with a personal guarantee and shall be paid in full within 5 years from the date the funds are released. The loan shall accrue 0% interest for the first year and prime plus 1% each year thereafter.

Upcoming Events/Information:

1. **Chair Smith** advised the Board that the NOP upgrades have not been paid even though there has been some discussion about payment to Gateway Investments prior to the project completion. **Chair Smith** summarized the litigation status and associated contract documents. No action was taken.
2. **T. Olsen** advised the Board that there has been more deposit of garbage and miscellaneous material at the Highway 30 property. She has ordered a "No Trespassing" sign and it should be erected in the near future. Also, she will compile a bid/estimate of

what the project cleanup will cost the PDA as there is quite a bit more work than anticipated. Since the property is located in the County, an Interagency Agreement will need to be entered into with the City of Pocatello and the PDA in order for the City Street Department to provide assistance. She will prepare the bid/estimate for the next meeting.

3. **T. Olsen** received a phone call from Valerie Qualls with the Howard Hughes Corporation, the owner of the Alameda Plaza property (former Albertson's Building). Ms. Qualls stated that their corporation was no longer interested in the property and wondered if the City or the PDA would like to receive the property as a donation for public use. The PDA advised there have no use for the property. **T. Olsen** noted a property maintenance violation for the landscaping and weed nuisance. She will contact Ms. Qualls to have the property maintained.
4. **T. Olsen** received a phone call from Trent at Lamar Signs inquiring about the trees placed along Pocatello Avenue with PDA/CDBG funds in the beautification project for the "Triangle" property. Apparently, a few of the trees are growing to such heights that Lamar's billboard sign is being obstructed. Trent asked if he could present a request to remove/modify the trees at a PDA meeting. The Board advised T. Olsen to place the item on the next Agenda.

4. Executive Session:

Chair Smith then called for a motion for the Board to go into an executive session to discuss a matter regarding negotiations involving matters of trade or commerce in which the PDA is in competition with other jurisdictions. **It was moved and seconded (S. Brown, B. Blad)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(e). **The motion passed** by roll call vote (**Ayes: Brown, Blad, Carr, Fisher, Hillam, Smith and Turner; Nays: None**). The Board adjourned to executive session at approximately 1:15 p.m. A potential business who is interested in relocating to the Pocatello area and is competition with other jurisdictions was discussed. The Board reconvened to regular session at 1:30 p.m.

5. Adjournment:

There being no additional business, the meeting adjourned at 1:30 p.m.

By: 
Tiffany G. Olsen, Secretary

POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES
MEETING EXECUTIVE SESSION
September 21, 2016

Members present: Brian Blad, Steve Brown, Chad Carr, Larry Fisher, Devin Hillam, Russell Meyers (via telephone), Scott Smith (Chairman), and Scott Turner.

Members excused: Thomas Ottaway

Staff present: Dean Tranmer (arrived at 11:35 a.m.) and Tiffany Olsen, City Legal Dept.; Melanie Gygli, Interim Planning and Development Services Director; and John Regetz with Bannock Development Corporation (ex-officio).

Guests included: Representatives of Project 16-16 and Project 16-16A.

The Board of Commissioners adjourned from regular session into executive session at 11:15 a.m. pursuant to I.C. §74-206(1)(e) to discuss negotiations involving matters of trade or commerce in which the PDA is in competition with other jurisdictions. **It was moved and seconded (B. Blad, C. Carr)** to adjourn to executive session pursuant to Idaho Code §74-206(1)(e). **The motion passed by roll call vote (Ayes: Brown, Blad, Carr, Fisher, Hillam, Meyers, Smith and Turner; Nays: None).** Potential businesses who are in competition with other jurisdictions were discussed. The Board reconvened to regular session by **MSC (B. Blad, C. Carr)** at 12:50 p.m.

By: 
Tiffany G. Olsen, Secretary

AGENDA ITEM

NO. 2

FINANCIAL

REPORTS

(will be supplemented)

Pocatello Development Authority
Balance Sheet by Class
As of August 31, 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>
ASSETS						
Current Assets						
Checking/Savings						
Checking Wells Fargo	2,266,333.90	51,104.35	420,396.34	114,751.73	329,416.13	3,182,002.45
Savings Wells Fargo	746,327.31	36.20	0.00	0.00	0.00	746,363.51
Zions 2012 Bnd Fnd 7110526D	0.00	6.61	0.00	0.00	0.00	6.61
Zions Bnd Reserve Fnd 7110526B	0.00	677,852.89	0.00	0.00	0.00	677,852.89
Zions Rev Alloc Fnd 7110526	0.00	1,666,877.05	0.00	0.00	0.00	1,666,877.05
Total Checking/Savings	3,012,661.21	2,395,877.10	420,396.34	114,751.73	329,416.13	6,273,102.51
Other Current Assets						
A/R accounts	6,450.00	0.00	0.00	0.00	0.00	6,450.00
Accrued Interest Income	14,006.82	0.00	0.00	0.00	0.00	14,006.82
Prepaid	1,122.00	0.00	0.00	0.00	0.00	1,122.00
Property Tax Receivable	0.00	16,368.29	0.00	11,665.93	0.00	28,034.22
Total Other Current Assets	21,578.82	16,368.29	0.00	11,665.93	0.00	49,613.04
Total Current Assets	3,034,240.03	2,412,245.39	420,396.34	126,417.66	329,416.13	6,322,715.55
Other Assets						
Inventory - Leasehold	424,779.00	0.00	0.00	0.00	0.00	424,779.00
Note Receivable	244,894.11	0.00	0.00	0.00	0.00	244,894.11
Total Other Assets	669,673.11	0.00	0.00	0.00	0.00	669,673.11
TOTAL ASSETS	3,703,913.14	2,412,245.39	420,396.34	126,417.66	329,416.13	6,992,388.66
LIABILITIES & NET POSITION						
Liabilities						
Long Term Liabilities						
Deferred Interest Receivable	13,606.34	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	244,518.75
Deferred Tax Revenues	0.00	13,893.61	0.00	11,665.93	0.00	25,559.54
Total Long Term Liabilities	258,125.09	13,893.61	0.00	11,665.93	0.00	283,684.63
Total Liabilities	258,125.09	13,893.61	0.00	11,665.93	0.00	283,684.63
NET POSITION						
Fund Balance	3,543,184.37	2,023,968.39	205,991.72	142,390.94	228,597.47	6,144,132.89
Net Income	-97,396.32	374,383.39	214,404.62	-27,639.21	100,818.66	564,571.14
Total Net Position	3,445,788.05	2,398,351.78	420,396.34	114,751.73	329,416.13	6,708,704.03
TOTAL LIABILITIES & NET POSITION	3,703,913.14	2,412,245.39	420,396.34	126,417.66	329,416.13	6,992,388.66

Pocatello Development Authority
Profit & Loss by Class
August 2016

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>TOTAL</u>
Ordinary Income/Expense			
Income			
Interest Income	19.01	155.39	174.40
Property Taxes	0.00	9,949.10	9,949.10
Total Income	<u>19.01</u>	<u>10,104.49</u>	<u>10,123.50</u>
Gross Profit	19.01	10,104.49	10,123.50
Expense			
Administrative	169.47	0.00	169.47
Debt Service			
Interest	0.00	73,729.50	73,729.50
Principal	0.00	530,000.00	530,000.00
Total Debt Service	<u>0.00</u>	<u>603,729.50</u>	<u>603,729.50</u>
Economic Grants Issued	0.00	122,014.96	122,014.96
Professional Services			
Other Professional Services	5,374.15	1,000.00	6,374.15
Total Professional Services	<u>5,374.15</u>	<u>1,000.00</u>	<u>6,374.15</u>
Utilities	2,284.41	0.00	2,284.41
Total Expense	<u>7,828.03</u>	<u>726,744.46</u>	<u>734,572.49</u>
Net Ordinary Income	<u>-7,809.02</u>	<u>-716,639.97</u>	<u>-724,448.99</u>
Net Income	<u>-7,809.02</u>	<u>-716,639.97</u>	<u>-724,448.99</u>

At month end the Authority had cash on hand of \$6,273,102.51. The checking account balance was \$3,182,002.45, the savings account was \$746,363.51, and cash being held by Zions Trust amounted to \$2,344,736.55.

Pocatello Development Authority recognized normal financial activity during the month of August. The Authority received revenues totaling \$10,123.50 of which \$174.40 was interest earnings on cash invested. Property tax revenue totaled \$9,949.10 for the North Yellowstone District.

Expenses paid for the month totaled \$734,572.49. The administrative expenses were \$169.47 for the lunch meeting. The bond payment interest was \$73,729.50 and the principal portion was \$530,000.00. The economic payment to Costco was \$122,014.96. There is one more payment remaining. Expenses for professional services were \$5,374.15 for legal services on the positron property and \$1,000.00 for arbitrage compliance. The Positron utility expense was \$2,284.41.

Year to date revenues of \$2,112,642.03 (see page 3) are greater than expenses of \$1,558,070.89. Overall Net income of \$564,571.14. Reminder a net loss indicates the use of cash reserves.

Pocatello Development Authority
Profit & Loss by Class
October 2015 through August 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>
Ordinary Income/Expense						
Income						
Interest Income	7,263.24	1,362.67	512.71	1,138.46	0.00	10,277.08
Miscellaneous Income	0.00	0.00	0.00	30,000.00	256.40	30,256.40
Personal Property tax replace	0.00	46,006.70	12,086.42	809.82	2,525.70	61,428.64
Principal received on notes	194,894.11	0.00	0.00	0.00	0.00	194,894.11
Property Taxes	0.00	1,260,449.36	223,661.27	83,421.45	105,436.56	1,672,968.64
Transfers in	152,817.16	0.00	0.00	0.00	0.00	152,817.16
Total Income	<u>354,974.51</u>	<u>1,307,818.73</u>	<u>236,260.40</u>	<u>115,369.73</u>	<u>108,218.66</u>	<u>2,122,642.03</u>
Gross Profit	354,974.51	1,307,818.73	236,260.40	115,369.73	108,218.66	2,122,642.03
Expense						
Administrative	6,122.64	0.00	0.00	0.00	0.00	6,122.64
Capital Land purchase	157,609.06	0.00	0.00	142,390.94	0.00	300,000.00
Debt Service						
Interest	0.00	147,459.00	0.00	0.00	0.00	147,459.00
Principal	0.00	530,000.00	0.00	0.00	0.00	530,000.00
Total Debt Service	<u>0.00</u>	<u>677,459.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>677,459.00</u>
Dues and Memberships	10,750.00	0.00	0.00	0.00	0.00	10,750.00
Economic Grants Issued	250,000.00	122,014.96	0.00	0.00	0.00	372,014.96
Professional Services						
Other Professional Services	17,999.15	3,000.00	0.00	618.00	7,400.00	29,017.15
Total Professional Services	<u>17,999.15</u>	<u>3,000.00</u>	<u>0.00</u>	<u>618.00</u>	<u>7,400.00</u>	<u>29,017.15</u>
Transfers out	0.00	130,961.38	21,855.78	0.00	0.00	152,817.16
Utilities	9,889.98	0.00	0.00	0.00	0.00	9,889.98
Total Expense	<u>452,370.83</u>	<u>933,435.34</u>	<u>21,855.78</u>	<u>143,008.94</u>	<u>7,400.00</u>	<u>1,558,070.89</u>
Net Ordinary Income	<u>-97,396.32</u>	<u>374,383.39</u>	<u>214,404.62</u>	<u>-27,639.21</u>	<u>100,818.66</u>	<u>564,571.14</u>
Net Income	<u><u>-97,396.32</u></u>	<u><u>374,383.39</u></u>	<u><u>214,404.62</u></u>	<u><u>-27,639.21</u></u>	<u><u>100,818.66</u></u>	<u><u>564,571.14</u></u>

AGENDA ITEM

NO. 3



...more than just insurance

Insurance Billing Invoice

Tiffany Olsen
Pocatello Development Authority
PO Box 4169
Pocatello, ID 83205

Date Billed:
9/1/2016
Policy Number:
36A18045100116

DESCRIPTION	AMOUNT
Total Annual Member Contribution for Policy Period 10-1-16 to 9-30-17	\$5,713.00
If you have already paid all or the minimum due, please disregard this notice.	
Minimum 50% due on October 1, 2016	
Balance due on April 1, 2017	

----- Return this portion with your payment -----

Member:

Pocatello Development Authority
PO Box 4169
Pocatello, ID 83205

Address corrections?

Please check this box and make changes on the back of this form and enclose with your payment.

Make Checks Payable to:

ICRMP
PO Box 15116
Boise, ID 83715

Policy Number:	Due Date:
36A18045100116	10/1/2016

Minimum Due:
\$2,856.50

(B)

IDAHO STATE PUBLISHING
PO BOX 431
POCATELLO ID 83204

Phone (208) 232-4161

Fax (208) 233-1642

Advertising Invoice

1 Billing Period 08/2016		2 Advertiser/Client Name CITY OF POCATELLO	
23 Total Amount Due 107.45		*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 08/29/16	6 Billed Account Number 1000742	7 Advertiser/Client Number 96653

8 Billed Account Name and Address CITY OF POCATELLO PO BOX 4169 POCATELLO ID 83204		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
08/28/16	1508072 L4	LN23684 POCATELLO DEVE 08/28 ISJ	4.0X40.00 160.00	1 83.20	107.45	107.45

Statement of Account - Aging of Past Due Amounts

Due date: 09/13/16

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 107.45
-----------------------------------	--------------------	----------------	---------------------	-------------------	--------------------------------

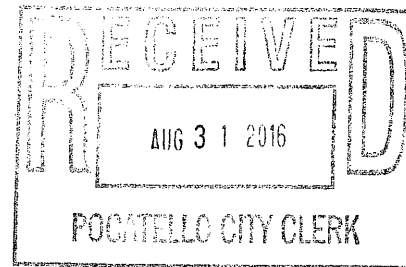
IDAHO STATE PUBLISHING
232-4161

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice Number 1000742		25 Advertiser Information			
1 Billing Period 08/2016	6 Billed Account Number 96653	7 Advertiser/Client Number 96653	2 Advertiser/Client Name CITY OF POCATELLO		

PROOF OF PUBLICATION

STATE OF IDAHO
County of Bannock



LN 23684

KAREN MASON

being first duly sworn on oath deposes and says:

She was at all times herein mentioned a citizen of the United States of America more than 21 years of age, and the Principal Clerk of the Idaho States Journal, a daily newspaper, printed and published at Pocatello, Bannock County Idaho and of general circulation therein.

By document or notice, a true copy of which was published in the said IDAHO STATES JOURNAL, on the following dates, to-wit:

August 8, 2016 August 2016
 August 2016 August 2016
 August 2016 August 2016
 August 2016 August 2016

The paper has been continuously and regularly published in said County for a period of seventy-eight weeks prior to the date of said notice of advertisement and is a true copy within the meaning of the laws of the State of Idaho.

K. Mason

**POCA TELLO DEVELOPMENT AUTHORITY
 POCA TELLO, IDAHO
 ANNUAL BUDGET FOR 2016-2017**

The annual budget for the fiscal year beginning October 1, 2016 through September 30, 2017 has appropriated \$7,729,356 to defray the expenses and liabilities of the Pocatello Development Authority for said fiscal year.

Be it ordained by the board members of the Pocatello Development Authority, Pocatello, Idaho:

Section 1: That the sum of \$7,729,356 be, and the same is appropriated to defray the necessary expenses and liabilities of the Pocatello Development Authority, Pocatello, Idaho for the fiscal year beginning October 1, 2016.

Section 2: The objects and purposes for which such appropriation is made, and the amount of each object and purpose is as follows:

Annual PDA Budget 2016-2017	Revenues	Expenditures	Use of Reserves Approved
General Fund	\$ 153,466	\$2,018,619	\$1,865,153
North Yellowstone	\$1,312,879	\$4,425,396	\$3,112,517
Naval Ordinance	\$ 230,217	\$ 650,613	\$ 420,396
North Portneuf	\$ 83,826	\$ 198,578	\$ 114,752
Pocatello Regional Airport	\$ 106,734	\$ 436,150	\$ 329,416
	\$1,887,122	\$7,729,356	

The budget was adopted on August 17, 2016 during the monthly meeting.

Submitted by: Pocatello Development Authority Treasurer
 /s/ Joyce A. Stroschein

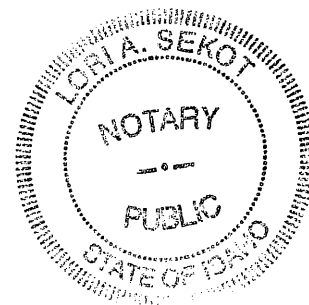
August 28, 2016

LN23684

IDAHO
 COUNTY OF BANNOCK

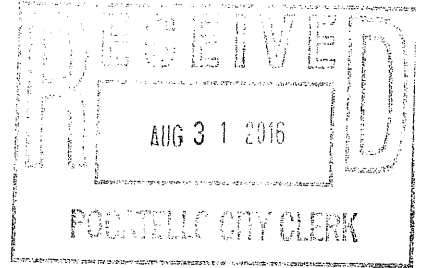
On this 29th. of Aug. in the year of 2016, before me, a Notary Public, personally appeared KAREN MASON Known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn declared that the statements therein are true, and acknowledge to me that he executed the same.

Notary of Public
Lori A. Sekot
 Residing at Arimo exp. 3/3/2021



PROOF OF PUBLICATION

STATE OF IDAHO
County of Bannock



LN 23684

KAREN MASON

**POCATELLO DEVELOPMENT AUTHORITY
 POCATELLO, IDAHO
 ANNUAL BUDGET FOR 2016-2017**

The annual budget for the fiscal year beginning October 1, 2016 through 2017 has appropriated \$7,729,356 to defray the expenses and Pocatello Development Authority for said fiscal year.

Be it ordained by the board members of the Pocatello Development Authority Idaho:

Section 1: That the sum of \$7,729,356 be, and the same is appropriated necessary expenses and liabilities of the Pocatello Development Authority Idaho for the fiscal year beginning October 1, 2016.

Section 2: The objects and purposes for which such appropriation amount of each object and purpose is as follows:

Annual PDA Budget 2016-2017	Revenues	Expenditures
General Fund	\$ 153,466	\$2,018,619
North Yellowstone	\$1,312,879	\$4,425,396
Naval Ordinance	\$ 230,217	\$ 650,613
North Portneuf	\$ 83,826	\$ 198,578
Pocatello Regional Airport	\$ 106,734	\$ 436,150
	\$1,887,122	\$7,729,356

The budget was adopted on August 17, 2016 during the monthly meeting

Submitted by: Pocatello Development Authority Treasurer
 /s/Joyce A. Stroschein

August 28, 2016

LN23684

being first duly sworn on oath deposes and says: that SHE was at all times herein mention a citizen of the United States of America more than 21 years of age, and the Principal Clerk of the Idaho State Journal, a daily newspaper, printed and published at Pocatello, Bannock County Idaho and having a general circulation therein.

That the document or notice, a true copy of which is attached, was published in the said IDAHO STATE JOURNAL, on the following dates, to-wit:

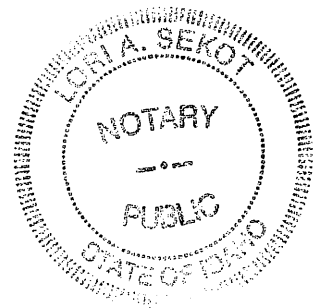
Aug. 28 2016 Aug. 2016
Aug. 2016 Aug. 2016
Aug. 2016 Aug. 2016
Aug. 2016 Aug. 20106

That said paper has been continuously and uninterrupted published in said County for a period of seventy-eight weeks prior to the publication of said notice of advertisement and is a newspaper within the meaning of the laws of Idaho.

STATE OF IDAHO
 COUNTY OF BANNOCK

On this 29th. of Aug. in the year of 2016, before me, a Notary Public, personally appeared KAREN MASON Known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn declared that the statements therein are true, and acknowledge to me that he executed the same.

Notary of Public
Lori A. Sekot
 Residing at Arimo exp. 3/3/2021



Reply all | Delete Junk |

Pocatello Development Authority Adopted Budget for 2016/2017

SJ

Stroschein, Joyce <jstroschein@pocatello.us>

Today, 1:41 PM

ISJ Legals

Reply all |

Inbox

Pocatello Development...
181 KB

Download

Lori,

Here is the Pocatello Development Authority's budget for FY 2016-2017. I need this budget published before September 1st 2016.

Thank you,

Joyce

Joyce A. Stroschein CPA CGFM
Chief Financial Officer/Treasurer
jstroschein@pocatello.us
208-234-6218

copy

Pocatello Development Authority

Pocatello, Idaho

Annual Budget for 2016-2017

The annual budget for the fiscal year beginning October 1, 2016 through September 30, 2017 has appropriated \$7,729,356 to defray the expenses and liabilities of the Pocatello Development Authority for said fiscal year.

Be it ordained by the board members of the Pocatello Development Authority, Pocatello, Idaho:

Section 1: That the sum of \$7,729,356 be, and the same is appropriated to defray the necessary expenses and liabilities of the Pocatello Development Authority, Pocatello, Idaho for the fiscal year beginning October 1, 2016.

Section 2: The objects and purposes for which such appropriation is made, and the amount of each object and purpose is as follows:

Annual PDA Budget 2016-2017	Revenues	Expenditures	Use of Reserves Approved
General Fund	\$ 153,466	\$ 2,018,619	\$ 1,865,153
North Yellowstone	\$ 1,312,879	\$ 4,425,396	\$ 3,112,517
Naval Ordnance	\$ 230,217	\$ 650,613	\$ 420,396
North Portneuf	\$ 83,826	\$ 198,578	\$ 114,752
Pocatello Regional Airport	\$ 106,734	\$ 436,150	\$ 329,416
	<u>\$ 1,887,122</u>	<u>\$ 7,729,356</u>	

The budget was adopted on August 17, 2016 during the monthly meeting.

Submitted by

Pocatello Development Authority Treasurer

Joyce A. Stroschein

EXECUTIVE SUMMARY
GATEWAY WEST INDUSTRIAL CENTER – ELECTRICAL REIMBURSEMENT REQUEST

TO: Chairman Scott Smith and PDA Board Members
FROM: Merril Quayle, P.E., PDA Engineer *MQ*
DATE: Meeting Date – September 21, 2016
SUBJECT: Gateway West Industrial Center – Electrical Reimbursement Request

REQUEST

Gateway West Industrial Center (GWIC) represented by Earl Swift (mailing address: 669 W Quinn Rd Pocatello Idaho 83204), request reimbursement for expenditures paid as of July 15, 2016. The electrical upgrade to building 10 has been completed. Idaho Power has been paid for the preliminary study and cost to connect building 10, 36, 37 and 38 to Idaho Power directly. Expenditures paid as of July 15, 2016 total \$158,750.62

SUMMARY AND DOCUMENTATION

I have reviewed the information provided and find the information and documentation accurate. Building 10 has been connected to Idaho Power and is operational. Documentation is attached providing proof that the items below has been paid in full.

Idaho Power (Idaho Power confirmed payment)	
Rule H Cost Quotes	\$4,154.00
Line connection/upgrade cost for building 10	\$15,706.00
Line connection/upgrade cost for buildings 36, 37 and 38	\$114,022.00
American Electric	
Building hook up to Idaho Power	\$24,868.62
GWIC provided trenching, backfill, grading and road repairs	\$0.00
	=====
Total Paid as of July 15, 2016	\$158,750.62

Recommend if the Board desires to reconsider its previous motion and allow for the reimbursement prior to the entire project being completed. The Board could do so and GWIC could be reimbursed \$158,750.62 of the \$200,000.00 committed to this project.

GWIC electrical upgrades have been split into 2 phases see the attachment.



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,

A handwritten signature in black ink, appearing to read "Buzz Pfeiffer".

Buzz Pfeiffer
Major Customer Representative
(208) 236-7736



Idaho Power Company
Service Request

Service Request Number: 00382769

GATEWAY 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

Contribute Information

RES/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.



Idaho Power Company
Service Request

Service Request Number: 00382765

GATEWAY WEST INDUSTRIAL CENTER (BLDG #36)

Work Order Number:		Eng Hours:	00028
Request Type:	CS	Eng Fee Amount(Att98):	1,876.00
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 #36 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
RFND	GATEWAY WEST INDUSTRIAL CENTER 120 FRANCIS ST., KEYPORT NJ 07735-1363	732-264-0089

Contribute Information

RES/COM

Service Voltage	12.5 KV	No. Of Meters	1
Number of Phases	3	Meter Location	PRI METER
KW 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 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

Page: 1
Date: 2/4/2016

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	
KW 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: 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)	
Amount to be paid and received prior to job being scheduled for construction. Quote good for sixty (60) days.	\$ 15,706.00

- 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



Industrial Center

GATEWAY WEST INDUSTRIAL CENTER

669 W. QUINN
POCATELLO, ID 83202
(208) 237-0046

7266

ATM & A/C Check Fee
92-85-1241

DATE 4/22/16

PAY TO THE ORDER OF

Palaha Power Co

\$ 15,700.00

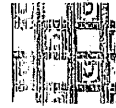
FIFTEEN THOUSAND SEVEN HUNDRED AND SIX

DOLLARS

iB Ireland Bank

1000 W. A. BIRCH RD.
2710 Pocatello Rd., Pocatello, Idaho 83201

FQFI Building 10



⑈007266⑈ ⑆24100857⑆ 95 0241 8⑈

Building 10



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)	<u> </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> </u>
Net Other Charges (Eng Charges, Permits, Misc Charges) (Line 25)	<u> </u>
Amount to be paid and received prior to job being scheduled for construction. Quote good for sixty (60) days.	<u>\$ 21,827.00</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: 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)	_____
Amount to be paid and received prior to job being scheduled for construction. Quote good for sixty (60) days.	\$ 21,643.00

- 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
08-236-7745



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>
Amount to be paid and received prior to job being scheduled for construction. Quote good for sixty (60) days.	<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
.08-236-7745

copy



GATEWAY WEST INDUSTRIAL CENTER

669 W. GILINN
POCATELLO, ID 83202
(208) 237-0046

7276

92-85-1241

DATE April 30, 2016

PAY TO THE ORDER OF

Enke Power

One Hundred and twenty two and 00/100

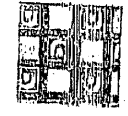
\$ 114,032.02

Ireland Bank

DOLLARS

FOR 37452730, 37447702, 37452733

[Signature]



⑈007276⑈ ⑆124100857⑆ 95 0244 6⑈

Building 36 ATCO
37 VTCU
38 Frazee

+ 4154, -



INVOICE

Invoice Number: 20160079

Date: July 28, 2016

Sold To:

Gateway West
 669 W. Quinn Bldg #2
 Pocatello, ID 83201

Customer PO	Payment Terms	Employee ID	Due Date
	Net 10 Days	T&H	Aug 7, 2016

Description	Amount
Install new service at building #10 per Earl.	
Material	16,118.62
Labor	8,260.00
Concrete cutting	340.00
Permit	150.00
A/C: 1000	

Customer ID: Gateway

Subtotal 24,868.62
 Sales Tax ~~Included~~
 Total Invoice Amount 24,868.62

8/2/16
 CKH 737

NIT

10:28 9/23/16 H3 LASERJET FAX 208-637-1867 1.00

E\$SENTIAL CHECKING ACCOUNT

****4416

7374

GATEWAY WEST
Industrial Center

GATEWAY WEST INDUSTRIAL CENTER
669 W. QUINN
POCATELLO, ID 83202
(208) 237-0046

DATE August 2, 2016 92-85/1241

PAY TO THE ORDER OF American Electric Inc. \$ 24,868.62

Twenty four thousand eight hundred sixty eight and 62/100 DOLLARS

Ireland Bank
THERE IS A DIFFERENCE™
9712 Polk Lane Rd., Pocatello, Idaho 83201

FOR DEPOSIT ONLY # 20160079 Cynthia A. Valera

⑆007374⑆ ⑆124100857⑆ 95 0244 6⑆

237050035500 08-10-2016 CCB >124103773<

00237050035500

AMERICAN ELECTRIC INC.
ADCI, MEMPHIS, TN

Amount: -\$24,868.62
Description: Check
Check Number: 7374
Posted Date: 8/11/2016

Gateway West Industrial Center
 Electric Project
 Connection of Buildings 10, 36, 37 and 38 to Idaho Power at Poleline Road

Expenditures to date:

Phase I (COMPLETED)

Idaho Power	\$4,154.00
Preliminary Study	
Idaho Power	\$15,706.00
Cost for connecting Buildings 10	
Idaho Power	\$114,022.00
Cost for connecting Buildings, 36, 37 and 38	
American Electric	\$24,868.62
Complete Hook Up of Building 10 to Idaho Power	
Gateway West	
Trenching, Backfill, Grading, Roadway Repair	No Charge
 TOTAL PAID as of 7/15/16	 <u>\$158,750.62</u>

Projected Future Expenditures

Phase II

Gateway West	
Trenching, Backfill, Grading, Roadway Repair	No Charge
Work to be performed soon	
 Estimated Equipment Costs	
Transformers Building 36, 37, and 38	\$102,400.00
Switch Gear Buildings 36, 37, and 38	\$ 78,288.67
 American Electric	
Complete Hookup of Building 36	TBD
Complete Hookup of Building 37	TBD
Complete Hookup of Building 38	TBD
Creating Transformer Pad Area	TBD
 Estimated Fencing for Transformer Area	 TBD

EXECUTIVE SUMMARY
GATEWAY WEST INDUSTRIAL CENTER – FUTURE PROJECT CONSIDERATION

TO: Chairman Scott Smith and PDA Board Members
FROM: Merrill Quayle, P.E., PDA Engineer *MQ*
DATE: Meeting Date – September 21, 2016
SUBJECT: Gateway West Industrial Center – Future Project consideration

REQUEST

Gateway West Industrial Center (GWIC) represented by Earl Swift (mailing address: 669 W Quinn Rd Pocatello Idaho 83204), would like to submit the future projects list for consideration in developing the requested improvement plan. Barbara Wischerath will be present for questions and discussion.

Gateway West Industrial Center
Future Projects for Consideration

1. Replace Fire Hydrants
 - a. 50 Hydrants at \$4,500-\$6,000 each \$225,000-\$300,000
2. Paint Exterior of Buildings
 - a. Approximately 15,000 gallons of paint@ \$22/gallon \$330,000
 - b. Labor Costs TBD
3. Conversion of Building 28 and 16 to Idaho Power
4. Paving
5. Replace Fencing
 - a. Pole Line Road
 - b. West Quinn Road - frontage

The expectation is to be able to take the information from the discussion and complete an improvement plan that could be used for the remaining time left on the district.

2ND CHANCE LOANS
\$500-\$7,500
PAYOFF HIGH INTEREST TITLE LOANS
238-7775
REBUILD FINANCIAL

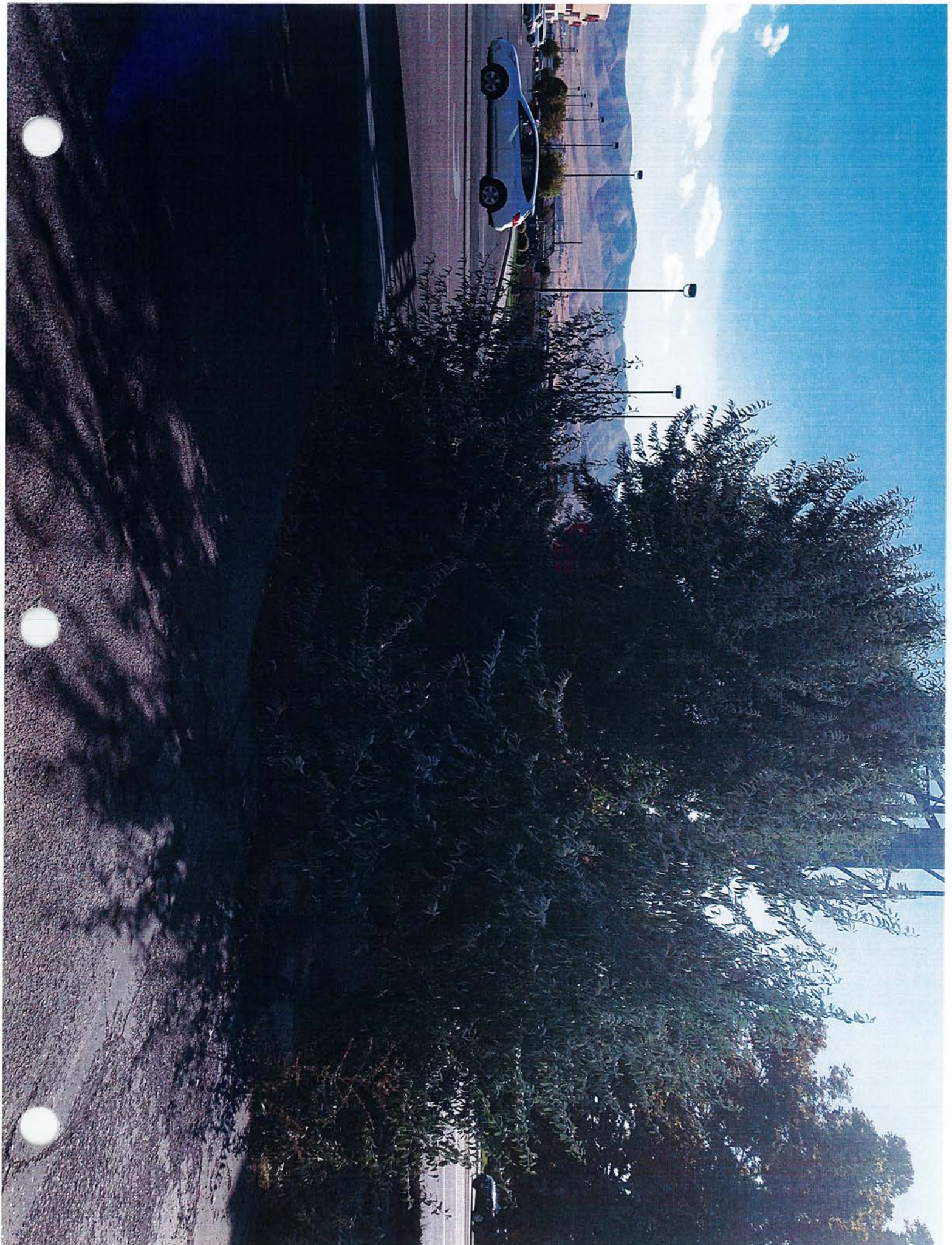
15 91
City Center ← → Chubbuck
SOUTH SOUTH NORTH
15 91 91
← → →

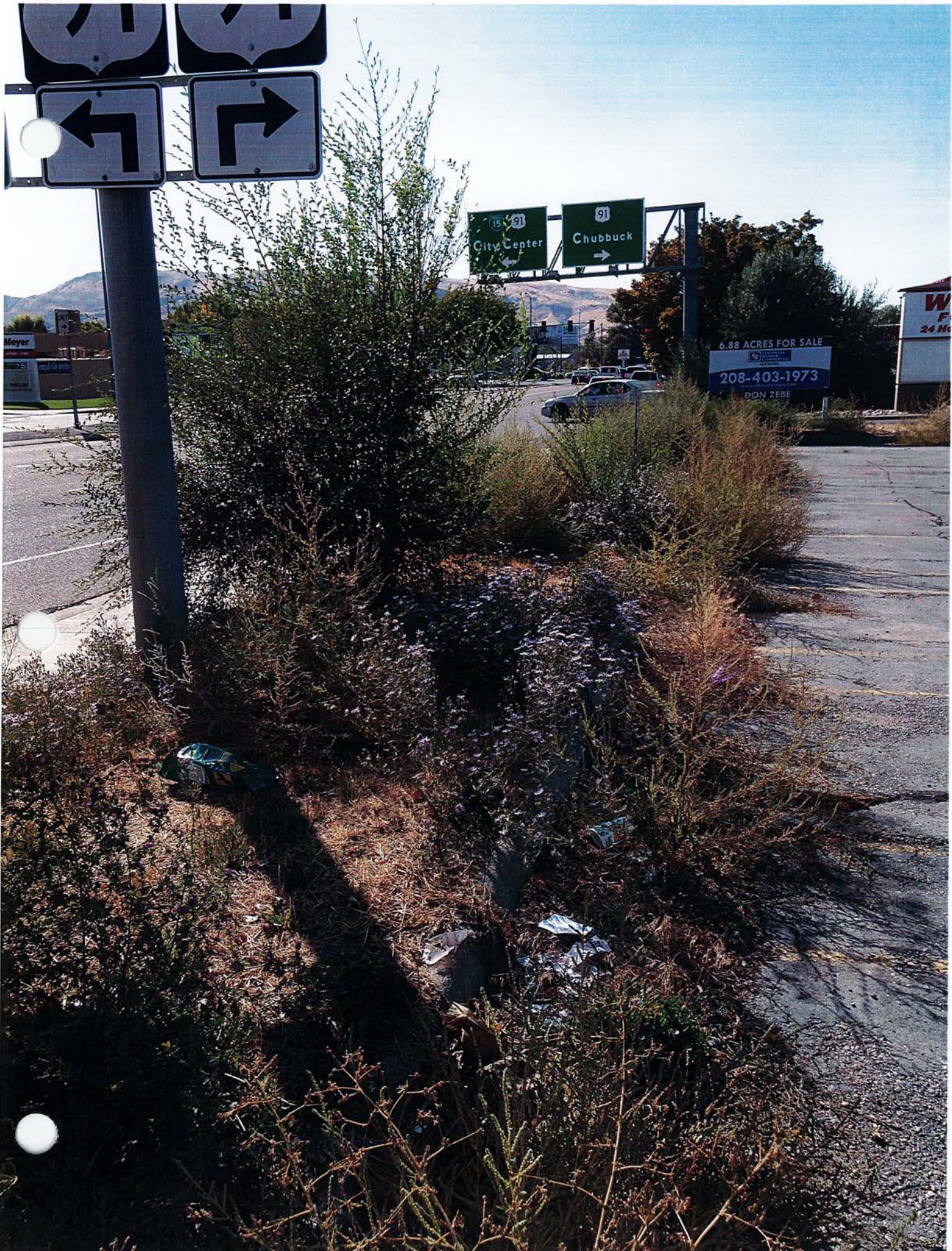
WinCo
FOODS
24 Hour Savings

238-403-1972









15 91
City Center
←

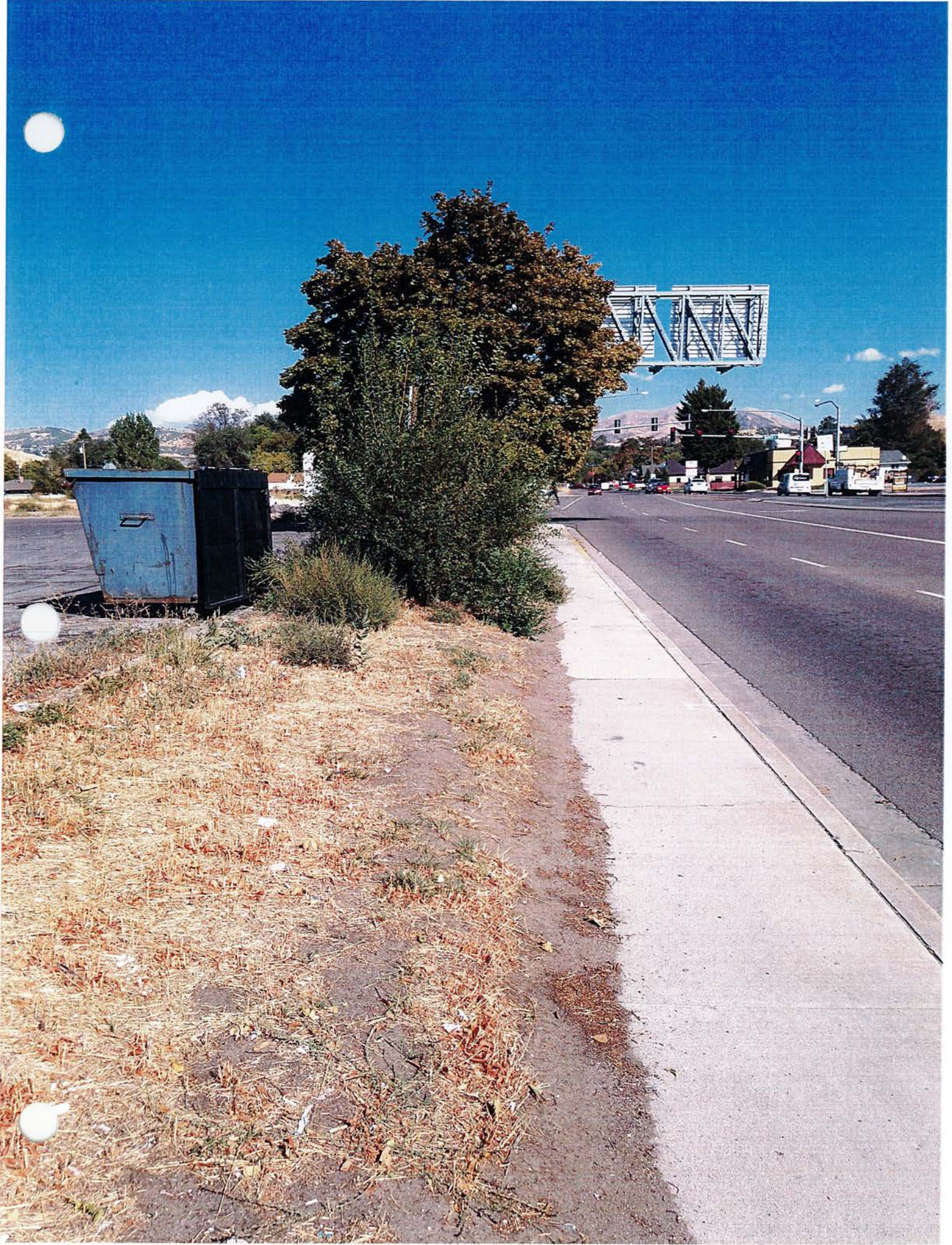
91
Chubbuck
→

6.88 ACRES FOR SALE
208-403-1973
DON ZEBE

W
F
24 Hr











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: 07/27/2016
 Print Date: 07/27/2016

Service Agreement No: 0032387106

Next Read Date: 08/24/2016

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

Meter Number	Service Period		Number of Days	Reading Type	Meter Readings		Meter Constant	kWh Used
	From	To			Previous	Current		
64375210	06/24/16	07/25/16	32	Regular	176	833	80	52560

Billing kW	BLC	Actual kW	Power Factor	Power Factor Adj
199	195	199	78.06%	0

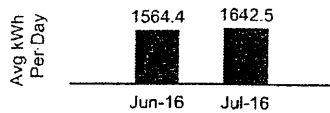
Large General Service Schedule 09S

Service Charge	\$16.00
Summer Demand Charge (0-20) 20 @ \$0.00 per kW	\$0.00
Summer Demand Charge (Over 20) 179 @ \$6.00 per kW	\$1,074.00
Basic Charge (0-20) 20 @ \$0.00 per kW of BLC	\$0.00
Basic Charge (Over 20) 175 @ \$1.02 per kW of BLC	\$178.50
Summer Energy Charge 2,000 kWh @ \$0.104314 per kWh	\$208.63
Summer Energy Charge 50,560 kWh @ \$0.048283 per kWh	\$2,441.19
Annual Adjustment Mechanism	\$299.22
Franchise Fee 1.00%	\$42.18
Energy Efficiency Services	\$156.73
Current Charges - Electric Service	\$4,416.45

Handwritten notes:
 2002.80
 /
 32
 121.95
 54.13
 /
 3.2
 16.57

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

Your Electric Use Pattern



Handwritten calculations:
 Avg kWh usage
 25 days City = 3048.67
 7 days JAL = 850.65

 ELEC CHARGE
 City @ 25 401.75
 JAL @ 7 112.49

2206362358





In the Community to Serve

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

www.intgas.com

ACCOUNT NUMBER 030 140 3000 5
DATE DUE Sep 2, 2016
BILL DATE Aug 15, 2016
AMOUNT DUE \$52.38

ACCOUNT SUMMARY

Previous Balance \$29.85
Payment Received 7/26/2016 Thank you -29.85
Current Gas Charges 52.38
Amount Due on 9/2/16 \$52.38

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.

Calendar for September showing dates 1-30.

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

CALL BEFORE YOU DIG 811

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 7/14/16 - 8/12/16 DAYS 30
METER NUMBER 482108029
METER READ DATE 8/12/16
Next scheduled read 9/15/16
RATE GS-1 General

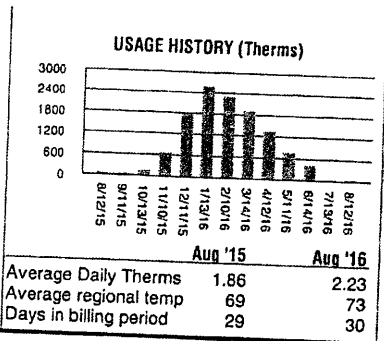


Table comparing average daily therms and regional temp for Aug '15 and Aug '16.

Main gas charges table with columns: CURRENT READING, PREVIOUS READING, USAGE 100 CU FT, BILLING FACTOR, THERMS BILLED, and charges for Customer Charge, Weighted Average Cost of Gas, etc.

Handwritten notes: 30 days, 1.75 a day, 5 days @ 1.75, 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 Sep 2, 2016

AMOUNT DUE \$52.38

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 \$ 52.38

Write account number on check and make payable to IGC.

480301403000500000052380000005238

SERVICE ADDRESS

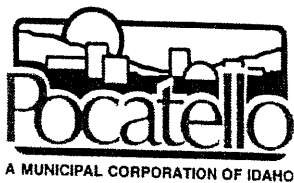
1500 ALVIN RICKEN DR

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
49855-31826	02-27	8/26/16	9/12/16

RATE CLASS : COMMERCIAL
 Last payment amount/date: 292.88 8/10/16

LAST BILL AMOUNT 292.88
 PAYMENTS 292.88-
 ADJUSTMENTS .00
 BALANCE FORWARD .00

SM	Service Period	Days	Meter Number	MULT	TGAL	Current	Previous	Usage
	7/11/16	8/09/16	29 34817	1.000	TGAL	342	323	19
	USAGE FOR					8/15		15
WA	7/11/16	8/09/16	29 28849	1.000	TGAL	2920	2916	4
	USAGE FOR					8/15		3
WA	7/11/16	8/09/16	29 34676	1.000	TGAL	87	87	0
Service Consumption						Charge		Total
WA	LINE SERVICE CHARGE							
WA	CONSUMPTION					17.70		
WA	LINE SERVICE CHARGE					7.28		
	TOTAL WATER					8.75		33.73 ✓
SM	LINE SERVICE CHARGE							
SM	CONSUMPTION					17.70		
	TOTAL SUMMERLINE WATER					19.00		72.61 ✓
FL	4 INCH FIRE LINE		7/31/16	8/31/16		8.90		8.90 ✓
SW	BILLING FEE							
SW	CONSUMPTION					6.25		
	TOTAL SEWER					4.00		16.76
								23.01 0
GA	GARBAGE BILLING CHG							
GA	GARBAGE-CONTAINER					1.68		
GA	CONTAINER RENTAL					151.82		
	TOTAL GARBAGE					10.03		163.53 ✓
TOTAL CURRENT CHARGES								
BALANCE FORWARD								301.78
TOTAL AMOUNT DUE								.00
								301.78



29 days
10.41 a day
8 days
83.28

