

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
Special Meeting
October 28, 2020 – 11:00 a.m. Council
Chambers – Pocatello City Hall

In-person attendance is allowed, but due to COVID-19 guidelines, strict social distancing measures are in place. Attendance is limited. Face coverings are required.

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.us, 208.234.6248, or 5815 South 5th Avenue, Pocatello, Idaho.

In the event this meeting is still in progress at 12:00 p.m., a ten-minute recess may be called.

- 1. CALL TO ORDER, DISCLOSURE OF CONFLICT OF INTEREST, AND ACKNOWLEDGMENT OF GUESTS.**
- 2. ACTION ITEM – Minutes.** The Board may wish to waive the oral reading of the minutes and approve the minutes from the Board of Commissioners Regular Meeting held September 18 and the Special Meeting held on October 5, 2020. *See attached document.*
- 3. ACTION ITEM – Financial Report.** A financial report for the PDA will be provided by PDA Treasurer. The Board may wish to approve the financial report. *To be supplemented.*
- 4. ACTION ITEM – Expense Payments & Reimbursements.** The Board may wish to approve the payment or reimbursement of the following PDA expenses:
 - a. \$1,250.00 from General Fund to Redevelopment Association of Idaho for annual dues and legislative contribution.
 - b. \$4,660.00 from General Funds to Deaton Company for audit services from year end September 30, 2019 an associated consulting services to be from budget year FY2020.
 - b. \$3,230.50 from General Fund to Elam & Burke for legal fees for the month of September re: Special Counsel General.
 - c. \$9.93 from General Fund to Aceline McCulla for beverages for PDA lunches.
- 5. ACTION ITEM – Reimbursement of staff services.** The Board may wish to authorize payment in the amount of \$2,404.29 to the City of Pocatello for staff services for the period 07/1/2020 through 09/30/2020. *See attached document.*
- 6. ACTION ITEM – Election of Officers.** The Board may wish to elect officers for the next year, including Chair, Vice Chair, Secretary, and Treasurer.
- 7. ACTION ITEM – Appointment of Executive Director.** The Board may wish to appoint Brent McLane as the Executive Director.
- 8. ACTION ITEM – Authority Account Changes.** The Board may wish to authorize changes to the business checking account with Idaho Central Credit Union. *See attached document.*
- 9. ACTION ITEM – Airport TIF District.** The Board may wish to review and approve the following requested disbursements of funds under the previously approved reimbursement by the Board, and authorize the Chair's signature on the Confirmation of Agency Reimbursement. *See attached documents.*
 - a. Frigitek, LLC is requesting disbursement of \$172,240.24 under the owner participation agreement as approved by the Board on April 15, 2020 and authorized on September 18, 2019. The request is for civil engineering, geotechnical engineering, and construction management, and consulting services period of 03/26/20 – 9/25/20.
- 10. ACTION ITEM – Resolution 2020-2.** The Board may wish to consider adopting Resolution 2020-2 expressing appreciation for Chad Carr service to the Board. *See attached document.*
- 11. CALENDAR REVIEW –** The Board may wish to take this opportunity to inform other Board members of upcoming meetings and events that should be called to their attention.
- 12. ADJOURN.**

AGENDA ITEM

NO. 2

**POCATELLO DEVELOPMENT AUTHORITY
MEETING MINUTES
September 18, 2020**

Members present: Heidi Adamson, Rob Lion, Scott Smith, Scott Turner, Terrel Tovey , David Villareal

Members absent/excused: Mayor Brian Blad, Chad Carr, Thomas Ottaway

Others present: Carl Anderson, Pocatello Senior Planner; Jared Johnson, Pocatello City Attorney; Jim Johnston, Bannock Development Corporation; Heather Disselkoe; LD Barthlome, Portneuf Capital LLC; Curtis LeClair, Brandon Lee, and other members of the public

Agenda Item No. 1: Call to Order and Disclosure of Conflicts of Interest. Chair **Scott Smith** called the meeting to order at approximately 11:02 a.m. No conflicts were disclosed. It was **MSC (T. Tovey, R. Lion)** to amend agenda item number 6 from an executive session under Idaho Code §74-206(1) (e) to an action item in which to discuss a general hotel waterpark development in Pocatello, and consider a potential public private partnership opportunity on an economic feasibility study.

Agenda Item No. 2: Minutes. The minutes from the Board of Commissioners Regular Meeting held August 19, 2020, were considered. It was then **MSC (T. Tovey, H. Adamson)** to approve the minutes as presented.

Agenda Item No. 3: Financial Report **C. Anderson** also presented the **August** financial report. At the end of the reporting period, the Authority had cash on hand of \$4,373,063.22, with checking account balance of \$4,373,038.22 and savings account was \$25.00. The Authority recognized financial activity as follows: net income totaled -\$8,673.24, of which \$52,655.30 was interest income and loans, and property taxes. Expenses totaled \$62,328.54 including administrative, capital construction and professional services cost. With no further discussion it was then **MSC (H. Adamson, R. Lion)** to approve the June and July financial report.

Agenda Item No. 4: Expense Payments & Reimbursements. The following invoices were considered for payment:

- a. \$494.50 from General Fund to Elam & Burke for legal fees for the month of August re: Special Counsel General
- b. \$6,702.00 from General Fund to ICRMP for FY2021 premium.
- c. \$329.50 from the General Fund to Idaho State Publishing for legal noticing of budget.

C. Anderson reviewed the payment requests, stating the invoices accurately reflect work performed for services provided, and are appropriate for payment. It was then **MSC (H. Adamson, R. Lion)** to approve the payment requests.

Agenda Item No.5: North Portneuf TIF District: **C. Anderson** introduced the request from Portneuf Capital LLC, for reimbursement of work completed under the owner participation agreement as approved by the Board on June 17, 2020 and authorized on June 02, 2020. The request was for the Board is from Portneuf Capital, LLC for a reimbursement amount of \$420,000 from the North Portneuf TIF District, under the Owner Participation agreement as approved and authorized by the Board. The Total amount in the attached invoices is \$421,213.43 and the amount request for reimbursement is the \$420,000. The work performed includes the extension and installation of utilities including power, gas and fiber optic. The work has been completed and to the extent of the invoices include in the agenda packet. A site visit was done on September 14th and additional verification was provided on 9/17/2020. All invoices have been paid by the applicant. Should the Board wish to approve the request, the total reimbursement would be a onetime payment of \$420,000.00. Merril Quayle is present to provide additional information regarding the construction of the subject utilizes.

It was stated that the request are in line with the previously approved request by the Board. It was then **MSC (H. Adamson, R. Lion)** to approve the reimbursement requests of \$420,000.00 and authorize the Chair to sign the confirmation of reimbursement.

Agenda Item No.6: Hotel Waterpark and Economic Feasibility study: **C. Anderson** introduced the agenda item and turned the time over to Curtis LeClair, the project representative. **C. LeClair** summarized the project, a hotel water park within the City of Pocatello. The applicant team is desirous of conducting an economic feasibility study of the potential benefits of the project to the City of Pocatello. The request from the applicant would be to see if the Board would be interested in partnering on the feasibility study. **S. Smith** clarified that the Board has not historically pursued economic feasibility studies outside of TIF districts. **C. LeClair** clarified that the locations they are evaluating are not in a current TIF district. The Board ensued in discussion regarding the project timeline, cost of the project and the benefits of the economic feasibility study. It was recommended that the applicant contact the Department of Commerce, as well as look at other communities that have done similar public/private partnerships. With no further discussion, the agenda item concluded.

Agenda Item No. 7: Calendar Review: **C. Anderson** provided an update on the status of a work session which was rescheduled to Monday, October 5th, at 11:00 AM. No additional calendar updates were provided.

Agenda Item No.8: Adjourn: There being no further business, the meeting adjourned at approximately 12:35 p.m.

By: _____
Carl Anderson
Interim Executive Director

**POCATELLO DEVELOPMENT AUTHORITY
MEETING MINUTES
October 5, 2020**

Members present: Heidi Adamson, Mayor Brian Blad, Chad Carr, Rob Lion, Scott Smith, Scott Turner, David Villareal

Members absent/excused: Terrel Tovey, Thomas Ottaway,

Others present: Carl Anderson, Pocatello Senior Planner; Jared Johnson, Pocatello City Attorney; Jim Johnston, Bannock Development Corporation; Heather Disselkoen; LD Barthlome, Portneuf Capital LLC; Meghan Sullivan Conrad, Elam & Burke and other members of the public

Agenda Item No. 1: Call to Order and Disclosure of Conflicts of Interest. Chair **Scott Smith** called the meeting to order at approximately 11:06 a.m.

Agenda Item No. 2: Expense Payments & Reimbursements. The following invoices were considered for payment:

- a. \$10.59 from General Fund to Aceline McCulla for beverages for PDA lunch/meeting snacks/dessert.

S. Smith introduced the agenda item and with no further discussion it was then **MSC (R. Lion, S. Turner)** to approve the payment requests.

Agenda Item No.3: Study Session - Urban Renewal in Idaho: **Meghan Sullivan Conrad, Elam & Burke** introduced the study session topic and outlined the presentation. She presented the study session item on Urban Renewal in Idaho framed. Topics included, but were not limited to, urban renewal law, open meeting law requirements, how tax increment financing works and what urban renewal areas do. The Board ensued in discussion on various topics related to the study session. Following discussion the agenda item was closed.

Agenda Item No.4: Executive Session – Action Item – Discuss Records exempt from disclosure: The board entered into an executive session at approximately 12:10 pm to review attorney-client privileged communication. **It was moved and seconded (B. Blad, H. Adamson)** to adjourn to executive session pursuant to Idaho Code §74-206(1) (d) to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho code, specifically Idaho Code Section 74-104(1) (“public records exempt from disclosure by federal or state law”). **The motion passed by roll call vote (Ayes: Blad, Adamson, Carr, Lion, Smith, Turner, Villareal. Nays: None.)** At approximately 1:25 p.m., by **MSC (B. Blad, R. Lion)** the Board reconvened to regular session.

S. Smith left the meeting at 12:50 pm.

Agenda Item No.5: Study Session – Action Item – Priorities for Funding – This item was pulled from the agenda.

Agenda Item No. 6: Calendar Review: No calendar updates were provide.

Agenda Item No.7: Adjourn: There being no further business, the meeting adjourned at approximately 1:28 p.m.

By: _____
Carl Anderson
Interim Executive Director

**POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES
EXECUTIVE SESSION
October 5, 2020**

Members present: Heidi Adamson, Mayor Brian Blad, Chad Carr, Rob Lion, Scott Smith, Scott Turner, David Villareal

Members absent/excused: Terrel Tovey, Thomas Ottaway,

Others present: Carl Anderson, Senior Planner; Jared Johnson, Pocatello City Attorney, Meghan Sullivan Conrad, Elam & Burke

The board entered into an executive session at approximately 12:10 pm to review attorney-client privileged communication. **It was moved and seconded (B. Blad, H. Adamson)** to adjourn to executive session pursuant to Idaho Code §74-206(1) (d) to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho code, specifically Idaho Code Section 74-104(1) (“public records exempt from disclosure by federal or state law”). **The motion passed by roll call vote (Ayes: Blad, Adamson, Carr, Lion, Smith, Turner, Villareal. Nays: None.)** At approximately 1:25 p.m., by **MSC (B. Blad, R. Lion)** the Board reconvened to regular session.

S. Smith left the meeting at 12:50 pm.

By: _____
Carl Anderson
Interim Executive Director

AGENDA ITEM

NO. 5

Project selection
From project : PDA001 To project : PDA001

Type : O (O=Only, R=Range, S=Selective)

Description begins with :
Description contains . . . :

From project estimate : .00 To project estimate : 99,999,999,999.99

From project type : To project type : 99

From project sub-type : To project sub-type : 99

Sequence options
OPTION: 3 Project

Project options
Print projects without detail (Y/N/O) : Y
Print inactive projects (Y/N) : Y
Print budget projects (Y/N) : Y
Print projects miscellaneous info? (Y/N) : Y

Account selection
From fiscal year : 2020 To fiscal year : 2020

From account : 000-0000-000.00-00 To account : 999-9999-999.99-99

Type : R (O=Only, R=Range, S=Selective)

Account type selection : Assets: X Liabilities: X Revenue: X Expense: X

Print zero activity accounts (Y/N) : N

Transaction selection

From period : 10 of 2020 To period : 13 of 2020

From transaction date : 07/01/2020 To transaction date : 09/30/2020

Transaction type : AJ . . . : X AP . . . : X CR . . . : X EN . . . : X TF . . . : X BA . . . :

Print transaction detail? (Y/N) : Y
Print transaction description (Y/N) : Y
Print work order # and job # (Y/N) : N

Summary options

Print classification totals (Y/N) : Y
Print project estimate totals (Y/N) : Y
Print project totals (Y/N) : Y

TYPE	CHK#	TRAN DT REF #	VOUCH#	VEND #	BUDGET PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	STATUS:
					DESCRIPTION	TRANS AMT	TRANS ENCUMBERED	ACTIVE
01-0200-414.10-01	AJ	08/21/2020 PR0930			PAYROLL SUMMARY	101.19	.00	2020
							.00	2020
					PAYROLL SUMMARY	101.19	.00	2020
					TRANSACTION TOTAL:	101.19	.00	
01-0200-414.21-01	AJ	08/21/2020 PR0930			MEDICAL	62.08	.00	2020
							.00	2020
					TRANSACTION TOTAL:	62.08	.00	2020
01-0200-414.21-02	AJ	08/21/2020 PR0930			LIFE	.12	.00	2020
							.00	2020
					TRANSACTION TOTAL:	.12	.00	2020
01-0200-414.21-03	AJ	08/21/2020 PR0930			DENTAL	3.00	.00	2020
							.00	2020
					TRANSACTION TOTAL:	3.00	.00	2020
01-0200-414.22-00	AJ	08/21/2020 PR0930			WORKERS COMPENSATI	.96	.00	2020
							.00	2020
					PAYROLL SUMMARY	.16	.00	2020
							.00	2020
					TRANSACTION TOTAL:	.16	.00	2020
01-0200-414.24-03	AJ	08/21/2020 PR0930			PERSI	66.44	.00	2020
							.00	2020
					PAYROLL SUMMARY	12.08	.00	2020
							.00	2020
					TRANSACTION TOTAL:	12.08	.00	2020
01-0200-414.24-04	AJ	08/21/2020 PR0930			MEDICAL SAVINGS	8.75	.00	2020
							.00	2020
					PAYROLL SUMMARY	1.25	.00	2020
							.00	2020
					TRANSACTION TOTAL:	1.25	.00	2020
01-0200-414.25-00	AJ	08/21/2020 PR0930			SOCIAL SECURITY	40.22	.00	2020
							.00	2020
					PAYROLL SUMMARY	7.33	.00	2020
							.00	2020
					TRANSACTION TOTAL:	7.33	.00	2020
01-0600-415.10-01	AJ	09/18/2020 PR0918			PERS.-EXEMPT, FULL	11,326.32	.00	2020
							.00	2020
					PAYROLL SUMMARY	313.47	.00	2020
							.00	2020
					TRANSACTION TOTAL:	11,326.32	.00	2020
09/04/2020 PR0930	AJ				PAYROLL SUMMARY	270.23	.00	2020
08/21/2020 PR0930	AJ				PAYROLL SUMMARY	244.90	.00	2020
08/07/2020 PR0930	AJ				PAYROLL SUMMARY	277.33	.00	2020
07/24/2020 PR0724	AJ				PAYROLL SUMMARY	160.45	.00	2020
07/10/2020 PR0710	AJ				PAYROLL SUMMARY	73.30	.00	2020
					TRANSACTION TOTAL:	1,339.68	.00	2020
01-0600-415.10-02	AJ	09/04/2020 PR0930			PERS.-NONEXEMPT,FU	290.97	.00	2020
							.00	2020
					PAYROLL SUMMARY	10.58	.00	2020
							.00	2020
					TRANSACTION TOTAL:	290.97	.00	2020

PROJECT: PDA001-POCATELLO DEVELOPMNT AUTH.		TYPE:		-FLTIND-Fleet Indirect		SUB-TYPE:		STATUS: ACTIVE	
TYPE	CHK#	TRAN DT REF #	VOUCH#	VEND #	BUDGET PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	TRANS	FISC YR PERIOD
					DESCRIPTION	TRANS AMT	ENCUMBERED	ENCUMBERED	
AJ		08/07/2020 PR0930			PAYROLL SUMMARY	37.04	.00	.00	2020 11
TRANSACTION TOTAL: 47.62									
01-0600-415.21-01	AJ	09/18/2020 PR0918			PAYROLL SUMMARY	1,324.71	.00	.00	2020 12
TRANSACTION TOTAL: 1,324.71									
AJ		09/04/2020 PR0930			PAYROLL SUMMARY	65.63	.00	.00	2020 12
AJ		08/07/2020 PR0930			PAYROLL SUMMARY	76.94	.00	.00	2020 11
AJ		07/10/2020 PR0710			PAYROLL SUMMARY	16.75	.00	.00	2020 10
TRANSACTION TOTAL: 229.57									
01-0600-415.21-02	AJ	09/04/2020 PR0930			PAYROLL SUMMARY	3.01	.00	.00	2020 12
TRANSACTION TOTAL: 3.01									
AJ		08/07/2020 PR0930			PAYROLL SUMMARY	.24	.00	.00	2020 11
AJ		07/10/2020 PR0710			PAYROLL SUMMARY	.05	.00	.00	2020 10
TRANSACTION TOTAL: .50									
01-0600-415.21-03	AJ	09/18/2020 PR0918			PAYROLL SUMMARY	61.56	.00	.00	2020 12
TRANSACTION TOTAL: 61.56									
AJ		09/04/2020 PR0930			PAYROLL SUMMARY	3.62	.00	.00	2020 12
AJ		08/07/2020 PR0930			PAYROLL SUMMARY	4.25	.00	.00	2020 11
AJ		07/10/2020 PR0710			PAYROLL SUMMARY	.93	.00	.00	2020 10
TRANSACTION TOTAL: 10.57									
01-0600-415.22-00	AJ	09/18/2020 PR0918			PAYROLL SUMMARY	20.12	.00	.00	2020 12
TRANSACTION TOTAL: 20.12									
AJ		09/04/2020 PR0930			PAYROLL SUMMARY	.44	.00	.00	2020 12
AJ		08/21/2020 PR0930			PAYROLL SUMMARY	.38	.00	.00	2020 11
AJ		08/07/2020 PR0930			PAYROLL SUMMARY	.49	.00	.00	2020 11
AJ		07/24/2020 PR0724			PAYROLL SUMMARY	.25	.00	.00	2020 10
AJ		07/10/2020 PR0710			PAYROLL SUMMARY	.13	.00	.00	2020 10
TRANSACTION TOTAL: 2.17									

PROJECT: PDA001-POCATELLO DEVELOPMNT AUTH.	TYPE:	-FLTIND-Fleet Indirect	SUB-TYPE:	-	STATUS: ACTIVE		
TYPE	CHK#	TRAN DT REF #	VOUCH#	VEND #	BUDGET PROJECT-TO-DATE YEAR-TO-DATE TRANS AMT	ENCUMBERED TRANS ENCUMBERED	BALANCE FISC YR PERIOD
01-0600-415.24-03	PERSI	09/18/2020	PR0918		.00	.00	1,391.99-
AJ					37.43	.00	12
					1,391.99		
					PAYROLL SUMMARY		
AJ		09/04/2020	PR0930		33.52	.00	12
AJ		08/21/2020	PR0930		29.23	.00	11
AJ		08/07/2020	PR0930		37.53	.00	11
AJ		07/24/2020	PR0724		19.31	.00	10
AJ		07/10/2020	PR0710		8.74	.00	10
					165.76	.00	
					TRANSACTION TOTAL:		
01-0600-415.24-04	MEDICAL SAVINGS	09/18/2020	PR0918		.00	.00	395.55-
AJ					5.80	.00	12
					395.55		
					PAYROLL SUMMARY		
AJ		09/04/2020	PR0930		75.47	.00	12
AJ		08/21/2020	PR0930		4.53	.00	11
AJ		08/07/2020	PR0930		6.41	.00	11
AJ		07/24/2020	PR0724		2.97	.00	10
AJ		07/10/2020	PR0710		1.40	.00	10
					96.58	.00	
					TRANSACTION TOTAL:		
01-0600-415.25-00	SOCIAL SECURITY	09/18/2020	PR0918		.00	.00	878.54-
AJ					22.22	.00	12
					878.54		
					PAYROLL SUMMARY		
AJ		09/04/2020	PR0930		21.16	.00	12
AJ		08/21/2020	PR0930		18.62	.00	11
AJ		08/07/2020	PR0930		23.67	.00	11
AJ		07/24/2020	PR0724		12.30	.00	10
AJ		07/10/2020	PR0710		5.53	.00	10
					103.50	.00	
					TRANSACTION TOTAL:		
01-0601-445.10-01	PERS.-EXEMPT, FULL	09/04/2020	PR0930		.00	.00	1,820.74-
AJ					88.28	.00	12
					1,820.74		
					PAYROLL SUMMARY		
AJ		08/21/2020	PR0930		22.07	.00	11
AJ		07/24/2020	PR0724		88.28	.00	10

PROJECT: PDA001-POCATELLO DEVELPMNT AUTH.	TYPE:	-FLTRND-Fleet Indirect	SUB-TYPE:	STATUS:						
TYPE	CHK#	TRAN DT REF #	VOUCH#	VEND #	BUDGET PROJECT-TO-DATE	YEAR-TO-DATE	TRANS AMT	ENCUMBERED	ENCUMBERED	FISC YR PERIOD
					DESCRIPTION	TRANS	AMT	TRANS	AMT	PERIOD
TRANSACTION TOTAL: .00 198.63 .00										
01-0601-445.21-01	AJ	MEDICAL			09/04/2020 PR0930	358.13	.00	358.13	.00	2020 12
PAYROLL SUMMARY										
TRANSACTION TOTAL: .00 40.92 .00										
01-0601-445.21-02	AJ	LIFE			09/04/2020 PR0930	.44	.00	.44	.00	2020 12
PAYROLL SUMMARY										
TRANSACTION TOTAL: .00 .05 .00										
01-0601-445.21-03	AJ	DENTAL			09/04/2020 PR0930	13.84	.00	13.84	.00	2020 12
PAYROLL SUMMARY										
TRANSACTION TOTAL: .00 1.58 .00										
01-0601-445.22-00	AJ	WORKERS COMPENSATI			09/04/2020 PR0930	19.66	.00	19.66	.00	2020 12
PAYROLL SUMMARY										
TRANSACTION TOTAL: .00 1.18 .00										
01-0601-445.24-03	AJ	PERSI			09/04/2020 PR0930	216.69	.00	216.69	.00	2020 12
PAYROLL SUMMARY										
TRANSACTION TOTAL: .00 10.54 .00										
01-0601-445.24-04	AJ	MEDICAL SAVINGS			09/04/2020 PR0930	27.41	.00	27.41	.00	2020 12
PAYROLL SUMMARY										
TRANSACTION TOTAL: .00 1.29 .00										
01-0601-445.25-00	AJ	SOCIAL SECURITY			09/04/2020 PR0930	128.66	.00	128.66	.00	2020 12
PAYROLL SUMMARY										
TRANSACTION TOTAL: .00 6.19 .00										
01-0601-445.25-00	AJ	SOCIAL SECURITY			09/04/2020 PR0930	1.59	.00	1.59	.00	2020 11
PAYROLL SUMMARY										
TRANSACTION TOTAL: .00 6.29 .00										
01-0601-445.25-00	AJ	SOCIAL SECURITY			09/04/2020 PR0930	128.66	.00	128.66	.00	2020 12
PAYROLL SUMMARY										
TRANSACTION TOTAL: .00 1.59 .00										
01-0601-445.25-00	AJ	SOCIAL SECURITY			09/04/2020 PR0930	6.29	.00	6.29	.00	2020 10
PAYROLL SUMMARY										

PROJECT: PDA001-POCATELLO DEVELOPMNT AUTH.	TYPE: -FLTIND-Fleet Indirect	SUB-TYPE: -	STATUS: ACTIVE										
TYPE	CHK#	TRAN DT REF #	VOUCH#	VEND #	DESCRIPTION	BUDGET	PROJECT-TO-DATE	YEAR-TO-DATE	TRANS AMT	TRANS	ENCUMBERED	ENCUMBERED	FISC YR PERIOD
01-0601-445.26-05					CLOTHING ALLOWANCE	.00	1.25	.00	.00		.00		1.25-
TRANSACTION TOTAL: 14.07													
TRANSACTION TOTAL: .00													
53-5300-416.64-99					OTHER MISC. CONTRA	.00	6.23	.00	.00		.00		6.23-
AJ					07/24/2020 PRO724			1.82			.00		2020 10
TRANSACTION TOTAL: 1.82													

==== PROJECT: PDA001 ===== P R O J E C T T O T A L S =====

CLASSIFICATION TOTALS: EXPENDITURES: 2,404.29

TRANSACTION TOTAL: 2,404.29
 ESTIMATE COMPARISON: 19,023.93
 (ACTUAL) SUMMARY TOTAL: 19,023.93

MISCELLANEOUS INFO: CODE FREEFORM INFORMATION DATE
 MISC TO TRACK TIME SPENT WORKING ON PDA IN CASE THE 06/18/2019
 MISC CITY WANTS TO BILL THEM FOR SERVICES. 06/18/2019

19,023.93-
 19,023.93-

AGENDA ITEM

NO. 8

Pocatello Development Authority

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

An urban renewal agency for the City of Pocatello, Idaho

October 21, 2020

Amanda James, Business Relationship Officer
Idaho Central Credit Union
4400 Central Way, Chubbuck, ID 83202
208-478-3561

RE: POCATELLO DEVELOPMENT AUTHORITY ACCOUNT CHANGES FOR MEMBER NO. 1205496

Dear Ms. James,

Please make the following changes to Pocatello Development Authority business checking account:

Remove current signers:

1. Ashley Linton-Welsh
2. Merril Quayle
3. Bonny Schroeder

Add the following signers:

1. Brent McLane
2. Carl Anderson
3. Sue Timpson

I, Scott Smith, PDA Chair, hereby authorize the above changes to the Pocatello Development Authority (PDA) business checking account with Idaho Central Credit Union.

Scott Smith, PDA Chair

Date Approved

AGENDA ITEM

NO.9

Pocatello Development Authority

City of Pocatello
911 North 7th Avenue
Pocatello, Idaho 83201

An urban renewal agency for the City of Pocatello, Idaho

TO: Pocatello Development Authority, Board of Commissioners
FROM: Carl Anderson, Interim Executive Director
Merril Quayle, Public Works Development Engineer
DATE: October 28, 2020

SUBJECT: Frigitek, LLC – Issuance of Reimbursement funds

BACKGROUND: As part of the Owner Participation Agreement with Frigitek LLC, the Board approved the TIF reimbursement request of \$4,578,117 which includes \$500,000 from existing district funds with the remainder as funds are available and sufficient increment is generated. Eligible costs include improvements outlined in the plan and approved OPA, associated with the development of the cold storage facility within the Airport TIF District.

To date, a total of \$170,797.31 has been approved by the Board for reimbursement on projects including site surveying and construction management services. The October 21, 2020 reimbursement request include:

7. KBCm Group - Pay application #4: \$172,240.24

Total Reimbursement Recommended: \$119,122.05

- This amount excludes the invoice from MiniCap, Inc. and Ryan as discussed below.

Total to Date if approved as requested: \$343,037.55

SUMMARY: All required code-related permits or inspections required have been pulled and the inspections complete to the extent of the work detailed in subject pay application. The work has been completed to the extent of the invoices included within attached pay application #4. The work completed attachment includes site civil engineering and geotechnical engineering. It is staff's determination that the reimbursement request is appropriate for payment for the requested items, with the exception of items from MuniCap, Inc. in the amount of \$18,123.19 and Ryan in the amount of \$35,000.00 as these cost are not eligible cost as identified in either the Airport TIF plan or the approved Owner Participation Agreement.

The applicable Agency Funded Public Improvements are detailed in the following page titled Attachment 3 Agency Funded Improvements as outlined in the owner participation agreement.

Upon approval, payment should be made to **Frigitek Industrial Parks**.

Extracts from Approved Owner Participation
Agreement

31-28

Attachment 3

Agency Funded Public Improvements

Item	Estimated Cost
01-05500 - Civil Engineering	\$109,000
01-10160 - Construction Manager	\$111,800
01-15526 - Traffic Control	\$12,000
01-17113 - Mobilization/Demobilization	\$204,269
01-18000 - Contingency	\$555,919
02-05400 - Aggregate Subbase	\$375,055
02-21419 - Water Main Piping	\$277,860
02-21420 - Water Main Valves	\$36,000
02-21421 - Hydrants	\$72,000
02-21422 - Sewer Piping	\$39,600
02-21423 - Sewer Concrete Manholes	\$25,000
02-21424 - Sanitary Sewer Lift Station	\$850,000
02-21425 - Sewer Cleanout	\$17,200
02-23150 - Engineered Fill	\$122,780
02-24500 - Railroad Construction	\$1,044,214
02-25150 - Asphalt Paving	\$363,625
02-29000 - Landscaping	\$75,150
02-31500 - Excavation	\$62,773
02-37000 - Erosion and Sedimentation Control	\$35,000
02-77000 - Curb and Gutters	\$71,550
01-10400 - Staging Area	\$2,000
02-20505 - Street Demolition	\$18,375
02-23100 - Clear and Grub	\$46,420
10-10460 - Traffic Signage	\$2,500
16-20050 - Street Lighting	\$66,000
TOTAL	\$4,578,117

31-30

Attachment 4

CONFIRMATION OF AGENCY REIMBURSEMENT NO. _____

This Confirmation of Agency Reimbursement ("Confirmation") is entered into between the Pocatello Urban Renewal Agency, commonly known as the Pocatello Development Authority, an independent public body, corporate and politic (hereinafter "Agency"), organized pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, as amended (hereinafter the "Law"), and undertaking projects under the authority of the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, as amended (hereinafter the "Act"), and Frigitek Industrial Parks, Inc., a Texas corporation authorized to do business in the State of Idaho (hereinafter "Participant"). The Effective Date of this Confirmation is the date last signed by the parties.

WITNESSETH:**1. Agency Contribution**

Agency has, pursuant to the procedures set forth in the Owner Participation Agreement by and between the Agency and Participant with an effective date of _____ (the "OPA"), determined the Actual Eligible Costs for those certain Agency Funded Public Improvements as those terms are defined in the OPA and as specifically identified below, shall be _____ and ___/100 dollars (\$ _____) (the "Agency Reimbursement") for the [identify Agency Funded Public Improvements subject to reimbursement in this Confirmation].

2. Payment Terms.

Agency agrees to reimburse Participant for the amount of the Agency Reimbursement, without interest from the Effective Date of this Confirmation pursuant to the Reimbursement Procedure set forth in the OPA.

Participant acknowledges that the Agency Reimbursement may not be paid in full if the revenue allocation proceeds available for reimbursement under the Urban Renewal Plan and pursuant to the OPA, are less than the Agency Reimbursement.

If the Agency Reimbursement is not fully reimbursed by December 31, 2033, the Agency will not be obligated to make any additional payments.

To the extent there is more than one Confirmation of Agency Reimbursement between the parties and pursuant to the OPA, then payment will be applied to the Confirmation with the earliest Effective Date first, until paid in full, or until December 31, 2033, or upon termination of the Urban Renewal Plan, whichever occurs first.

31
3x

3. **Limitation on Making Payments**

It is the intention of the parties that Participant shall only be paid from the revenue allocation proceeds, if any, which are allocated to Agency as a direct result of the Private Development, as defined in the OPA, constructed by the Participant or others on or related to the Site. If, for any reason, the revenue allocation proceeds anticipated to be received by Agency as a direct result of the Private Development in the Project Area are reduced, curtailed or limited in any way by market conditions, actions by Participant, legislative enactments, initiative referendum, judicial decree, or other, the Agency shall have no obligation to pay the Agency Reimbursement to Participant as described in this Confirmation from other sources or monies which Agency has or might hereinafter received.

4. Except as expressly modified above, the terms and conditions of the OPA are still binding on Agency and Participant as set forth in such OPA.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement the day and year below written to be effective the day and year above written.

AGENCY
POCATELLO URBAN RENEWAL AGENCY, A/KA
THE POCATELLO DEVELOPMENT AUTHORITY

By: _____

_____, Chair

Date: _____

ATTEST:

By: _____

_____,

Secretary

PARTICIPANT
FRIGITEK INDUSTRIAL PARKS, INC.

By:  _____

Elden Charles, Executive Vice President

Date: 4/22/20

Extracts from Pocatello Regional Airport Urban
Renewal Area Plan

II. AIRPORT URBAN RENEWAL AREA DESCRIPTION

The Urban Renewal Area and Revenue Allocation District are identified with identical boundaries. The area is legally described in **Attachment 1**.

III. PROJECT PLAN

A project list is outlined below. Elements of the list will be funded on a "pay-as-you go" or on a "reimbursement to developer" basis. This list is the immediate project list for the revenues available. If additional revenues become available, other site work may be pursued or the Development Authority may expedite payment of funds in anticipation of an early closing of the district. Table 1 lists the immediate project needs with estimated costs. This plan and the Revenue Allocation provision will terminate December 31, 2033.

TABLE 1. Project Costs

<i>GENERAL PROJECT LIST</i>	COST
Development Master Plan Creation	\$ 50,000
Surveying and Platting Work	\$ 30,000
Landscaping	\$ 0
Franchise Utility Upgrades (sites 'A' and 'B')	\$ 515,000
General Project List Sub-Total	\$ 595,000
<i>PROJECT LIST – Project Site 'A' (Fortress and Bell Streets)</i>	COST
Site Utilities: Water, Sewer, Storm Water Systems	\$ 256,700
Roadway Construction/Improvements – Turning Radii (gravel)	\$ 12,500
Rail Spur Rehabilitation/loading-unloading crane/hoist	\$ 0
Construction Engineering/Surveying/Management Services/Contingencies	\$ 110,000
Project Financing Charges	\$ 212,432
Project List – Project Site 'A' Sub-Total	\$ 591,632
<i>PROJECT LIST – Project Site 'B' (Boeing Street)</i>	COST
Site Utilities: Water, Sewer, and Storm Water Systems	\$ 720,400
Roadway Construction/Improvements	\$ 12,500
Rail Spur Rehabilitation/Extension	\$ 365,000
Construction Engineering/Surveying/Management Services/Contingencies	\$ 219,000
Project Financing Charges	\$ 737,743
Project List – Project Site 'B' Sub-Total	\$2,054,643
<i>PROJECT LIST – Project Site 'C' (Westside Industrial Park)</i>	COST
Site Utilities: Water, Sewer, and Storm Water Systems	\$ 0
Water Tank	\$1,500,000
Franchise Utility Upgrades	\$ 0

Construction Engineering/Surveying/Management Services/Contingencies	\$ 300,000
Project List – Project Site ‘C’ Sub-Total	\$1,800,000
<i>ALL TOTAL</i>	\$5,041,275
PDA Administrative Costs	\$ 0
<i>FINAL TOTAL</i>	\$5,041,275

Project Descriptions:

- **Master Planning:** This would include the hiring of professional planning and engineering services to plan the entire 589 acres so that utilities are provided adequately for full build-out, that areas for development are properly identified, and that proposed uses are compatible with one another.
- **Surveying and Platting:** Hiring an engineering firm to survey and plat an approximate 589 acre area of land in order to create parcels for marketing purposes.
- **Site Utilities: Water line and Water System Upgrades—**Install main water and sewer lines for fire and industrial water service. Install a 1,000,000 gallon storage tank and additional pump station(s) to accommodate fire water service requirements.
- **Site Utilities: Storm Water Upgrades –** Enhancements to storm water retention/detention capacity.
- **Landscaping—**Design and implement a landscaping plan for the area installing needed trees, grass and plants to beautify the area and to comply with City codes.
- **Roadway Improvements—**Widen roadways where needed and improve and/or expand roadway system and to accommodate future developments in the area. Reinforce roadway at rail spur intersections. Install curb and gutter and intersection radii and other necessary improvements to enhance access and transportation to the site.
- **Rail Spur Rehabilitation/Extension –** Upgrade rail spur system to accommodate industrial expansion in the area including the loading and off-loading of material.
- **Franchise Utility Upgrade--** Utility upgrades required to facilitate full development of sites within this area.
- **Contingency costs--**Additional cost were calculated for work related to increase in costs of the work and other administrative expenses associated with the project.
- **PDA Administrative Costs –** Eligible costs for reimbursement to the PDA for management, legal, financial and other oversight responsibilities of the district formed and projects undertaken.
- **Other--**Any costs or tasks related to, construction or reconstruction of roads, extensions of water, sewer, or storm water lines, street lighting, public landscaping, location of electrical transformers, construction of fire lanes or provision of fire flow, construction of wells, location of railroad spurs, switches, or signals within the project area, demolition or clean up of sub-standard buildings or other “horizontal” debris, management of property acquired by or in control of the agency, disposition of property for public or private uses in accordance with the Plan, including sale of property at fair value but below market value, assembly of adequate sites for development, any construction including foundations, platforms, and other structural forms, issuance of bonds, notes or other obligations to finance all or any part of the projects, and all other actions as necessary under State Law to accomplish this Plan, funded through Tax Increment Financing. Any additional costs related to any of the prioritized or alternative projects which the PDA and Council propose to be used to complete or enhance a project may also be used.

Frigitek Industrial Parks

2020-102 TIF Improvements

Pay Application #4

Period: 5/26/2020 - 9/25/2020

Revised 10/12/2020

Reviewed and approved by Kenneth Brown



Pay Application Summary

Report Name	Description
Pay App Summary	
Prime Contract Summary	Summary of prime contract items by cost
Rejected Costs	Rejected costs or discrepancies from draw requests submitted
Pre Check Proof List	A brief list of approved cost by vendor
Fee Report	Fee analysis for prime contractors
Application for Payment	Complete pay application in AIA format
Subcontractor/Vendor Backup	Each approved invoice provided with stamped breakout of area and cost code associated with amounts billed
Approved Change Orders	Any approved change orders for work billed during the current period
Job Cost Reports	
Commitment Report	Report of committed costs to date
Cost Report	Report of the current snapshot of budget and costs to date
Cash Flow Report	Estimate of cash flow projected month over month during the course of construction
Lien Waiver Report	Summary of lien waivers for vendors with contracts value of \$10,0000 or more
Lien Waivers	Conditional and unconditional waivers required to process the current pay app

Please click on report names to jump to report.

2020-102 TIF Improvements

Pay Application 4



Pay App Summary

Prime Contract Summary

Total	333,853.24
Prime Contract #1 - Idaho Materials Total	225,812.86
Non Prime Costs	108,040.38

1. STREETS

Cost Code	Total Approved	PCCO Totals	Prime Contract
00-00 41 64 - Idaho Materials OH&P	-		
01-01 29 90 - Sales Tax	-		
01-01 31 05 - Construction Management Over Site Delivery	-		
01-01 31 06 - Project Management	-		
01-01 31 08 - Project Controls	-		
01-01 31 09 - Site Supervision	-		
01-01 31 11 - Project Modeling	-		
01-01 31 12 - Master Execution Plan	-		
01-01 31 13 - Project Coordination	-		
01-01 41 23 - Fees	-		
01-01 51 13 - Temporary Electricity	-		
01-01 52 13 - Field Offices and Sheds	-		
33-33 05 08 - Casing Piping for Utility Jacking	-		
33-33 14 16 - Site Water Utility Distribution Piping	-		
33-33 14 19 - Valves and Hydrants for Water Utility Service	-		
33-33 31 00 - Sanitary Sewerage Piping	-		

2. UTILITIES

Cost Code	Total Approved	PCCO Totals	Prime Contract
00-00 41 64 - Idaho Materials OH&P	-		
01-01 29 90 - Sales Tax	-		
01-01 31 05 - Construction Management Over Site Delivery	-		
01-01 31 06 - Project Management	-		
01-01 31 08 - Project Controls	-		
01-01 31 09 - Site Supervision	-		
01-01 31 11 - Project Modeling	-		
01-01 31 12 - Master Execution Plan	-		
01-01 31 13 - Project Coordination	-		
01-01 41 23 - Fees	13,390.00		Prime Contract 1 - Idaho Materials
01-01 51 13 - Temporary Electricity	-		
01-01 52 13 - Field Offices and Sheds	-		
33-33 05 08 - Casing Piping for Utility Jacking	41,573.28	\$1,143.28 breakout for \$0 Change Order 1 -- Adjustment Only	Prime Contract 1 - Idaho Materials
33-33 14 16 - Site Water Utility Distribution Piping	100,792.70		Prime Contract 1 - Idaho Materials
33-33 14 19 - Valves and Hydrants for Water Utility Service	28,760.00		Prime Contract 1 - Idaho Materials
33-33 31 00 - Sanitary Sewerage Piping	24,570.00		Prime Contract 1 - Idaho Materials

3. RAILROAD

Cost Code	Total Approved	PCCO Totals	Prime Contract
00-00 41 64 - Idaho Materials OH&P	-		
01-01 29 90 - Sales Tax	-		
01-01 31 05 - Construction Management Over Site Delivery	-		
01-01 31 06 - Project Management	-		
01-01 31 08 - Project Controls	-		
01-01 31 09 - Site Supervision	-		
01-01 31 11 - Project Modeling	-		
01-01 31 12 - Master Execution Plan	-		
01-01 31 13 - Project Coordination	-		
01-01 41 23 - Fees	-		
01-01 51 13 - Temporary Electricity	-		
01-01 52 13 - Field Offices and Sheds	-		
33-33 05 08 - Casing Piping for Utility Jacking	-		
33-33 14 16 - Site Water Utility Distribution Piping	-		
33-33 14 19 - Valves and Hydrants for Water Utility Service	-		
33-33 31 00 - Sanitary Sewerage Piping	-		

4. SITE GENERAL

Cost Code	Total Approved	PCCO Totals	Prime Contract
00-00 41 64 - Idaho Materials OH&P	16,726.88	\$91.46 breakout for \$0 Change Order 1 -- Adjustment Only	Prime Contract 1 - Idaho Materials
01-01 21 16 - Contingency Allowances	-		
01-01 29 90 - Sales Tax	154.50		
01-01 30 11 - Civil Engineer	20,811.00	\$17,808.30 breakout for \$0 Change Order 8 --Adjustment Only	
01-01 30 15 - Geotechnical Engineering	-		
01-01 31 01 - Management Consulting	60,623.19		
01-01 31 05 - Construction Management Over Site Delivery	-		
01-01 31 06 - Project Management	-		
01-01 31 08 - Project Controls	-		
01-01 31 09 - Site Supervision	21,750.00	\$21,750.00 breakout for \$0 Change Order 5 -- Adjustment Only	
01-01 31 09.2 - Supervision Indirect Costs	-		
01-01 31 11 - Project Modeling	-		
01-01 31 12 - Master Execution Plan	-		
01-01 31 13 - Project Coordination	-		
01-01 51 13 - Temporary Electricity	78.26	\$78.26 breakout for \$0 Change Order 6 -- Adjustment Only	
01-01 52 13 - Field Offices and Sheds	4,623.43		
01-01 55 26 - Traffic Control	-		
01-01 55 29 - Staging Areas	-		
01-01 57 13 - Temporary Erosion and Sediment Control	-		
01-01 57 19 - Environmental Controls	-		
01-01 57 23 - Temporary Storm Water Pollution Control	-		
32-32 92 19 - Seeding	-		

Rejected Cost

Invoice #	Total	Notes
Idaho Materials Pay App 1	26,656.58	REJECTED--UNSUPPORTED BY BACKUP
Revised Idaho Materials Contract	15,000.00	REJECTED--UNAPPROVED CHANGE TO CONTRACT
Total	41,656.58	

Pre Check Proof List

Project: 2020-102 TIF Improvements

Frigitek Industrial Parks

Pay Application # 4

Period: 05/26/2020 - 09/25/2020

Approved Invoices

Invoice #	Vendor	Scope Billed	Amount Approved
Aplus_1811	Idaho Materials	PDA Civil Sewer/Water	161,613.00
ASM 16-2687	ASM Engineering	Civil Engineering	680.00
ASM 16-2688	ASM Engineering	Civil Engineering	7,524.00
ASM 16-2748	ASM Engineering	Civil Engineering	1,444.00
ASM 16-2749	ASM Engineering	Civil Engineering	532.00
ASM 16-2783	ASM Engineering	Civil Engineering	10,251.00
ASM 16-2829	ASM Engineering	Civil Engineering	380.00
City of Pocatello Permit	Idaho Materials	PDA Civil Sewer/Water	4,530.00
Eric Rouse Consulting	Eric Rouse	Management Consulting	7,500.00
Idaho Materials Pay App 1	Idaho Materials	PDA Civil Sewer/Water	16,726.88
Idaho Power IPAUGUST	Idaho Power	Power Bill	78.26
KBCm 20001-109	KBCm Group	Construction Management	21,750.00
Municap Consulting	Municap	Management Consulting	18,123.19
NAC_1820	Idaho Materials	PDA Civil Sewer/Water	41,573.28
Ryan_TIF Consulting	Ryan TIF	Management Consulting	35,000.00
WillScot_7971799	WillScot	Office	3,097.64
WillScot_8045751	WillScot	Office	833.89
WillScot_8126220	WillScot	Office	846.40
Xcell Engineering 2266	Idaho Materials	PDA Civil Sewer/Water	1,369.70
Total			333,853.24

Approved Sum by Vendor

Vendor	Amount Approved	Check #	Remit Name	Address
WillScot	4,777.93		Williams Scotsman, Inc	PO Box 91975 Chicago, IL 60693-1975
Idaho Materials	225,812.86		Idaho Materials and Construction	10200 North Batiste Road Pocatello, ID 83202
Idaho Power	78.26		Idaho Power	Processing Center PO Box 5381 Carol Steam, IL 60197-5381
KBCm Group	21,750.00		KBCm Group, LLC	753 N Braemar Way Saratoga Springs, UT 84045
Eric Rouse	7,500.00		NA	NA
Municap	18,123.19		NA	NA
Ryan TIF	35,000.00		NA	NA
ASM Engineering	20,811.00		ASM Engineering Consultants	P.O. Box 452 Andover, KS 67002
Total	333,853.24			

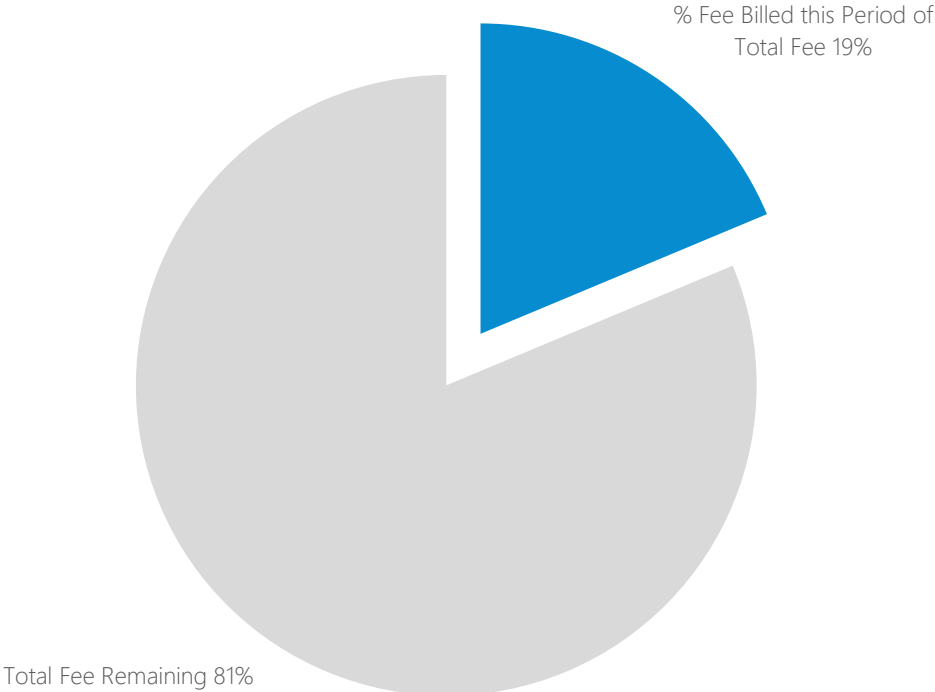
Fee Report - Idaho Materials

Project: 2020-102 TIF Improvements
 Frigitek Industrial Parks
 Pay Application # 4
 Period: 05/26/2020 - 07/25/2020

Contractor:	Idaho Materials
Original Contract:	1,022,925.00
Original Scope:	941,091.00
Original Fee:	81,834.00
Approved Changes:	95,122.00
Revised Scope:	1,028,603.24
Revised Fee:	89,443.76
Total Revised Contract:	1,118,047.00

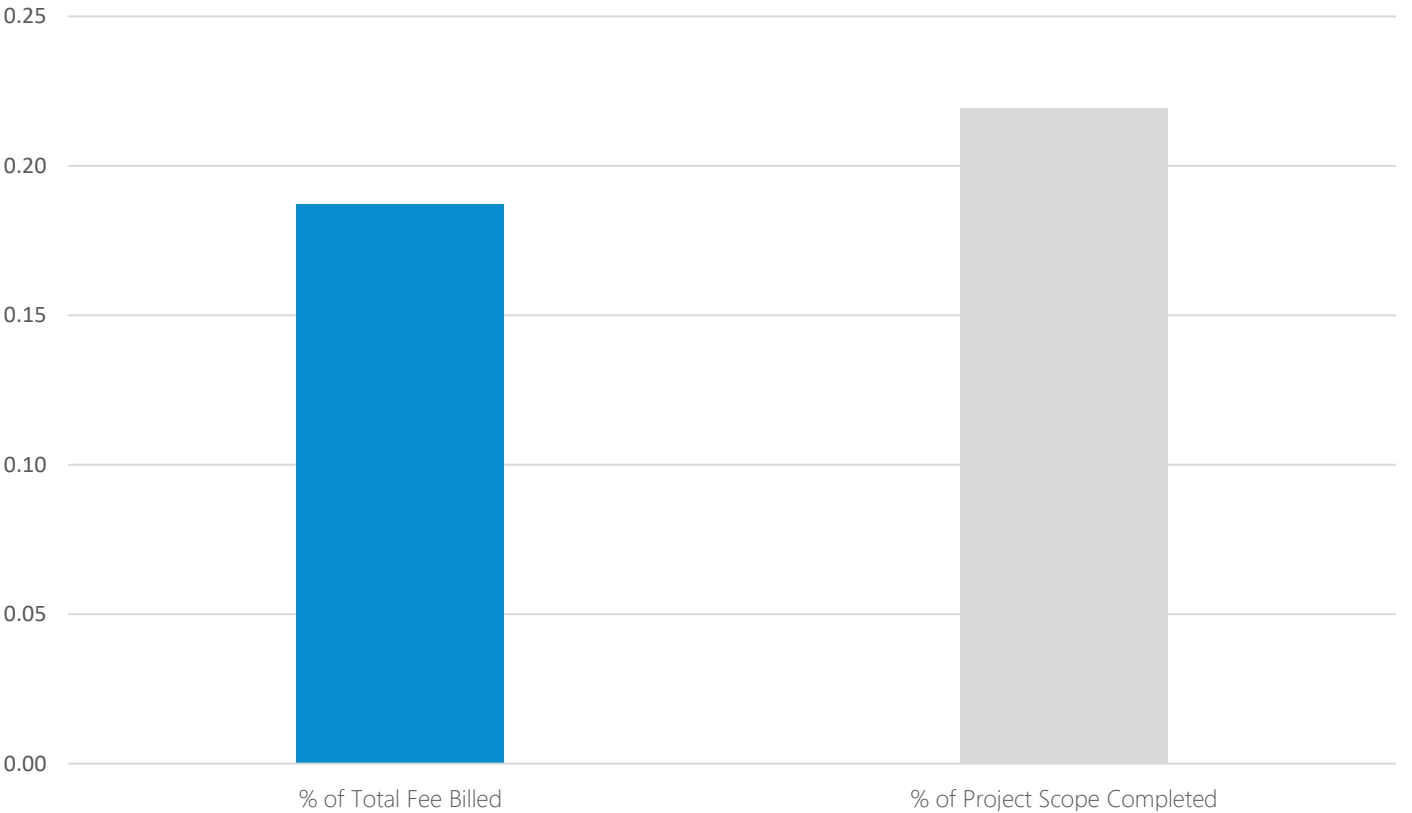
This Period

Total Fee Earned this Period	
% of Fee Billed this Period of Total Fee	18.70%
% of Fee Billed of Scope Completed	8.00%



Total to Date

Total Fee Earned to Date	
% of Total Fee Billed	18.70%
% of Project Scope Completed	21.95%



2020-102 TIF Improvements

Pay Application 4



**Application and Certificate
for Payment**

TO OWNER/CLIENT:

City of Pocatello
911 N 7th Avenue
Pocatello, Idaho 83201

PROJECT:

TIF Improvements
1950 Airport Way
Pocatello, Idaho 83204

APPLICATION NO: 4

INVOICE NO: 4

PERIOD: 04/26/20 - 09/25/20

PROJECT NO: 2020-102

CONTRACT DATE:

FROM CONTRACTOR:

Frigitek Industrial Parks, Inc
6565 N MacArthur Blvd, Suite 225
Dallas, Texas 75039

VIA ARCHITECT/ENGINEER:

Jake Ferrell (ASM Engineering Consultants)
202 E. Rhondda Ave.
Andover, Kansas 67002

CONTRACT FOR: TIF Improvements Prime Contract

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. Original Contract Sum	\$4,578,117.00
2. Net change by change orders	\$0.00
3. Contract Sum to date (Line 1 ± 2)	\$4,578,117.00
4. Total completed and stored to date (Column G on detail sheet)	\$504,650.53
5. Retainage:	
a. 0.00% of completed work	\$0.00
b. 0.00% of stored material	\$0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$0.00
6. Total earned less retainage (Line 4 less Line 5 Total)	\$504,650.53
7. Less previous certificates for payment (Line 6 from prior certificate)	\$170,797.29
8. Current payment due:	\$333,853.24
9. Balance to finish, including retainage (Line 3 less Line 6)	\$4,073,466.47

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$300,072.00	\$(300,072.00)
Totals:	\$300,072.00	\$(300,072.00)
Net change by change orders:	\$0.00	

Approved Sum by Vendor	
Vendor	Amount Approved
WillScot	4,777.93
Idaho Materials	225,812.86
Idaho Power	78.26
KBCm Group	21,750.00
Eric Rouse	7,500.00
Municap	18,123.19
Ryan TIF	35,000.00
ASM Engineering	20,811.00
Total	333,853.24

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

CONTRACTOR: Frigitek Industrial Parks, Inc

By: _____ Date: _____

State of:

County of:

Subscribed and sworn to before
me this _____ day of _____

Notary Public:

My commission expires:

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED: \$333,853.24

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

ARCHITECT/ENGINEER:

By: _____ Date: _____

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

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

APPLICATION NUMBER: 4

APPLICATION DATE: 9/2/2020

PERIOD: 04/26/20 - 09/25/20

Contract Lines

A	B	C	D	E	F	G		H	I	
ITEM NO.	COST CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	01-01 71 13 - Mobilization	1. Streets - Mobilization	\$28,073.80	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$28,073.80	\$0.00
2	02-02 41 00 - Demolition	1. Streets - Demolition	\$18,530.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,530.00	\$0.00
3	10-10 14 53 - Traffic Signage	1. Streets - Traffic Signage	\$2,530.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,530.00	\$0.00
4	26-26 56 50 - Street Lighting	1. Streets - Street Lights	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
5	31-31 11 00 - Clearing and Grubbing	1. Streets - Clearing and Grubbing	\$8,650.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,650.00	\$0.00
6	31-31 23 16 - Excavation	1. Streets - Street excavation	\$7,563.78	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,563.78	\$0.00
7	31-31 24 13 - Roadway Embankments	1. Streets - Roadway Embankments	\$12,679.44	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,679.44	\$0.00
8	31-31 32 19.16 - Geotextile Soil Stabilization	1. Streets - Geotextile fabric	\$1,207.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,207.50	\$0.00
9	32-32 01 16.71 - Asphalt Milling	1. Streets - Street milling	\$36,813.80	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$36,813.80	\$0.00
10	32-32 11 16.16 - Aggregate Subbase Courses	1. Streets - Aggregate Subbase Courses	\$40,606.96	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$40,606.96	\$0.00
11	32-32 11 23 - Aggregate Base Courses	1. Streets - Aggregate Base Courses	\$56,256.16	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$56,256.16	\$0.00
12	32-32 11 26 - Asphaltic Base Courses	1. Streets - Asphalt base	\$122,610.24	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$122,610.24	\$0.00
13	32-32 12 16 - Asphalt Paving	1. Streets - Asphalt Paving	\$64,710.96	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$64,710.96	\$0.00
14	32-32 16 13 - Curbs and Gutters	1. Streets - Curbs and Gutters	\$24,058.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$24,058.00	\$0.00
15	32-32 17 23 - Pavement Markings	1. Streets - Striping	\$8,412.48	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,412.48	\$0.00
16	01-01 41 23 - Fees	2. Utilities - Fees	\$59,416.26	\$0.00	\$13,390.00	\$0.00	\$13,390.00	22.54%	\$46,026.26	\$0.00
17	01-01 71 13 - Mobilization	2. Utilities - Mobilization	\$38,827.04	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$38,827.04	\$0.00
18	33-33 05 08 - Casing Piping	2. Utilities - Casing piping	\$96,968.00	\$0.00	\$40,430.00	\$0.00	\$40,430.00	41.69%	\$56,538.00	\$0.00
19	33-33 05 61 - Concrete Manholes	2. Utilities - Concrete Manholes	\$2,185.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,185.00	\$0.00
20	33-33 05 71 - Cleanouts	2. Utilities - Cleanouts	\$17,200.00	\$0.00	\$5,980.54	\$0.00	\$5,980.54	34.77%	\$11,219.46	\$0.00
21	33-33 14 16 - Site Water Utility Distribution Piping	2. Utilities - Site Water Utility Distribution Piping	\$277,860.00	\$0.00	\$100,792.70	\$0.00	\$100,792.70	36.27%	\$177,067.30	\$0.00
22	33-33 14 19 - Valves and Hydrants for Water Utility Service	2. Utilities - Valves and Hydrants for Water Utility Service	\$135,267.60	\$0.00	\$28,760.00	\$0.00	\$28,760.00	21.26%	\$106,507.60	\$0.00

A	B	C	D	E	F	G		H	I								
						ITEM NO.	COST CODE			DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
												FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
23	33-33 31 00 - Sanitary Sewerage Piping	2. Utilities - Sanitary Sewerage Piping	\$26,667.12	\$0.00	\$24,570.00	\$0.00	\$24,570.00	92.14%	\$2,097.12	\$0.00							
24	33-33 32 13 - Packaged Wastewater Pumping Stations	2. Utilities - Packaged Wastewater Pumping Stations	\$850,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$850,000.00	\$0.00							
25	33-33 70 00 - Electrical Utilities	2. Utilities - Electrical to site	\$250,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$250,000.00	\$0.00							
26	33-33 71 16 - Electrical Poles	2. Utilities - Power poles	\$42,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$42,000.00	\$0.00							
27	33-33 80 00 - Communications Utilities	2. Utilities - Data to site	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$50,000.00	\$0.00							
28	01-01 71 13 - Mobilization	3. Railroad - Mobilization	\$23,374.85	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$23,374.85	\$0.00							
29	31-31 11 00 - Clearing and Grubbing	3. Railroad - Clearing and Grubbing	\$39,420.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$39,420.00	\$0.00							
30	31-31 23 16 - Excavation	3. Railroad - Excavation	\$35,080.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$35,080.00	\$0.00							
31	31-31 23 23 - Fill	3. Railroad - Fill	\$122,780.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$122,780.00	\$0.00							
32	34-34 11 26 - Ballasted Track Rail	3. Railroad - Ballasted Track Rail	\$900,040.84	\$0.00	\$17,808.30	\$0.00	\$17,808.30	1.98%	\$882,232.54	\$0.00							
33	34-34 11 26.16 - Track Rail Subballast	3. Railroad - Track Rail Subballast	\$140,200.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$140,200.00	\$0.00							
34	00-00 41 64 - Idaho Materials OH&P	4. Site General - Overhead and profit for Idaho Materials contract	\$81,834.00	\$0.00	\$16,635.42	\$0.00	\$16,635.42	20.33%	\$65,198.58	\$0.00							
35	01-01 21 16 - Contingency Allowances	4. Site General - Contingency	\$626,465.21	\$0.00	\$77,705.65	\$0.00	\$77,705.65	12.40%	\$548,759.56	\$0.00							
36	01-01 29 90 - Sales Tax	4. Site General - Sales Tax	\$4,000.00	\$0.00	\$154.50	\$0.00	\$154.50	3.86%	\$3,845.50	\$0.00							
37	01-01 30 11 - Civil Engineer	4. Site General - Civil Engineer	\$80,000.00	\$76,997.30	\$3,002.70	\$0.00	\$80,000.00	100.00%	\$0.00	\$0.00							
38	01-01 30 15 - Geotechnical Engineering	4. Site General - Geotechnical Engineering	\$3,800.00	\$3,800.00	\$0.00	\$0.00	\$3,800.00	100.00%	\$0.00	\$0.00							
39	01-01 31 05 - Construction Management Over Site Delivery	4. Site General - Construction Management Over Site Delivery	\$90,000.00	\$40,382.53	\$0.00	\$0.00	\$40,382.53	44.87%	\$49,617.47	\$0.00							
40	01-01 31 06 - Project Management	4. Site General - Project Management	\$40,000.00	\$28,331.24	\$0.00	\$0.00	\$28,331.24	70.83%	\$11,668.76	\$0.00							
41	01-01 31 08 - Project Controls	4. Site General - Project Controls	\$35,000.00	\$7,875.00	\$0.00	\$0.00	\$7,875.00	22.50%	\$27,125.00	\$0.00							
42	01-01 31 11 - Project Modeling	4. Site General - Project Modeling	\$20,000.00	\$6,821.93	\$0.00	\$0.00	\$6,821.93	34.11%	\$13,178.07	\$0.00							
43	01-01 31 12 - Master Execution Plan	4. Site General - Master Execution Plan	\$5,000.00	\$3,456.04	\$0.00	\$0.00	\$3,456.04	69.12%	\$1,543.96	\$0.00							
44	01-01 31 13 - Project Coordination	4. Site General - Project Coordination	\$10,000.00	\$3,133.25	\$0.00	\$0.00	\$3,133.25	31.33%	\$6,866.75	\$0.00							
45	01-01 51 13 - Temporary Electricity	4. Site General - Temporary electricity to Trailer	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,500.00	\$0.00							
46	01-01 52 13 - Field Offices and Sheds	4. Site General - Project Trailer	\$6,000.00	\$0.00	\$4,623.43	\$0.00	\$4,623.43	77.06%	\$1,376.57	\$0.00							

ITEM NO.	COST CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
				47	01-01 55 26 - Traffic Control					
48	01-01 55 29 - Staging Areas	4. Site General - Staging Areas	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,000.00	\$0.00
49	01-01 57 13 - Temporary Erosion and Sediment Control	4. Site General - Temporary Erosion and Sediment Control	\$7,496.16	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,496.16	\$0.00
50	01-01 57 19 - Environmental Controls	4. Site General - Check dams	\$3,891.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,891.60	\$0.00
51	01-01 57 23 - Temporary Storm Water Pollution Control	4. Site General - Inlet protection	\$648.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$648.60	\$0.00
52	32-32 92 19 - Seeding	4. Site General - Seeding	\$8,491.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,491.60	\$0.00
TOTALS:			\$4,578,117.00	\$170,797.29	\$333,853.24	\$0.00	\$504,650.53	11.02%	\$4,073,466.47	\$0.00

Change Orders

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
			53	PCCO#001					
53.1	PCO#001								
53.1.1	33-33 05 08 0.375" nominal thickness casing pipe	\$1,197.84	\$0.00	\$1,143.28	\$0.00	\$1,143.28	95.45%	\$54.56	\$0.00
53.1.2	00-00 41 64 Fee associated with added scope	\$104.16	\$0.00	\$91.46	\$0.00	\$91.46	87.81%	\$12.70	\$0.00
53.1.3	01-01 21 16 Deduct from Contingency fund	\$(1,302.00)	\$0.00	\$(1,234.74)	\$0.00	\$(1,234.74)	94.83%	\$(67.26)	\$0.00
54	PCCO#002								
54.1	PCO#002								
54.1.1	33-33 14 16 30" Catch basin	\$6,440.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,440.00	\$0.00
54.1.2	33-33 14 16 12" RCP	\$2,093.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,093.00	\$0.00
54.1.3	00-00 41 64 OH&P for added wor	\$742.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$742.00	\$0.00
54.1.4	01-01 21 16 Deduct from contingency	\$(9,275.00)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$(9,275.00)	\$0.00
55	PCCO#003								
55.1	PCO#003								
55.1.1	33-33 14 16 Excavate for Waterline prior to balancing site	\$44,160.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$44,160.00	\$0.00
55.1.2	00-00 41 64 Fee and overhead	\$3,840.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,840.00	\$0.00
55.1.3	01-01 21 16 Deduct from contingency	\$(48,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$(48,000.00)	\$0.00
56	PCCO#004								
56.1	PCO#004								
56.1.1	33-33 14 16 1" Water Meter	\$1,044.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,044.20	\$0.00
56.1.2	33-33 14 16 8" Water Meter Assembly	\$13,878.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$13,878.20	\$0.00
56.1.3	33-33 14 16 8" backflow Preventer	\$18,699.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,699.00	\$0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
56.1.4	00-00 41 64 Overhead and profit	\$2,923.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,923.60	\$0.00
56.1.5	01-01 21 16 Deduct for change management	\$(36,545.00)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$(36,545.00)	\$0.00
57	PCCO#005								
57.1	PCO#007								
57.1.1	01-01 31 09 On site supervision	\$45,000.00	\$0.00	\$21,750.00	\$0.00	\$21,750.00	48.33%	\$23,250.00	\$0.00
57.1.2	01-01 21 16 Contingency	\$(45,000.00)	\$0.00	\$(21,750.00)	\$0.00	\$(21,750.00)	48.33%	\$(23,250.00)	\$0.00
58	PCCO#006								
58.1	PCO#008								
58.1.1	01-01 51 13 Power	\$5,000.00	\$0.00	\$78.26	\$0.00	\$78.26	1.57%	\$4,921.74	\$0.00
58.1.2	01-01 21 16 contingency deduct	\$(5,000.00)	\$0.00	\$(78.26)	\$0.00	\$(78.26)	1.57%	\$(4,921.74)	\$0.00
58.1.3	01-01 30 11 Civil and rail engineering	\$39,950.00	\$0.00	\$17,808.30	\$0.00	\$17,808.30	44.58%	\$22,141.70	\$0.00
58.1.4	01-01 31 09.2 Indirect costs for travel and temporary living	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$15,000.00	\$0.00
58.1.5	33-33 05 71 Deduct to match the buyout of the project	\$(17,200.00)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$(17,200.00)	\$0.00
58.1.6	34-34 11 26 Deduct for matching of buyout	\$(37,750.00)	\$0.00	\$(17,808.30)	\$0.00	\$(17,808.30)	47.17%	\$(19,941.70)	\$0.00
59	PCCO#010								
59.1	PCO#009								
59.1.1	01-01 21 16 Deduct for management consulting performed for TIF improvements	\$(100,000.00)	\$0.00	\$(60,623.19)	\$0.00	\$(60,623.19)	60.62%	\$(39,376.81)	\$0.00
59.1.2	01-01 31 01 Management consulting	\$100,000.00	\$0.00	\$60,623.19	\$0.00	\$60,623.19	60.62%	\$39,376.81	\$0.00
TOTALS:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
GRAND TOTALS:		\$4,578,117.00	\$170,797.29	\$333,853.24	\$0.00	\$504,650.53	11.02%	\$4,073,466.47	\$0.00

2020-102 TIF Improvements

Pay Application 4



**Subcontractor and
Vendor Backup**

Idaho Materials

APPLICATION FOR PAYMENT OFFSITE DEVELOPMENT COLD STORAGE WAREHOUSE FACILITY - POCATELLO, ID		CONTRACT NO. <i>IMC 519053</i>
		PAYMENT NO. <i>1A</i>
		PAGE 1 OF 3
OWNER: FRIGITEK INDUSTRIAL PARKS 6265 N MACARTHUR BLVD SUITE 225 DALLAS, TX 75039	CONTRACTOR: IDAHO MATERIALS AND CONSTRUCTION 10200 NORTH BATISTE ROAD POCATELLO, ID 83202	PERIOD OF ESTIMATE FROM: <i>1-Jul-20</i> TO: <i>31-Jul-20</i>

CONTRACT CHANGE ORDER SUMMARY				TABULATION OF PAYMENT	
NO.	APPROVAL DATE	AMOUNT			
		ADDITIONS	DEDUCTIONS		
				1. Original Contract Price.....	\$ 1,022,925.00
				2. Change Orders.....	\$ -
				3. Revised Contract Price (1 + 2).....	\$ 1,022,925.00
				4. Total Value of Work Completed to Date *	\$ -
				5. Allowance for Materials Stored on This Date*.....	\$ -
				6. Subtotal (4+5).....	\$ -
				Value of Work Completed this Period:	\$225,812.86
				7. Value of Work Completed this Period	\$ 252,469.44
				Payment Due to Contractor this Period:	\$225,812.86
				8. Payment Due Contractor this Period	\$ 252,469.44
TOTALS		\$ -	\$ -		
NET CHANGE		\$ -	\$ -		

* Detailed breakdown on attached continuation sheets

CONTRACT TIME			
Original Contract Time (Days)	N/A	On Schedule	Starting Date: <i>7/8/2020</i>
Revisions	N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Completion Date: <i>PENDING</i>
Remaining Time (Days)	N/A		

ACCEPTED BY CONTRACTOR:
 By: *Nathan Engler*
 Date: *7/28/2020*

APPROVED BY OWNER:
 By: _____
 Date: _____



Subcontractor/Vendor Backup

Idaho Materials

APPLICATION CONTINUATION - OFFSITE DEVELOPMENT		Payment #	1B	Page 2 of 3
Contract for: COLD STORAGE WAREHOUSE - POCATELLO, ID		CONTRACT BUDGETED COST		
Contractor: IDAHO MATERIALS AND CONSTRUCTION (IMC)		Original	\$	1,022,925.00
		Revised	\$	1,022,925.00
* Detailed breakdown on attached continuation sheet				

TABULATION OF PAYMENT DUE THIS PERIOD

Item No.	Payment Item Description	Original Contract Bid Schedule			Work Completed This Period		Work Completed to Date		Percent Complete
		Quantity	Unit	Unit Price	Quantity	Value	Quantity	Value	
1	ROADWAY	1.00	LS	\$ 507,603.00	0.04	-	0.04	-	4%
2	SANITARY SEWER	1.00	LS	\$ 31,361.00	0.92	26,535.60	0.92	26,535.60	92%
3	WATER/FIRE LOOP	1.00	LS	\$ 498,961.00	0.41	199,277.26	0.41	199,277.26	41%
TOTAL ESTIMATED OFFSITE WORK		1.00	LS	\$ 1,037,925.00					
Value of Work Completed this Period						225,812.86			
Value of Work Completed To Date							225,812.86		24% OF OVERALL BUDGET

mk

Subcontractor/Vendor Backup

Idaho Materials

APPLICATION CONTINUATION - OFFSITE DEVELOPMENT		Payment #	IC	Page 3 of 3
CONTRACT FOR: COLD STORAGE WAREHOUSE FACILITY - POCAHELLO, ID		CONTRACT FORECASTED COST		
CONTRACTOR: IDAHO MATERIALS AND CONSTRUCTION (IMC)		ORIGINAL:	\$	1,022,925.00
		REVISED:	\$	1,022,925.00

FORECASTED OFFSITE ROADWAY BUDGET					JULY OFFSITE ROADWAY COST					TO-DATE ACTUALS		Percent Complete			
Item No.	PAYMENT ITEM DESCRIPTION	ORIGINAL BID SCHEDULE			JULY PROGRESS SCHEDULE			IMC OH & P	Application for Payment	Work Completed to Date					
		Quantity	Unit	Unit Cost	Total Cost	Quantity	Unit	Progress Cost	Total Cost	8%		Quantity	Value		
R01	MOBILIZATION	1.00	LS	\$ 45,515.00	\$ 45,515.00	0.35	LS	\$ 41,756.88	\$ -	\$ -	\$ -	0.35	\$ 15,784.10	35%	
R02	CONSTRUCTION STAKING	1.00	LS	\$ 6,315.00	\$ 6,315.00	-	LS	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R03	PAVEMENT REMOVAL	3,673.00	SY	\$ 4.50	\$ 16,528.50	-	SY	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R04	CURB AND GUTTER REMOVAL	1,165.00	LF	\$ 3.10	\$ 3,611.50	-	LF	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R05	TREE REMOVAL	1.00	LS	\$ 1,625.00	\$ 1,625.00	1.00	LS	\$ 1,490.83	\$ -	\$ -	\$ -	1.00	\$ 1,610.09	100%	
R06	TOPSOIL STRIPPING	356.00	CY	\$ 4.00	\$ 1,424.00	-	CY	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R07	EXCAVATION	2,610.00	CY	\$ 3.15	\$ 8,221.50	-	CY	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R08	EMBANKMENT	1,834.00	CY	\$ 3.00	\$ 5,502.00	-	CY	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R09	MILL AND OVERLAY	3,020.00	SY	\$ 13.25	\$ 40,015.00	-	SY	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R10	ASPHALT SURFACE COURSE	7,404.00	SY	\$ 9.50	\$ 70,338.00	-	SY	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R11	ASPHALT BASE COURSE	7,404.00	SY	\$ 18.00	\$ 133,272.00	-	SY	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R12	CONCRETE VALLEY GUTTER	61.00	LF	\$ 50.00	\$ 3,050.00	-	LF	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R13	CURB AND GUTTER	1,100.00	LF	\$ 21.00	\$ 23,100.00	-	LF	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R14	CRUSHED AGG BASE (4") TYPE I	34.00	CY	\$ 95.00	\$ 3,230.00	-	CY	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R15	GRAVEL SHOULDER	184.00	CY	\$ 45.00	\$ 8,280.00	-	CY	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R16	CRUSHED AGG BASE (6") TYPE I	1,461.00	CY	\$ 28.00	\$ 40,908.00	-	CY	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R17	CRUSHED AGG BASE (8") TYPE II	1,948.00	CY	\$ 26.00	\$ 50,648.00	-	CY	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R18	CRUSHED AGG BASE (12") TYPE I	375.00	CY	\$ 28.00	\$ 10,500.00	-	CY	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R19	GEOTEXTILE SUBGRADE FABRIC	375.00	SY	\$ 3.50	\$ 1,312.50	-	SY	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R20	PAVEMENT STRIPING (4") DOUBLE STRIP	2,439.00	LF	\$ 2.00	\$ 4,878.00	-	LF	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R21	PAVEMENT STRIPING (12") STOP BAR	79.00	LF	\$ 54.00	\$ 4,266.00	-	LF	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R22	30" STOP SIGN	5.00	EA	\$ 550.00	\$ 2,750.00	-	EA	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R23	BMP 1 - SILT FENCE	2,037.00	LF	\$ 4.00	\$ 8,148.00	-	LF	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R24	BMP 2 - INLET PROTECTION	3.00	EA	\$ 235.00	\$ 705.00	3.00	EA	\$ 215.60	\$ -	\$ -	\$ -	3.00	\$ 698.53	100%	
R25	BMP 3 - CHECK DAMS	18.00	EA	\$ 235.00	\$ 4,230.00	-	EA	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R26	BMP 4 - SEEDING	2.00	AC	\$ 2,700.00	\$ 5,400.00	-	AC	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R27	BMP 5 - MULCHING	2.00	AC	\$ 1,100.00	\$ 2,200.00	-	AC	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
R28	BMP 6 - FERTILIZING	2.00	AC	\$ 815.00	\$ 1,630.00	-	AC	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
	TOTAL ESTIMATED OFFSITE ROADWAY	1.00	LS	\$	\$ 507,603.00	1.00	LS	\$	\$ 16,752.52						
Value of Work Completed this Period														4%	OF ROAD BUDGET
Value of Work Completed To Date												\$ 18,092.72		2%	OF OVERALL BUDGET

FORECASTED OFFSITE SEWER BUDGET					JULY OFFSITE SEWER COST					TO-DATE ACTUALS		Percent Complete			
Item No.	PAYMENT ITEM DESCRIPTION	ORIGINAL BID SCHEDULE			JULY PROGRESS SCHEDULE			IMC OH & P	Application for Payment	Work Completed to Date					
		Quantity	Unit	Unit Cost	Total Cost	Quantity	Unit	Progress Cost	Total Cost	8%		Quantity	Value		
PDAS01	MANHOLE CONNECTION	1.00	LS	\$ 2,375.00	\$ 2,375.00	1.00	LS	\$ 2,178.90	\$ -	\$ -	\$ -	1.00	\$ 2,353.21	100%	
PDAS02	FORCE MAIN (6")	937.00	LF	\$ 28.00	\$ 26,236.00	900.00	LF	\$ 27.30	\$ 24,570.00	\$ 1,865.60	\$ 26,535.60	900.00	\$ 26,535.60	96%	
PDAS03	FORCE MAIN SURVEY	1.00	LS	\$ 2,750.00	\$ 2,750.00	-	LS	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%	
	TOTAL ESTIMATED OFFSITE SEWER	1.00	LS	\$	\$ 31,361.00	1.00	LS	\$	\$ 26,748.90						
Value of Work Completed this Period												\$ 26,535.60		92%	OF SEWER BUDGET
Value of Work Completed To Date												\$ 28,888.81		3%	OF OVERALL BUDGET

FORECASTED OFFSITE WATER BUDGET					JULY OFFSITE WATER COST					TO-DATE ACTUALS		Percent Complete		
Item No.	PAYMENT ITEM DESCRIPTION	ORIGINAL BID SCHEDULE			JULY PROGRESS SCHEDULE			IMC OH & P	Application for Payment	Work Completed to Date				
		Quantity	Unit	Unit Cost	Total Cost	Quantity	Unit	Progress Cost	Total Cost	8%		Quantity	Value	
PDAW01	8" PVC PIPE	2,699.00	LF	\$ 33.00	\$ 89,067.00	960.00	LF	\$ 27.30	\$ 26,208.00	\$ 2,096.64	\$ 28,304.64	960.00	\$ 28,304.64	36%
PDAW02	12" PVC PIPE	3,392.00	LF	\$ 42.00	\$ 142,464.00	1,540.00	LF	\$ 37.50	\$ 57,750.00	\$ 4,620.00	\$ 62,370.00	1,540.00	\$ 62,370.00	45%
PDAW03	20" STEEL CASING PIPE	240.00	LF	\$ 425.00	\$ 102,000.00	85.00	LF	\$ 489.10	\$ 41,573.25	\$ 3,325.86	\$ 44,899.14	85.00	\$ 44,899.38	34%
PDAW04	12" GATE VALVE	13.00	EA	\$ 2,375.00	\$ 30,875.00	7.00	EA	\$ 2,200.00	\$ 15,400.00	\$ 1,332.00	\$ 16,632.00	7.00	\$ 16,632.00	54%
PDAW05	12" x 8" TEE	1.00	EA	\$ 2,585.00	\$ 2,585.00	1.00	EA	\$ 2,390.00	\$ 2,390.00	\$ 191.20	\$ 2,581.20	1.00	\$ 2,581.20	100%
PDAW06	12" x 6" TEE	4.00	EA	\$ 1,155.00	\$ 4,620.00	-	EA	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%
PDAW07	12" TEE	5.00	EA	\$ 3,165.00	\$ 15,825.00	2.00	EA	\$ 2,925.00	\$ 5,850.00	\$ 468.00	\$ 6,318.00	2.00	\$ 6,318.00	40%
PDAW08	12" CAP	3.00	EA	\$ 595.00	\$ 1,785.00	3.00	EA	\$ 545.00	\$ 1,635.00	\$ 130.80	\$ 1,765.80	3.00	\$ 1,765.80	100%
PDAW09	12" 45° BEND	1.00	EA	\$ 1,015.00	\$ 1,015.00	1.00	EA	\$ 940.00	\$ 940.00	\$ 75.20	\$ 1,015.20	1.00	\$ 1,015.20	100%
PDAW10	12" 22.5° BEND	8.00	EA	\$ 975.00	\$ 7,800.00	1.00	EA	\$ 895.00	\$ 895.00	\$ 71.60	\$ 966.60	1.00	\$ 966.60	13%
PDAW11	12" 11.25° BEND	3.00	EA	\$ 950.00	\$ 2,850.00	-	EA	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%
PDAW12	12" x 12" COUPLER	1.00	EA	\$ 665.00	\$ 665.00	2.00	EA	\$ 610.00	\$ 1,220.00	\$ 97.60	\$ 1,317.60	2.00	\$ 1,317.60	200%
PDAW13	12" x 8" COUPLER	2.00	EA	\$ 885.00	\$ 1,770.00	1.00	EA	\$ 820.00	\$ 820.00	\$ 65.60	\$ 885.60	1.00	\$ 885.60	60%
PDAW14	12" x 6" COUPLER	1.00	EA	\$ 875.00	\$ 875.00	-	EA	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%
PDAW15	8" GATE VALVE	4.00	EA	\$ 1,535.00	\$ 6,140.00	4.00	EA	\$ 1,420.00	\$ 5,680.00	\$ 113.60	\$ 5,793.60	4.00	\$ 6,134.40	100%
PDAW16	8" TEE	2.00	EA	\$ 1,125.00	\$ 2,250.00	2.00	EA	\$ 1,040.00	\$ 2,080.00	\$ 165.40	\$ 2,245.40	2.00	\$ 2,246.40	100%
PDAW17	8" CAP	1.00	EA	\$ 515.00	\$ 515.00	-	EA	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%
PDAW18	8" 45° BEND	4.00	EA	\$ 665.00	\$ 2,660.00	2.00	EA	\$ 615.00	\$ 1,004.70	\$ 80.38	\$ 1,085.08	2.00	\$ 1,328.40	60%
PDAW19	8" 22.5° BEND	1.00	EA	\$ 650.00	\$ 650.00	-	EA	\$ -	\$ -	\$ -	\$ -	-	\$ -	0%
PDAW20	8" x 8" COUPLER	1.00	EA	\$ 550.00	\$ 550.00	1.00	EA	\$ 505.00	\$ 505.00	\$ -	\$ -	1.00	\$ 545.40	100%
PDAW21	8" x 6" TEE	4.00	EA	\$ 825.00	\$ 3,300.00	1.00	EA	\$ 760.00	\$ 760.00	\$ -	\$ -	1.00	\$ 820.80	25%

Subcontractor/Vendor Backup

Idaho Materials

PDAW22	6" GATE VALVE	1.00	EA	\$ 1,065.00	\$ 1,065.00	-	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
PDAW23	6" x 6" COUPLER	1.00	EA	\$ 735.00	\$ 735.00	-	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
PDAW24	FIRE HYDRANT	9.00	EA	\$ 6,500.00	\$ 58,500.00	2.00	EA	\$ 5,970.00	\$ 11,940.00	\$ 955.20	\$ 12,895.20	2.00	\$ 12,895.20	22%
PDAW25	CONNECTION TO EXISTING	2.00	EA	\$ 7,500.00	\$ 15,000.00	2.00	EA	\$ 6,695.00	\$ 13,390.00	\$ 1,071.20	\$ 14,461.20	2.00	\$ 14,461.20	100%
TOTAL ESTIMATED OFFSITE WATER				1.00	LS	\$ 498,961.00	1.00	LS	\$ 190,266.50					

Value of Work Completed this Period

Value of Work Completed To Date

199,277.26

199,277.26

41%

20%

OF WATER BUDGET

OF OVERALL BUDGET

This budget add is not approved - already resolved

Subcontractor/Vendor Backup

07/13/2020 **Idaho Materials**

CITY OF POCATELLO
 Building Department
 911 N 7th Ave - P.O. Box 4169
 Pocatello, Idaho 83205-4169

PERMIT # 20-1869
RIGHT-OF-WAY EXCAVATION PERMIT
 Phone (208) 234-6158
 Inspections (208) 234-6275
 Sidewalk/Curb & Gutter
 Inspections (208) 234-6580

DATE ISSUED: 200713

SITE ADDRESS: 1899 BEEHCRAFT

DESCRIPTION OF WORK: RIGHT OF WAY FOR COLD STORAGE

PERMIT SUBTYPE: RIGHT-OF-WAY EXCAVATION PERMIT

APPLICANT:

OWNER: CITY OF POCATELLO

CONTRACTOR: STAKER & PARSON COMPANIES
 10200 BATISTE RD
 , 83202

SQ FEET: 0.00

VALUATION: \$0.00



OCCUPANCY	TYPE	DESCRIPTION
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FEE	TOTAL
PERMIT FEE	\$75.00
EROSION SEDIMENT FEE	\$400.00
GRADING PERMIT	\$728.50
GRADING REVIEW	\$188.00
INSPECTIONS - OTHER	\$470.00
MAIN LINE TAP FEE	\$12,496.97
TOTAL PERMIT FEES	14,358.47




All required inspections must be requested by the responsible party. Call for required inspections at 234-6275 by 7:30 a.m. or 1:00 p.m. the day the inspection is needed or prior to the inspection date. When calling give the permit number, address, type of inspection needed, and the time the inspection is needed. All right of way construction require a two year warrantee from the time of final inspection approval.

The permittee will stake location of new water service at property line within 24 hours of this permit. All other utilities may be located.

This permit is not valid for any other work, other than that which is specifically described herein. The permittee agrees to comply with all provisions of the City of Pocatello Code and all state laws pertaining to right-of-way construction. The permittee complies with whether specified or not, and here agrees to save, indemnify and keep harmless the City of Pocatello, its officers and duly appointed representatives against all liabilities, judgment costs and expenses incurred by reason of occupancy of any building, structure, sidewalk, street, road, highway, or sub-sidewalk space placed by virtue of this permit and will in all things strictly comply with the condition of this permit.

Pursuant to all public land corner monuments, right-of-way monuments, and private property monuments, the boundary line property of the project area shall be retained and protected or referenced by a monument surveyor in the State of Idaho in accordance with Title 55, Section 16, Paragraph 1613 of the Idaho Code.

Any removal of or damage to City right-of-way during construction and/or excavation shall be replaced to current city standards with the appropriate permits and inspections being obtained by the contractor/owner.

POCATELLO 2020-102 		
Pay Application: 4		
SUB JOB	COST CODE	TOTAL
UTILITIES	01 41 23	4,530.00

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Remaining 8,860 was carried by A+ Contractors and is included in their attached invoice.

NATHAN EMER
 7/28/2020

Subcontractor/Vendor Backup

Idaho Materials

A+ Contractors

309 E 2nd S
Soda Springs, ID
83276

POCATELLO 2020-102  KBCm Group
YOUR VISION. OUR EXPERTISE.

Pay Application: 4

SUB JOB	COST CODE	TOTAL
UTILITIES	33 31 00	24,570.00
UTILITIES	33 14 16	99,423.00
UTILITIES	33 14 19	28,760.00
UTILITIES	01 41 23	8,860.00

Invoice

Invoice #
1811

Bill To

Idaho Materials & Construction
10200 N Batiste Road
Pocatello, ID 83205

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P.O. No.	Terms	Project
		Pocatello Cold Storage

Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
SEWER								
6" Pressure Sewer DR 18 (Blue Green not available)	25,662.00			900	27.30	95.75%	95.75%	24,570.00 ✓
Subtotal	28,249.20					86.98%	86.98%	24,570.00 ✓
OFFSITE WATER								
12" C900 DR 18	57,750.00			1,540	37.50	100.00%	100.00%	57,750.00 ✓
8" C900 DR18	32,760.00			960	27.30	80.00%	80.00%	26,208.00 ✓
Fittings with Thrustblocks	20,620.00			0.75	20,620.00	75.00%	75.00%	15,465.00 ✓
12" Gate Valve	15,400.00			7	2,200.00	100.00%	100.00%	15,400.00 ✓
8" Gate Valve	4,260.00			1	4,260.00	33.33%	33.33%	1,420.00 ✓
Connection to Existing	8,860.00			2	4,430.00	100.00%	100.00%	8,860.00 ✓
PH	23,880.00			2	5,970.00	50.00%	50.00%	11,940.00 ✓
Subtotal	176,890.00					77.47%	77.47%	137,043.00 ✓
ONSITE WATER								
Total								\$161,613.00
Payments/Credits								\$0.00
Balance Due								\$161,613.00 ✓

ACCEPTED: IDAHO MATERIALS AND CONSTRUCTION

NATHAN SANCHEZ 7/20/2020

Idaho Materials



North American Construction Inc.

Horizontal Boring

22801 Middle Rd.
Greenleaf, Idaho 83626
(208) 459-3056
Fax - (208) 941-9790

POCATELLO 2020-102 KBCm Group
YOUR TECH. OUR EXPERTISE

Pay Application: 4

SUB JOB	COST CODE	TOTAL
UTILITIES	33 05 08	\$40,430.00
UTILITIES	33 05 08	\$1,143.28

CCO #1

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INVOICE

IMC
Frigitok - Poby

H 1820

7-15-20

UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
<i>85 LF</i>	<i>20" steel case RR pipe</i>	<i>351.00</i>	<i>29,835.00</i>
<i>85 LF</i>	<i>.250 to .375 wall case</i>	<i>4.61</i>	<i>391.85</i>
<i>163 LF</i>	<i>20" steel case</i>	<i>65.00</i>	<i>10,595.00</i>
<i>163 LF</i>	<i>.250 to .375 wall case</i>	<i>4.61</i>	<i>751.43</i>
<i>ACCEPTED: IDAHO MATERIALS AND CONSTRUCTION</i>			
<i>Nathan Senger</i>			
<i>7/26/2020</i>			
TOTAL			<i>41,573.28</i>

Contract

CCO#1

Contract

CCO#1

PLEASE PAY UPON RECEIPT OF THIS INVOICE

TOTAL *41,573.28*

Subcontractor/Vendor Backup

Idaho Materials

Xcell Engineering, LLC

260 Laurel Lane
Chubbuck ID, 83202
208-237-5900

POCATELLO 2020-102  KBCm Group
YOUR WORK. OUR EXPERTISE.

Pay Application: 4

SUB JOB	COST CODE	TOTAL
UTILITIES	33 14 16	1,369.70

Invoice

Invoice #

2266

Bill To

Idaho Materials
10200 N Batiste Rd.
Pocatello, ID 83201

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P.O. No.	Terms	Project
P20092	Due on receipt	

Quantity	Description	Rate	Amount
1.5	Sample pick-up/time & tech (1945 Beechcraft) COLD STORAGE 7-10	48.00	72.00
15	Travel to and from site	0.85	12.75
3	Soil Compaction Testing Using Gauge 7-14	48.00	144.00
30	Travel to and from site (two trips)	0.85	25.50
1	Site Visit/Coordinate with the City 7-16	95.00	95.00
17	Travel to and from site	0.85	14.45
2.5	Soil Compaction Testing Using Gauge	48.00	120.00
15	Travel to and from site	0.85	12.75
3	Soil Compaction Testing Using Gauge 7-17	48.00	144.00
30	Travel to and from site	0.85	25.50
2.5	Soil Compaction Testing Using Gauge 7-20	48.00	120.00
30	Travel to and from site	0.85	25.50
2	Soil Compaction Testing Using Gauge 7-21	48.00	96.00
15	Travel to and from site	0.85	12.75
1.5	Soil Compaction Testing Using Gauge 7-23	48.00	72.00
15	Travel to and from site	0.85	12.75
1.5	Soil Compaction Testing Using Gauge 7-24	48.00	72.00
15	Travel to and from site	0.85	12.75
1	Standard Proctor	130.00	130.00
7.5	Reporting & Admin.	20.00	150.00
Total			\$1,369.70

ACCEPTED: IDAHO MATERIALS AND CONSTRUCTION
NATHAN EAGER 7/28/2020

Idaho Materials Pay App 1 Breakdown

Scope Breakdown	Budget	Work Completed this Period	Remaining
Roadway	507,603.00	-	507,603.00
Sewer	31,361.00	26,535.60	4,825.40
Water/Fire Loop	483,961.00	199,277.26	284,683.74
Total	1,022,925.00	225,812.86	797,112.14
OH&P	8%		

Description Roads	Budget	Amount Billed	OH&P	Total	Notes	NAC	City	A+ Billed	Xcell	Amount Remaining	Sub Job	Cost Code
Mobilization	45,515.00	-	-	-	15,784.10 Removed from bill	-	-	-	-	-		
Construction Staking	6,315.00	-	-	-		-	-	-	-	-		
Pavement Removal	16,528.50	-	-	-		-	-	-	-	-		
Curb and Gutter Removal	3,611.50	-	-	-		-	-	-	-	-		
Tree Removal	1,625.00	-	-	-	1,610.09 Removed from bill	-	-	-	-	-		
Topsoil Stripping	1,424.00	-	-	-		-	-	-	-	-		
Excavation	8,221.50	-	-	-		-	-	-	-	-		
Embankment	5,502.00	-	-	-		-	-	-	-	-		
Mill and Overlay	40,015.00	-	-	-		-	-	-	-	-		
Asphalt Surface Course	70,338.00	-	-	-		-	-	-	-	-		
Asphalt Base Course	133,272.00	-	-	-		-	-	-	-	-		
Concrete valley Gutter	3,050.00	-	-	-		-	-	-	-	-		
Curb and Gutter	23,100.00	-	-	-		-	-	-	-	-		
Crushed Agg Base 4" Type I	3,230.00	-	-	-		-	-	-	-	-		
Gravel Shoulder	8,280.00	-	-	-		-	-	-	-	-		
Crushed Agg Base 6" Type I	40,908.00	-	-	-		-	-	-	-	-		
Crushed Agg Base 8" Type II	50,648.00	-	-	-		-	-	-	-	-		
Crushed Agg Base 12" Type I	10,500.00	-	-	-		-	-	-	-	-		
Geotextile subgrade fabric	1,312.50	-	-	-		-	-	-	-	-		
Pavement Striping 4" Double Stripe	4,878.00	-	-	-		-	-	-	-	-		
Pavement Striping 12" Stop Bar	4,266.00	-	-	-		-	-	-	-	-		
30" Stop Sign	2,750.00	-	-	-		-	-	-	-	-		
BMP 1 - Silt Fence	8,148.00	-	-	-		-	-	-	-	-		
BMP 2 - Inlet Protection	705.00	-	-	-	698.53 Removed from bill	-	-	-	-	-		
BMP 3 - Check Dams	4,230.00	-	-	-		-	-	-	-	-		
BMP 4 - Seeding	5,400.00	-	-	-		-	-	-	-	-		
BMP 5 - Mulching	2,200.00	-	-	-		-	-	-	-	-		
BMP 6 - Fertilizing	1,630.00	-	-	-		-	-	-	-	-		
Total	507,603.00	-	-	-		-	-	-	-	-		

Description Sewer	Budget	Total	OH&P	Total	Notes	NAC	City	A+ Billed	Xcell	Amount Remaining	Sub Job	Cost Code
Manhole connection	2,375.00	-	-	-		-	-	-	-	-		
Force main 6"	26,236.00	24,570.00	1,965.60	26,535.60		-	-	24,570.00	-	-	Utilities	33 31 00
Force main survey	2,750.00	-	-	-		-	-	-	-	-		
Total	31,361.00	24,570.00	1,965.60	26,535.60		-	-	24,570.00	-	-		

Water Description	Budget	Total	OH&P	Total	Notes	NAC	City	A+ Billed	Xcell	Amount Remaining	Sub Job	Cost Code
8" PVC Pipe	89,067.00	26,208.00	2,096.64	28,304.64		-	-	26,208.00	-	-	Utilities	33 14 16
12"PVC Pipe	142,464.00	57,750.00	4,620.00	62,370.00		-	-	57,750.00	-	-	Utilities	33 14 16
20" Steel Casing Pipe	105,400.00	41,573.28	3,325.86	44,899.14		41,573.28	-	-	-	-	Utilities	33 05 08
12" Gate Valve	30,875.00	15,400.00	1,232.00	16,632.00		-	-	15,400.00	-	-	Utilities	33 14 19
12 x 8 tee	2,585.00	2,390.00	191.20	2,581.20		-	-	2,390.00	-	-	Utilities	33 14 16
12 x 6 tee	4,620.00	-	-	-		-	-	-	-	-		
12 tee	15,825.00	5,850.00	468.00	6,318.00		-	-	4,480.30	1,369.70	-	Utilities	33 14 16

Subcontractor/Vendor Backup

Idaho Materials

KBCM Created Breakdown for IM Backup

12 cap	1,785.00	1,635.00	130.80	1,765.80	-	-	1,635.00	-	-	Utilities	33 14 16
12 45 bend	1,015.00	940.00	75.20	1,015.20	-	-	940.00	-	-	Utilities	33 14 16
12 22.5 bend	7,800.00	895.00	71.60	966.60	-	-	895.00	-	-	Utilities	33 14 16
12 11.25 bend	2,850.00		-	-	-	-	-	-	-		
12 x 12 coupler	665.00	1,220.00	97.60	1,317.60	-	-	1,220.00	-	-	Utilities	33 14 16
12x 8 couplet	1,770.00	820.00	65.60	885.60	-	-	820.00	-	-	Utilities	33 14 16
12 x 6 coupler	875.00		-	-	-	-	-	-	-		
8 gate valve	6,140.00	1,420.00	113.60	1,533.60	-	-	1,420.00	-	-	Utilities	33 14 19
8 tee	2,250.00	2,080.00	166.40	2,246.40	-	-	2,080.00	-	-	Utilities	33 14 16
8 cap	515.00		-	-	-	-	-	-	-		
8 45 bend	2,660.00	1,004.70	80.38	1,085.08	-	-	1,004.70	-	-	Utilities	33 14 16
8 22.5 bend	650.00		-	-	-	-	-	-	-		
8 x 8 couplet	550.00		-	-	-	-	-	-	-		
8 x 6 tee	3,300.00		-	-	-	-	-	-	-		
6 gate valve	1,065.00		-	-	-	-	-	-	-		
6 x 6 coupler	735.00		-	-	-	-	-	-	-		
fire hydrant	58,500.00	11,940.00	955.20	12,895.20	-	-	11,940.00	-	-	Utilities	33 14 19
connection fee	-	13,390.00	1,071.20	14,461.20	-	4,530.00	8,860.00	-	-	Utilities	01 41 23
Total	483,961.00	184,515.98	14,761.28	199,277.26	41,573.28	4,530.00	137,043.00	1,369.70	-	-	-
Grand Total	546,683.00	209,085.98	16,726.88	225,812.86	41,573.28	4,530.00	161,613.00	1,369.70	-	-	-



CCO #02

POCATELLO 2020-102		
Pay Application: 5		
SUB JOB	COST CODE	TOTAL
SITE	01 30 11	152.00
SITE	01 30 11	228.00
Skyler_KBCM 09/18/2020 9:28:14 AM		

ENTERED AS JOB COST		
Date:	9/18/2020 9:28:33 AM	
By:	Skyler_KBCM	<input checked="" type="checkbox"/> APPROVED
PO/SC:	2020-102-001	<input type="checkbox"/> REVISE
Job:	TIF Improvements	<input type="checkbox"/> REJECTED

Frigitek Industrial Parks
6565 N MacArthur Blvd.
Suite 225
Dallas, TX 75039
Skyler Blankenfeld

Invoice number 16-2829
Date 09/17/2020
Project Pocatello Cold Storage Streets & Utilities (2322 R-2)

CCO #002 PO 2020-101-001

CCO #002 PO 2020-101-001

INVOICE -Hourly Not To Exceed

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
SITE VISITS	2,650.00	0.00	0.00	0.00
STREET DESIGN SURVEY	8,000.00	8,236.80	8,236.80	0.00
SURVEY SUB-CONSULTANT INTEREST FEE	483.37	0.00	0.00	0.00
INDUSTRIAL PARK TRUCK ROUTE STREET DESIGN	18,200.00	15,321.00	15,473.00	152.00
RAILROAD CONSTRUCTION DESIGN	13,200.00	9,626.00	9,626.00	0.00
FIRE & DOMESTIC WATER SERVICE DESIGN	9,100.00	11,716.00	11,716.00	0.00
SEWER LINE DESIGN	4,900.00	2,906.00	2,906.00	0.00
STORMWATER PERMITTING	2,200.00	2,076.00	2,076.00	0.00
ADD-THUNDERBOLT POWER POLE REVISIONS CCO #02	2,500.00	2,052.00	2,280.00	228.00
Total	61,233.37	51,933.80	52,313.80	380.00

PROFESSIONAL FEES

Project Engineer	Hours	Billed Amount
	2.50	380.00
Professional Fees subtotal	2.50	380.00
Invoice total		380.00

Thank you for your business

INVOICE



Corporate Operations
901 S. Bond Street, Suite 600
Baltimore, MD 21231-3357

Invoice #	Amount Due	Due Date
8126220	\$846.40	Upon Receipt
PLEASE REMIT PAYMENT VIA ACH OR GO TO BILLTRUST: http://willscot.billtrust.com		Amount Enclosed

Do not include correspondence with your remittance. Correspondence should be directed to the Williams Scotsman Branch address listed below.

Billed To:

FRIGITEK INDUSTRIAL PARKS INC
6565 N MACARTHUR BLVD
STE 225
IRVING, TX 75039

POCATELLO 2020-102		
Pay Application: 5		
SUB JOB	COST CODE	TOTAL
SITE	01 52 13	810.09
SITE	01 29 90	36.31
Skyler_KBCM 09/18/2020 9:36:25 AM		

ENTERED AS JOB COST	
Date: 9/18/2020 9:38:10 AM	
By: Skyler_KBCM	<input checked="" type="checkbox"/> APPROVED
PO/SC: 2020-102-004	<input type="checkbox"/> REVISE
Job: TIF Improvements	<input type="checkbox"/> REJECTED

Pay via ACH or remit payment to:
FRIGITEK INDUSTRIAL PARKS INC.

1975

C.3.1

▲ Please detach and return top portion with your payment to insure proper credit to your account. Thank you. ▲

Page 1 of 1

INVOICE



Questions regarding your account should be directed to:

Williams Scotsman
1533 11th Ave N
Nampa, ID 83687-6779

888-378-9084

Invoice Date:	09/20/2020	Unit Location
Invoice #:	8126220	Frigitek Industrial Parks Inc 1950 Airport Way Hrs 7-4 POCATELLO, ID 83204
Due Date:	Upon Receipt	
Customer #:	22944053	Purchasing Agent
		Megan McFarland

www.willscot.com

Federal ID NO. 52-0665775 The buyer agrees to pay all applicable state and municipal taxes on this transaction

UNIT NO.	BILLING TERMS	DESCRIPTION	AMOUNT
Auto-Pay is now available at http://willscot.billtrust.com (USD accounts) and http://willscotca.billtrust.com (CAD accounts), eliminating the need to log into the WillScot payment portal each month to pay new invoices. Set up recurring ACH or credit card payments today; it's fast, simple and free of charge!			
PS -05891	09/20/20 THRU 10/19/20	60X12 MOBILE OFFICE (56X12 BOX STEPS - OSHA ALUMINUM RENTAL WINDOW/DOOR SECURITY BUNDLE - PROPERTY DAMAGE WAIVER (11/12) GENERAL LIABILITY - ALLEN INSU PROPERTY TAX RECOVERY INTEREST CHARGE LATE PAYMENT FEE SALES TAX	\$445.00 \$96.00 \$53.00 \$89.00 \$22.00 \$11.12 \$58.97 \$35.00 \$36.31
		CURRENT INVOICE AMOUNT DUE:	\$846.40
OPEN INVOICE(S) as of 09/20/2020			
Due Date	Invoice #	Open Amount	
07/23/2020	7971799	\$3,097.64	
08/20/2020	8045751	\$833.89	



Sign up for email billing!

Your invoices are sent once a day as an exact replica of your paper bills.
Contact CustomerSuccess@willscot.com and get setup today.

TO VIEW AND PAY ONLINE GO TO:	http://willscot.billtrust.com	USE THIS ENROLLMENT TOKEN:	DFP QDS KSP
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Late fee of 1 1/2% per month on all past due accounts. A \$30.00 fee will be charged for any returned checks.

CONDITIONAL LIEN WAIVER

Upon the receipt by Williams Scotsman ("WillScot") of a payment instrument in the full amount of the invoice reflected on the reverse side of this document, and when said payment instrument is paid by the financial institution upon which it is drawn, this document shall become effective to waive, release and relinquish any and all mechanic's lien or claims or right to mechanic's lien only with respect to the amount shown on the reverse side of this document on the invoice's referenced Project.

Notwithstanding anything contained herein to the contrary, WillScot does not waive or release its interest in, rights or title to, any equipment leased by WillScot to you as Lessee ("Equipment"), which Equipment shall remain WillScot's personal property. Additionally, with regard to the leased Equipment, this waiver shall not affect the obligations of the parties, including but not limited to, the payment, indemnity, insurance, maintenance and other obligations of Lessee, which shall remain in full force in effect for so long as the Equipment remains on lease.

This release only covers labor, services, equipment and/or materials furnished through the date of the invoice and does not cover any items furnished after said date, furnished for any other job, or for additional work that may have been performed but not yet billed pursuant to any outstanding change order. Before any recipient of this document relies on it, said party should verify with the undersigned that said payment instrument has been paid by the bank upon which it is drawn.

Additional questions or inquiries may be directly to lien.waivers@willscot.com.

SUBCONTRACTOR: Williams Scotsman, Inc.

RENONCIATION CONDITIONNELLE À UN PRIVILÈGE

Sur réception par Williams Scotsman (« WillScot ») d'un instrument de paiement égal au montant total de la facture indiqué au verso du présent document, et lorsque ledit instrument de paiement est payé par l'institution financière sur laquelle il est tiré, le présent document devient applicable pour renoncer, libérer et abandonner tout privilège de constructeur ou réclamation, ou droit à un privilège de constructeur, uniquement à concurrence du montant indiqué au verso du présent document sur le Projet indiqué sur la facture.

Nonobstant toute disposition contraire dans les présentes, WillScot ne renonce ni ne libère ses intérêts, droits ou titre sur tout équipement (« Équipement ») loué par WillScot au Locataire (vous), et ledit Équipement reste la propriété personnelle de WillScot. En outre, en ce qui concerne l'Équipement loué, cette renonciation n'aura aucune incidence sur les obligations des parties, notamment, mais de manière non limitative, le paiement, l'indemnisation, l'assurance, l'entretien et les autres obligations du Locataire, lesquelles demeureront pleinement en vigueur tant que l'Équipement demeure en location.

Cette décharge couvre uniquement la main-d'œuvre, les services, l'équipement et/ou les matériaux fournis jusqu'à la date de la facture et ne couvre pas les articles fournis après cette date, fournis pour tout autre projet ou pour des travaux supplémentaires qui pourraient avoir été effectués mais qui n'ont pas encore été facturés en raison d'un ordre de modification en suspens. Avant que tout destinataire du présent document ne s'y fie, ladite partie doit vérifier auprès du soussigné que ledit instrument de paiement a été payé par la banque sur laquelle il est tiré.

Pour toute autre question ou demande, envoyez un courriel directement à lien.waivers@willscot.com.

SOUS-TRAITANT : Williams Scotsman, Inc.

Subcontractor/Vendor Backup

KBCm Group, LLC
 8901 Tehama Ridge Pkwy, Ste
 127140
 Ft Worth, TX 76177 US
 sblankenfeld@kbcmgroup.com
 www.kbcmgroup.com

Invoice 20001-109



BILL TO

Elden Charles
 Frigatek Industrial Parks, Inc
 6565 N MacArthur Blvd Suite 225
 Dallas, Texas 75039
 United States

DATE
09/01/2020

PLEASE PAY
\$44,556.13

DUE DATE
09/01/2020

DESCRIPTION	QTY	RATE	AMOUNT
-------------	-----	------	--------

CM:Construction Management Services	1	21,750.00	21,750.00
Site supervision provided by KBCm Group for TIF Improvements 2020-102			

POCATELLO 2020-102		
Pay Application: 4		
SUB JOB	COST CODE	TOTAL
SITE GEN	01 01 00	0,070.10
SITE GEN	01 01 00	0,000.07
SITE GEN	01 01 00	7,700.75
SITE GEN	01 31 09	21,750.00
SITE GEN	01 01 00.2	2,000.10
Skyler_KBCM 09/09/2020 2:15:36 PM		

TOTAL DUE

~~\$44,556.13~~

21,750.00

ENTERED AS JOB COST	
Date:	9/9/2020 2:30:11 PM
By:	Skyler_KBCM <input checked="" type="checkbox"/> APPROVED
PO/SC:	2020-102-002 <input type="checkbox"/> REVISE
Job:	TIF IMPROVEMENTS <input type="checkbox"/> REJECTED

		3.2.1.9. Structural								
		3.2.1.10. Architectural								
		3.2.2. Design Delivery Progress & Reporting								
		3.2.3. Integration of Design Delivery into Master Schedule								
		3.3.1. SOW & RFP Bid Packages								
		3.3.2. Procurement Schedule								
		3.3.3. Contract Instruments								
		3.3.4. Submittal Schedules								
5042	Project Executive	3.4. Construction Delivery	01 31 05 - Construction Management Over Site Delivery	160	37.35		5,976	-	5,976	20001-109
5042	Project Executive	3.4.1. Project Administration	2 31 05 - Construction Management Over Site Delivery	160	2.63		420	-	420	20001-109
5042	Project Executive	3.4.1.1. Progress Meetings	01 31 05 - Construction Management Over Site Delivery	160	12		1,920	-	1,920	20001-109
5042	Project Executive	3.4.1.2. RFI & Issue Reporting Process	01 31 05 - Construction Management Over Site Delivery	160	6		960	-	960	20001-109
		3.4.1.3. Progress Reporting Sequence & Format								
		3.4.1.5. Mapping, Photo & Drone Reporting								
		3.4.2. Contract Administration								
		3.4.2.1. Developing Specific SOW Packages								
		3.4.2.2. Creation of Safety & Municipal Requirements Packages								
		3.4.2.3. Creation of Insurance Minimum Standards Packages								
		3.4.2.4. Communication Plan Requirements for each Trade/SOW								
5037	Project Controller	3.4.3. Scheduling	01 31 08 - Project Controls	150	8.25		1,238	-	1,238	20001-109
		3.4.3.1. Creation of Driving Master Schedule								
		3.4.3.4. Creation of SIS / Reporting Sequence & Content								
		3.4.4. Financial Documentation								
5037	Project Controller	3.4.4.1. Application for Payment Sequence, Format & Submission.	2 31 08 - Project Controls	150	6.34		951	-	951	20001-109
		3.4.4.2. Creation Payment Requirements & Sequence								
5037	Project Controller	3.4.4.3. Creation of Financial Reporting Sequence & Content	01 31 08 - Project Controls	150	8		1,200	-	1,200	20001-109
5011	Site Supervision	3.4.5. Site Management	01 31 09 - Site Supervision	150	145		21,750	-	21,750	20001-109
		3.4.5.1. Creation of QAQC Plan								
		3.4.5.2. Creation of Housekeeping Plan								
		3.4.5.3. Temporary Utilities & Site Access Plan								
		3.4.5.4. Site Security Plan								
5037	Project Controller	3.4.5.5. Vendor Management	01 31 08 - Project Controls	150	8.38		1,257	-	1,257	20001-109
		3.4.5.7.1. SWPP								
		3.4.5.7.2. Permitting and Inspections								
		3.4.5.8.1. Equipment & Light Traffic Interface Protocol's								
		3.4.6.3. Water & Utility Implementation Plan								
		4.1. Define Punch List Format								
		4.2. Create Operational Integration, Startup & Turnover Plan								
		4.2.1. Create Operations Training & Instructions Format & Criteria								
		4.2.2. Create Operations Turn-over Plan *(to Name Plate)								
		4.3. Create Demobilization Plan								
		4.3.1. Demobilization Schedule								
		4.3.2. Identify Material Overages & Surplus Dispersal Plan								
		4.4. Create Documents Close-out Management Plan								
		4.4.1. Outline Warranties, OEM Data Sheets & BOM Criteria								
		4.4.3. Create "As Built" Document(s) Criteria								
5042	Project Executive	Site office equipment and vehicles		1	970		970	-	970	20001-109
5042	Project Executive	Travel and mileage reimbursement		0.575	323.7		186	-	186	20001-109
5042	Project Executive	Temporary housing		1	850		850	-	850	20001-109
5042	Project Executive	Per diem		50	16		800	-	800	20001-109
Total					2,434		44,556	-	44,556	



An IDACORP Company

Billing Date 08/17/2020
Print Date 08/18/2020

Due Date
09/01/2020

Amount Due
\$78.26

PAGE 1 OF 2

FRIGITEK INDUSTRIAL PARKS INC

Account Number: 2225441803

Previous Balance	\$0.00
Payments Received - Thank You	\$0.00
Balance Forward	\$0.00
Total Adjustments	\$20.00
Current Charges	\$58.26
Account Balance	\$78.26

Are you ready to go paperless?
Log into My Account on idahopower.com to track your use 24/7 and sign up for paperless bills, Auto Pay or bill alerts.



POCATELLO 2020-102

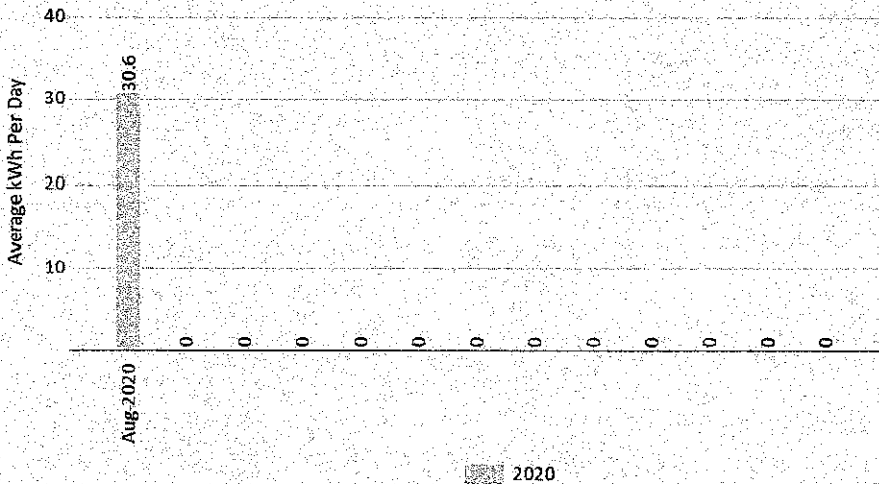
Pay Application: 4

SUB JOB	COST CODE	TOTAL
SITE GEN	01 51 13	78.26

Skyler_KBCM 08/31/2020 10:26:56 AM

NOTE: Any unpaid balance may be assessed a monthly charge of 1 percent.

Average Daily Energy Use for 1500 MOONEY HEAT / POCATELLO, ID



ENTERED AS JOB COST

Date: 8/31/2020 10:28:08 AM
 By: Skyler_KBCM APPROVED
 PO/SC: PO 2020-102-005 REVISE
 Job: TIF IMPROVEMENTS REJECTED



An IDACORP Company
P.O. BOX 70, BOISE, ID 83707
208-388-2323 or 1-800-488-6151

Address/Phone Correction and/or Project Share Pledge noted on reverse side

Account Number 2225441803

Due Date
09/01/2020

Amount Due
\$78.26

Amount Enclosed \$ _____

000001 000016311



FRIGITEK INDUSTRIAL PARKS INC
6565 N MACARTHUR BLVD STE 225
IRVING TX 75039-2482



23 6

Write your account number on your check or money order made payable to Idaho Power. Mail payment to address below. Returned checks may be resubmitted electronically, and remaining unpaid items will be charged \$20.

PROCESSING CENTER
P.O. BOX 5381
CAROL STREAM IL 60197-5381

22254418030000007826 000000000 000007826 0817 3



Questions? Contact your Customer Care team:
208-388-2323 or 1-800-488-6151 • M-F: 7:30 a.m.-6:30 p.m.
P.O. Box 70 • Boise, ID • 83707
Hablamos español.
For more information and/or self-help options,
visit idahopower.com.

PAGE 2 OF 2

Service Agreement Number	0032945618	Service Period	07/30/20 - 08/13/20 (15 days)
Service Address	1500 MOONEY HEAT / POCATELLO, ID	Next Read Date	09/14/2020
		Description	NA

Meter Number	Previous Reading	Current Reading	Energy Used (kWh)	Reading Type
41154521	0	460	460	Regular

SERVICE DETAILS (Small General Service Schedule 07)

Service Charge	\$2.50
Summer Energy Charge 300 kWh @ \$0.097281 per kWh	\$29.18
Summer Energy Charge 160 kWh @ \$0.115862 per kWh	\$18.54
Power Cost Adjustment	\$2.24
Fixed Cost Adjustment	\$3.86
Franchise Fee 1.00% Paid to Your City	\$0.56
Energy Efficiency Services	\$1.38
Current Charges - Electric Service	\$58.26
Other Adjustments	
Service Connection Charge	\$20.00
Total Adjustments	\$20.00

NOTE: For an explanation of these charges, go to idahopower.com/billglossary.
kWh = Kilowatt-hour

Moving? Contact your Customer Care team at least two business days before you want to end service.

NEW CONTACT INFORMATION FOR ACCOUNT NUMBER 2225441803
Has your address, phone number or email changed? Provide changes below.

Name _____

Street _____ Apt./Suite _____

City _____ State _____ Zip _____

Telephone _____

Email _____

Project Share



Help neighbors in need with energy costs.

- I pledge \$ _____ on my monthly bill.
- Round up my monthly bill amount to the nearest dollar.
- I would like to make a one-time donation of \$ _____

For more information, visit idahopower.com/projectshare.

Thank you!



Corporate Operations
901 S. Bond Street, Suite 600
Baltimore, MD 21231-3357

Invoice #	Amount Due	Due Date
7971799	\$3,097.64	Upon Receipt
PLEASE REMIT PAYMENT VIA ACH OR GO TO BILLTRUST: http://willscot.billtrust.com		Amount Enclosed

Do not include correspondence with your remittance should be directed to the Williams Scotsman Branch below.

Billed To:

FRIGITEK INDUSTRIAL PARKS INC
6565 N MACARTHUR BLVD STE 225
IRVING TX 75039-2482

POCATELLO 2020-102		
Pay Application: 4		
SUB JOB	COST CODE	TOTAL
SITE	01 52 13	3,015.76
SITE	01 29 90	81.88
Skyler_KBCM 08/13/2020 4:02:09 PM		

ENTERED AS JOB COST

Date: 8/13/2020 4:02:31 PM
By: Skyler_KBCM APPROVED
PO/SC: PO 2020-102-004 REVISE
Job: 2020-102 TIF Improvement REJECTED

Paying via ACH or remit payment to:
MAN, INC.

3-1975

C.3.1

Please detach and return to:

Thank you.

INVOICE



Questions regarding your account should be directed to:

Williams Scotsman
1533 11th Ave N
Nampa, ID 83687-6779

888-378-9084

Invoice Date:	07/23/2020	Unit Location
Invoice #:	7971799	Frigitek Industrial Parks Inc 1950 Airport Way POCATELLO, ID 83204
Due Date:	Upon Receipt	Purchasing Agent
Customer #:	22944053	Megan McFarland

www.willscot.com

Federal ID NO. 52-0665775 The buyer agrees to pay all applicable state and municipal taxes on this transaction

UNIT NO.	BILLING TERMS	DESCRIPTION	AMOUNT
<p>Auto-Pay is now available at http://willscot.billtrust.com (USD accounts) and http://willscotca.billtrust.com (CAD accounts), eliminating the need to log into the WillScot payment portal each month to pay new invoices. Set up recurring ACH or credit card payments today; it's fast, simple and free of charge!</p>			
PS -05891	07/20/20 THRU 08/19/20	60X12 MOBILE OFFICE (56X12 BOX LAST MONTH RENT DELIVERY - 12' WIDE BLOCK & LEVEL (M) - 56'-63' TIEDOWN-DIRT (M) BLOCK & LEVEL (L) - 56'-63' TIEDOWN-DIRT (L) STEPS - OSHA ALUMINUM RENTAL WINDOW/DOOR SECURITY BUNDLE - STEPS - OSHA LM WINDOW/DOOR SECURITY BUNDLE LM PROPERTY DAMAGE WAIVER (11/12) GENERAL LIABILITY - ALLEN INSU PROPERTY TAX RECOVERY SALES TAX	\$445.00 \$445.00 \$1,093.00 \$50.00 \$115.52 \$150.00 \$297.12 \$96.00 \$53.00 \$96.00 \$53.00 \$89.00 \$22.00 \$11.12 \$81.88
CURRENT INVOICE AMOUNT DUE:			\$3,097.64
<p>Sign up for email billing! Your invoices are sent once a day as an exact replica of your paper bills. Contact CustomerSuccess@willscot.com and get setup today.</p>			
TO VIEW AND PAY ONLINE GO TO:		http://willscot.billtrust.com	USE THIS ENROLLMENT TOKEN: DFP QDS KSP

Late fee of 1 1/2% per month on all past due accounts. A \$30.00 fee will be charged for any returned checks.

CONDITIONAL LIEN WAIVER

Upon the receipt by Williams Scotsman ("WillScot") of a payment instrument in the full amount of the invoice reflected on the reverse side of this document, and when said payment instrument is paid by the financial institution upon which it is drawn, this document shall become effective to waive, release and relinquish any and all mechanic's lien or claims or right to mechanic's lien only with respect to the amount shown on the reverse side of this document on the invoice's referenced Project.

Notwithstanding anything contained herein to the contrary, WillScot does not waive or release its interest in, rights or title to, any equipment leased by WillScot to you as Lessee ("Equipment"), which Equipment shall remain WillScot's personal property. Additionally, with regard to the leased Equipment, this waiver shall not affect the obligations of the parties, including but not limited to, the payment, indemnity, insurance, maintenance and other obligations of Lessee, which shall remain in full force in effect for so long as the Equipment remains on lease.

This release only covers labor, services, equipment and/or materials furnished through the date of the invoice and does not cover any items furnished after said date, furnished for any other job, or for additional work that may have been performed but not yet billed pursuant to any outstanding change order. Before any recipient of this document relies on it, said party should verify with the undersigned that said payment instrument has been paid by the bank upon which it is drawn.

Additional questions or inquiries may be directly to lien.waivers@willscot.com.

SUBCONTRACTOR: Williams Scotsman, Inc.

RENONCIATION CONDITIONNELLE À UN PRIVILÈGE

Sur réception par Williams Scotsman (« WillScot ») d'un instrument de paiement égal au montant total de la facture indiqué au verso du présent document, et lorsque ledit instrument de paiement est payé par l'institution financière sur laquelle il est tiré, le présent document devient applicable pour renoncer, libérer et abandonner tout privilège de constructeur ou réclamation, ou droit à un privilège de constructeur, uniquement à concurrence du montant indiqué au verso du présent document sur le Projet indiqué sur la facture.

Nonobstant toute disposition contraire dans les présentes, WillScot ne renonce ni ne libère ses intérêts, droits ou titre sur tout équipement (« Équipement ») loué par WillScot au Locataire (vous), et ledit Équipement reste la propriété personnelle de WillScot. En outre, en ce qui concerne l'Équipement loué, cette renonciation n'aura aucune incidence sur les obligations des parties, notamment, mais de manière non limitative, le paiement, l'indemnisation, l'assurance, l'entretien et les autres obligations du Locataire, lesquelles demeureront pleinement en vigueur tant que l'Équipement demeure en location.

Cette décharge couvre uniquement la main-d'œuvre, les services, l'équipement et/ou les matériaux fournis jusqu'à la date de la facture et ne couvre pas les articles fournis après cette date, fournis pour tout autre projet ou pour des travaux supplémentaires qui pourraient avoir été effectués mais qui n'ont pas encore été facturés en raison d'un ordre de modification en suspens. Avant que tout destinataire du présent document ne s'y fie, ladite partie doit vérifier auprès du soussigné que ledit instrument de paiement a été payé par la banque sur laquelle il est tiré.

Pour toute autre question ou demande, envoyez un courriel directement à lien.waivers@willscot.com.

SOUS-TRAITANT : Williams Scotsman, Inc.



Corporate Operations
901 S. Bond Street, Suite 600
Baltimore, MD 21231-3357

Invoice #	Amount Due	Due Date
8045751	\$833.89	Upon Receipt
PLEASE REMIT PAYMENT VIA ACH OR GO TO BILLTRUST: http://willscot.billtrust.com		Amount Enclosed

Do not include correspondence with your remittance. Correspondence should be directed to the Williams Scotsman Branch address indicated below.

Billed To:

FRIGITEK INDUSTRIAL PARKS INC
6565 N MACARTHUR BLVD
STE 225
IRVING, TX 75039

POCATELLO 2020-102		
Pay Application: 4		
SUB JOB	COST CODE	TOTAL
SITE	01 52 13	797.58
SITE	01 29 90	36.31
Skyler_KBCM 08/20/2020 8:52:06 AM		

ENTERED AS JOB COST

Date: 8/20/2020 8:58:00 AM
By: Skyler_KBCM APPROVED
PO/SC: 2020-102-004 REVISE
Job: TIF Improvements REJECTED

ACH or remit payment to:

C.3.1

▲ Please detach and return top portion with your payment to insure proper credit to your account. Thank you. ▲

INVOICE



Questions regarding your account should be directed to:

Williams Scotsman
1533 11th Ave N
Nampa, ID 83687-6779

888-378-9084

Invoice Date:	08/20/2020	Unit Location
Invoice #:	8045751	Frigitek Industrial Parks Inc 1950 Airport Way POCATELLO, ID 83204
Due Date:	Upon Receipt	
Customer #:	22944053	Purchasing Agent
		Megan McFarland

www.willscot.com

Federal ID NO. 52-0665775 The buyer agrees to pay all applicable state and municipal taxes on this transaction

UNIT NO.	BILLING TERMS	DESCRIPTION	AMOUNT
Auto-Pay is now available at http://willscot.billtrust.com (USD accounts) and http://willscotca.billtrust.com (CAD accounts), eliminating the need to log into the WillScot payment portal each month to pay new invoices. Set up recurring ACH or credit card payments today; it's fast, simple and free of charge!			
PS -05891	08/20/20 THRU 09/19/20	60X12 MOBILE OFFICE (56X12 BOX STEPS - OSHA ALUMINUM RENTAL WINDOW/DOOR SECURITY BUNDLE - PROPERTY DAMAGE WAIVER (11/12) GENERAL LIABILITY - ALLEN INSU PROPERTY TAX RECOVERY INTEREST CHARGE LATE PAYMENT FEE SALES TAX	\$445.00 \$96.00 \$53.00 \$89.00 \$22.00 \$11.12 \$46.46 \$35.00 \$36.31
		CURRENT INVOICE AMOUNT DUE:	\$833.89

OPEN INVOICE(S) as of 08/20/2020

Due Date	Invoice #	Open Amount
07/23/2020	7971799	\$3,097.64



Sign up for email billing!
Your invoices are sent once a day as an exact replica of your paper bills.
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Late fee of 1 1/2% per month on all past due accounts. A \$30.00 fee will be charged for any returned checks.

CONDITIONAL LIEN WAIVER

Upon the receipt by Williams Scotsman ("WillScot") of a payment instrument in the full amount of the invoice reflected on the reverse side of this document, and when said payment instrument is paid by the financial institution upon which it is drawn, this document shall become effective to waive, release and relinquish any and all mechanic's lien or claims or right to mechanic's lien only with respect to the amount shown on the reverse side of this document on the invoice's referenced Project.

Notwithstanding anything contained herein to the contrary, WillScot does not waive or release its interest in, rights or title to, any equipment leased by WillScot to you as Lessee ("Equipment"), which Equipment shall remain WillScot's personal property. Additionally, with regard to the leased Equipment, this waiver shall not affect the obligations of the parties, including but not limited to, the payment, indemnity, insurance, maintenance and other obligations of Lessee, which shall remain in full force in effect for so long as the Equipment remains on lease.

This release only covers labor, services, equipment and/or materials furnished through the date of the invoice and does not cover any items furnished after said date, furnished for any other job, or for additional work that may have been performed but not yet billed pursuant to any outstanding change order. Before any recipient of this document relies on it, said party should verify with the undersigned that said payment instrument has been paid by the bank upon which it is drawn.

Additional questions or inquiries may be directly to lien.waivers@willscot.com.

SUBCONTRACTOR: Williams Scotsman, Inc.

RENONCIATION CONDITIONNELLE À UN PRIVILÈGE

Sur réception par Williams Scotsman (« WillScot ») d'un instrument de paiement égal au montant total de la facture indiqué au verso du présent document, et lorsque ledit instrument de paiement est payé par l'institution financière sur laquelle il est tiré, le présent document devient applicable pour renoncer, libérer et abandonner tout privilège de constructeur ou réclamation, ou droit à un privilège de constructeur, uniquement à concurrence du montant indiqué au verso du présent document sur le Projet indiqué sur la facture.

Nonobstant toute disposition contraire dans les présentes, WillScot ne renonce ni ne libère ses intérêts, droits ou titre sur tout équipement (« Équipement ») loué par WillScot au Locataire (vous), et ledit Équipement reste la propriété personnelle de WillScot. En outre, en ce qui concerne l'Équipement loué, cette renonciation n'aura aucune incidence sur les obligations des parties, notamment, mais de manière non limitative, le paiement, l'indemnisation, l'assurance, l'entretien et les autres obligations du Locataire, lesquelles demeureront pleinement en vigueur tant que l'Équipement demeure en location.

Cette décharge couvre uniquement la main-d'œuvre, les services, l'équipement et/ou les matériaux fournis jusqu'à la date de la facture et ne couvre pas les articles fournis après cette date, fournis pour tout autre projet ou pour des travaux supplémentaires qui pourraient avoir été effectués mais qui n'ont pas encore été facturés en raison d'un ordre de modification en suspens. Avant que tout destinataire du présent document ne s'y fie, ladite partie doit vérifier auprès du soussigné que ledit instrument de paiement a été payé par la banque sur laquelle il est tiré.

Pour toute autre question ou demande, envoyez un courriel directement à lien.waivers@willscot.com.

SOUS-TRAITANT : Williams Scotsman, Inc.



POCATELLO 2020-102		
Pay Application: 4		
SUB JOB	COST CODE	TOTAL
SITE	01 30 11	680.00
Skyler_KBCM 10/07/2020 12:42:47 PM		

ENTERED AS JOB COST	
Date: 6/5/2020 10:30:12 AM	
By: Skyler_KBCM	<input checked="" type="checkbox"/> APPROVED
PO/SC: PO 2020-101-001	<input type="checkbox"/> REVISE
Job: 2020-101 Pocatello Col	<input type="checkbox"/> REJECTED

Frigitek Industrial Parks
6565 N MacArthur Blvd.
Suite 225
Dallas, TX 75039
Skyler Blankenfeld

Invoice number 16-2687
Date 05/14/2020

Project **Pocatello Cold Storage Site Design (2322 R-1)**

CCO #001 PO-2020-101-001

CCO #001 PO-2020-101-001

INVOICE -Hourly Not To Exceed

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
SITE VISITS	2,650.00	0.00	0.00	0.00
LEASE BOUNDARY ESTABLISHMENT	2,700.00	456.00	456.00	0.00
WAREHOUSE DESIGN	18,200.00	16,778.50	17,458.50	680.00
CONSTRUCTION STORMWATER PERMIT	2,200.00	2,148.00	2,148.00	0.00
Total	25,750.00	19,382.50	20,062.50	680.00

PROFESSIONAL FEES

	Hours	Billed Amount
Project Engineer	1.00	152.00
Project Designer	4.00	528.00
Professional Fees subtotal	5.00	680.00
Invoice total		680.00

Thank you for your business



POCATELLO 2020-102		
Pay Application: 4		
SUB JOB	COST CODE	TOTAL
SITE	01 30 11	7,524.00
Skyler_KBCM 10/07/2020 12:44:53 PM		

ENTERED AS JOB COST

Date: 6/5/2020 10:30:12 AM
 By: Skyler_KBCM APPROVED
 PO/SC: PO 2020-101-001 REVISE
 Job: 2020-101 Pocatello Col REJECTED

Frigitek Industrial Parks
 6565 N MacArthur Blvd.
 Suite 225
 Dallas, TX 75039
 Skyler Blankenfeld

Invoice number 16-2688
 Date 05/14/2020

Project **Pocatello Cold Storage Streets & Utilities (2322 R-2)**

CCO #002 PO 2020-101-001

CCO #002 PO 2020-101-001

INVOICE -Hourly Not To Exceed

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
SITE VISITS	2,650.00	0.00	0.00	0.00
STREET DESIGN SURVEY	8,000.00	8,236.80	8,236.80	0.00
INDUSTRIAL PARK TRUCK ROUTE STREET DESIGN	18,200.00	8,025.00	14,789.00	6,764.00
RAILROAD CONSTRUCTION DESIGN	13,200.00	4,539.00	4,539.00	0.00
FIRE & DOMESTIC WATER SERVICE DESIGN	9,100.00	7,768.00	8,224.00	456.00
SEWER LINE DESIGN	4,900.00	2,298.00	2,602.00	304.00
STORMWATER PERMITTING	2,200.00	1,848.00	1,848.00	0.00
Total	58,250.00	32,714.80	40,238.80	7,524.00

PROFESSIONAL FEES

Project Engineer	Hours	Billed Amount
	49.50	7,524.00
Professional Fees subtotal	49.50	7,524.00
Invoice total		7,524.00

Thank you for your business



Pay Application: 4

SUB JOB	COST CODE	TOTAL
SITE	01 30 11	1,444.00
Skyler_KBCM 10/07/2020 12:46:15 PM		

ENTERED AS JOB COST KBCm Group
YOUR VOICE OUR EXPERTISE
Date: 7/21/2020 9:24:57 AM
By: Skyler_KBCM APPROVED
PO/SC: PO 2020-101-001 REVISE
Job: Pocatello REJECTED

Frigitek Industrial Parks
6565 N MacArthur Blvd.
Suite 225
Dallas, TX 75039
Skyler Blankenfeld

Invoice number 16-2748
Date 07/15/2020

Project **Pocatello Cold Storage Streets & Utilities (2322 R-2)**

CCO #002 PO 2020-101-001

CCO #002 PO 2020-101-001

INVOICE -Hourly Not To Exceed

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
SITE VISITS	2,650.00	0.00	0.00	0.00
STREET DESIGN SURVEY	8,000.00	8,236.80	8,236.80	0.00
INDUSTRIAL PARK TRUCK ROUTE STREET DESIGN	18,200.00	14,789.00	15,017.00	228.00
RAILROAD CONSTRUCTION DESIGN	13,200.00	4,539.00	4,691.00	152.00
FIRE & DOMESTIC WATER SERVICE DESIGN	9,100.00	8,224.00	8,756.00	532.00
SEWER LINE DESIGN	4,900.00	2,602.00	2,906.00	304.00
STORMWATER PERMITTING	2,200.00	1,848.00	2,076.00	228.00
Total	58,250.00	40,238.80	41,682.80	1,444.00

PROFESSIONAL FEES

	Hours	Billed Amount
Project Engineer	9.50	1,444.00
Professional Fees subtotal	9.50	1,444.00
Invoice total		1,444.00

Thank you for your business



Pay Application: 4

SUB JOB	COST CODE	TOTAL
SITE	01 30 11	532.00
Skyler_KBCM 10/07/2020 12:47:04 PM		

Frigitek Industrial Parks
6565 N MacArthur Blvd.
Suite 225
Dallas, TX 75039
Skyler Blankenfeld

Invoice number 16-2749
Date 07/15/2020
Project **Pocatello Cold Storage Site Design (2322 R-1)**

CCO #001 PO-2020-101-001

CCO #001 PO-2020-101-001

INVOICE -Hourly Not To Exceed

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
SITE VISITS	2,650.00	0.00	0.00	0.00
LEASE BOUNDARY ESTABLISHMENT	2,700.00	456.00	456.00	0.00
FOOTPRINT SITE BOUNDARY DESIGN	18,200.00	17,458.50	17,990.50	532.00
CONSTRUCTION STORMWATER PERMIT	2,200.00	2,148.00	2,148.00	0.00
Total	25,750.00	20,062.50	20,594.50	532.00

PROFESSIONAL FEES

	Hours	Billed Amount
Project Engineer	3.50	532.00
Professional Fees subtotal	3.50	532.00
Invoice total		532.00

Thank you for your business



Pay Application: 4

SUB JOB	COST CODE	TOTAL
SITE	01 30 11	10,251.00

ENTERED AS JOB COST KBCm Group
 Date: 8/13/2020 4:12:40 PM
 By: Skyler_KBCM APPROVED
 PO/SC: PO 2020-101-001 REVISE
 Job: 2020-101 Cold Storage REJECTED

Skyler_KBCM 10/07/2020 12:47:28 PM

Frigitek Industrial Parks
6565 N MacArthur Blvd.
Suite 225
Dallas, TX 75039
Skyler Blankenfeld

Invoice number 16-2783
Date 08/13/2020

Project **Pocatello Cold Storage Streets & Utilities (2322 R-2)**

CCO #002 PO 2020-101-001

CCO #002 PO 2020-101-001

INVOICE -Hourly Not To Exceed

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
SITE VISITS	2,650.00	0.00	0.00	0.00
STREET DESIGN SURVEY	8,000.00	8,236.80	8,236.80	0.00
SURVEY SUB-CONSULTANT INTEREST FEE	483.37	0.00	0.00	0.00
INDUSTRIAL PARK TRUCK ROUTE STREET DESIGN	18,200.00	15,017.00	15,321.00	304.00
RAILROAD CONSTRUCTION DESIGN	13,200.00	4,691.00	9,626.00	4,935.00
FIRE & DOMESTIC WATER SERVICE DESIGN	9,100.00	8,756.00	11,716.00	2,960.00
SEWER LINE DESIGN	4,900.00	2,906.00	2,906.00	0.00
STORMWATER PERMITTING	2,200.00	2,076.00	2,076.00	0.00
ADD-THUNDERBOLT POWER POLE REVISIONS	2,500.00	0.00	2,052.00	2,052.00
Total	61,233.37	41,682.80	51,933.80	10,251.00

PROFESSIONAL FEES

	Hours	Billed Amount
Project Engineer	31.50	4,788.00
Project Designer	4.00	528.00
Designer	47.00	4,935.00
Professional Fees subtotal	82.50	10,251.00
Invoice total		10,251.00

Thank you for your business

2020-102 TIF Improvements

Pay Application 4



**Approved Change
Orders**

Approved Change Orders

REVIEWED & PREPARED
Slyter_KBCM 08/26/2020 10:26:50 AM

CCO #001



Frigitek Industrial Parks
6565 N MacArthur Blvd, Suite 225
Dallas, TX 75039
Phone: (469) 325-1616

Project: 2020-102 - TIF Improvements
1950 Airport Way
Pocatello, Idaho 83204

Subcontract Change Order #001: Increase Pipe Casing Thickness to Meet Union Pacific Requirements

CONTRACT COMPANY:	Idaho Materials & Construction 10200 N Batiste Road Pocatello, Idaho 83205	CONTRACT FOR:	SC-2020-102-002:Earthwork, Utilities, and Road Improvements
DATE CREATED:	8/26/2020	CREATED BY:	Megan McFarland (KBCm Group, LLC)
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:	Nate Stinger	LOCATION:	
DESIGNATED REVIEWER:	Ken Blankenfeld (KBCm Group, LLC)	REVIEWED BY:	
DUE DATE:		REVIEW DATE:	08/26/2020
INVOICED DATE:		PAID DATE:	
REFERENCE:	Submittal 3.1	CHANGE REASON:	
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	0 days
FIELD CHANGE:	Yes	TOTAL AMOUNT:	\$ 1,302.00

DESCRIPTION:

Increase pipe casing to meet Union Pacific Standards requirement of 3/8" (0.375) nominal wall thickness for casing pipe in lieu of the 1/4" that is specified in the documents.

While material meets City requirements, Union Pacific Standards require 3/8" (0.375) nominal wall thickness for casing pipe. ASM should have caught this before issuing the bidding set of plans - the plans specify 1/4".

ATTACHMENTS:

CHANGE ORDER LINE ITEMS:

CCO #001

#	SubJob	Cost Code	Description	Type	Amount
1	2. UTILITIES	33-00 05 07 - Casing Piping	Increase Pipe Casing to Meet Union Pacific Requirements	TIF Fund	\$ 1,302.00
Subtotal:					\$ 1,302.00
Grand Total:					\$ 1,302.00

The original (Contract Sum)	\$ 1,022,925.00
Net change by previously authorized Change Orders	\$ 0.00
The contract sum prior to this Change Order was	\$ 1,022,925.00
The contract sum will be increased by this Change Order in the amount of	\$ 1,302.00
The new contract sum including this Change Order will be	\$ 1,024,227.00
The contract time will not be changed by this Change Order by 0 days.	

Frigitek Industrial Parks
6565 N MacArthur Blvd, Suite 225
Dallas, TX 75039

Idaho Materials & Construction
10200 N Batiste Road
Pocatello, Idaho 83205

SIGNATURE _____ DATE _____

 8/26/2020
SIGNATURE _____ DATE _____

Approved Change Orders

REVIEWED & PREPARED
Skyler_KBCM 08/26/2020 10:27:07 AM



Frigitek Industrial Parks
6565 N MacArthur Blvd, Suite 225
Dallas, TX 75039
Phone: (469) 325-1616

CCO #002

Project: 2020-102 - TIF Improvements
1950 Airport Way
Pocatello, Idaho 83204

Subcontract Change Order #002: Adjustment to Beechcraft to preserve power poles and line

CONTRACT COMPANY:	Idaho Materials & Construction 10200 N Batiste Road Pocatello, Idaho 83205	CONTRACT FOR:	SC-2020-102-002:Earthwork, Utilities, and Road Improvements
DATE CREATED:	8/26/2020	CREATED BY:	Megan McFarland (KBCm Group, LLC)
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:	Nate Stinger	LOCATION	
DESIGNATED REVIEWER:	Ken Blankenfeld (KBCm Group, LLC)	REVIEWED BY:	
DUE DATE:		REVIEW DATE:	08/26/2020
INVOICED DATE:		PAID DATE:	
REFERENCE:	RFI 7	CHANGE REASON:	
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	0 days
FIELD CHANGE:	Yes	TOTAL AMOUNT:	\$ 9,275.00

DESCRIPTION:

Propose shifting the improvement lines of Thunderbolt and Beechcraft to allow power pole to remain, see attached field sketch. Updated Drawings by ASM RD400 dated 8/6/2020

ATTACHMENTS:

[Sheet RD 101.jpeg.pdf](#) [2322_RD400_Intersection Plan R2.pdf](#) [2322_Thunderbolt Powerpole Realign.pdf](#) [Idaho Materials Costs for RFI #7 \(PCCO#002\).pdf](#)

CHANGE ORDER LINE ITEMS:

CCO #002

#	SubJob	Cost Code	Description	Type	Amount
1	2. UTILITIES	33-33 14 16 - Site Water Utility Distribution Piping	Adjust Beechcraft intersection configuration to preserve in line power poles - 30" catch basin	TIF Fund	\$ 7,000.00
2	2. UTILITIES	33-33 14 16 - Site Water Utility Distribution Piping	Adjust Beechcraft intersection configuration to preserve in line power poles - 12" RCP	TIF Fund	\$ 2,275.00
Subtotal:					\$9,275.00
Grand Total:					\$9,275.00

The original (Contract Sum)	\$ 1,022,925.00
Net change by previously authorized Change Orders	\$ 1,302.00
The contract sum prior to this Change Order was	\$ 1,024,227.00
The contract sum will be increased by this Change Order in the amount of	\$ 9,275.00
The new contract sum including this Change Order will be	\$ 1,033,502.00
The contract time will not be changed by this Change Order by 0 days.	

Frigitek Industrial Parks
6565 N MacArthur Blvd, Suite 225
Dallas, TX 75039

Idaho Materials & Construction
10200 N Batiste Road
Pocatello, Idaho 83205

SIGNATURE

DATE

Nathan Syerz

SIGNATURE

8/28/2020

DATE

Approved Change Orders

REVIEWED & PREPARED

Skylar_KBCM 08/26/2020 10:27:13 AM



Frigitek Industrial Parks
6565 N MacArthur Blvd, Suite 225
Dallas, TX 75039
Phone: (469) 325-1616

CCO #003

Project: 2020-102 - TIF Improvements
1950 Airport Way
Pocatello, Idaho 83204

Subcontract Change Order #003: Excavate to subgrade for completion of water line loop

CONTRACT COMPANY:	Idaho Materials & Construction 10200 N Batiste Road Pocatello, Idaho 83205	CONTRACT FOR:	SC-2020-102-002:Earthwork, Utilities, and Road Improvements
DATE CREATED:	8/26/2020	CREATED BY:	Megan McFarland (KBCm Group, LLC)
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:	Nate Stinger	LOCATION:	
DESIGNATED REVIEWER:	Ken Blankenfeld (KBCm Group, LLC)	REVIEWED BY:	
DUE DATE:		REVIEW DATE:	08/26/2020
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	21 days
FIELD CHANGE:	Yes	TOTAL AMOUNT:	\$ 48,000.00

DESCRIPTION:

Amending the Offsite Contract to include cost to excavate the limits of the proposed Water Line to the designed grade elevations. This effort may or may not benefit the Onsite Contract as Earthwork activities will still need to be completed as originally budgeted. That of course is pending Final Design and is yet to be determined. This effort, better stated, will simply allow the Offsite Contract to proceed without further delay.

Without knowing exact quantities I have estimated roughly 10,000 to 12,000 cubic yards of material that need to be moved from the Water Line limits. With an estimated cost of \$4.00 per yard, the scope of work add to the Offsite Contract Budget is estimated to be \$40,000.00 to \$48,000.00. Within this budget we will cut roughly 6' of existing fill that currently covers sections of the proposed finish grade of the Water Line limits. The excavated material will be stockpiled Onsite for site work use.

Assuming the Owner(s) direct us to proceed, I have scheduled the following;

8/3	Survey Staking	1	Day	8/3
8/3	Earthwork	5	Day(s)	8/7
8/4	Water Line Install	15	Day(s)	8/21

ATTACHMENTS:

[Offsite-Onsite Water Line Schedule Conflict.pdf](#) [PCO #3 Subgrade Excavation.pdf](#)

CHANGE ORDER LINE ITEMS:

CCO #003

#	SubJob	Cost Code	Description	Type	Amount
1	2. UTILITIES	33-33 14 16 - Site Water Utility Distribution Piping	Excavate to subgrade for completion of water line loop	TIF Fund	\$ 48,000.00
Subtotal:					\$48,000.00
Grand Total:					\$48,000.00

The original (Contract Sum)	\$ 1,022,925.00
Net change by previously authorized Change Orders	\$ 10,577.00
The contract sum prior to this Change Order was	\$ 1,033,502.00
The contract sum will be increased by this Change Order in the amount of	\$ 48,000.00
The new contract sum including this Change Order will be	\$ 1,081,502.00
The contract time will be increased by this Change Order by 21 days.	

Frigitek Industrial Parks
6565 N MacArthur Blvd, Suite 225
Dallas, TX 75039

Idaho Materials & Construction
10200 N Batiste Road
Pocatello, Idaho 83205

SIGNATURE

DATE



SIGNATURE



DATE

Approved Change Orders

REVIEWED & PREPARED

Skyler_KBCM 08/26/2020 10:27:19 AM

CCO #004



Frigitek Industrial Parks
6565 N MacArthur Blvd, Suite 225
Dallas, TX 75039
Phone: (469) 325-1616

Project: 2020-102 - TIF Improvements
1950 Airport Way
Pocatello, Idaho 83204

Subcontract Change Order #004: Complete water loop with vault, backflow and meter device

CONTRACT COMPANY:	Idaho Materials & Construction 10200 N Batiste Road Pocatello, Idaho 83205	CONTRACT FOR:	SC-2020-102-002:Earthwork, Utilities, and Road Improvements
DATE CREATED:	8/26/2020	CREATED BY:	Megan McFarland (KBCm Group, LLC)
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:	Nate Stinger	LOCATION	
DESIGNATED REVIEWER:	Ken Blankenfeld (KBCm Group, LLC)	REVIEWED BY:	
DUE DATE:		REVIEW DATE:	08/26/2020
INVOICED DATE:		PAID DATE:	
REFERENCE:	Submittal 7	CHANGE REASON:	
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	0 days
FIELD CHANGE:	Yes	TOTAL AMOUNT:	\$ 36,545.00

DESCRIPTION:
Include vault, backflow preventer and 1" metering device on the water loop in order to complete chlorinating and testing the water loop.

ATTACHMENTS:
[Idaho Materials PCO 004 - Vault assembly \(1\).pdf](#)

CHANGE ORDER LINE ITEMS:

CCO #004

#	SubJob	Cost Code	Description	Type	Amount
1	2. UTILITIES	33-33 14 16 - Site Water Utility Distribution Piping	1" water meter	TIF Fund	\$ 1,135.00
2	2. UTILITIES	33-33 14 16 - Site Water Utility Distribution Piping	8" water meter assembly	TIF Fund	\$ 15,085.00
3	2. UTILITIES	33-33 14 16 - Site Water Utility Distribution Piping	8" Backflow Preventer	TIF Fund	\$ 20,325.00
Subtotal:					\$36,545.00
Grand Total:					\$36,545.00

The original (Contract Sum)	\$ 1,022,925.00
Net change by previously authorized Change Orders	\$ 58,577.00
The contract sum prior to this Change Order was	\$ 1,081,502.00
The contract sum will be increased by this Change Order in the amount of	\$ 36,545.00
The new contract sum including this Change Order will be	\$ 1,118,047.00
The contract time will not be changed by this Change Order by 0 days.	

Frigitek Industrial Parks
6565 N MacArthur Blvd, Suite 225
Dallas, TX 75039

Idaho Materials & Construction
10200 N Batiste Road
Pocatello, Idaho 83205

SIGNATURE DATE

Nathan Smyer 8/26/2020

SIGNATURE DATE

2020-102 TIF Improvements

Pay Application 4



**Current Period Project
Reports**

Committed Costs

Export Date 10/12/2020

Number	Vendor	Title	Status	Sum of Total With Approved Change Orders	Sum of Invoices	Sum of Pending Change Orders	Sum of Total Payments	Sum of Total Remaining	Sum of % Paid
PO-2020-102-001	ASM Engineering Consultants	Site Civil Engineering - FIP Prime Contract	Approved	133,700.00	97,808.30	-	76,997.30	56,702.70	58%
PO-2020-102-002	KBCm Group, LLC	Construction Management Delivery and Over Site - FIP Prime Contract	Approved	250,980.54	227,730.54	-	90,000.00	160,980.54	36%
PO-2020-102-003	Xcell Engineering	Geotechnical Engineering - FIP Prime Contract	Approved	3,800.00	3,800.00	-	-	3,800.00	0%
PO-2020-102-004	Willscot	Project Trailer - FIP Prime Contract	Approved	6,210.17	4,777.93	-	-	6,210.17	0%
PO-2020-102-005	Idaho Power	Idaho Power Monthly Power	Approved	78.26	78.26	-	-	78.26	0%
PO-2020-102-006	Rouse Consulting	Eric Rouse Consulting	Approved	7,500.00	-	-	-	7,500.00	0%
PO-2020-102-007	Municap	Municap Consulting	Approved	18,123.19	-	-	-	18,123.19	0%
PO-2020-102-008	Ryan TIF Consulting	Ryan TIF Consulting	Approved	35,000.00	-	-	-	35,000.00	0%
SC-2020-102-001	Faith Technologies, Inc.	Temporary Power Install - FIP Prime Contract	Approved	2,531.41	-	-	-	2,531.41	0%
SC-2020-102-002	Idaho Materials & Construction	Earthwork, Utilities, and Road Improvements	Approved	1,157,873.00	225,812.86	-	-	1,157,873.00	0%
Totals				1,615,796.57	560,007.89	-	166,997.30	1,448,799.27	9.35%

Job Cost Report

2020-102 TIF Improvements
KBCm Group Cost Report

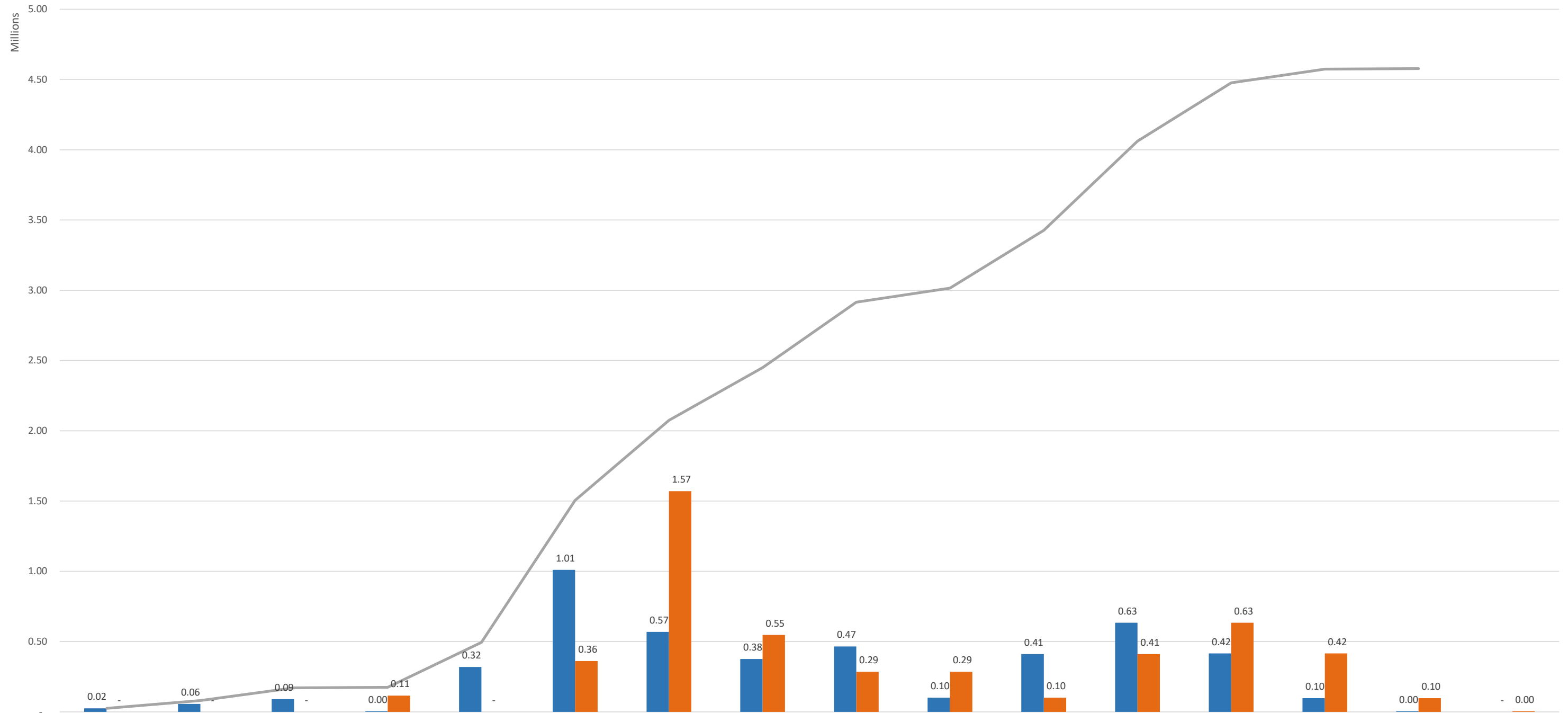
Export Date 10/12/2020

Sub Job	Cost Code	Sum of Original Budget Amount	Sum of Approved COs	Sum of Revised Budget	Sum of Committed Costs	Sum of Direct Costs	Sum of Job to Date Costs	Sum of Forecast To Complete	Sum of Projected over Under
1. STREETS	01-01 71 13 - Mobilization	28,073.80	-	28,073.80	28,073.80	-	-	-	-
	02-02 41 00 - Demolition	18,530.00	-	18,530.00	18,528.80	-	-	1.20	-
	10-10 14 53 - Traffic Signage	2,530.00	-	2,530.00	2,530.00	-	-	-	-
	26-26 56 50 - Street Lighting	-	-	-	-	-	-	-	-
	31-31 11 00 - Clearing and Grubbing	8,650.00	-	8,650.00	8,614.88	-	-	35.12	-
	31-31 23 16 - Excavation	7,563.78	1,050.25	8,614.03	8,614.03	-	-	-	-
	31-31 24 13 - Roadway Embankments	12,679.44	-	12,679.44	12,679.44	-	-	-	-
	31-31 32 19.16 - Geotextile Soil Stabilization	1,207.50	-	1,207.50	1,207.50	-	-	-	-
	32-32 01 16.71 - Asphalt Milling	36,813.80	-	36,813.80	36,813.80	-	-	-	-
	32-32 11 16.16 - Aggregate Subbase Courses	40,606.96	14,195.00	54,801.96	54,801.96	-	-	-	-
	32-32 11 23 - Aggregate Base Courses	56,256.16	-	56,256.16	56,256.16	-	-	-	-
	32-32 11 26 - Asphaltic Base Courses	122,610.24	3,870.00	126,480.24	126,480.24	-	-	-	-
	32-32 12 16 - Asphalt Paving	64,710.96	20,710.75	85,421.71	85,421.71	-	-	-	-
	32-32 16 13 - Curbs and Gutters	24,058.00	-	24,058.00	24,058.00	-	-	-	-
	32-32 17 23 - Pavement Markings	8,412.48	-	8,412.48	8,412.48	-	-	-	-
1. STREETS Total		432,703.12	39,826.00	472,529.12	472,492.80	-	-	36.32	-
2. UTILITIES	01-01 41 23 - Fees	59,416.26	-	59,416.26	13,800.00	-	13,800.00	45,616.26	-
	01-01 71 13 - Mobilization	38,827.04	(14,195.00)	24,632.04	-	-	-	24,632.04	-
	33-33 05 08 - Casing Piping	96,968.00	1,197.84	98,165.84	98,165.84	-	40,430.00	-	-
	33-33 05 61 - Concrete Manholes	2,185.00	-	2,185.00	2,185.00	-	-	-	-
	33-33 05 71 - Cleanouts	17,200.00	(17,200.00)	-	-	-	-	-	-
	33-33 14 16 - Site Water Utility Distribution Piping	245,453.21	60,683.40	306,136.61	299,322.92	-	102,153.39	6,813.69	-
	33-33 14 19 - Valves and Hydrants for Water Utility Service	135,267.60	-	135,267.60	135,267.60	-	28,760.00	-	-
	33-33 31 00 - Sanitary Sewerage Piping	26,667.12	-	26,667.12	26,667.12	-	24,034.05	-	-
	33-33 32 13 - Packaged Wastewater Pumping Stations	850,000.00	-	850,000.00	-	-	-	850,000.00	-
	33-33 70 00 - Electrical Utilities	250,000.00	-	250,000.00	-	-	-	250,000.00	-
	33-33 71 16 - Electrical Poles	42,000.00	-	42,000.00	-	-	-	42,000.00	-
33-33 80 00 - Communications Utilities	50,000.00	-	50,000.00	-	-	-	50,000.00	-	
2. UTILITIES Total		1,813,984.23	30,486.24	1,844,470.47	575,408.48	-	209,177.44	1,269,061.99	-
3. RAILROAD	01-01 71 13 - Mobilization	23,374.85	-	23,374.85	-	-	-	23,374.85	-
	31-31 11 00 - Clearing and Grubbing	39,420.00	-	39,420.00	-	-	-	39,420.00	-
	31-31 23 16 - Excavation	35,080.00	-	35,080.00	-	-	-	35,080.00	-
	31-31 23 23 - Fill	122,780.00	-	122,780.00	-	-	-	122,780.00	-
	34-34 11 26 - Ballasted Track Rail	900,040.84	(37,750.00)	862,290.84	-	-	-	862,290.84	-
	34-34 11 26.16 - Track Rail Subballast	140,200.00	-	140,200.00	-	-	-	140,200.00	-
3. RAILROAD Total		1,260,895.69	(37,750.00)	1,223,145.69	-	-	-	1,223,145.69	-
4. SITE GENERAL	00-00 41 64 - Idaho Materials OH&P	81,834.00	7,609.76	89,443.76	89,443.76	-	16,635.42	-	-
	01-01 21 16 - Contingency Allowances	645,122.00	(245,122.00)	400,000.00	-	-	-	400,000.00	-
	01-01 29 90 - Sales Tax	4,000.00	-	4,000.00	248.47	-	248.47	3,751.53	-
	01-01 30 11 - Civil Engineer	93,750.00	39,950.00	133,700.00	133,700.00	-	97,808.30	-	-
	01-01 30 15 - Geotechnical Engineering	3,800.00	-	3,800.00	3,800.00	-	3,800.00	-	-
	01-01 31 01 - Management Consulting	-	100,000.00	100,000.00	60,623.19	-	-	39,376.81	-

4. SITE GENERAL	01-01 31 05 - Construction Management Over Site Delivery	90,000.00	-	90,000.00	90,000.00	-	90,000.00	-	-
	01-01 31 06 - Project Management	40,000.00	-	40,000.00	40,000.00	-	40,000.00	-	-
	01-01 31 08 - Project Controls	35,000.00	-	35,000.00	35,000.00	-	35,000.00	-	-
	01-01 31 09 - Site Supervision	-	45,000.00	45,000.00	45,000.00	-	21,750.00	-	-
	01-01 31 09.2 - Supervision Indirect Costs	-	15,000.00	15,000.00	5,980.54	-	5,980.54	9,019.46	-
	01-01 31 11 - Project Modeling	20,000.00	-	20,000.00	20,000.00	-	20,000.00	-	-
	01-01 31 12 - Master Execution Plan	5,000.00	-	5,000.00	5,000.00	-	5,000.00	-	-
	01-01 31 13 - Project Coordination	10,000.00	-	10,000.00	10,000.00	-	10,000.00	-	-
	01-01 51 13 - Temporary Electricity	1,500.00	5,000.00	6,500.00	2,609.67	-	78.26	3,890.33	-
	01-01 52 13 - Field Offices and Sheds	6,000.00	-	6,000.00	5,961.70	-	4,529.46	38.30	-
	01-01 55 26 - Traffic Control	12,000.00	-	12,000.00	-	-	-	12,000.00	-
	01-01 55 29 - Staging Areas	2,000.00	-	2,000.00	-	-	-	2,000.00	-
	01-01 57 13 - Temporary Erosion and Sediment Control	7,496.16	-	7,496.16	7,496.16	-	-	-	-
	01-01 57 19 - Environmental Controls	3,891.60	-	3,891.60	3,891.60	-	-	-	-
	01-01 57 23 - Temporary Storm Water Pollution Control	648.60	-	648.60	648.60	-	-	-	-
	32-32 92 19 - Seeding	8,491.60	-	8,491.60	8,491.60	-	-	-	-
4. SITE GENERAL Total		1,070,533.96	(32,562.24)	1,037,971.72	567,895.29	-	350,830.45	470,076.43	-
Grand Total		4,578,117.00	-	4,578,117.00	1,615,796.57	-	560,007.89	2,962,320.43	-

TIF Cash Flow

TIF Improvements Cash Forecast



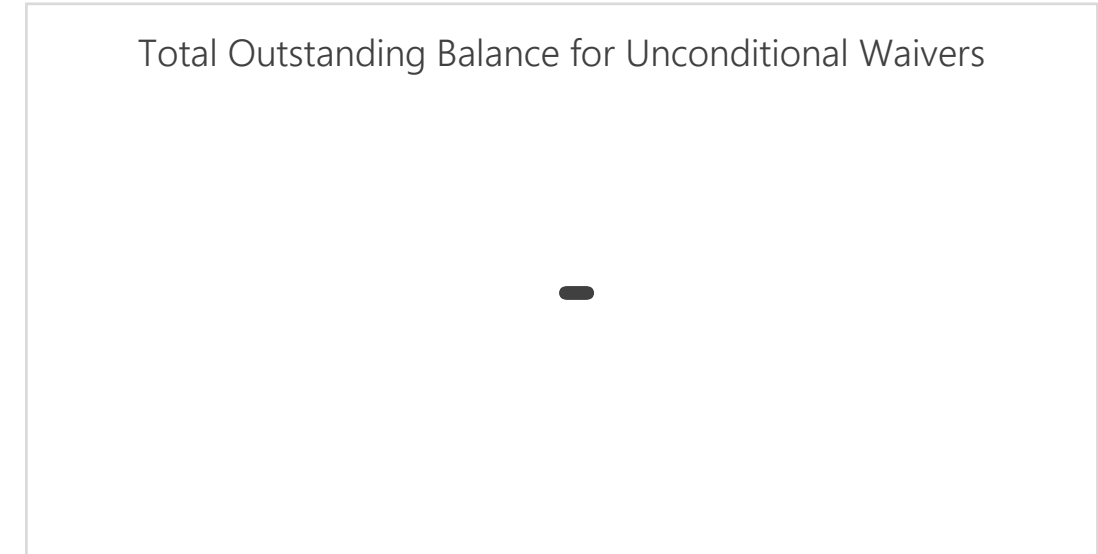
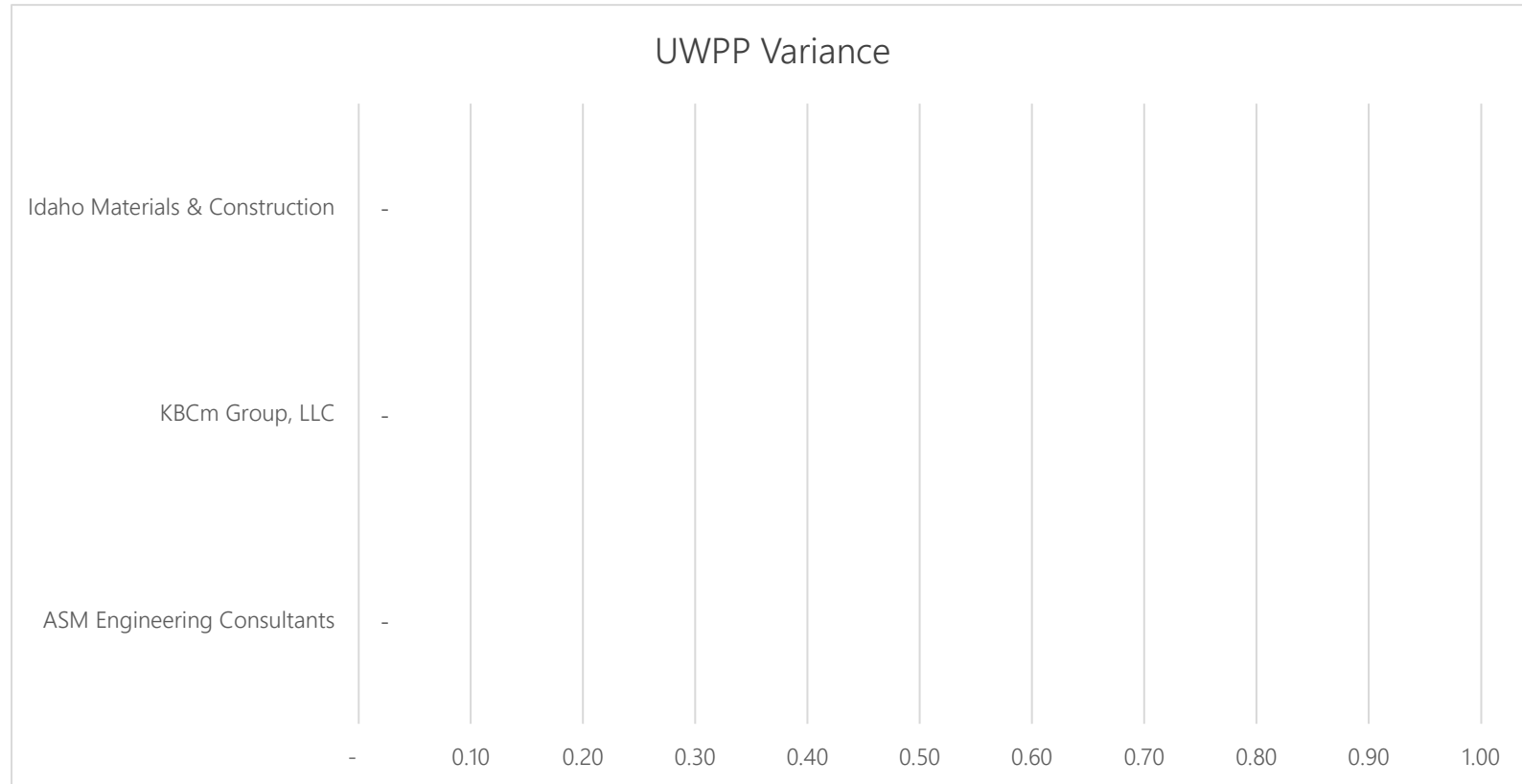
	March 2020	April 2020	May 2020	June 2020	July 2020	August 2020	September 2020	October 2020	November 2020	December 2020	January 2021	February 2021	March 2021	April 2021	May 2021	June 2021
Cost Incurred	24,900.00	55,897.30	90,000.00	3,902.70	319,822.65	1,010,727.72	568,553.34	375,429.86	465,716.89	100,620.20	410,853.16	634,208.44	415,919.85	97,387.41	4,177.48	-
Cash Out	-	-	-	114,900.00	-	361,722.65	1,569,875.02	547,456.04	285,429.86	285,716.89	100,470.20	410,853.16	634,208.44	415,919.85	97,387.41	4,177.48
Cumulative Cost	24,900.00	80,797.30	170,797.30	174,700.00	494,522.65	1,505,250.37	2,073,803.71	2,449,233.57	2,914,950.46	3,015,570.65	3,426,423.81	4,060,632.26	4,476,552.11	4,573,939.52	4,578,117.00	-

Cost Incurred Cash Out Cumulative Cost

Lien Waiver Report

Pay App 4
Export Date 10/7/2020

Vendor	Total Contract Amount	Paid to Date	Unconditional Waiver on Progress Received to Date (UWPP)	Billing this Period	Conditional Waivers on Progress Received (CWPP)	Billing Last Period	Unconditional Waiver on Progress Received (UWPP)	Final	Unconditional Waiver on Final Payment (UWFP)	CWPP Variance	UWPP Variance
ASM Engineering Consultants	133,700.00	76,997.30	76,997.30	20,811.00	20,811.00	52,097.30	52,097.30	No	NA	-	-
KBCm Group, LLC	250,980.54	90,000.00	90,000.00	21,750.00	21,750.00	90,000.00	90,000.00	No	NA	-	-
Idaho Materials & Construction	1,157,873.00	-	-	225,812.86	225,812.86	-	-	No	NA	-	-



2020-102 TIF Improvements

Pay Application 4



Lien Waivers

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: KBCm Group, LLC

Name of Customer: Frigitek Industrial Parks

Job Location: 1950 Airport Way, Pocatello, ID 83204

Owner: Frigitek Industrial Parks

Through Date: 09/30/2020

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: Frigitek Industrial Parks

Amount of Check: \$ 21,750.00


Check Payable to: KBCm Group

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: 04/01/2020
Amount(s) of unpaid progress payment(s): \$ 90,000.00
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: Finance and Administration

Date of Signature: 10/06/2020

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: KBCm Group, LLC

Name of Customer: Frigitek Industrial Parks

Job Location: 1950 Airport Way, Pocatello, ID 83204

Owner: Frigitek Industrial Parks

Through Date: 02/15/2020

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 90,000.00

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature:

Claimant's Title: Principal, Director of Finance and Administration

Date of Signature: 06/20/2020

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: IDAHO MATERIALS and CONSTRUCTION

Name of Customer: FRIGITEK INDUSTRIAL PARKS

Job Location: 1950 AIRPORT WAY, POCATELLO, ID 83204

Owner: FRIGITEK INDUSTRIAL PARKS

Through Date: 08/04/2020

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: FRIGITEK INDUSTRIAL PARKS

Amount of Check: \$ 225,812.86

Check Payable to: IDAHO MATERIALS and CONSTRUCTION

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
 - Date(s) of waiver and release: _____
 - Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature:



Claimant's Title: PROJECT MANAGER

Date of Signature: 09/03/2020

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: ASM Engineering Consultants

Name of Customer: Frigitek Industrial Parks

Job Location: 1950 Airport Way, Pocatello, ID 83204

Owner: Frigitek Industrial Parks

Through Date: 04/15/2020

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 32,714.80

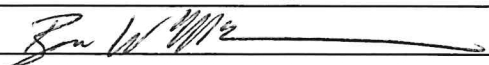
Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature:



Claimant's Title: President

Date of Signature:

10/9/20

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: ASM Engineering Consultants

Name of Customer: Frigitek Industrial Parks

Job Location: 1950 Airport Way, Pocatello, ID 83204

Owner: Frigitek Industrial Parks

Through Date: 04/15/2020

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 19,382.50

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature: 

Claimant's Title: President

Date of Signature: 10/9/20

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: ASM Engineering Consultants

Name of Customer: Frigitek Industrial Parks

Job Location: 1950 Airport Way, Pocatello, ID 83204

Owner: Frigitek Industrial Parks

Through Date: 03/09/2020

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 12,258.80

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature: 

Claimant's Title: President

Date of Signature: 10/9/20

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

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Identifying Information

Name of Claimant: ASM Engineering Consultants

Name of Customer: Frigitek Industrial Parks

Job Location: 1950 Airport Way, Pocatello, ID 83204

Owner: Frigitek Industrial Parks

Through Date: 02/03/2020

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:


\$ 12,641.20

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature: 

Claimant's Title: President

Date of Signature: 10/9/20

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

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Identifying Information

Name of Claimant: ASM Engineering Consultants

Name of Customer: Frigitek Industrial Parks

Job Location: 1950 Airport Way, Pocatello, ID 83204

Owner: Frigitek Industrial Parks

Through Date: 05/14/2020

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: Frigitek Industrial Parks

Amount of Check: \$ 7,524.00

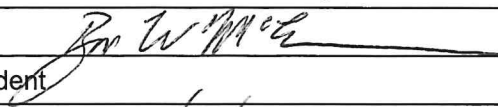
Check Payable to: ASM Engineering Consultants

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
 - Date(s) of waiver and release: 05/14/2020
 - Amount(s) of unpaid progress payment(s): \$ 0.00
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: President

Date of Signature: 10/9/20

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

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Identifying Information

Name of Claimant: ASM Engineering Consultants

Name of Customer: Frigitek Industrial Parks

Job Location: 1950 Airport Way, Pocatello, ID 83204

Owner: Frigitek Industrial Parks

Through Date: 07/15/2020

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: Frigitek Industrial Parks

Amount of Check: \$ 532.00


Check Payable to: ASM Engineering Consultants

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
 - Date(s) of waiver and release: 05/14/2020
 - Amount(s) of unpaid progress payment(s): \$ 680.00
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: President

Date of Signature: 10/9/20

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

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Identifying Information

Name of Claimant: ASM Engineering Consultants

Name of Customer: Frigitek Industrial Parks

Job Location: 1950 Airport Way, Pocatello, ID 83204

Owner: Frigitek Industrial Parks

Through Date: 09/17/2020

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: Frigitek Industrial Parks

Amount of Check: \$ 380.00

Check Payable to: ASM Engineering Consultants

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: 05/14/2020
Amount(s) of unpaid progress payment(s): \$ 19,219.00
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: President

Date of Signature: 10/9/20

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: ASM Engineering Consultants

Name of Customer: Frigitek Industrial Parks

Job Location: 1950 Airport Way, Pocatello, ID 83204

Owner: Frigitek Industrial Parks

Through Date: 08/13/2020

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: Frigitek Industrial Parks

Amount of Check: \$ 10,251.00


Check Payable to: ASM Engineering Consultants

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: 05/14/2020
Amount(s) of unpaid progress payment(s): \$ 8,968.00
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: President

Date of Signature: 10/9/20

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: ASM Engineering Consultants

Name of Customer: Frigitek Industrial Parks

Job Location: 1950 Airport Way, Pocatello, ID 83204

Owner: Frigitek Industrial Parks

Through Date: 07/15/2020

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: Frigitek Industrial Parks

Amount of Check: \$ 1,444.00

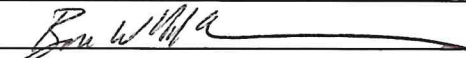
Check Payable to: ASM Engineering Consultants

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: 05/14/2020
Amount(s) of unpaid progress payment(s): \$ 7,524.00
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: President

Date of Signature: 10/9/20

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: ASM Engineering Consultants

Name of Customer: Frigitek Industrial Parks

Job Location: 1950 Airport Way, Pocatello, ID 83204

Owner: Frigitek Industrial Parks

Through Date: 05/14/2020

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: Frigitek Industrial Parks

Amount of Check: \$ 680.00

Check Payable to: ASM Engineering Consultants

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: 05/14/2020
Amount(s) of unpaid progress payment(s): \$ 0.00
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: President

Date of Signature: 10/09/20

MuniCap, Inc.
 8965 Guilford Road
 Suite 210
 Columbia, MD 21046

INVOICE

Invoice Date 5/26/2020
Invoice # 052020-409

Balance Due

Remit check to:

or

Wire Instructions:

Bill To:
 Frigitek Industrial Parks, Inc.
 Attn: Mr. Elden Charles
 6565 MacArthur Blvd.
 Suite 225
 Dallas, TX 75039

MuniCap, Inc.
 8630 M Guilford Road #263
 Columbia, MD 21046

*Our banking info has changed:
 Fulton Bank, N.A.
 9151 Baltimore National Pike
 Ellicott City, MD 21042
 (410) 418-8500*

*ABA Routing No.: 031 301 422
 To the account of: MuniCap, Inc.
 Account No.: 00 082 362 31*

Project Cold Storage 1972

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Invoice Date
 5/26/2020

Invoice #
 052020-409

MuniCap, Inc.
 8965 Guilford Road
 Suite 210
 Columbia, MD 21046

Terms Client #
 Net 30 1972

Project Cold Storage

Item	DATE	Description	Hrs	Amount
Consulting Fee	5/26/2020	MuniCap, Inc. assisted Frigitek Industrial Parks, Inc. with the evaluation of the opportunity to use tax increment financing to provide needed infrastructure related to its site selection evaluation for the proposed cold storage facility in Pocatello, Idaho.		18,123.19
		These efforts included researching tax increment financing in Idaho, investigating the existing TIF district in Pocatello, evaluating property valuation methodology in Idaho, estimating the value of the proposed cold storage facility and preparing multiple estimates of tax increment revenues that would be available to fund the needed infrastructure based on alternative assumptions.		
		MuniCap developed estimates of likely incremental taxes that could be generated within the project for the term of the TIF vs. the term of the facility operations. The review included a review of initial assessed value of all land and existing tax collections within the project designated area. To determine if the tax imposed on the incremental increase in land value that would fund and repay the TIF, MuniCap employed land value improvement modeling to study comparable properties as well as local data and assessment methodology. These land and project value calculations were also to assess the impact of the proposed investment. Development finance models were also required to more accurately determine the probability of the future property value.		

Total

MuniCap, Inc.
 8965 Guilford Road
 Suite 210
 Columbia, MD 21046

INVOICE

Invoice Date 5/26/2020
Invoice # 052020-409

Balance Due \$18,123.19

Remit check to: or **Wire Instructions:**

Bill To:
 Frigitek Industrial Parks, Inc.
 Attn: Mr. Elden Charles
 6565 MacArthur Blvd.
 Suite 225
 Dallas, TX 75039

MuniCap, Inc.
 8630 M Guilford Road #263
 Columbia, MD 21046

Our banking info has changed:
Fulton Bank, N.A.
9151 Baltimore National Pike
Ellicott City, MD 21042
(410) 418-8500

ABA Routing No.: 031 301 422
To the account of: MuniCap, Inc.
Account No.: 00 082 362 31

Project Cold Storage 1972

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Invoice Date
5/26/2020

Invoice #
052020-409

MuniCap, Inc.
 8965 Guilford Road
 Suite 210
 Columbia, MD 21046

Terms Net 30
Client # 1972

Project Cold Storage

Item	DATE	Description	Hrs	Amount
		The review included: •Origination of tax revenue based on annual tax increment •Default risk and repayment •Viability and appropriateness of using the TIF •Estimation of the project's financing gap; that is, the amount of public subsidy required. •Assurance municipality is able to finance infrastructure and incentivize development without a shortfall or new property requirements.		
		MuniCap identified to client various alternatives for funding the infrastructure and helped to evaluate these options. MuniCap discussed its research, projections, and evaluation to client and its financial advisor and responded to various questions.		

EIN: 03-0461891. Overdue accounts are subject to 1% monthly finance charge.

Total \$18,123.19



Three Galleria Tower
13155 Noel Road, Suite
100
Dallas, TX 75240

May 19, 2020

Main 972.934.0022
Fax 972.960.0613

Elden Charles
Executive Vice President
Frigitek Industrial Parks, Inc.
6565 N. MacArthur Boulevard
Suite 225
Irving, TX 75035

www.ryan.com

Invoice No. 380568

Payment Terms: Net 30

Engagement No. 462475200.001

Federal ID No. 75-2411641

For Services Rendered:

Billing for professional services for construction management and other services rendered between August 7, 2019 and May 15, 2020, in connection with Frigitek Industrial Parks, Inc. expansion in Pocatello, Idaho as per letter agreement dated June 12, 2019.

Invoice for Services: \$ 35,000.00

Ryan's preferred method of payment is EFT.

Please remit payment to: Bank of America

Account: 488038499373 ACH Routing:

111000025

Wire Routing: 0260-0959-3 SWIFT:

BOFAUS3N Remittance Advices:

remit@ryan.com

If paying by check, please remit to:

Ryan, LLC, P.O. Box 848351, Dallas, TX 75284-8351

Late fees applied on past due balances

Share your experience with us at

<http://ryanlistens.com/>



Capital Plaza Two
301 East Pine Street
Suite 700
Orlando, FL 32801
Tel. 321.251.2929
Fax 321.251.2919

www.ryan.com

Frigitek Industrial Parks, Inc. Pocatello, Idaho

Budget Proposal Finalization and TIF Agreement

Billing for professional services for construction management and other services rendered between August 7, 2019 and May 15, 2020, in connection with Frigitek Industrial Parks, Inc. expansion in Pocatello, Idaho.

Purpose: Analysis of the projected future and current tax collections that produced total TIF budget. Examination of all TIF budget allocations, prospective budget requirements, and final TIF contract and agreement. In addition, Ryan analyzed budget adjustments and use of funds. Work performed included:

- 2018 through 2020 gross budget review
- Review of all documentation of the project and budget
- Review estimated debt service
- Revenue contingency totals
- Minimum debt service payments
- Estimated tax increments did not/do not exceed debt service
- TIF term and gross budget repayment with/without increases
- Work with city on the review and draft of the final TIF Plan
- Meet with officials regarding final Pocatello Development Authority agreement reviews
- Attend dated public hearings on the TIF Allocation

Josh Jenks, Consultant: Hours: 20.00

Matt Lowell, Director: Hours: 66.50

Allea Newbold, Principal: Hours: 44.00

Conner Ruyak, Senior Associate Consultant: Hours: 20.50

AGENDA ITEM

NO. 10

RESOLUTION NO. 2020-2

A RESOLUTION OF THE POCATELLO DEVELOPMENT AUTHORITY, AN URBAN RENEWAL AGENCY, ORGANIZED UNDER THE LAWS OF THE STATE OF IDAHO; EXPRESSING APPRECIATION TO CHAD CARR FOR OUTSTANDING SERVICE AND COMMITMENT TO THE AUTHORITY DURING HIS MEMBERSHIP ON THE BOARD OF COMMISSIONERS.

WHEREAS, Chad Carr was appointed as a member of the Board of Commissioners of the Pocatello Development Authority on May 16, 2015; and

WHEREAS, Mr. Carr has served as the Vice Chair of the Board of Commissioners of the Pocatello Development Authority as nominated and appointed on January 20, 2016; and

WHEREAS, during his service on the Board, Mr. Carr diligently helped provide continuity to the Authority, to assist with the establishment of new urban renewal districts, the administration of existing urban renewal districts, and the closure of urban renewal districts; and

WHEREAS, during his tenure with the Board Mr. Carr provided valuable insight and guidance in the Board's role of urban renewal and economic development for the City of Pocatello; and

WHEREAS, Mr. Carr is moving from the area as of November, 2020, and the Board of Commissioners desires to recognize his efforts on behalf of the Pocatello Development Authority;

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE POCATELLO DEVELOPMENT AUTHORITY HEREBY PUBLICLY EXPRESSES ITS GRATITUDE TO CHAD CARR:

1. For his outstanding service to the Authority and to the citizens of the Pocatello area since his initial appointment on May 16, 2015; and

2. For his willingness to provide service during a period of increased activity by the Authority; and

3. For his commitment to excellence in pursuit of the Board's goals through additional meetings and hearings whenever necessary; and

4. For all his efforts in connection with the mission and goals of the Pocatello Development Authority to enhance the well-being of the citizens of the City of Pocatello, we, the members of the Board of Commissioners of the Pocatello Development Authority hereby acknowledge our sincere appreciation to Chad Carr for his commitment to urban renewal and economic development.

BE IT FURTHER RESOLVED that the Secretary of the Board of Commissioners of the Pocatello Development Authority is hereby authorized and directed to provide an original of this Resolution to Chad Carr after its passage and approval by the Board.

DATED this 28st day of October, 2020.

POCATELLO DEVELOPMENT
AUTHORITY BOARD OF DIRECTORS

SCOTT SMITH, Chairman

ATTEST:

Brent McLane, Executive Director