

**MEETING AGENDA**  
**CITY OF POCATELLO**  
**POCATELLO DEVELOPMENT AUTHORITY**  
AUGUST 20, 2025 – 11:00 AM  
COUNCIL CHAMBERS | 911 N 7TH AVENUE

In accordance with the Americans with Disabilities Act, it is the policy of the City of Pocatello to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require an accommodation, please contact Skyler Beebe with two (2) business days' advance notice at [sbeebe@pocatello.gov](mailto:sbeebe@pocatello.gov); 208.234.6248; or 5815 South 5<sup>th</sup> Avenue, Pocatello, Idaho. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

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, ROLL CALL, DISCLOSE CONFLICTS OF INTEREST AND ACKNOWLEDGMENT OF GUESTS.**
2. **ACTION ITEM: MEETING MINUTES.** The Board may wish to waive the oral reading of the Board of Commissioners' meeting minutes held July 16 and the special meeting minutes held July 25, 2025, and to approve the minutes as presented.
3. **ACTION ITEM: MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.** The Board may wish to approve the monthly financial report, expenses and reimbursements as presented.
4. **ACTION ITEM: ADOPT AND EXECUTE BY RESOLUTION 2025-5 THE HISTORIC DOWNTOWN POCATELLO (HDP) URBAN RENEWAL AREA (URA) ELIGIBILITY STUDY.** The Board may wish to adopt and execute by Resolution No. 2025-5 the HDP URA Eligibility Study.
5. **ACTION ITEM: PORTNEUF CAPITAL LLC OPA2 REIMBURSEMENT REQUEST NO. 2/FINAL.** The Board may wish to approve the Portneuf Capital LLC OPA2 reimbursement request no. 2/final payment of \$233,829.98 for electrical and concrete cleanup in the North Portneuf Urban Renewal Area.
6. **ACTION ITEM: AUTHORIZATION TO CREATE AN OWNER PARTICIPATION AGREEMENT THREE (OPA 3) AND RELEVANT DOCUMENTS WITH POCATELLO QUINN LLC-IRG IN THE NAVAL ORDINANCE PLANT (NOP) URBAN RENEWAL AREA (URA).** This time has been set aside for the Board to authorize PDA Legal counsel to prepare an OPA 3 and relevant documents with Pocatello Quinn LLC-IRG for Building 10 improvements in the amount of \$368,838.00 in the NOP URA.
7. **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.
8. **ADJOURN MEETING.**



# Action Item 2

**MEETING MINUTES**  
**CITY OF POCA TELLO**  
**POCA TELLO DEVELOPMENT AUTHORITY**

JULY 16, 2025 – 11:00 AM  
COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCA TELLO

**1. CALL MEETING TO ORDER AND DISCLOSE CONFLICTS OF INTEREST.**

**Turner** called the meeting to order at 11:00 AM. None of the members disclosed any conflicts.

**Members present:** Jeff Hough (via Go-To-Meeting), Linda Leeuwrik, Fred Parrish, Nathan Richardson and Scott Turner. **Members excused:** Mayor Brian Blad, Kirk Lepchenske, David Villarreal and Ruby Walsh. **Others present:** Treasurer Thane Sparks, Secretary Aceline McCulla, City of Pocatello Development Engineer Merril Quayle, and other visitors.

**2. MEETING MINUTES.**

The Board may wish to waive the oral reading of the PDA meeting minutes for June 18, 2025, and approve the minutes as presented.

It was moved by **F. Parrish** and seconded by **L. Leeuwrik** to approve the June 18 PDA meeting minutes as presented. Those in favor: J. Hough, L. Leeuwrik, F. Parrish, N. Richardson and S. Turner. Those against: none. Unanimous. Motion carried.

**3. MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.**

The Board may wish to approve the monthly financial report, expenses and reimbursements as presented.

**Sparks** noted the tax increment for June was small, and we have received the majority of tax increment for this Fiscal Year.

It was moved by **F. Parrish** and seconded by **N. Richardson** to approve the financial report, expenses and reimbursements as presented. Those in favor: J. Hough, L. Leeuwrik, F. Parrish, N. Richardson and S. Turner. Those against: none. Unanimous. Motion carried.

**4. PUBLIC HEARING: FISCAL YEAR 2026 (FY2026) BUDGET.**

This time has been set aside for the Board to hear comments from the public regarding the FY2026 Budget, and then the Board may approve and execute the FY2026 Budget.

**Turner** called the public hearing to order at 11:04 AM. and opened the hearing for public comments. With no public comments, **Turner** closed the public hearing at 11:05 AM. Discussion ensued among Board members.

It was moved by **L. Leeuwrik** and seconded by **N. Richardson** to approve and execute the FY2026 Budget as presented. Those in favor: J. Hough, L. Leeuwrik, F. Parrish, N. Richardson and S. Turner. Those against: none. Unanimous. Motion carried.

**5. 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.

**Leeuwrik** stated the City Council will hold a public hearing on Northgate Ridge for Rezoning.

**6. ADJOURN MEETING.**

With no further business, **Turner** adjourned the meeting at 11:12 AM.

Submitted by:  
Aceline McCulla, Secretary

Approved on:

SPECIAL MEETING MINUTES  
CITY OF POCATELLO  
POCATELLO DEVELOPMENT AUTHORITY (PDA)  
JULY 25, 2025 – 11:00 PM  
CITY HALL COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE

**1. CALL TO ORDER, ROLL CALL, DISCLOSE CONFLICTS OF INTEREST AND ACKNOWLEDGMENT OF GUESTS.**

Chair **Villarreal** called the special meeting to order at 11:00 AM. **Members present:** Mayor Brian Blad, Jeff Hough, Linda Leeuwrik, Kirk Lepchenske, Scott Turner, David Villarreal and Ruby Walsh. **Members excused:** Fred Parrish and Nathan Richardson. **Others in attendance:** Executive Director Brent McLane, City Staff Jen Flynn and PDA Attorney Meghan Conrad and Pocatello Quinn LLC representative Colby Holley (via Go-To-Meeting).

**2. ACTION ITEM: CONSIDER RESOLUTION NO. 2025-4 RESCINDING RESOLUTION NO. 2025-2 ADOPTED ON JUNE 18, 2025, MAKING CERTAIN FINDINGS AND RECOMMENDING TERMINATION OF THE NAVAL ORDNANCE PLANT (NOP) URBAN RENEWAL AREA (URA) AND REVENUE ALLOCATION AREA.**

The Board may wish to review, approve and execute the Resolution No. 2025-4 rescinding and revoking Resolution No. 2025-2.

**McLane** noted that the Board will consider rescinding resolution 2025-2 that was approved on June 18, 2025, to terminate the NOP URA. McLane stated the Bannock County current assessment values jumped from approximately \$7,000,000.00 to \$44,000,000.00. McLane introduced Colby Holley of Pocatello Quinn LLC.

**Holley** stated the reassessment values hit hard with the statement received mid-June 2025. There was a short appeal period allowed of one week from the time they received the assessment document. Their organization did not have time to react to appeal the decision. The ramifications of the June 2025 assessment values affect Pocatello Quinn LLC, current and future tenants, as well as the existing plans to terminate the existing URA District and create a new URA District.

The active URA district expires in five years and using the current financial assessment values would generate substantial increment that would probably satisfy the redevelopment of our property over the district's 20-year term.

Pocatello Quinn LLC made a decision, due to the uncertainty of what increment may be available with a new URA district with the current assessment, that it is in Pocatello Quinn's best interest to stay with the existing URA district plan going forward. For these reasons, Pocatello Quinn LLC requests to rescind Resolution 2025-2 to terminate the NOP URA district. Their team will study the current plan and determine if a new Titan Center URA District is feasible to create for next year.

**Blad** was agreeable of their findings and Pocatello Quinn LLC will be able to accomplish their property rehabilitation goals with the existing NOP URA assessment values within a couple years, instead of waiting 10-12 years for reimbursement. This is a good business move. Blad stated this steep increase in assessment values will affect current and future tenants.

**Holley** stated Blad was spot on; they have serious concerns of how this will impact current tenants and the ability to attract new tenants. Holley stated they have never seen a significant increase like this in one year before. Discussions with Anita of Bannock County Assessor's office to reopen an appeal of this assessment and offer options to work through increment increase phases over a number of years, like the state allows.

**Hough** there is no formal appeal process, so Bannock County cannot do much. The County lawyer is looking into an appeal process. Let's revisit this in one year and the assessment may be appealed. Pocatello Quinn LLC should work with Jason Hooker the Bannock County Assessor's office to prepare an appeal.

Hough asked about ramification of extending the current NOP URA. **McLane** stated that He, Meghan Conrad and Holley will need to look at the existing URA, identify projects, and consider revising activities that are needed and not in the existing plan. There are five years remaining in the NOP URA.

**Walsh** recommended that Pocatello Quinn LLC start talking with their tenants and making them aware of assessment increases, and how it will affect the business for planning.

It was moved by **B. Blad** and seconded by **L. Leeuwrik** to adopt and execute Resolution 2025-4 to rescind Resolution 2025-2 to Terminate the NOP URA. Those in favor: B. Blad, J. Hough, L. Leeuwrik, K. Lepchenske, S. Turner, D. Villarreal and R. Walsh.

With no further discussion, **Villarreal** closed the special meeting at 11:15 AM.

By:  
Aceline McCulla, Secretary

Approved on:

# Action Item 3

**Pocatello Development Authority**  
**Monthly Finance Report**  
**August 20, 2025**  
**Fiscal Year 2025**

**Expenditure Approvals:**

**Checks to be ratified:**

Vendor	Check #	Amount
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**Checks to be approved:**

Vendor	Check #	Amount
ICCU VISA	dbt25-8	183.60 Olivers Restaurant
Thane Sparks	2081	1,500.00 August Invoice
City of Pocatello	2082	5,214.98 City staff reimbursement 3rd qtr
Elam & Burke	2083	2,280.00 Invoice #216730
Perspective Planning	2084	181.50 Invoice #1028
SB Friedman	2085	26,348.00 So. 5th - \$15,881.25, Downtown - \$10,466.75
Portneuf Capital LLC	2086	233,829.98 reimbursement#2 OPA2 (final)

*Board Approval*

**Cash Balances as of August 20, 2025**

	General Fund		Naval Ordinance		North Portneuf		Airport		Northgate		Total	
Cash*	950,358.61		227,207.03		1,491,961.53		122,685.89		487,663.35		3,279,876.41	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
<b>Income</b>												
Administrative fees	-	-	-	-	-	-	-	-	-	-	-	0.00
Property taxes	17,000	-	142,000	171,193.56	98,000	130,362.84	82,000	76,672.96	415,000	829,700.65	754,000	1,207,930.01
Interest income	100,000	109,504.15	-	-	-	-	-	-	-	-	100,000	109,504.15
Other (mou closure)	-	-	-	13,000.00	-	-	-	-	-	-	-	13,000.00
Total Income	117,000	109,504.15	142,000	184,193.56	98,000	130,362.84	82,000	76,672.96	415,000	829,700.65	854,000	1,330,434.16
<b>Expense</b>												
Administrative expense	-	-	-	-	-	-	-	-	-	-	-	0.00
Luncheon costs	2,500	1,872.64	-	-	-	-	-	-	-	-	2,500	1,872.64
Office expenses	500	226.02	-	-	-	-	-	-	-	-	500	226.02
Dues and memberships	-	-	-	-	-	-	-	-	-	-	-	0.00
Insurance	11,900	5,949.50	-	-	-	-	-	-	-	-	11,900	5,949.50
City admin charges	20,000	15,000.60	-	-	-	-	-	-	-	-	20,000	15,000.60
Professional services	85,000	41,531.00	-	4,280.00	75,000	-	-	-	-	-	160,000	45,811.00
New district/feasibility study	125,000	163,235.00	-	-	-	-	-	-	-	-	125,000	163,235.00
Reimbursement - district imp.	-	-	-	-	-	-	-	-	685,000	683,476.76	685,000	683,476.76
Planned development projects	-	-	-	-	450,000	408,469.98	-	-	-	-	450,000	408,469.98
Non-capital Infrastructure	979,100	-	172,000	-	843,000	-	84,100	-	-	-	2,078,200	0.00
Total Expense	1,224,000	227,814.76	172,000	4,280.00	1,368,000	408,469.98	84,100	0.00	685,000	683,476.76	3,533,100	1,324,041.50



**Oliver's Restaurant**  
**130 S 5th Avenue**  
**Pocatello ID 83201**

**Contact 208-234-0672 (Lisa Manager.) Lisa mobile 208.221.8307**  
**email: oliversrestaurantpocatello@gmail.com**

City of Pocatello Tax Exempt ID: 82-6000244

**Deliver to City Hall, 911 N 7th Ave, Council Chambers between 10:30-10:45 AM**

Call Aceline's mobile 406.202.6444 with questions. Thank you.

Items	Qty	Each Cost	Totals
Baked Chicken & Pepper Jack , Deli roll	3	\$ 11.99	\$ 35.97
Grilled Rueben, Rye Bread	3	\$ 11.99	\$ 35.97
Turkey & Pep Jack, Deli roll	3	\$ 11.99	\$ 35.97
House Club & Pep Jack, white, Deli roll	3	\$ 12.99	\$ 38.97
Chips Assorted	8	\$ -	\$ -
Desserts (6 Brownie NO NUTS, 6 Carrot Cake)	10	\$ -	\$ -
<b>TOTAL FOOD (11 Mini Box Lunches - all-inclusive mini box)</b>			<b>\$ 146.88</b>
<b>Gratuuity 15% of food</b>			<b>\$ 22.03</b>
<b>Delivery Charge 10%</b>			<b>\$ 14.69</b>

<b>TOTAL ORDER AMOUNT</b>	<b>\$ 183.60</b>
PAID - CREDIT CARD	<b>\$ (183.60)</b>
Balance Due	\$ -

**INSTRUCTIONS:**

1. All sandwiches dry, please include mayo and mustard packets on side
2. Include Lettuce and Tomato on all sandwiches, **except Grilled Rueben**
3. Please label each box with name of sandwich, carrot cake/brownie no nuts

Thank you very much! Aceline

# INVOICE

## Thane Sparks

3506 E 126 N  
Rigby, Idaho 83442  
(208) 206-8457

**DATE:** August 20, 2025  
**INVOICE #** 25-8  
**FOR:** Professional Services

**BILL TO:**

Pocatello Development Authority  
911 N 7th Avenue  
Pocatello, Idaho 83201

DESCRIPTION			AMOUNT
Professional Services - August			\$ 1,500.00
		SUBTOTAL	\$ 1,500.00
		TAX RATE	
		SALES TAX	\$ -
		OTHER	
		TOTAL	\$ 1,500.00

Make all checks payable to .

Total due in 15 days. Overdue accounts subject to a service charge of 1% per month.

**THANK YOU FOR YOUR BUSINESS!**



PROJECT:PDA001-POCATELLO DEVELPMNT AUTH.			TYPE:	-DEFAULT			SUB-TYPE:	-			STATUS: ACTIVE	
TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	TRANS	ENCUMBERED	FISC YR	PERIOD
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AJ		05/09/2025	PR0509			PAYROLL SUMMARY		30.26		.00	2025	08
AJ		04/25/2025	PR0425			PAYROLL SUMMARY		149.42		.00	2025	07
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AJ		04/25/2025	PR0425			PAYROLL SUMMARY		4.59		.00	2025	07
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AJ		06/20/2025	PR0620			PAYROLL SUMMARY		1.86		.00	2025	09
AJ		06/06/2025	PR0606			PAYROLL SUMMARY		.52		.00	2025	09
AJ		05/23/2025	PR0523			PAYROLL SUMMARY		.54		.00	2025	08
AJ		05/09/2025	PR0509			PAYROLL SUMMARY		.14		.00	2025	08
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								TRANS AMT															
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AJ		05/09/2025	PR0509			PAYROLL SUMMARY		10.46	.00	2025	08
AJ		04/25/2025	PR0425			PAYROLL SUMMARY		55.59	.00	2025	07
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						TRANSACTION TOTAL:		.00	.00		
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01-0601-445.21-03			DENTAL			.00	9.66	9.66	.00	9.66-	
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01-0601-445.21-04			VISION			.00	1.42	1.42	.00	1.42-	
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01-0601-445.21-05			EAP			.00	.45	.45	.00	.45-	
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01-0601-445.22-00			WORKERS COMPENSATI			.00	10.34	10.34	.00	10.34-	
						TRANSACTION TOTAL:		.00	.00		
01-0601-445.24-03			PERSI			.00	151.29	151.29	.00	151.29-	
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01-0601-445.24-04			MEDICAL SAVINGS			.00	26.72	26.72	.00	26.72-	
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01-0601-445.25-00			SOCIAL SECURITY			.00	55.32	55.32	.00	55.32-	
						TRANSACTION TOTAL:		.00	.00		
01-0601-445.26-05			CLOTHING ALLOWANCE			.00	13.75	13.75	.00	13.75-	
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						TRANSACTION TOTAL:	.00		.00				
31-3001-443.21-02		LIFE				.00	.06	.06	.00	.06-			
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31-3001-443.21-03		DENTAL				.00	.75	.75	.00	.75-			
						TRANSACTION TOTAL:	.00		.00				
31-3001-443.21-04		VISION				.00	.20	.20	.00	.20-			
						TRANSACTION TOTAL:	.00		.00				
31-3001-443.22-00		WORKERS COMPENSATI				.00	1.37	1.37	.00	1.37-			
						TRANSACTION TOTAL:	.00		.00				
31-3001-443.24-03		PERSI				.00	13.29	13.29	.00	13.29-			
						TRANSACTION TOTAL:	.00		.00				
31-3001-443.24-04		MEDICAL SAVINGS				.00	2.57	2.57	.00	2.57-			
						TRANSACTION TOTAL:	.00		.00				
31-3001-443.25-00		SOCIAL SECURITY				.00	8.39	8.39	.00	8.39-			
						TRANSACTION TOTAL:	.00		.00				
32-3010-442.10-02		PERS.-NONEXEMPT,FU				.00	111.12	111.12	.00	111.12-			
						TRANSACTION TOTAL:	.00		.00				
32-3010-442.21-01		MEDICAL				.00	20.41	20.41	.00	20.41-			
						TRANSACTION TOTAL:	.00		.00				
32-3010-442.21-02		LIFE				.00	.06	.06	.00	.06-			
						TRANSACTION TOTAL:	.00		.00				
32-3010-442.21-03		DENTAL				.00	.75	.75	.00	.75-			
						TRANSACTION TOTAL:	.00		.00				
32-3010-442.21-04		VISION				.00	.20	.20	.00	.20-			
						TRANSACTION TOTAL:	.00		.00				
32-3010-442.22-00		WORKERS COMPENSATI				.00	1.37	1.37	.00	1.37-			
						TRANSACTION TOTAL:	.00		.00				
32-3010-442.24-03		PERSI				.00	13.29	13.29	.00	13.29-			
						TRANSACTION TOTAL:	.00		.00				
32-3010-442.24-04		MEDICAL SAVINGS				.00	2.57	2.57	.00	2.57-			
						TRANSACTION TOTAL:	.00		.00				

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	BALANCE
							TRANS AMT	TRANS	ENCUMBERED	FISC YR PERIOD
32-3010-442.25-00		SOCIAL SECURITY				.00	8.39	8.39	.00	8.39-
						TRANSACTION TOTAL:	.00		.00	
53-5300-416.40-99		OTHER PURCH. PROF.				.00	.79	.79	.00	.79-
						TRANSACTION TOTAL:	.00		.00	

CLASSIFICATION TOTALS:

EXPENDITURES:

5,214.98

TRANSACTION TOTAL:

5,214.98

.00

ESTIMATE COMPARISON:

.00

13,910.72

13,910.72

13,910.72-

(ACTUAL) SUMMARY TOTAL:

.00

13,910.72

13,910.72

.00

13,910.72-

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



251 E. Front Street, Suite 300  
Boise, Idaho 83702  
Tax ID No. 82-0451327  
Telephone 208-343-5454  
Fax 208-384-5844



July 31, 2025

Pocatello Development Authority  
Attn: Brent McLane  
City of Pocatello  
P.O. Box 4169  
Pocatello, ID 83205

Invoice No. 216730  
Client No. 9212  
Matter No. 3  
Billing Attorney: MSC

---

### INVOICE SUMMARY

For Professional Services Rendered from July 1, 2025 through July 31, 2025.

**RE: Special Counsel General**

Total Professional Services	\$ 2,280.00
Total Costs Advanced	<u>    \$ .00    </u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 2,280.00</b>

INVOICE

Perspective Planning and Consulting, LLC  
1742 Avalon St  
Idaho Falls, ID 83402-3054

brad@perspective-planning.com  
+1 (208) 589-0020



PDA:PDA Task Order 1 NOP Eligibility Study

Bill to  
Pocatello Development Authority  
911 N 7th  
Pocatello, ID 83201

Ship to  
Pocatello Development Authority  
911 N 7th  
Pocatello, ID 83201

Invoice details

Invoice no.: 1028  
Terms: Net 30  
Invoice date: 08/02/2025  
Due date: 09/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Professional Services	Project emails	0.25	\$165.00	\$41.25
2.	Professional Services	Project call with developer and staff	0.6	\$165.00	\$99.00
3.	Professional Services	Project call	0.25	\$165.00	\$41.25

Total \$181.50

Ways to pay



View and pay

SB Friedman Development Advisors, LLC  
70 W. Madison St., Suite 3700  
Chicago, IL 60602  
312/424-4250 fax 312/424-4262

August 11, 2025  
Invoice No: 9

Brent McLane  
Pocatello Development Authority  
P.O. Box 4169  
Pocatello, ID 83205-4169

Project 00112.23 Pocatello – 3 URA Feasibility Studies  
South 5th

**Professional Services Rendered Re:** Draft and finalize eligibility memo for South 5th URA, start aligning projected revenues with proposed projects, start drafting feasibility study; internal and external coordination

May 24, 2025 to August 1, 2025

	Hours	Rate	Amount	
G. Dickinson, Senior Vice President	7.50	\$300.00	\$2,250.00	
E. Caminer, Senior Project Manager	18.75	\$276.00	\$5,175.00	
A. Daniel, Senior Associate	41.25	\$205.00	\$8,456.25	
	<u>67.50</u>		<u>\$15,881.25</u>	
Total Professional Fees				\$15,881.25
			Total this Invoice	\$15,881.25

Thank you. We appreciate the opportunity to work with you.

Invoices are payable within 30 days.

SB Friedman Development Advisors, LLC  
70 W. Madison St., Suite 3700  
Chicago, IL 60602  
312/424-4250 fax 312/424-4262

August 11, 2025  
Invoice No: 10

Brent McLane  
Pocatello Development Authority  
P.O. Box 4169  
Pocatello, ID 83205-4169

Project 00112.23 **Pocatello – 3 URA Feasibility Studies**  
**Historic Downtown Pocatello URA**

**Professional Services Rendered Re:** Draft and finalize Historic Downtown Pocatello URA Eligibility memo;  
internal and external coordination

**Through August 1, 2025**

	Hours	Rate	Amount	
G. Dickinson, Senior Vice President	7.00	\$300.00	\$2,100.00	
E. Caminer, Senior Project Manager	13.00	\$276.00	\$3,588.00	
A. Daniel, Senior Associate	.75	\$205.00	\$153.75	
G. Vara, Associate	25.00	\$185.00	\$4,625.00	
	<u>45.75</u>		<u>\$10,466.75</u>	
<b>Total Professional Fees</b>				<b>\$10,466.75</b>
			<b>Total this Invoice</b>	<b>\$10,466.75</b>

Thank you. We appreciate the opportunity to work with you.

Invoices are payable within 30 days.

July receipt, not included in the July agenda packet, because the items were picked up on the meeting date. The charge was recorded in the financial report.



Pocatello #1033  
305 West Quinn Rd.  
Pocatello, ID 83202

WI Member 111787715509

RESALE ON  
E 40706 TUXEDO CAKE 17.99  
END OF RESALE

RESALE TOTAL 17.99  
NON RESALE TOTAL 0.00

SUBTOTAL 17.99  
TAX 0.00  
\*\*\*\* TOTAL 17.99

XXXXXXXXXXXX0272 CHIP Read  
AID: A0000000031010  
Seq# 2626 App#: 829635  
Visa Resp: APPROVED  
Tran ID#: 519700002626....

APPROVED - Purchase  
AMOUNT: \$17.99  
07/16/2025 09:04 1033 2 4 61

Visa 17.99  
CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 1  
07/16/2025 09:04 1033 2 4 61



21103300200042507160904

OP#: 61 Name: Alex D

Thank You!

Please Come Again

Whse:1033 Trm:2 Trn:4 OP:61

Items Sold: 1  
WI 07/16/2025 09:04

**REMITTANCE REPORT**  
From County Auditor of Bannock County

**To: POCATELLO URBAN**

Remittance No. 030  
Date: July 25, 2025

SOURCE AND FUND	PREPAID 2025	CURRENT 2024	2023	2022	2021	2020	2019	2018	INTEREST	MISC	TOTAL COLLECTION
NORTH YELLOWSTONE (1-0013)											0.00
NAVAL ORDINANCE (1-0014)		3,017.22									3,017.22
NORTH PORTNEUF 801 (1-0016)		43,825.78									43,825.78
NORTHGATE (1-0017)		346,890.63									346,890.63
NORTHGATE (1-0018)		21.39									21.39
NORTHGATE (83-0000)											0.00
NORTHGATE (84-0000)		0.03									0.03
NORTH PORTNEUF 802 (82-0000)		5,408.00									5,408.00
PRSN PROPERTY RPLCMNT		\$ 8,596.29									8,596.29
CIRCUIT BREAKER		629.98									629.98
HOMEOWNER TAX RELIEF		3,577.98									3,577.98
ADDITIONAL TAX RELIEF		-									0.00
											0.00
<b>COLUMN TOTALS</b>	<b>0.00</b>	<b>411,967.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>411,967.30</b>

Amount of Remittance 411,967.30

STATE OF IDAHO,     }  
                                  }ss.  
COUNTY OF BANNOCK }

I, JASON C. DIXON, County Clerk in and for the County aforesaid, being duly sworn on oath, make the following statement:

That the foregoing is a full, true, and correct report, in accordance with Section 3326, Compiled Statutes of Idaho, as amended by

Chapter 169, laws of 1925, by source and fund, of all monies paid into the treasury of said county and apportioned to the  
since the 30TH DAY OF JUNE the date of my last report. Subscribed and sworn to in duplicate before me on the

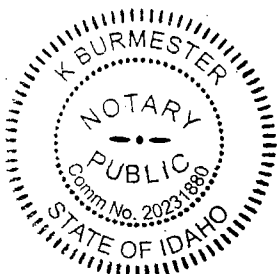
POCATELLO URBAN and included district  
25TH DAY OF JULY

Notary Public of Bannock County.

N.B. The Clerk will countersign the attached order and transmit same to the treasurer of the municipality or district accompanied by a duplicate of this report.

County Clerk: JASON C. DIXON

By Deputy Auditor



POCATELLO URBAN			
	PTR/CB	HTR	PPR
NORTH YELLOWSTONE (1-0013)			
NAVAL ORDINANCE (1-0014)			\$8,141.34
NORTH PORTNEUF 801 (1-0016)			\$417.80
NORTHGATE (1-0017)	\$629.98	\$3,533.03	
NORTHGATE (1-0018)			\$37.15
NORTHGATE (83-0000)			
NORTHGATE (84-0000)			
NORTH PORTNEUF 802 (82-0000)		\$44.95	
	TOTAL	\$629.98	\$3,577.98
			\$8,596.29

**REMITTANCE REPORT**

FOR THE PERIOD ENDING 06/30/2025

REMITTED TO **POCATELLO DEVELOPMENT AUTHORITY**P.O BOX 4169  
POCATELLO ID 83205

THE ATTACHED CHECK IS A REMITTANCE OF FUNDS COLLECTED BY POWER COUNTY, AS DESCRIBED BELOW.

--- COUNTY REFERENCE ---

REF #	DATE	ACCOUNT #	DESCRIPTION	COLLECTION AMOUNT
20251601	06/18/2025	9016-00-0024-0005	PERSONAL PROPERTY REPLACEMENT	1,224.68
20251601	06/18/2025	9016-00-0024-0005	PERSONAL PROPERTY REPLACEMENT	38.17
			<b>TOTAL ACCOUNT - 0024-0005</b>	<b>1,262.85</b>
20251602	06/18/2025	9016-00-0024-0022	HB389 PP REPLACEMENT	1,108.01
			<b>TOTAL ACCOUNT - 0024-0022</b>	<b>1,108.01</b>
20251640	06/30/2025	9016-00-0301-2024	PROPERTY TAXES - REAL 2024	35,627.50
			<b>TOTAL ACCOUNT - 0301-2024</b>	<b>35,627.50</b>
			<b>TOTAL REMITTANCE</b>	<b>37,998.36</b>

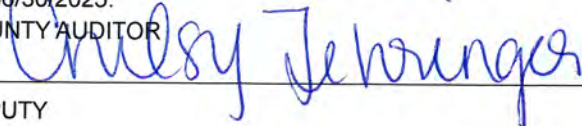
**WARRANT NO.** 2025-0002862  
**DATED** 06/30/2025

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT OF MONIES RECEIVED,  
APPORTIONED AND DUE TO THE ABOVE ACCOUNT AS OF 06/30/2025.

SHAREE SPRAGUE, POWER COUNTY AUDITOR

DATED 06/30/2025 BY

DEPUTY





# Action Item 4

**RESOLUTION NO. 2025-5**

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF  
POCATELLO, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF POCATELLO, IDAHO, ALSO KNOWN AS THE POCATELLO DEVELOPMENT AUTHORITY, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR CERTAIN PROPERTY REFERRED TO AS HISTORIC DOWNTOWN POCATELLO AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR OR AGENCY ADMINISTRATOR TO TRANSMIT THE REPORT AND THIS RESOLUTION TO THE CITY COUNCIL OF THE CITY OF POCATELLO REQUESTING ITS CONSIDERATION FOR DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COMMISSION AND COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended and supplemented (the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code as amended and supplemented (the “Act”), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the “Agency;”

WHEREAS, the City Council (the “City Council”) of the city of Pocatello (the “City”) found that deteriorating areas exist in the City, therefore, for the purposes of the Law, created an urban renewal agency pursuant to the Law, authorizing the Agency to transact business and exercise the powers granted by the Law and the Act upon making the findings of necessity required for creating the Agency;

WHEREAS, the Mayor has duly appointed the Board of Commissioners of the Agency, which appointment was confirmed by the City Council;

WHEREAS, the City Council, on June 22, 2006, after notice duly published, conducted a public hearing on the Naval Ordnance Plant Urban Renewal Plan (the “Naval Ordnance Plant Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2797 on June 22, 2006, approving the Naval Ordnance Plant Plan, making certain findings, and establishing the Naval Ordnance Plant revenue allocation area (the “Naval Ordnance Plant Project Area”);

WHEREAS, the City Council, on April 19, 2007, after notice duly published, conducted a public hearing on the North Portneuf Urban Renewal Plan (the “North Portneuf Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2814 on April 19, 2007, approving the North Portneuf Plan, making certain findings, and establishing the North Portneuf revenue allocation area (the “North Portneuf Project Area”);

WHEREAS, the City Council, on November 4, 2010, after notice duly published conducted a public hearing on the Pocatello Regional Airport Urban Renewal Area Plan (the “Pocatello Regional Airport Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2889 on November 4, 2010, approving the Pocatello Regional Airport Plan, making certain findings, and establishing the Pocatello Regional Airport revenue allocation area (the “Pocatello Regional Airport Project Area”);

WHEREAS, the City Council, on May 2, 2019, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Northgate Urban Renewal Project (the “Northgate Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3026 on May 2, 2019, approving the Northgate Plan, making certain findings, and establishing the Northgate revenue allocation area (the “Northgate Project Area”);

WHEREAS, the above referenced existing urban renewal plans are collectively referred to as the “Existing Urban Renewal Plans” and their respective existing revenue allocation project areas are collectively referred to as the “Existing Project Areas;”

WHEREAS, it has become apparent that additional property located within the City may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in October 2023, the Agency authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City’s area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the Agency Board of Commissioners (the “Board”) on April 17, 2024. In 2025, SBF was directed to proceed with study and planning efforts related to the Old Town Area, now known as the Historic Downtown Pocatello Area, and preparation of an eligibility report of an area approximately 352 acres in size (including public rights-of-way). The area is roughly bounded by the Portneuf River to the north and south, Johnson Avenue to the west, and the Union Pacific Railroad to the east, and is commonly referred to as the Historic Downtown Pocatello Area (the “Study Area”);

WHEREAS, the Agency has obtained the Historic Downtown Pocatello Urban Renewal Area Eligibility Report, dated August 1, 2025 (the “Report”), a copy of which is attached hereto as **Exhibit A**, which examined the Study Area for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and deteriorated area, several of the conditions necessary to be present in such an area are found in the Study Area, including:

- a. deterioration of site or other improvements; and
- b. diversity of ownership;

WHEREAS, the effects of the listed conditions cited in the Report constitute an economic or social liability, and are a menace to the public health, safety, morals or welfare in its present condition or use;

WHEREAS, the Study Area does not include open space/open land;

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area does not include parcels subject to such consent;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the combined base assessment roll value for the Existing Project Areas and the proposed South 5<sup>th</sup> Corridor area do not exceed 10% of the current assessed valuation of all taxable property within the City;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the Agency Board finds it in the best public interest to accept the Report.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF POCA TELLO, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the Agency Board acknowledges acceptance and receipt of the Report, attached hereto as **Exhibit A**, recognizing technical changes or corrections which may be required before transmittal to the City Council for their consideration.

Section 3. That there are one or more areas within the City that are a deteriorating area or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8), as more fully set forth in the Report.

Section 4. That one such area is more commonly referred to as the Historic Downtown Pocatello Area or the Study Area, and as more fully described in the Report.

Section 5. That the rehabilitation, conservation, and redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, and welfare of the residents of the City.

Section 6. That the Chair or Vice-Chair and Administrator of the Agency Board of Commissioners is hereby authorized to transmit the Report to the Pocatello City Council requesting that the City Council:

a. Determine whether the Study Area identified in the Report qualifies as an urban renewal project and there is justification for designating the area, as appropriate, for an urban renewal project;

b. If such designation is made, whether the Agency should proceed with the preparation of an urban renewal plan for the area, which plan may include a revenue allocation provision as allowed by law;

Section 7. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Pocatello, Idaho, on August 20, 2025. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 20th day of August 2025.

---

David Villarreal, PDA Chairman

ATTEST:

By \_\_\_\_\_  
Aceline McCulla, PDA Secretary

## Exhibit A

Historic Downtown Pocatello Urban Renewal Area Eligibility Report, dated August 1, 2025

4924-6486-4304, v. 1



Source: Google

**POCATELLO DEVELOPMENT AUTHORITY**

# **Historic Downtown Pocatello Urban Renewal Area Eligibility Report**

**AUGUST 1, 2025**



**POCATELLO DEVELOPMENT AUTHORITY**  
**HISTORIC DOWNTOWN POCATELLO**  
**URBAN RENEWAL AREA**  
**ELIGIBILITY REPORT**

August 1, 2025

**SB FRIEDMAN DEVELOPMENT ADVISORS, LLC**  
70 West Madison Street, Suite 3700, Chicago, IL 60602  
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com

**Contact:** Geoffrey Dickinson  
T: 312.384.2404 E: gdickinson@sbfriedman.com



**POCATELLO DEVELOPMENT AUTHORITY**  
**Historic Downtown Pocatello Urban Renewal Area Eligibility Report**

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**SB FRIEDMAN DEVELOPMENT ADVISORS, LLC**  
70 West Madison Street, Suite 3700, Chicago, IL 60602  
T: 312.424.4250 F: 312.424.4262 E: [info@sbfriedman.com](mailto:info@sbfriedman.com)  
[www.sbfriedman.com](http://www.sbfriedman.com)

# 1. Executive Summary

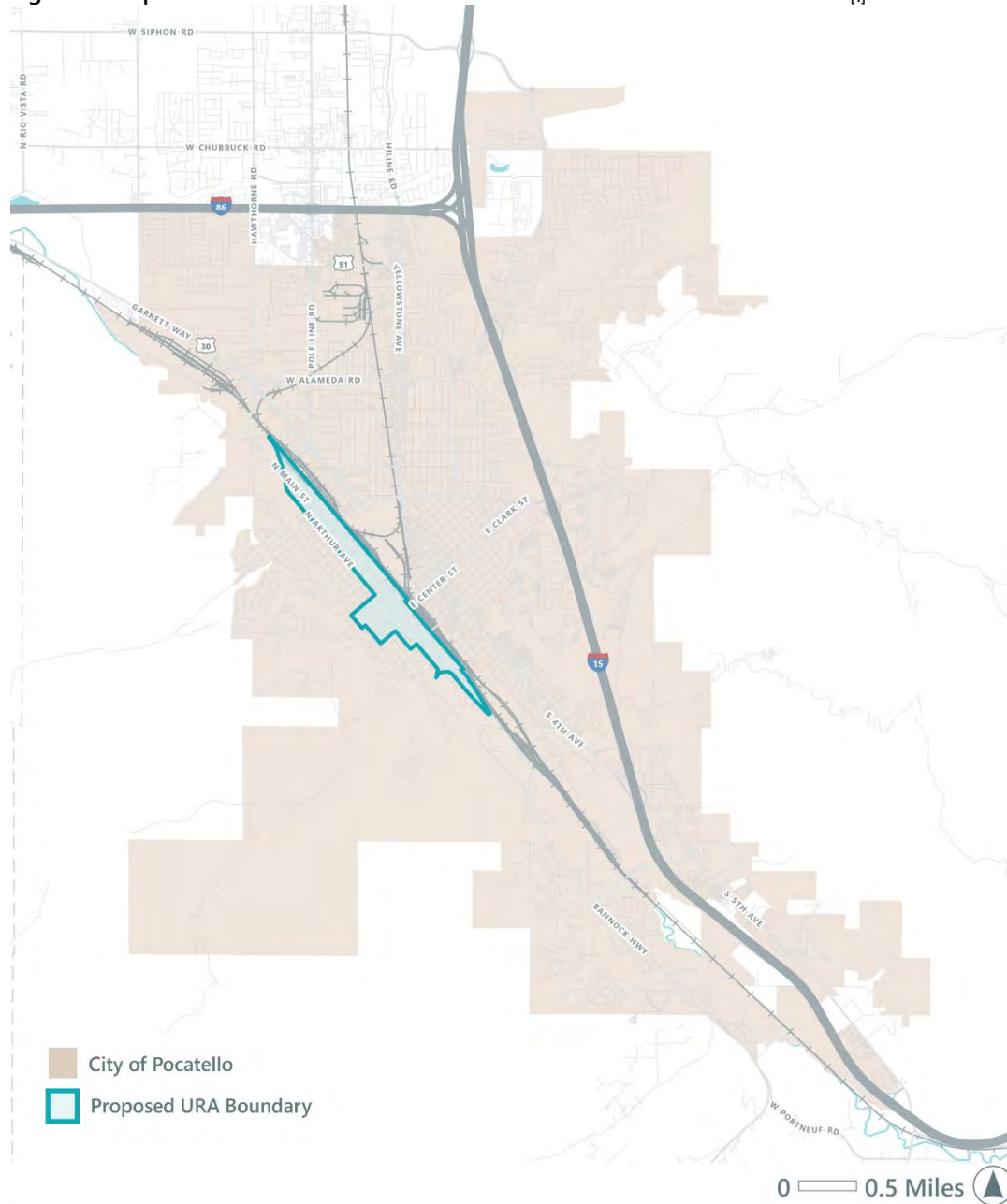
SB Friedman Development Advisors, LLC (SB Friedman) has prepared this Eligibility Report (the "Report") for the proposed Historic Downtown Pocatello Urban Renewal Area (the "Proposed URA") for the Urban Renewal Agency of the City of Pocatello, Idaho, also known as Pocatello Development Authority (PDA) pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, and the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, collectively the "Urban Renewal Law." A map of the Proposed URA in relation to the city of Pocatello is outlined in **Figure 1**.

The Urban Renewal Law provides for different eligibility factors and required findings and tests for improved land versus open land. It is our understanding that open land under the Urban Renewal Law means agricultural or forest lands and/or a predominately undeveloped, open area. The Proposed URA is composed entirely of improved land, including both developed and undeveloped parcels. Developed improved parcels have existing structures such as buildings or paved parking areas. Undeveloped improved parcels are associated with or accessory to an adjacent improved parcel such as side yards, parking areas, garages and access drives. Generally, undeveloped improved parcels are less than one acre, adjoin a right-of-way and/or have similar parcel shapes to neighboring parcels.

In addition to the parcels described above, there are parcels owned by public entities such as city, county, state and federal governments and their agencies or are privately owned rights-of-way, such as parcels owned by the Union Pacific Railroad. These parcels were included in the boundary of the Proposed URA, but are typically exempt or have de minimis taxable valuation and are likely to be owned by these entities in perpetuity as parks, preserves, rights-of-way and public offices. These parcels were included in the Proposed URA to allow for infrastructure investments or public improvements on or through these parcels that could benefit other areas. These parcels appear to effectively function as public space or rights-of-way. In addition, based on fieldwork and site analysis, we found that certain parcel-based eligibility factors would not be applicable to this portion of the Proposed URA.

Per the Urban Renewal Law, SB Friedman also reviewed the 2023 estimated base taxable value of the Proposed URA, together with the estimated base taxable value of existing and proposed revenue allocation areas, in comparison to the total taxable value of the city. SB Friedman confirmed the establishment of the Proposed URA would not result in the taxable values of all existing and proposed revenue allocation areas in the city exceeding 10% of the city's total taxable value.

**Figure 1: Proposed Historic Downtown Pocatello Urban Renewal Area Context <sup>[1]</sup>**



<sup>1</sup> Since SB Friedman's eligibility analyses were completed, 2024 taxable values and parcel shapes have been released by Bannock County. Eligibility analyses in the Report reflect the 2023 parcel shapes and values, which were the most recent data available at the time that these analyses and fieldwork were completed. The total number of parcels within the Proposed URA has changed from 829 in 2023 to 832 in 2024 due to parcel subdivisions.

Source: Bannock County, City of Pocatello, Esri, SB Friedman

## Summary Conclusion

This Report documents the conditions in the Proposed URA which support the finding that the Proposed URA is a deteriorating area.

SB Friedman found the following two criteria for a deteriorating area for improved land to be meaningfully present and reasonably distributed throughout the Proposed URA:

1. Deterioration of site or other improvements
2. Diversity of ownership

Furthermore, we find that the Proposed URA constitutes economic and social liabilities to the city. As a result, this Report concludes that the Proposed URA conforms with Idaho Code Title 50, Chapters 20 and 29, and meets all required tests, in addition to eligibility standards, for designation as an urban renewal area.

As part of the approval process for an urban renewal area, the City Council of the City of Pocatello (the "City Council") must make a finding that the Proposed URA is eligible for designation as an urban renewal area.

Upon adoption of a City Council resolution finding that the Proposed URA is a deteriorating area, the PDA will create an Urban Renewal Plan (the "Plan") for the Proposed URA. Following plan approval by the PDA, the Pocatello Planning and Zoning Commission (the "Commission") would review the Plan and decide on its conformance with the City of Pocatello's Comprehensive Plan. Following the finding by the Commission, City Council would then hold a public hearing prior to which all affected taxing entities can provide comment on the proposed Plan. The City Council then must elect to either approve the Plan and create a corresponding Revenue Allocation Area, by ordinance, or elect not to approve the proposed Plan for the Historic Downtown Pocatello URA.

## 2. Background

### Introduction

The Proposed URA encompasses approximately 352 acres bounded roughly by the Portneuf River to the north and south, Johnson Avenue to the west, and the Union Pacific Railroad to the east. The Proposed URA contains entirely improved parcels. Approximately 39 acres of the Proposed URA are publicly owned by the City, Bannock County or state, or by private ownership as rights-of-way, such as by the Union Pacific Railroad. **Figure 2** illustrates the distribution of the Proposed URA's improved parcels and other land to which the parcel- and acreage-based eligibility factor analyses are not applicable. As of 2023, when initial eligibility analyses were conducted, the Proposed URA comprised 829 parcels. Of these 829 parcels, 63 parcels were either publicly or privately owned and functioned as rights-of-way (the "ROW Parcels"). The parcel-based eligibility analysis was not applicable to the ROW Parcels, bringing the number of improved parcels for eligibility analysis to 766 parcels. As of June 2025 and using 2024 tax parcels, parcel subdivisions within the Proposed URA made the total parcel count 832.

In 2023, the City adopted the Pocatello Comprehensive Plan 2040 (the "2040 Comp Plan") — a comprehensive plan to guide future development in the city. The 2040 Comp Plan identified the following goals, which would be supported by the establishment of the Proposed URA as an urban renewal area:

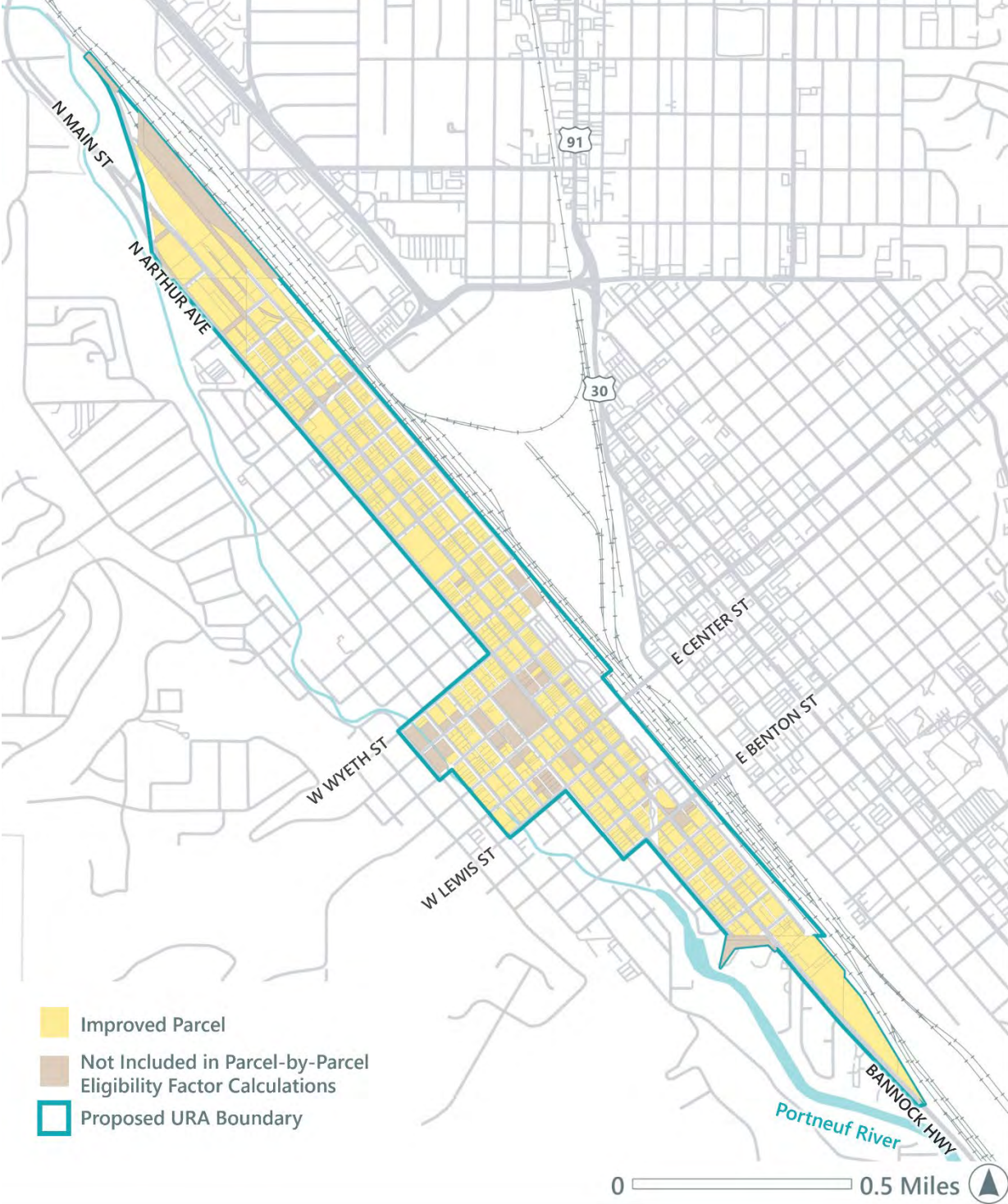
- Promote downtown Pocatello as the economic engine of the city;
- Support the vitality and creative spirit of downtown Pocatello as the heart of activity and gathering; and
- Create a business environment with a diverse economic base.

### Reasons for Selection of the Proposed URA

The Proposed URA is of interest for establishment as an urban renewal area because of its central location and importance to the city as an economic engine, historic district and cultural hub. An urban renewal area could provide the funding required to maintain and improve the infrastructure serving downtown residents and businesses, which could help attract redevelopment on sites within the Proposed URA.

Additionally, an urban renewal area could support the implementation of the 2022 Downtown Development Plan (The "Downtown Plan"), whose planning area intersects the Proposed URA. The Downtown Plan provides recommendations and implementation strategies for future improvements that could benefit from the funds generated by an urban renewal area.

Figure 2: Proposed Historic Downtown Pocatello Urban Renewal Area



Source: Bannock County, City of Pocatello, Esri, SB Friedman



## Current Land Use

The Proposed URA currently includes the following land uses:

- Residential
- Retail
- Office
- Industrial
- Institutional
- Right-of-Way
- Park/Recreational

## 10% Test

Per the Urban Renewal Law, SB Friedman also reviewed the 2023 estimated base taxable value of the Proposed URA, together with the estimated base taxable value of existing and proposed revenue allocation areas, in comparison to the total taxable value of the city. Taxable value information was provided by the Power County and Bannock County Assessor's Offices for each county's portion of the city of Pocatello and base taxable values of all existing and proposed revenue allocation areas located completely or partially within Pocatello. As of 2023, the combination of base taxable values for all existing revenue allocation areas plus the taxable value of the Proposed URA and the proposed South 5<sup>th</sup> URA parcels would total approximately 4.7% of the city's 2023 total taxable value. This calculation includes the following urban renewal areas:

- Naval Ordinance Urban Renewal Area
- North Portneuf Urban Renewal Area
- Pocatello Regional Airport Urban Renewal Area
- Northgate Urban Renewal Area [1]
- Proposed South 5<sup>th</sup> Urban Renewal Area

*[1] Part of the Northgate Urban Renewal Area is located outside the city's corporate limits. SB Friedman's 10% Test calculation assumed the entire Northgate Urban Renewal Area base value was within the city of Pocatello and thus may slightly overstate the percentage of the city's total taxable value that is in an urban renewal area.*

SB Friedman confirmed the establishment of the Proposed URA as an revenue allocation area would not result in the base values of all existing and proposed revenue allocation areas in the city exceeding 10% of the city's total taxable value.

## 3. Statutory Requirements

### Improved land: Required Findings and Definition of Deteriorated / Deteriorating

Idaho Code Section 50-2008(a) states that “[an] urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.”

The Urban Renewal Law includes definitions for a deteriorated area or a deteriorating area. These definitions include lists of criteria, one or more of which must be met in an area for it to qualify for an urban renewal project. These criteria are in Idaho Code Sections 50-2018(8) and (9) and Section 50-2903(8) and are listed below.

#### 1. Deteriorated Area

Idaho Code Section 50-2018(8) and Idaho Code Section 50-2903(8)(a) define a deteriorated area as an area in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reasons of:

- a) Dilapidation;
- b) Deterioration;
- c) Age or obsolescence;
- d) Inadequate provision for ventilation, light, air, sanitation or open spaces;
- e) High density of population and overcrowding;
- f) Existence of conditions which endanger life or property by fire and other causes; or
- g) Any combination of such factors

is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare.

#### 2. Deteriorating Area

Idaho Code Section 50-2018(9) and Idaho Code Section 50-2903(8)(b) define a deteriorating area as one, which by reason of:

- a) The presence of a substantial number of deteriorated or deteriorating structures;
- b) Predominance of defective or inadequate street layout;
- c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- d) Insanitary or unsafe conditions;
- e) Deterioration of site or other improvements;
- f) Diversity of ownership;
- g) Tax or special assessment delinquency exceeding the fair value of the land;
- h) Defective or unusual conditions of title;
- i) Existence of conditions which endanger life or property by fire and other causes; or



j) Any combination of such factors

results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition and use.

## 4. Eligibility Findings

### Parcel Classification within the Proposed URA

The Urban Renewal Law provides for different eligibility factors and required findings and tests for improved land versus open land. It is our understanding that open land under the Urban Renewal Law means agricultural or forest lands and/or a predominately undeveloped, open area. The Proposed URA is composed entirely of improved land, including both developed and undeveloped parcels. Developed improved parcels have existing structures such as buildings or paved parking areas. Undeveloped improved parcels are associated with or accessory to an adjacent improved parcel such as side yards, parking areas, garages and access drives. Generally, undeveloped improved parcels are less than one acre, adjoin a right-of-way and/or have similar parcel shapes to neighboring parcels.

In addition, there are parcels owned by public entities such as city, county, state and federal governments and their agencies or are privately owned rights-of-way, such as parcels owned by the Union Pacific Railroad. These parcels were included in the boundary of the Proposed URA, but are typically exempt or have de minimis taxable valuation and are likely to be owned by these entities in perpetuity as parks, preserves, rights-of-way and public offices. These parcels were included in the Proposed URA to allow for infrastructure investments or public improvements on or through these parcels that could benefit other areas. These parcels appear to effectively function as public space or rights-of-way. In addition, based on fieldwork and site analysis, we found that certain parcel-based eligibility factors would not be applicable to this portion of the Proposed URA.

### Improved Land Eligibility Findings

The following is analysis of the 766 improved parcels in the Proposed URA considered to be improved land.

#### EVIDENCE OF A DETERIORATING AREA

The conditions of improved parcels in the Proposed URA support a deteriorating area eligibility finding. Of the nine eligibility factors for a deteriorating area, we have identified two factors to be meaningfully present and reasonably distributed within the Proposed URA, outlined below.

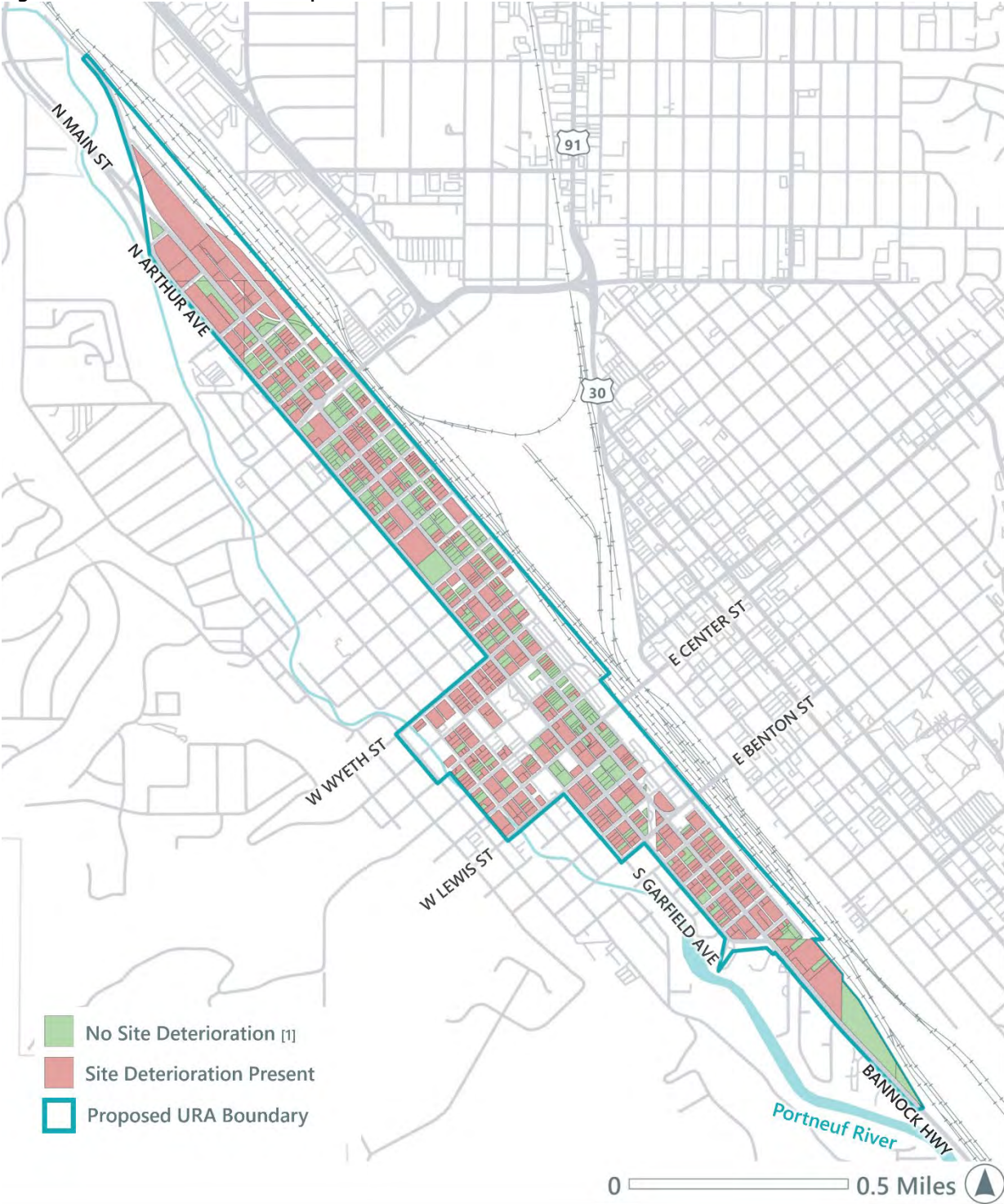
##### 1. DETERIORATION OF SITE OR OTHER IMPROVEMENTS

Idaho Code Section 50-2903(8)(b) identifies the deterioration of site or other improvements as a factor indicating a deteriorating area for improved land.

SB Friedman conducted fieldwork in December 2023 to assess deterioration of site improvements on an acreage basis. The most common form of deterioration was on surface improvements, including streets, sidewalks and alleys. Catalogued deterioration included cracks in surface improvements, alligating of pavement, crumbling curbs, and damaged driveways.

SB Friedman observed deterioration of site improvements on parcels representing approximately 69% (118 out of 171 acres) of improved parcel acreage in the Proposed URA. **Figure 3** exhibits the geographic distribution of these parcels. This analysis was based on 2023 parcel shapes, the year for which most recent data was available. This factor was found to be both reasonably present and meaningfully distributed throughout the Proposed URA.

Figure 3: Deterioration of Site Improvements



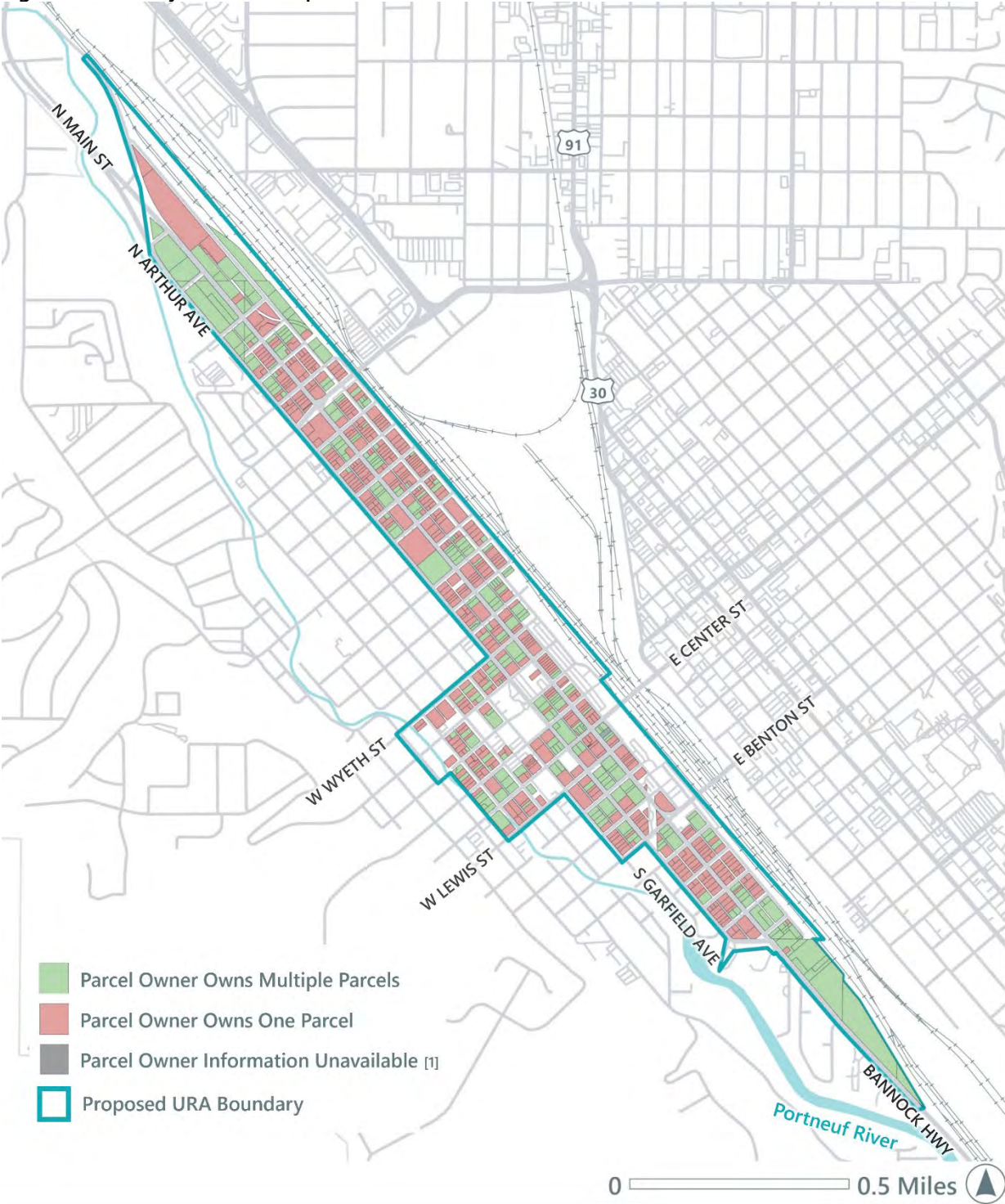
[1] Includes land where no site deterioration was observed, land was under construction during fieldwork, or no fieldwork data was collected.  
Source: Bannock County, Esri, SB Friedman

## 2. DIVERSITY OF OWNERSHIP

Idaho Code Section 50-2903(8)(b) identifies diversity of ownership as a factor indicating a deteriorating area for improved land. SB Friedman reviewed the ownership of improved parcels as recorded in the Bannock County's Assessor's Office. SB Friedman found 591 unique owners of the 765 total improved parcels relevant for factor-based eligibility analysis that had ownership data available. This represents 77% of parcels having unique ownership. Of the unique parcel owners, 84% own only one parcel. Therefore, there are 497 improved parcels in the Proposed URA owned by single-parcel owners. **Figure 4** illustrates the geographic distribution of parcels owned by an entity that only owns one improved parcel within the Proposed URA. Furthermore, of the unique parcel owners, an additional 10% own only two parcels in the Proposed URA. Based on this analysis, SB Friedman found the diversity of ownership eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.



Figure 4. Diversity of Ownership



[1] Ownership information was unavailable for one parcel  
Source: Bannock County, Esri, SB Friedman

## Conclusions of Eligibility Findings

Two of the nine potential criteria for finding a deteriorating area for improved land were found to be reasonably present and meaningfully distributed within the Proposed URA:

1. Deterioration of site or other improvements
2. Diversity of ownership

However, in addition to the findings of one or more eligibility factors, Idaho Code Section 50-2903(8)(b) requires that the finding of a deteriorating area results in adverse consequences for the Proposed URA. The findings of adverse consequences will be addressed in the following section.

## 5. Other Required Findings and Tests

### Economic Underutilization: Other Evidence of a Deteriorating Area

Urban Renewal Law requires that a two-part test be passed to establish eligibility. The first part requires the finding of at least one eligibility factor – of the nine possible – be present within the Proposed URA. As noted above, for a factor to be found present, SB Friedman requires it must be meaningfully present and reasonably distributed throughout the Proposed URA. The second requirement for determining eligibility is demonstrating the finding of a deteriorating area also “results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.”

SB Friedman evaluated the economic liability impacts of the Proposed URA by analyzing change in taxable value within the Proposed URA. SB Friedman evaluated the social liability impacts of the Proposed URA by evaluating conformance with the 2040 Comp Plan, 2019 Pocatello Historic Preservation Plan (the “Historic Preservation Plan”), and the Downtown Plan goals.

### Economic Liability

To assess whether the Proposed URA represents an economic liability, SB Friedman analyzed growth in taxable value over the last four year-to-year periods. Taxable value growth was evaluated within the Proposed URA and compared against growth in the balance of the City over the same period.

**Table 1** outlines the change in taxable value of the Proposed URA parcels and city between 2019 and 2023. The Proposed URA has grown more slowly than the balance of the city in all four of the past four year-to-year periods.

**Table 1: Year-to-Year Growth in Taxable Value (TV) of Parcels and City from 2019 to 2023**

	2019	2020	2021	2022	2023
City TV Less Historic Downtown Pocatello URA Parcels	\$4.0 B	\$4.2 B	\$4.9 B	\$6.3 B	\$6.6 B
Change in City TV Less Historic Downtown Pocatello URA Parcels	---	5.4%	15.3%	29.4%	3.8%
Historic Downtown Pocatello URA Parcels TV	\$103.6 M	\$107.2 M	\$116.7 M	\$149.2 M	\$153.5 M
Change in Historic Downtown Pocatello URA Parcels TV	---	3.5%	8.8%	27.9%	2.9%
Historic Downtown Pocatello URA Parcels – Growth Less than City	---	YES	YES	YES	YES

Sources: Bannock County, Power County, SB Friedman

Based on the lagging growth of the Proposed URA compared to the balance of the city overall the past four year-to-year periods, SB Friedman concludes that the Proposed URA constitutes an economic liability.

## Social Liability

To determine whether the Proposed URA represents a social liability, SB Friedman assessed the degree to which the Proposed URA could support and/or advance stated goals in the 2040 Comp Plan, Historic Preservation Plan and Downtown Plan.

The sixth goal in the 2040 Comp Plan is to "preserve the authenticity of Pocatello's neighborhoods and celebrate [Pocatello's] history, architecture and culture." The 2040 Comp Plan's Special Areas & Sites section illustrates that the Pocatello Downtown Historic District is the only locally protected area in Pocatello. The Proposed URA contains a significant portion of this locally established historic district.

Additionally, the Historic Preservation Plan, adopted in 2019, references seven historic districts in Pocatello that were added to the National Register of Historic Places (NRHP) between 1982 and 2008. The NRHP is the official national list of historic places considered important and worthy of preservation. Four of these seven historic districts intersect the Proposed URA:

- Pocatello Historic District (added 1982)
- Pocatello Westside Residential Historic District (added 2003)
- Lincoln-Johnson Avenues Residential Historic District (added 2006)
- Old Town Residential Historic District (added 2008)

One key objective outlined in the Historic Preservation Plan is to "incorporate the preservation of important historic, cultural, industrial and educational resources into all planning and development."

Lastly, the Downtown Plan, adopted in 2022, lists historic preservation as an economic development strategy that is essential to reinforce the downtown and city's identity. Moreover, the Downtown Plan lists numerous potential public realm improvements including enhancements and a redesign of Simplot Square bordered by a new City Hall in the Federal Building at 150 S. Arthur and Marshall Public Library, Depot Crossroads which would be a new civic plaza, and Portneuf Landing which would create access to the river (the "Planned Public Realm Projects"). Revenues from the Proposed URA could potentially support identified projects and reinforce the historic downtown as the "beating heart of downtown," the Pocatello Civic Center anchored by the historic Federal Building as "a center for year-round activities" and create a place "where urban meets nature" along the Portneuf River.

Through the 2040 Comp Plan, Historic Preservation Plan and Downtown Plan, the City established the preservation of and public reinvestment in the historic downtown as key goals. SB Friedman's finding of a deteriorating area and the City's desire for Planned Public Realm Projects in the Proposed URA indicate a need for further public investment. Revenues from the Proposed URA could be used to fund some of these improvements which would support the long-term health of the historic downtown and vitality of the area as a whole. Based on this finding, SB Friedman concludes that the Proposed URA constitutes a social liability.



## Conclusions: Other Required Findings and Tests

According to Urban Renewal Law, the Proposed URA must exhibit not only factors that support the area is deteriorating, as outlined in the statute, but that those factors contribute to both economic and social liabilities of the Proposed URA.

SB Friedman finds evidence of economic liability within the Proposed URA due to the lagging taxable value growth of the parcels. SB Friedman's finding of a deteriorating area and the City's desire for Planned Public Realm Projects in the Proposed URA indicate a need for further public investment. Revenues from the Proposed URA could be used to fund some of these improvements which would support the long-term health of the historic downtown and vitality of the area as a whole. Based on this finding, SB Friedman concludes that the Proposed URA constitutes a social liability.

## 6. Conclusions

According to the Urban Renewal Law, in order to qualify for designation as an urban renewal area, improved land must exhibit one or more of several factors indicating that the area is either a deteriorated area or a deteriorating area. Further, presence of this factor(s) must have adverse consequences.

SB Friedman finds the following two criteria for a deteriorating area to be meaningfully present and reasonably distributed throughout the Proposed URA:

1. Deterioration of site or other improvements
2. Diversity of ownership

Furthermore, SB Friedman finds evidence of economic liability within the Proposed URA due to the lagging taxable value growth of the parcels. SB Friedman's finding of a deteriorating area and the City's desire for Planned Public Realm Projects in the Proposed URA indicate a need for further public investment. Revenues from the Proposed URA could be used to fund some of these improvements which would support the long-term health of the historic downtown and vitality of the area as a whole. Based on this finding, SB Friedman concludes that the Proposed URA constitutes a social liability.

As a result, this Report concludes that the Proposed URA conforms with Idaho Code Title 50, Chapters 20 and 29, and meets all required tests, in addition to eligibility standards, for designation as an urban renewal area.

## Appendix A: Limitations of Engagement

Our Report is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we are available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our Report does not ascertain the legal and regulatory requirements applicable to this project, including zoning, other State and local government regulations, permits, and licenses. No effort has been made to determine the possible effect on this project of present or future federal, state or local legislation, including any environmental or ecological matters.

Furthermore, we have neither evaluated management's effectiveness, nor will we be responsible for future marketing efforts and other management actions upon which actual results will depend.

Our Report is intended solely for your information, for the purpose of establishing an urban renewal area.

## Appendix B: PIN List

### 2023 PINS:

Count	2023 PIN List
1	RPRPBRP000101
2	RPRPBRP000103
3	RPRPBRP000104
4	RPRPBRP000105
5	RPRPBRP000200
6	RPRPCPP051201
7	RPRPCPP051202
8	RPRPCPP051203
9	RPRPCPP051400
10	RPRPCPP051500
11	RPRPCPP051702
12	RPRPCPP051703
13	RPRPCPP051704
14	RPRPCPP051900
15	RPRPCPP052102
16	RPRPCPP052103
17	RPRPCPP052104
18	RPRPCPP052105
19	RPRPCPP053102
20	RPRPCPP053103
21	RPRPCPP053301
22	RPRPCPP089402
23	RPRPCPP089403
24	RPRPCPP089404
25	RPRPCPP089405
26	RPRPCPP089500
27	RPRPCPP089700
28	RPRPCPP089801
29	RPRPCPP089802
30	RPRPCPP090207
31	RPRPCPP090208
32	RPRPCPP090210
33	RPRPCPP090211
34	RPRPCPP090300
35	RPRPCPP090700

36	RPRPCPP100000
37	RPRPCPP100901
38	RPRPCPP100902
39	RPRPCPP100903
40	RPRPCPP101000
41	RPRPCPP101100
42	RPRPCPP108700
43	RPRPPCR000100
44	RPRPPCR000200
45	RPRPPCR000300
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47	RPRPPOC249500
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# Action Item 5

# Memorandum

**To:** Brent McLane, PDA Executive Director  
David Villarreal, PDA Chair

**From:** Merrill Quayle PE, Public Works Engineer *MB*

**Date:** August 11, 2025

**Re:** Final Electrical and Concrete clean-up - Portneuf Capital LLC OPA2 (PDA meeting 8.20.2025)

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May 3, 2007 the City of Pocatello approved the North Portneuf Urban Renewal District and under ordinance 2814 and recorded at Bannock County Instrument 20711155.

On September 18, 2024 the Pocatello Development Authority (PDA) Chair executed the Owner Participation Agreement (OPA2) with Portneuf Capital, LLC.

The work that was approved by the PDA and executed through the OPA2 was for work performed within Attachment 3 of OPA2, consisting of electrical power appurtenances and clean-up of the remainder concrete foundations and rubble. Approved Amount was for not to exceed \$450,640.00.

Portneuf Capital LLC is requesting a second and final reimbursement in the amount of \$233,829.98.

Reimbursement request 1 - \$174,460.00 PDA approved 10.16.2024

**Reimbursement request 2/final - \$233,829.98 pending**

Reimbursement requests totaling \$408,428.98 which is \$42,211.02 under OPA2 agreement.

From my site visits and review of the attached documentation for reimbursement request 2/final I find no exceptions to the request and would recommend remitting reimbursement request 2/final in the amount of \$233,829.98.

If you have any questions please contact me.



**Razor Electric LLC**

1050 Dolostone Dr

Pocatello, ID 83201

+12084845819

bryanpovey@msn.com

**Invoice****COMMERCIAL - RESIDENTIAL****BILL TO**

LD Barthlome

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
928	11/24/2024	\$0.00	12/24/2024	

**CUSTOMER JOB**

Reactor Building D

QTY	ITEM	DESCRIPTION
1	Service	Relocate Conduit, wiring, and raceway for Idaho Power
1	Material	
10	Hour(s) of Labor	for journeyman
79.50	Hour(s) of Labor	for apprentice
43	Hour(s) of Labor	for apprentice trainee

We appreciate your business.

**PAYMENT****15,871.62****BALANCE DUE****\$0.00**

1 24 10 17 9 1  
2 20000 250 10 11  
Portneuf Capital

**Security Features exceed industry standards:**

- Immediate, Machine account and check number
- On back of check in 2025 2025
- Microprint lines - Microprint lines printed on front and back of check has been deposited in all state banks
- The Security feature - pattern on back designed to deter fraud
- Microprint lines - Microprint lines printed on front and back
- The words "ORIGINAL DOCUMENT" across
- Photo Safe Deposit - Non visible on front and back

**Do not cash if:**

- Any of the features listed above are missing or appear altered
- Fragile for an hour, such as ink or has been altered
- Some of the microprint lines appear on front and back, and on the back of the document bag

ENDORSE HERE  
X  
CHECK  
WRITE NAME OF FINANCIAL INSTITUTION ON THE BACK  
NOTE DEPOSIT

**Portneuf Capital**  
1800 River Park Way Suite H  
Pocatello, ID 83204

839

DATE 1-20-25

PAY TO THE ORDER OF

R. A. Z. S. L. C. H. I. C.

\$ 15,871.02

Fifteen Thousand Eight Hundred Seventy One & 02/100 DOLLARS

Citizens Community Bank

FOR

*[Signature]*

# Invoice

E & G Contractors Inc

PO BOX 2999  
Pocatello ID 83206

Date	Invoice #
7/9/2021	420

<b>Bill To</b>
Portneuf Capital 1800 River Park Way Suite 11 Pocatello ID 83204

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Power trenching equipment and labor	2,500.00	2,500.00
1	4 loads of bedding sand delivered	948.00	948.00
<i>PAID TOGETHER</i>			
Please remit to above address.		<b>Total</b>	\$3,448.00

E & G Contractors Inc

PO BOX 2999

Pocatello ID 83206

# Invoice

Date	Invoice #
12/18/2024	414

Bill To
Portneuf Capital 1800 River Park Way Suite 11 Pocatello ID 83204

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
2	Transported Cat lift from Go Way Rd to Hoku plant	175.00	350.00
Please remit to above address.		<b>Total</b>	\$350.00





A Friend You Can Talk To

Account: PORTNEUF CAPITAL

Date: 8/4/2025

PAY TO THE ORDER OF  
FOR DEPOSIT ONLY  
E&G

Portneuf Capital  
1800 River Park Way Suite H  
Pocatello, ID 83204

878

DATE

7-6-25

PAY TO THE ORDER OF

E & G Capital

\$ 3790.<sup>00</sup>

Thirty Seven Hundred Ninety Dollars

DOLLARS

Citizens Community Bank

FOR

TREAS

[Signature]





ENCLOSURE HERE

795

**Portneuf Capital**  
1800 River Park Way Suite H  
Pocatello, ID 83204

795

92-371/124

DATE 9-3-24

PAY  
TO THE  
ORDER OF

E & G Companies

\$ 29,788.38

Twenty Nine Thousand Seven Hundred Eighty Eight & 38/100

Citizens Community Bank

DOLLARS



FOR

AR

# Invoice

E & G Contractors Inc

PO BOX 2999  
Pocatello ID 83206

Date	Invoice #
7/15/2025	421

Bill To
Portneuf Capital 1800 River Park Way Suite H Pocatello ID 83204

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Power trenching cleanup at reactor building	3,850.00	3,850.00
1	Concrete demo pillars and structures	10,250.00	10,250.00
180	Concrete removal, hauling and disposal	300.00	54,000.00
Please remit to above address.		<b>Total</b>	\$68,100.00



879

92-377/1241

DATE 7-15-25

PAY TO THE ORDER OF E & G Contractors

\$ 68,100.<sup>00</sup>

DOLLARS

**Photo  
Safe  
One price! 19  
Locally owned**

Citizens Community Bank

FOR

RCN #21

21 R

1. 姓名: 王明  
 2. 性别: 男  
 3. 年龄: 25  
 4. 职业: 教师  
 5. 籍贯: 江苏  
 6. 民族: 汉族  
 7. 婚姻状况: 已婚  
 8. 子女情况: 1子1女  
 9. 健康状况: 良好  
 10. 兴趣爱好: 读书, 运动  
 11. 特长: 写作  
 12. 座右铭: 天道酬勤  
 13. 自我评价: 积极向上, 责任心强  
 14. 社会评价: 为人正直, 乐于助人  
 15. 未来规划: 继续深造, 提升自我

Figure 10.10





Idaho Power Company  
Service Request

Page: 1  
Date: 2/25/2025

Service Request Number: 00527496

PORTNEUF CAPITAL - 1800 RIVER PARK WAY-PWR FOR BLDG D

Work Order Number: 27667279  
Request Type: CS  
Rate Sch.: 09S  
Reply By:

Eng Hours: 00012  
Eng Fee Amount(Att98): 1,116.00  
Eng Fee Amount(Att6):  
Eng Fee Service Agreement No:  
Eng Fee Service Agreement Date:  
Customer No:

Feeder: SIPN44B  
Service Location: 1800 RIVER PARK WAY POCATELLO, ID 83204  
Required in Service Date: 11/21/2024  
Planning Center/Team: POCNORTH

Contact Detail:

CUST PORTNEUF CAPITAL  
1800 RIVER PARK WAY BLDG H, POCATELLO ID 83204-7025  
IPCO GARY PECK (208) 236-7734 GPeck@idahopower.com  
301 E Benton St, POCATELLO ID 83201  
RFND PORTNEUF CAPITAL  
1800 RIVER PARK WAY BLDG H, POCATELLO ID 83204-7025

Attribute Information  
RES/COM

Service Voltage	0	No. Of Meters	1
Number of Phases	0	Meter Location	
KW Motor Load:		Ct Loc	
Largest Motor		Primary OH/UG	U/G
1 Phase KW Demand		Service OH/UG	U/G
3 Phase KW Demand		Srv Owner	IPCO
Vested Int. Connected Load	350KW	Panel Amp Size	800
Commercial Deposit Amount		Service Pole Riser	
SIC Number			

Description

CUSTOMER IS REQUESTING POWER TO BUILDING "D" IN PORTNEUF CAPITAL COMMERCIAL DEVELOPMENT. IPCO TO TRANSFER AN EXISTING 500KVA 277/480 34.5KV PADMOUNT TRANSFORMER TO NEW LOCATION. CUSTOMER IS RESPONSIBLE FOR REMOVAL/HAUL OFF OF ALL OVERBURDEN AND/OR DEBRIS THAT EXIST IN PROPOSED PRIMARY UNDERGROUND ROUTING CORRIDOR. CUSTOMER IS RESPONSIBLE FOR EXCAVATION OF PRIMARY TRENCH AT DEPTH OF 42-48" / PROPER BACKFILL / COMPACTION. CUSTOMER UNDERSTANDS AN EASEMENT IS REQUIRED SIGNED/NOTORIZED PRIOR TO CONSTRUCTION - IPCO TO PREPARE EASEMENT.

Any changes to the project including but not limited to increases in load, timing of load schedule, location of service, and requested voltage may result in additional charges and/or delay of service. It is necessary to communicate changes as soon as possible.

Client Signature

Date

Gary J. Peck

FEB 25, 2025

Idaho Power Representative Signature

Date



## CUSTOMER COST QUOTE FOR IDAHO POWER FACILITIES

Customer or Project Name: PORTNEUF CAPITAL - 1800 RIVER PARK WAY-PWR FOR BLDG D

### Construction Costs

#### Line Installation Costs

1. Line Installation/Upgrade Charge	\$6,580
2. Customer Credits (Betterment, Metering, Salvage)	\$(2,865)
3. Customer Performed Construction Work Credit	\$(1,327)

#### 4. Net Line Installation Cost **\$2,388**

#### Unusual Conditions

5. Unusual Conditions	\$0
6. Unusual Conditions Bank Letter of Credit (Only for over \$10,000)	\$0

#### 7. Net Unusual Conditions **\$0**

#### Terminal Facilities Costs

8. Terminal Facilities	\$0
9. Terminal Facilities Allowances	\$0
10. Terminal Facilities Salvage	\$0

#### 11. Net Terminal Facilities Cost **\$0**

#### 12. Underground Service and Attachment Charges **\$0**

#### 13. Engineering Charge **\$1,116**

#### 14. Permits **\$0**

#### 15. Relocation or Removal **\$24,838**

#### 16. Miscellaneous Charges/Adjustments **\$0**

#### 17. Net Construction Costs (Line Items 4, 7, 11, 12, 13, 14, 15, 16) **\$28,342**

#### 18. Prepaid Charges (Engineering, Permits & Right-of-Way) **\$0**

#### 19. Vested Interest Charge **\$0**

#### 20. Customer Payment Due Prior to Construction Scheduling **\$28,342**

This cost may not include all construction costs, see page 3 if additional service charges apply.

**Notes:** Due to labor shortages and pandemic-related supply chain issues, Idaho Power anticipates a possible shortage of certain materials and equipment necessary to complete the Work (as defined below) which may delay completion of the Work.

Customer understands that charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power facilities are not included in this Customer Cost Quote. It is the customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886.

Customer understands that Idaho Power determines the metering requirements at such time that Customer submits a service request and requested electrical load during final design of the Project as contemplated herein.

**Notice:** This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of 60 days from the quoted date indicated below, subject to changes in information provided by the Customer or changes in Idaho Power's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission ("IPUC") and the Public Utility Commission of Oregon ("OPUC"). Customer must make payment of the quoted amount not less than (30) days prior to the start of the construction work set forth in this agreement ("Work"). However, Idaho Power does not represent or warrant that the Work will commence within 30 days of receipt of payment. The start of the Work is subject to Idaho Power's ability to obtain the necessary labor, materials and equipment.

Internal use					Page 1 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:	
00527496		27667279	0000173802	001	



By Initialing below, Customer acknowledges and agrees to the following:

n/a

Customer  
initials

The Customer has received the Underground Residential Conduit Installation brochure/packet or will access the information available online at <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/UGResConduitInstall.pdf>

INITIALS  
Customer  
initials

**Final Grade:** Customer understands that as of \_\_\_\_\_ the above-named project will

be ready for facilities to be installed by Idaho Power. All roadways and cable routes must have all grading and sub grading completed by this date. The project must be properly referenced and have grade stakes installed at all Idaho Power device locations and as might be necessary to establish proper elevations and burial depths for Idaho Power facilities. The Customer will be responsible for the total cost of damage to Idaho Power facilities resulting from any subsequent changes in property, any needed relocation, repair, or lines, lot lines, elevations, grades, excavations, or profiles causing improper locations or burial depths of above-ground equipment, below-ground equipment, cable, or conduit.

n/a

Customer  
initials

**Unusual Conditions:** As defined in Idaho Power's line installation tariff, Rule H, Unusual Conditions are construction conditions not normally encountered, but which Idaho Power may encounter during construction which impose additional, project-specific costs. These conditions include, but are not limited to: frost, landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging/trenching, boring, nonstandard facilities or construction practices, and other than available voltage requirements. The total cost for all Unusual Conditions, in connection with the work as set forth on this Customer Cost Quote will be based on the actual costs incurred by Idaho Power related to the conditions encountered during performance of the Work. Upon completion of all Work, Idaho Power will refund to Customer any Unusual Conditions amount set forth on this Customer Cost Quote sheet but, not incurred by Idaho Power.

Prior to commencement of the work, Customer shall identify for Idaho Power the location of all underground pipes, lines, and other facilities (collectively, the "Underground Lines") that may be on Customer's property where Idaho Power is working. Customer agrees to be responsible for identification and location of all Underground Lines and shall indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives and agents for, from, and against any and all claims, liabilities, losses, damages, expenses, suits, actions, proceedings, judgement and costs of any kind (collectively, "Damages"), whether actual or merely alleged and whether directly incurred or from a third party, arising out of or relating to Customer's failure to properly or adequately identify and locate the Underground Lines, except to the extent finally determined by a court of law that such Damages resulted from the gross negligence or willful misconduct of Idaho Power, its agents, subcontractors, employees, officers or directors.

Internal use					Page 2 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:	
00527496		27667279	0000173802	001	

The Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Right of Way) on file with the IPUC OPUC: "The Customer shall, without cost to Idaho Power, grant Idaho Power a right-of-way for Idaho Power's lines and apparatus across and upon the property owned or controlled by the Customer, necessary or incidental to the supplying of Electric Service and shall permit access thereto by Idaho Power's employees at all reasonable hours." By signing this Customer Cost Quote, Customer grants to Idaho Power a perpetual right-of-way over the Customer's property for the installation, operation, replacement and maintenance of power facilities to provide electrical service to the Customer and any future owners of the Customer's property.

**Construction Costs available for refund**

(Vested Interest limited to 5 years or 4 additional applicants)

\$0

**Customer Payment Due Prior to Scheduling Construction**

**\$28,342**

n/a

Customer  
initials

**Underground Service Attachment Charges to be billed separately**

The Customer understands that Underground Service Attachment Charges will be billed separately on the first month's power bill after service installation has been completed. In addition, the Customer has reviewed and acknowledges their responsibility for these costs. Idaho and Oregon cost information are available online at:

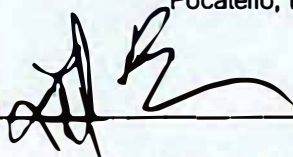
ID: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/IdahoCostInfo.pdf>

OR: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/OregonCostInfo.pdf>

**Please sign and return all relevant forms along with the amount stated on the Customer Cost Quote to:**

IDAHO POWER COMPANY  
301 E Benton St  
Pocatello, ID 83201

Customer Signature



Date

2-25-25

Idaho Power Representative

Gary J. Peck

Quote Date 02/25/2025

Internal use				Page 3 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00527496		27667279	0000173802	001



## Customer Performed Construction Work Agreement

PORTNEUF CAPITAL

1800 RIVER PARK WAY / POCA TELLO, ID83204

This Customer Performed Construction Agreement ("Agreement") is between Idaho Power Company ("Idaho Power") and PORTNEUF CAPITAL ("Customer"), and sets forth the terms and conditions that shall govern the Customer's Performing a portion of the construction work ("Work") required as a part of Idaho Power's Work Order Number below.

Customer understands and agrees to the following with regards to the Work performed by the Customer under this agreement:

- 1 Work will be performed is marked on the Work Order Map attached hereto and is referred to as the Customer's Work Area.
- 2 The Work shall be performed under the direction and control of the Customer who shall be acting as an independent contractor and not as an agent or employee of Idaho Power.
- 3 The Customer agrees to indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives, and agents from, for, and against any claims, allegations, demands, damages, liens, losses, expenses, suits, actions, proceedings, judgments, liabilities, and costs of any kind whatsoever (including attorneys' fees and expert witness fees and expenses) from third parties arising out of, or relating to, the Work, a violation by Customer of any federal or state law, regulation, statute, or ordinance, or any breach by Customer of this Agreement.
- 4 The Customer shall be responsible for the safety of all individuals near the Work site, including without limitation, the safety of the Customer and its contractors, employees, and agents. The Customer shall take precautions for safety of, and shall provide protection to prevent damage, injury or loss to (i) those performing labor or Work or furnishing materials or equipment at the Work site and other persons who may be affected thereby; (ii) other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities; and (iii) the work, materials, equipment, tools, machinery and facilities of or being utilized by Idaho Power or separate consultants or contractors. Customer shall erect and maintain, as required by existing conditions and performance of this Agreement, reasonable safeguards for safety and protection, including but not limited to, posting danger signs and other warnings against hazards, promulgating safety regulations and shall make arrangements with utilities and Dig Line to identify the location of all underground utilities 2 days prior to commencing the Work.
- 5 Idaho Power shall have the right to review, test, inspect, approve, and accept the Work provided or performed by the Customer. The Customer shall comply (and shall cause its contractors, and any person or entity performing any portion of the Work to comply) with all federal, state, and local laws, rules, regulations, codes and permits applicable to the Work, and the following Idaho Power specifications:
  - a. The minimum width of a Customer-provided trench is 18 inches for most installations. This allows adequate spacing between conduits for most applications. Prior approval is necessary for any other width from the Idaho Power representative assigned to this job.
  - b. The spoils pile will be stored a minimum of 2 feet from the edge of the trench for working space and safety.
  - c. The Customer will have equipment and operator onsite to correct any problems with the trench.
  - d. The Customer will be responsible for any damage to property or landscape done during trenching
  - e. The Customer will install and be responsible for erosion controls at trench location when trench is the possibility of washing out before vegetation grows back.
  - f. A minimum burial depth (measured from the top of the conduit) of 42 inches for primary trench and 30 inches for secondary and service trench. The customer will backfill with native soil and wheel-roll the trench for standard compaction. Wheel rolling achieves about 80 percent compaction rate. This depends on soil conditions. Shading the conduit with enough selected backfill material to provide 6 inches of cover. Rocks no larger than 2 inches for the first 6 inches of fill material are allowed and rocks no larger than 6 inches for the remainder of the fill are allowed.
  - g. The trench must be inspected by an Idaho Power representative prior to backfill.

Internal Use

Service Request Number: 00527496 | Work Order Number: 27667279 | Design Number: 0000173802

**Standard compaction** is required in all areas that do not require high compaction. For standard compaction, backfill with the native soil and wheel-roll the trench. If the soil is loamy or does not compact well, the spoils must be hauled off and replaced with 3/4-inch road mix up to 12 inches of the surface. Native backfill will be used for the top 12 inches of the trench.

**0 Standard Compaction footage.**

**Note:** The grantor of the right-of-way may require high compaction in areas not under a paved surface or road but still within the right-of-way.

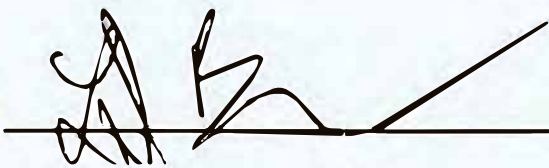
**High compaction** is required in areas where the trench will be under a roadway, alley, driveway, parking lot (whether paved or unpaved), a paved surface or where the grantor of the right-of-way requires high compaction. For high compaction, backfill the trench in 12-inch lifts with 3/4-inch road mix or pit run and compact each lift with a Wacker or other similar compaction device. Native soil is not acceptable as a backfill material for high compaction and must be hauled off.

**0 High Compaction footage.**

- 6 The Customer acknowledges his/her full and continuing responsibility to use reasonable judgment in all aspects of the performance of the Work. In addition, the Customer agrees that at any time during the progress of the Work and at Idaho Power's option, Idaho Power may order, after inspection, that any Work deemed to be unsatisfactory shall be reperformed at Customer's sole cost and expense.
- 7 Idaho Power will install all primary conduit, cables, transformers and pads.
- 8 Except for the Work described in this Agreement, all other work will be performed by Idaho Power or its contractor.
- 9 This Agreement and all Work required to be performed under the Work Order described above is subject to all applicable schedules and tariffs approved and filed with Idaho Power's regulators.
- 10 Other

--	--

Customer will receive credit on the Customer Cost Quote in the amount of **\$1,327.00**, as a contribution in aid of construction for the Work performed under this Agreement.

**Customer Signature:**  **Date:** 2-25-25

**Idaho Power Representative:** GARY PECK **Date:** 2/25/2025



DESIGNER: GARY J. PECK  
208-313-7734

CUSTOMER: LD BARTHLOME  
208-251-6878

ELECTRICIAN: FORREST LUSK  
208-251-3484

No Avian Protection Restriction



(2) RIGID 45°  
TO COME OFF SLOPE

CUSTOMER PROVIDED TRENCH  
BACKFILL/COMPACTION - HAUL  
OFF OF ALL OVERBURDEN AND/OR  
DEBRIS

(3) 4" SERVICE STUBS  
(3) 350 QUAD SERVICES

CT IN CABINET  
ON BUILDING

TRANSFER EXISTING PADMOUNT -  
KEEP SAME NAME DESIGNATION -  
NEW PAD

Lat: 42.896208  
Lon: -112.493805  
GISO# 1292023

UTX26  
2500A

F24  
125F

PC41  
750

PC39

PC43  
750

PC42

PC40  
75

#### CUSTOMER PROVIDED TRENCH

- PRIMARY TRENCH DEPTH REQUIRES 42" OF COVER
- SECONDARY & SERVICE TRENCH DEPTH REQUIRES 30" OF COVER
- \*\*PLEASE REVIEW "CUSTOMER PERFORMED CONSTRUCTION WORK AGREEMENT" FOR FURTHER DETAILS.\*\*

**EASEMENT REQUIRED**

DATE OBTAINED: \_\_\_\_\_

TO BE OBTAINED: \_\_\_\_\_

FROM \_\_\_\_\_ PORTNEUF CAPITAL

#### UNDERGROUND CABLE NOTES

POINT NUMBER	FROM	TO	CONDUCTOR CU	CABLE SIZE	CABLE LENGTH	TRENCH LENGTH	CONDUIT CU	CONDUIT SIZE	CONDUIT LENGTH	COMPACTION LENGTH	BORE LENGTH
1	F89	JK1	DGP310	1/0-3	315	CUST	DD95	5	265		

TIME SCALE

Job Title:

PORTNEUF CAPITAL - 1800 RIVER PARK WAY-PWR FOR BLDG

Additional Description:

TRANSFER JK1 500KVA / 34.5KV 277/480 / 5" CONDUIT / 1/0 3PH / NEW PAD

Additional Description:

CUST TRENCH/BACKFILL/COMPACTION

Feeder Map File Name: SIPN4403

Surveyed or GPS: NONE

Joint Use Attachment: NO

Pre-Built Date: 10/28/2024

Built as Designed: ---

Construction Date: ---

Operating Voltage: 34.5kV

FDR By: \_\_\_\_\_

Date: \_\_\_\_\_

ArcFM By: \_\_\_\_\_

Date: \_\_\_\_\_

Designer: GJP7750

Design No: 0000173802

Work Order No: 27667279

Portneuf Capital  
1800 River Park Way Suite H  
Pocatello, ID 83204

854

12-5771/1241

DATE 3-20-25

PAY  
TO THE  
ORDER OF

JDAIB POLISA

\$ 94,804.<sup>00</sup>/<sub>100</sub>

Ninety Four Thousand Eight Hundred For & 100/100

DOLLARS

Citizens Community Bank

Printed  
here  
deposited  
online on back

FOR BID D-2

APB

ELECTRONICALLY PRESENTED - 3/31/2025 1





Idaho Power Company  
Service Request

Page: 1  
Date: 2/25/2025

Service Request Number: 00527497

PORTNEUF CAPITAL - 1800 RIVER PARK WAY - PWR FOR BLDG E

Work Order Number: 27667465  
Request Type: CS  
Rate Sch.: 07  
Reply By:

Eng Hours: 00023  
Eng Fee Amount(Att98): 2,139.00  
Eng Fee Amount(Att 16):  
Eng Fee Service Agreement No:  
Eng Fee Service Agreement Date:  
Customer No: 2271056398

Feeder: SIPN44B  
Service Location: 1800 RIVER PARK WAY POCATELLO, ID 83204  
Required in Service Date: 11/13/2024  
Planning Center/Team: POCNORTH

Contact Detail:

CUST	PORTNEUF CAPITAL		
	1800 RIVER PARK WAY BLDG H, POCATELLO ID 83204-7025		
IPCO	GARY PECK	(208) 236-7734	GPeck@idahopower.com
	301 E Benton St, POCATELLO ID 83201		
RFND	PORTNEUF CAPITAL		
	1800 RIVER PARK WAY BLDG H, POCATELLO ID 83204-7025		


Attribute Information  
RES/COM

Service Voltage	0	No. Of Meters	1
Number of Phases	0	Meter Location	
KW Motor Load:		Ct Loc	
Largest Motor		Primary OH/UG	U/G
1 Phase KW Demand		Service OH/UG	U/G
3 Phase KW Demand		Srv Owner	IPCO
Vested Int. Connected Load	6KW	Panel Amp Size	400
Commercial Deposit Amount		Service Pole Riser	
SIC Number			

Description

CUSTOMER IS REQUESTING IPCO TO PROVIDE POWER TO BUILDING "E" - PORTNEUF CAPITAL COMPLEX - THIS IS TO BE A JOINT TRENCH PROJECT. CUSTOMER IS RESPONSIBLE FOR CLEARING OF ABOVE GROUND DEBRIS THAT MAY EXIST WITHIN PRIMARY UNDERGROUND ROUTE. CUSTOMER IS RESPONSIBLE FOR HAUL OFF OF OVERBURDEN AND/OR DEBRIS. IPCO TO INSTALL NECESSARY CONDUIT / PRIMARY CONDUCTOR / SECTERS / SINGLE PHASE PADMOUNT TRANSFORMER AND RELATED PAD PER WORKORDER MAP

Any changes to the project including but not limited to increases in load, timing of load schedule, location of service, and requested voltage may result in additional charges and/or delay of service. It is necessary to communicate changes as soon as possible.

	2-25-25	Gary J. Peck	FEB 25, 2025
Client Signature	Date	Idaho Power Representative Signature	Date



## CUSTOMER COST QUOTE FOR IDAHO POWER FACILITIES

Customer or Project Name: PORTNEUF CAPITAL - 1800 RIVER PARK WAY - PWR FOR BLDG E

### Construction Costs

Line Installation Costs		
1. Line Installation/Upgrade Charge		\$51,421
2. Customer Credits (Betterment, Metering, Salvage)		\$0
3. Customer Performed Construction Work Credit		\$(28)
<b>4. Net Line Installation Cost</b>		<b>\$51,393</b>
Unusual Conditions		
5. Unusual Conditions		\$10,220
6. Unusual Conditions Bank Letter of Credit (Only for over \$10,000)		\$0
<b>7. Net Unusual Conditions</b>		<b>\$10,220</b>
Terminal Facilities Costs		
8. Terminal Facilities		\$5,309
9. Terminal Facilities Allowances		\$(3,813)
10. Terminal Facilities Salvage		\$0
<b>11. Net Terminal Facilities Cost</b>		<b>\$1,496</b>
12. Underground Service and Attachment Charges		\$0
13. Engineering Charge		\$0
14. Permits		\$0
15. Relocation or Removal		\$98
16. Miscellaneous Charges/Adjustments		\$0
<b>17. Net Construction Costs</b> (Line Items 4, 7, 11, 12, 13, 14, 15, 16)		<b>\$63,207</b>
18. Prepaid Charges (Engineering, Permits & Right-of-Way)	\$2,139	
19. Vested Interest Charge		\$0
<b>20. Customer Payment Due Prior to Construction Scheduling</b>		<b>\$63,207</b>

This cost may not include all construction costs. see page 3 if additional service charges apply.

**Notes:** Due to labor shortages and pandemic-related supply chain issues, Idaho Power anticipates a possible shortage of certain materials and equipment necessary to complete the Work (as defined below) which may delay completion of the Work.

Customer understands that charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power facilities are not included in this Customer Cost Quote. It is the customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886.

Customer understands that Idaho Power determines the metering requirements at such time that Customer submits a service request and requested electrical load during final design of the Project as contemplated herein.

**Notice:** This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of 60 days from the quoted date indicated below, subject to changes in information provided by the Customer or changes in Idaho Power's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission ("IPUC") and the Public Utility Commission of Oregon ("OPUC"). Customer must make payment of the quoted amount not less than (30) days prior to the start of the construction work set forth in this agreement ("Work"). However, Idaho Power does not represent or warrant that the Work will commence within 30 days of receipt of payment. The start of the Work is subject to Idaho Power's ability to obtain the necessary labor, materials and equipment.

Internal use				Page 1 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00527497	2271056398	27667465	0000173864	001



By Initialing below, Customer acknowledges and agrees to the following:

INITIALS  
Customer initials

The Customer has received the Underground Residential Conduit Installation brochure/packet or will access the information available online at <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/UGResConduitInstall.pdf>

INITIALS  
Customer initials

**Final Grade:** Customer understands that as of [redacted] the above-named project will

be ready for facilities to be installed by Idaho Power. All roadways and cable routes must have all grading and sub grading completed by this date. The project must be properly referenced and have grade stakes installed at all Idaho Power device locations and as might be necessary to establish proper elevations and burial depths for Idaho Power facilities. The Customer will be responsible for the total cost of damage to Idaho Power facilities resulting from any subsequent changes in property, any needed relocation, repair, or lines, lot lines, elevations, grades, excavations, or profiles causing improper locations or burial depths of above-ground equipment, below-ground equipment, cable, or conduit.

INITIALS  
Customer initials

**Unusual Conditions:** As defined in Idaho Power's line installation tariff, Rule H, Unusual Conditions are construction conditions not normally encountered, but which Idaho Power may encounter during construction which impose additional, project-specific costs. These conditions include, but are not limited to: frost, landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging/trenching, boring, nonstandard facilities or construction practices, and other than available voltage requirements. The total cost for all Unusual Conditions, in connection with the work as set forth on this Customer Cost Quote will be based on the actual costs incurred by Idaho Power related to the conditions encountered during performance of the Work. Upon completion of all Work, Idaho Power will refund to Customer any Unusual Conditions amount set forth on this Customer Cost Quote sheet but, not incurred by Idaho Power.

Prior to commencement of the work, Customer shall identify for Idaho Power the location of all underground pipes, lines, and other facilities (collectively, the "Underground Lines") that may be on Customer's property where Idaho Power is working. Customer agrees to be responsible for identification and location of all Underground Lines and shall indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives and agents for, from, and against any and all claims, liabilities, losses, damages, expenses, suits, actions, proceedings, judgement and costs of any kind (collectively, "Damages"), whether actual or merely alleged and whether directly incurred or from a third party, arising out of or relating to Customer's failure to properly or adequately identify and locate the Underground Lines, except to the extent finally determined by a court of law that such Damages resulted from the gross negligence or willful misconduct of Idaho Power, its agents, subcontractors, employees, officers or directors.

Internal use				Page 2 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00527497	2271056398	27667465	0000173864	001

The Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Right of Way) on file with the IPUC OPUC: "The Customer shall, without cost to Idaho Power, grant Idaho Power a right-of-way for Idaho Power's lines and apparatus across and upon the property owned or controlled by the Customer, necessary or incidental to the supplying of Electric Service and shall permit access thereto by Idaho Power's employees at all reasonable hours." By signing this Customer Cost Quote, Customer grants to Idaho Power a perpetual right-of-way over the Customer's property for the installation, operation, replacement and maintenance of power facilities to provide electrical service to the Customer and any future owners of the Customer's property.

**Construction Costs available for refund**

(Vested Interest limited to 5 years or 4 additional applicants)

\$51,334

---

**Customer Payment Due Prior to Scheduling Construction**

**\$63,207**

**Underground Service Attachment Charges to be billed separately**

The Customer understands that Underground Service Attachment Charges will be billed separately on the first month's power bill after service installation has been completed. In addition, the Customer has reviewed and acknowledges their responsibility for these costs. Idaho and Oregon cost information are available online at:

ID: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/IdahoCostInfo.pdf>

OR: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/OregonCostInfo.pdf>

**Please sign and return all relevant forms along with the amount stated on the Customer Cost Quote to:**

IDAHO POWER COMPANY  
301 E Benton St  
Pocatello, ID 83201

Customer Signature



Date

2-25-25

Idaho Power Representative

Gary J. Peck

Quote Date 02/25/2025

Internal use				Page 3 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00527497	2271056398	27667465	0000173864	001



# Beck's Heating and Air Conditioning

2505 Michelle Street

208-252-0640

Justin@Beckshvac.net

BILL TO

Portneuf Capital HVAC Relocation for  
Idaho Power

2500 S. 5th Ave, Pocatello, ID, 83204

☐ 2082516878

Ldb@portneufcapital.com

DATE

05/14/2025

DUE DATE

05/28/2025

PO #

Hoku Building D HVAC

INVOICE

INV0276

BALANCE DUE

USD \$0.00

DESCRIPTION	AMOUNT
MATERIALS/MISC.	\$3,401.11
Labor	\$4,178.00*

\* Indicates non-taxable line item

SUBTOTAL	\$7,579.11
TAX (6%)	\$204.07
TOTAL	\$7,783.18
Payment	-\$7,783.18
Check	06/10/2025
BALANCE DUE	USD \$0.00

Payment due on completion of work and/or negotiated payment arrangement.

# Beck's Heating and Air Conditioning

2505 Michelle Street  
208-252-0640  
Justin@Beckshvac.net

BILL TO	DATE
Portneuf Capital	05/07/2025
Lytle Bartholomew	DUE DATE
2500 S. 5th Ave, Pocatello, ID, 83204	05/21/2025
☐ 2082516878	
Ldb@portneufcapital.com	PO #
	Hoku A VAV Replacement

INVOICE	BALANCE DUE
INV0274	USD \$0.00

DESCRIPTION	AMOUNT
Hoku Building A VAV replacement	\$960.00
Failed unit replacement. The unit used for replacement unit provided by the owner. Operations were restored after system replacement/retrofit to spec from the original installation.	
SUBTOTAL	\$960.00
TAX	\$0.00
TOTAL	\$960.00
Payment	-\$960.00
Check	06/10/2025
BALANCE DUE	USD \$0.00

Payment due on completion of work/negotiated payment arrangement signed by customer and Becks Heating and Air Conditioning.

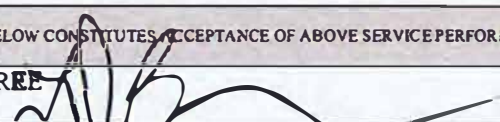




# UNIVERSAL INVOICE

## INTERMOUNTAIN GAS COMPANY

555 S Cole Rd., Boise, ID 83709-0940 / email information to [IGC.UnivInvoices@intgas.com](mailto:IGC.UnivInvoices@intgas.com)

<b>SERVICE ADDRESS:</b> 1800 River Park Blvd Bldg E, Pocatello, ID, 83204										<b>INVOICE #:</b> 418916	
<b>GAS ACCOUNT NUMBER</b>					<b>SPECIAL BILLING NUMBER</b>					<b>CURRENT DATE</b> 04/01/2025	
CYCLE	TOWN	FOLIO	SEQ		TOWN	FOLIO	BILL				
<b>BUSINESS NAME:</b> Portneuf Capital											
<b>PERSON NAME:</b> LD Bartlome											
<b>ADDRESS:</b> 1800 River Park Blvd										<b>EMPLOYEE NAME:</b> Ashley Snyder	
<b>CITY:</b> Pocatello				<b>STATE:</b> ID			<b>ZIP CODE:</b> 83204			<b>PHONE:</b> (208) 251-6878	
<b>RESPONSIBILITY AREA</b>	<b>ITEM CODE</b>	<b>L A B O R</b>	<b>T H E R</b>	<b>PART CODE</b>	<b>QTY</b>	<b>DESCRIPTION OF CHARGES</b>				<b>PRICE</b>	
48.2520.38201		<input type="checkbox"/>	<input type="checkbox"/>			Aid in Construction				\$9,730.19	
48.0946		<input type="checkbox"/>	<input type="checkbox"/>			Aid in Construction				\$493.75	
CSR# 7512		<input type="checkbox"/>	<input type="checkbox"/>								
		<input type="checkbox"/>	<input type="checkbox"/>								
		<input type="checkbox"/>	<input type="checkbox"/>								
		<input type="checkbox"/>	<input type="checkbox"/>								
		<input type="checkbox"/>	<input type="checkbox"/>								
		<input type="checkbox"/>	<input type="checkbox"/>								
		<input type="checkbox"/>	<input type="checkbox"/>								
<b>For All.</b> Work order number and the JDE Account coding is required.  <b>For District Office.</b> Is the "Line Extension Contract - Type A" included? YES <input checked="" type="checkbox"/> / NO <input type="checkbox"/>  <b>For Industrial Services.</b> Is the "Industrial Facility Agreement" included? YES <input type="checkbox"/> / NO <input type="checkbox"/> Is the customer's payment subject to refund? YES <input type="checkbox"/> / NO <input type="checkbox"/> Refundable - 48.2520.38201 Customer Advances for Main Refundable - 48.2520.38205 Advance for Industrial Facility Agreement Non-refundable - (work order # + 0946) xxxxxx.0946										<b>Any questions, contact</b> <b>IGC Revenue Accounting</b>  <a href="mailto:IGC.UnivInvoices@intgas.com">IGC.UnivInvoices@intgas.com</a>	
<b>REMARKS AND SERVICE PERFORMED</b>										<b>SUMMARY OF CHARGES</b>	
CSR# 7512										TOTAL PARTS	
										TOTAL OTHER	
										SALES TAX	
										TOTAL LABOR	
										TOTAL DUE S	\$10,223.94
SIGNATURE BELOW CONSTITUTES ACCEPTANCE OF ABOVE SERVICE PERFORMED AS BEING SATISFACTORY											
SIGNATURE  4-2-25											

Account: PORTNEUF CAPITAL  
Date: 6/23/2025



## Customer Consent to Proceed with Engineering/Design Requiring Pre-Paid Engineering Fees

Thank you for your request. We are excited to serve as your electric service provider.

I, PORTNEUF CAPITAL ("Applicant") requested for Idaho Power Company ("Idaho Power")

to proceed with engineering for the work request located at:

1800 RIVER PARK WAY  
POCATELLO, ID 83204

Idaho Power's line extension tariff provides:

Engineering Charge. Applicants or Additional Applicants will be required to prepay all engineering costs for Line Installations and/or Alterations greater than 16 estimated hours. Estimates equal to or less than 16 hours will be billed to the Applicant or Additional Applicant as part of the construction costs, or after the engineering is completed in instances where construction is not requested.

I understand I am responsible for an engineering charge of \$93.00 per hour in Idaho or \$94.00 per hour in Oregon. I agree to pay the engineering charge, whether or not the work requested is built, and I understand the engineering charge is non-refundable.

Additional fees may include, but are not limited to, the following: right of ways, permitting, research related to the design and design changes requested by the customer and billed as a part of the construction costs.

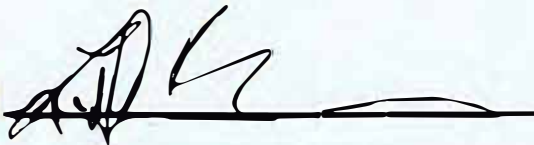
The engineering hourly rate will update annually and is assessed beginning on the Public Utility Commission's approved date.

Engineering Charge	\$2,639.00
Permit Charges	<u>\$0.00</u>
<b>Total amount to be paid and received prior to job being quoted.</b>	<b><u>\$2,639.00</u></b>

### PLEASE PRINT, COMPLETE AND SIGN, THEN SEND WITH PAYMENT TO:

Idaho Power Company  
301 E Benton St  
Pocatello, ID 83201  
Attn: GARY PECK

Customer Signature:



Date:

9-28-24

Email Address:

Phone

Idaho Power Representative: GARY PECK

Date: 09/28/2024

Email Address: GPeck@idahopower.com

Phone: (208) 236-7734

Account:	Internal Use
Service Request Number: 00527497   Work Order Number: 27667465   Design Number: 0000173864   Customer	

**Portneuf Capital**  
1800 River Park Way Suite H  
Pocatello, ID 83204

801

DATE 10-1-24

PAY  
TO THE  
ORDER OF

IDAHO POWER

\$ 2639.93

Henry Six Wnd H/Thick Wind \$93/yr

Citizens Community Bank

DOLLARS



FOR

*[Signature]*

*[Redacted]*

Portneuf Capital

*[Redacted]*

EN 6528 (Patent #5,948,451)

- MobileMark®: Mobile Deposit check mark to indicate check has been deposited via mobile device
- The Security Weave® pattern on back designed to deter fraud
- Microprint (MP) lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the back
- Photo Safe Deposit icon visible on front and back

Do not cash if:

- Any of the features listed above are missing or appear altered
- Fugitive ink on back looks pink or has disappeared
- Brown stains or colored spots appear on both front and back, and in Chemical Wash Detection Box



☐ CHECK BOX FOR MOBILE/REMOTE DEPOSIT  
WRITE NAME OF FINANCIAL INSTITUTION ON LINE ABOVE

ENDORSE HERE  
X

*[Redacted]*

# Action Item 6





7/15/2025

### **Building #10 Exterior Improvements Scope Summary**

- 1) Work being performed on this campus WILL NOT be prevailing wage.
- 2) Contractor shall include all ladders/staging/lifts necessary to perform their scope of work at each of the four buildings as identified in the following scope outline.
- 3) Main emphasis of work to be performed will be related to exterior window systems and exterior wall panel and trim repairs/replacements & paint coverings as related to the approved TIF funding agreement, and is as follows:
  - Prep of surfaces:
    - Building prep to include pressure washing all surfaces that are to be painted, with environmentally safe liquid-activated descaler. Pressure wash all brick, fascia/soffit and railings with cleaning agent
    - Loose/lifting fiberglass panels, securement of Transite siding popping nails/screws, fascia trim, brick joints & Sill caps
      - Include securement of all loose attachment hardware, installation of new/replacement hardware as needed, replacement of any existing or missing failed siding or windows coverings (fiberglass/metal similar profile), repairs/replacement of any sections of deteriorated fascia/trim/door panels as required to provide for paint adhesion, brick joint repairs/deteriorated sill caps repairs by use of tuckpoint/caulk/mortar as needed to restore surfaces to acceptable conditions, reattach/replace sections of drip-edge break-metal transitions (at soffits, window/siding transitions) as needed
      - Mask surfaces as required (glass block, etc.)
  - Painted surfaces to include a 3 coat application:
    - Brick surfaces- spray & backroll with Pro industrial HD block filler primer. Top coat S&W A-100 exterior latex satin.
    - Transite corrugated siding, fiberglass window covers, wood trim/surfaces shall receive prep rite primer, followed by S&W A-100 exterior top coat
    - Metal doors/rails/poles/siding prep with DTM, topcoat with S&W A-100