

**Call to Order and Acknowledgment of Guests**

**Agenda Item No. 1: Disclosure of Conflicts of Interest**

**Agenda Item No. 2: Minutes – [ACTION ITEM]**

Motion to approve and/or amend the Regular Session Meeting Minutes of October 17, 2018 and Special Meeting Minutes of November 1, 2018.

**Agenda Item No. 3: Financial Report – [ACTION ITEM]**

Motion to approve and/or amend the October 2018 Income and Expense Report.

**Agenda Item No. 4: Payment Requests/Reimbursements – [ACTION ITEM]**

- a. Elam & Burke in the amount of \$7,945.25 for October services on Northgate TIF (general fund)
- b. Elam & Burke in the amount of \$3,704.50 for October services on Philbin Road/Hoku property (North Portneuf District)
- c. Elam & Burke in the amount of \$43.00 for October services on Tax Commission compliance (general fund)
- d. Idaho State Publishing in the amount of \$84.31 for publication of RFP Notice (North Portneuf District)
- e. Redevelopment Association of Idaho in the amount of \$1,350.00 for Annual Dues and Legislative Contribution (general fund)

**Agenda Item No. 5: Northgate TIF Plan – Update [ACTION ITEM]**

**Agenda Item No. 6: Philbin Road/Hoku Property – Request for Proposal Deadline Extension [ACTION ITEM]**

**Agenda Item No. 7: Issue Approved Funds – Millennial Development [ACTION ITEM]**

**Agenda Item No. 8: Reports and Updates**

- a.
- b.

**Executive Session:**

Matters may exist for discussion in an executive session as per I.C. §74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the PDA may be in competition with other jurisdictions and I.C. §74-206(1)(d & f) to communicate with legal counsel for the PDA to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated and to consider records that are exempt from disclosure.

**Upcoming Events/Information:**

Adjourn.

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Skyler Beebe at [sbeebe@pocatello.us](mailto:sbeebe@pocatello.us); 208.234.6248; or 5815 South 5<sup>th</sup> Avenue, Pocatello, ID.

# PROOF OF PUBLICATION



STATE OF IDAHO  
County of Bannock

LN25762

KAREN MASON

### LEGAL NOTICE REQUEST FOR PROPOSALS DEADLINE EXTENSION

Redevelopment of Property (1 Hoku Way)

The Urban Renewal Agency of the City of Pocatello, also known as Pocatello Development Authority (Agency) is pleased to announce the redevelopment offering for the underlying real property located at 1 Hoku Way, Pocatello, Idaho (hereinafter the "Property").

On August 29, 2018, the Agency executed a Disposition and Development Agreement with Solargise America, LLC (the "Solargise DDA") for the disposition of the Property to Solargise America, LLC ("Solargise"), which transfer was expressly subject to the Agency's statutory requirement to solicit competing redevelopment proposals in accordance with Idaho Code § 50-2011, advise the public of the intent to dispose of the Property to Solargise, seek public comment on the planned disposition, and invite competing proposals for consideration prior to disposing of the Property to Solargise.

In accordance with Idaho Code § 50-2011, the Agency invites developers to submit competing redevelopment proposals for the Property in conformance with the request for proposals, pertinent zoning regulations, and the North Portneuf Urban Renewal Area and Revenue Allocation District Improvement Plan, adopted in 2007 (the "Urban Renewal Plan"). The Agency also requests public comment on the proposed disposition of the Property to Solargise per the terms of the Solargise DDA.

Interested individuals and firms are invited to obtain submission instructions (which includes copies of the Solargise DDA and other relevant documents). Submission instructions are available on the Agency's website: <http://pda.pocatello.us/> and are also available at the Agency offices located at 911 North 7th Avenue, Pocatello, Idaho 83201. The initial deadline to submit proposals was 5:00 p.m. Mountain Time, November 19, 2018. **THE AGENCY HEREBY EXTENDS THE DEADLINE TO SUBMIT PROPOSALS TO 5:00 P.M. MOUNTAIN TIME, DECEMBER 3, 2018.** Late or incomplete submissions will not be accepted.

November 18, 2018  
LN25762

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

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

Nov. 18 2018 Nov. 2018  
Nov. 2018 Nov. 2018  
Nov. 2018 Nov. 2018  
Nov. 2018 Nov. 2018

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

STATE OF IDAHO  
COUNTY OF BANNOCK

*K. Mason*

On this 19th. of Nov. in the year of 2018, before me, a Notary Public, personally appeared KAREN MASON Known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn declared that the statements therein are true, and acknowledge to me that he executed the same.

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



Reply all | Delete Junk | ...

# Fw: Legal Ad

**ST** Susie Tubbs  
Today, 2:15 PM  
Lorie Davie; ISJ Legals

Reply all |

Inbox

Legal Notice Hoku RFP (...)  
20 KB

Show all 1 attachments (20 KB) Download

Lori, I told her Sunday would be fine.

**It is as important to us as it is to you that your ad runs correctly. So, if a proof is attached to this email, please examine it carefully for accuracy including: spelling and text | names | graphics/photos/logos | dates, days and times | address and phone numbers | ad size.**

**Susie Tubbs**  
**Classified Advertising Manager**  
**Direct Line: (208) 239-3164**  
**[stubbs@journalnet.com](mailto:stubbs@journalnet.com)**

Idaho State Journal  
PO Box 431  
Pocatello, Idaho 83204  
(208) 232-4161  
Fax: (208) 233-1642

*Copy*

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**From:** Gygli, Melanie <mgygli@pocatello.us>  
**Sent:** Wednesday, November 14, 2018 2:10 PM  
**To:** Susie Tubbs  
**Subject:** Legal Ad

Hi Susie—

Per our phone call of a few minutes ago, attached is an ad we would like published 11/18/18.

Thanks!

**Melanie Gygli**  
Director, Planning & Development Services  
City of Pocatello | P O Box 4169 | Pocatello ID 83205  
Ph: 208-234-6583 | Fax: 208-234-6586

## LEGAL NOTICE

### REQUEST FOR PROPOSALS DEADLINE EXTENSION

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Publish November 18, 2018.

**ELAM & BURKE**  
ATTORNEYS AT LAW

251 East Front Street, Suite 300  
Post Office Box 1539  
Boise, Idaho 83701  
Telephone 208 343-5454  
Fax 208 384-5844

Tax Id No. 82-0451327

Pocatello Development Authority  
Attn: Melanie Gygli  
City of Pocatello  
P.O. Box 4169  
Pocatello, ID 83205

October 31, 2018

Invoice # 176224

Billing Atty - RPA

FOR PROFESSIONAL SERVICES RENDERED

From October 1, 2018 Through October 31, 2018

RE: Northgate Plan

CLIENT/MATTER: 09212-00001

	HOURS		AMOUNT
10/01/18	RPA .30	Review update of schedule and status of documents. Address request to release records concerning projects.	60.00
10/03/18	MSC 1.70	Review and identify pending tasks. Continue to assess developer's request for additional funds for the roadway. Meet and confer with consultant to discuss status and next steps. Review marked up annexation map and draft follow up email to Ms. Gygli addressing request for additional funding, status of annexation and request for clarification on jurisdictional issues.	340.00
10/03/18	RPA .50	Coordinate options for project area boundaries and plan content with consultant and Meghan Conrad. Outline next steps and schedule.	100.00
10/04/18	MSC .10	Review and follow up on email communication from Ms. Gygli concerning conference call to discuss additional funding request.	20.00
10/04/18	RPA .10	Review status of consultant work and approval of invoice.	20.00
10/05/18	MSC .10	Review update from Ms. Gygli concerning outstanding items.	20.00
10/08/18	MSC .60	Review draft agenda and information concerning meeting to discuss Millennial's request for additional funds. Provide comments back to same. Review ISJ article and note potential conflicts of interest issue.	120.00

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**ELAM & BURKE**

ATTORNEYS AT LAW

251 East Front Street, Suite 300  
Post Office Box 1539  
Boise, Idaho 83701  
Telephone 208 343-5454  
Fax 208 384-5844

Tax Id No. 82-0451327

RE: Northgate Plan

CLIENT/MATTER: 09212-00001

October 31, 2018

Invoice # 176224

10/08/18	RPA	.30	Review proposed agenda for board meeting. Address conflict issues. Review status of approval process.	60.00
10/09/18	MSC	.50	Review and assess timeline and note potential conflicts of interest concern. Follow up with board chair re same.	100.00
10/09/18	RPA	.30	Follow up on potential conflict of interest of board member and necessary disclosure and recusal. Review outstanding issues for plan review.	60.00
10/10/18	MSC	.40	Review and follow up on multiple email communications related to the upcoming board meeting and the status of open tasks. Follow up on potential conflicts issues. Meet and confer with consultant to discuss status and next steps.	80.00
10/10/18	RPA	.40	Address conflict issues and potential response. Review schedule and project area development in preparation for board meeting.	80.00
10/11/18	MSC	2.00	Review and assess potential conflicts issue. Work on revising the draft plan and incorporate Melanie Gygli's comments. Conference call with PDA staff and Board Chair and Vice-Chair to discuss upcoming agenda items and status update on pending tasks. Follow up communications with consultant concerning status and open matters.	400.00
10/11/18	RPA	.40	Telephone conference with bond underwriter concerning details of a CID bond, quality of credit worthiness of project and developer. Determine usefulness of the tool in the project area.	80.00
10/12/18	RPA	.20	Review email and information on revised Attachment 5.	40.00
10/15/18	MSC	5.30	Review and provide comment on the feasibility study in preparation for circulating the same to the consultant. Review response from consultant. Continue to work on revising the draft plan. Conference call with Ms. Gygli concerning status update and planning for Wednesday.	1,060.00
10/15/18	RPA	.20	Review emails concerning new attachment 5 product	40.00

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**ELAM & BURKE**  
ATTORNEYS AT LAW

251 East Front Street, Suite 300  
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Boise, Idaho 83701  
Telephone 208 343-5454  
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Tax Id No. 82-0451327

RE: Northgate Plan

CLIENT/MATTER: 09212-00001  
October 31, 2018  
Invoice # 176224

			and consideration by the board at upcoming meeting.	
10/16/18	MSC	.10	Continue to review email communications in preparation for the upcoming meeting.	20.00
10/17/18	MSC	9.50	Travel to/from Pocatello to attend and participate in the agency board meeting. Follow up with city attorney and staff concerning pending issues and next steps.	1,900.00
10/21/18	MSC	.20	Review and respond to email communication from Ms. Gygli concerning the work session, the ag consents, and the proposed timeline for the Chubbuck annexation on the east side of I-15.	40.00
10/22/18	RPA	.20	Follow up on upcoming work session for consideration of plan content and boundaries. Address outstanding issues.	40.00
10/23/18	MSC	.70	Review comments to the draft plan from Melanie Gygli. Follow up with Phil Kushlan concerning updates to the feasibility study and deadline to turn documents for the work session. Follow up with Melanie Gygli concerning work session and review response. Follow up with Phil Kushlan to update feasibility study materials.	140.00
10/24/18	MSC	.50	Conference call with Melanie Gygli to discuss status update and next steps.	100.00
10/25/18	MSC	.50	Work on P&Z resolution and transmit to Ms. Gygli.	100.00
10/26/18	RPA	.20	Review emails on new report and planning and zoning commission approval process.	40.00
10/29/18	MSC	4.50	Continue to work on revising the draft plan in preparation for the work session. Conference call with Ms. Gygli to discuss the status of same. Review and provide additional comment on the Study documents and circulate comments to Mr. Kushlan for consideration.	900.00
10/30/18	MSC	1.00	Review and follow up on additional comments from Phil Kushlan concerning revisions to Attachment 5.1. Follow up re same. Circulate Attachment 5.1-5.4 to Melanie Gygli in advance of the joint work session.	200.00
10/30/18	RPA	.10	Review update on financial information and next	20.00

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Tax Id No. 82-0451327

RE: Northgate Plan

CLIENT/MATTER: 09212-00001  
October 31, 2018  
Invoice # 176224

steps for plan approval.

PROFESSIONAL FEES 6,180.00

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Armbruster, Ryan P.	Shareholder	200.00	3.20	640.00	.00	.00
Conrad, Meghan S.	Shareholder	200.00	27.70	5,540.00	.00	.00
			30.90	6,180.00	.00	.00

COSTS ADVANCED	QTY	RATE	AMOUNT
Kushlan Associates (September fees)			1,762.50
Color Copies	2.00	.25	.50
Copies	15.00	.15	2.25
TOTAL COSTS ADVANCED			1,765.25

INVOICE TOTAL

7,945.25

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Tax Id No. 82-0451327

Pocatello Development Authority  
Attn: Melanie Gygli  
City of Pocatello  
P.O. Box 4169  
Pocatello, ID 83205

October 31, 2018

Invoice # 176225

Billing Atty - RPA

FOR PROFESSIONAL SERVICES RENDERED

From October 7, 2018 Through October 31, 2018

RE: Hoku Property Disposition

CLIENT/MATTER: 09212-00002

	HOURS		AMOUNT
10/07/18	MSC .10	Follow up internally concerning status and next steps.	21.50
10/08/18	MCP 1.20	Draft requests for proposals for Hoku property disposition.	240.00
10/09/18	MSC .60	Review and provide comment on the draft RFP and legal notice.	129.00
10/10/18	MCP .60	Finalize requests for proposals. Follow up with Melanie Gygli re same.	120.00
10/11/18	MCP .60	Finalize requests for proposals. Receive and review email from Melanie Gygli re executed documents re public record request. Follow up with Melanie Gygli re same.	120.00
10/11/18	MSC .20	Follow up with attorney Parks concerning status of RFP and next steps.	43.00
10/11/18	RPA .20	Address status of RFP for project site and potential claims by interested parties.	43.00
10/12/18	MCP .20	Follow up with Melanie Gygli re request for proposals.	40.00
10/16/18	MCP 3.60	Receive and review several emails re Celtic Life request to address Board during 10/17 meeting. Follow up with Melanie Gygli re same. Telephone conference with Scott Smith re same. Telephone conference with Chad Hansen and Webb Moulton re requests for proposals and information re VA metals and Solargise. Follow up with Meghan Conrad re same. Draft email update to Scott Smith	720.00

PAGE 1

**ELAM & BURKE**  
ATTORNEYS AT LAW

251 East Front Street, Suite 300  
Post Office Box 1539  
Boise, Idaho 83701  
Telephone 208 343-5454  
Fax 208 384-5844

Tax Id No. 82-0451327

RE: Hoku Property Disposition

CLIENT/MATTER: 09212-00002  
October 31, 2018  
Invoice # 176225

			and Melanie Gygli re telephone conference with Celtic Life representatives.	
10/16/18	MSC	1.00	[NO CHARGE] Review and assess multiple email communications and public records request concerning DDA related documents. Follow up with attorney Parks in follow up to several conference calls.	N/C
10/16/18	RPA	.20	Address compliant issued by Celtic Life concerning property disposition. Outline possible response.	43.00
10/17/18	MCP	1.60	Review disposition and development agreement, license agreement, lease termination, and complaint filed against VA Metals re authorization to purchase property and protections afforded to PDA by Solargise. Finalize requests for production. Follow up with Melanie Gygli re same.	320.00
10/17/18	MSC	.50	[NO CHARGE] Attend and participate in Agency board meeting concerning status of RFP publication and submission instructions, including timeline for review of submittals.	N/C
10/18/18	RPA	.20	Review email on public records request and release. Discuss RFP process and claims with Matt Parks and how to proceed.	43.00
10/19/18	MCP	.70	Receive and review several emails from Melanie Gygli re disposition and development agreement and requests for proposals. Follow up with Fahd Raiz re financial documentation required per the disposition and development agreement.	140.00
10/22/18	MCP	1.40	Follow up analysis of disposition and development agreement and lease termination re recent overtures from Celtic Life re improvement ownership and follow up re potential site visit. Review disposition and development agreement re indemnity provisions for purpose of confirming claims by Celtic Life would be covered by indemnity.	280.00
10/22/18	MSC	.80	Review and assess strategy moving forward considering the request for site visit and the	172.00

PAGE 2

**ELAM & BURKE**

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251 East Front Street, Suite 300  
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Boise, Idaho 83701  
Telephone 208 343-5454  
Fax 208 384-5844

Tax Id No. 82-0451327

RE: Hoku Property Disposition

CLIENT/MATTER: 09212-00002  
October 31, 2018  
Invoice # 176225

			verbal request for an extension of time to respond to the request for proposals.	
10/24/18	MCP	.50	Follow up with Melanie Gygli re request for information re Hoku property from energy trade publication. Draft response to request for site visit by Celtic Life and follow up with Melanie Gygli re same.	100.00
10/25/18	MSC	.40	Review and assess communication concerning request for site visit. Follow up with Ms. Gygli concerning public records request.	86.00
10/26/18	MSC	.20	Review and follow up with Ms. Gygli concerning status and scope of the public records request.	43.00
10/26/18	RPA	.20	Address request for public records release and determine response.	43.00
10/29/18	MCP	.50	Receive and review email from Chad Hansen re request for site visit. Follow up re same with Melanie Gygli and Scott Smith. Respond to Chad Hansen re same.	100.00
10/29/18	MSC	1.00	Follow up on public records responses. Review emails and follow up with Ms. Gygli re scope of the response to the public records request.	215.00
10/29/18	SSF	.50	Review emails compiled in response to public record request and identify privilege issues. Confer with Meghan Conrad re the same.	50.00
10/30/18	MCP	.50	Review public records requests and follow up with Meghan Conrad re same.	100.00
10/30/18	MSC	1.50	Review public records law for records that are exempt from disclosure. Review and follow up on public records request and briefly review documents produced.	322.50
10/30/18	RPA	.20	Review and respond to emails concerning release of records and status of documents in possession of counsel.	43.00
10/31/18	MSC	.30	Review and follow up on multiple public records requests from Chad Hanson.	64.50
10/31/18	RPA	.20	Address status of counsel records and disclosure. Review another round of public records requests.	43.00
10/31/18	SSF	.20	Review three new public record requests from attorney Chad Hansen and provide input re	20.00

PAGE 3

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Tax Id No. 82-0451327

RE: Hoku Property Disposition

CLIENT/MATTER: 09212-00002  
October 31, 2018  
Invoice # 176225

possible response.

PROFESSIONAL FEES 3,704.50

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Armbruster, Ryan P.	Shareholder	215.00	1.20	258.00	.00	.00
Parks, Matthew C.	Associate	200.00	11.40	2,280.00	.00	.00
Conrad, Meghan S.	Shareholder	215.00	5.10	1,096.50	1.50	322.50
Finlayson, S.	Paralegal	100.00	.70	70.00	.00	.00
			18.40	3,704.50	1.50	322.50

INVOICE TOTAL

3,704.50

PAGE 4

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Tax Id No. 82-0451327

Pocatello Development Authority  
Attn: Melanie Gygli  
City of Pocatello  
P.O. Box 4169  
Pocatello, ID 83205

October 31, 2018

Invoice # 176226

Billing Atty - RPA

FOR PROFESSIONAL SERVICES RENDERED

From October 26, 2018 Through October 31, 2018

RE: Special Counsel General

CLIENT/MATTER: 09212-00003

HOURS		AMOUNT
10/26/18	MSC .20 Review information provided by Gary Houde concerning lack of compliance with 50-2903 and follow up with client re same.	43.00
PROFESSIONAL FEES		43.00

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Conrad, Meghan S.	Shareholder	215.00	.20	43.00	.00	.00
			.20	43.00	.00	.00

INVOICE TOTAL

43.00

PAGE 1

**IDAHO STATE PUBLISHING**  
 PO BOX 431  
 POCATELLO ID 83204

(208) 232-4161

Fax(208) 233-1642

Advertising Invoice

1  Billing Period 10/2018		2  Advertiser/Client Name CITY OF POCATELLO PLANNING & D	
23  Total Amount Due 84.31		*Unapplied Amount	3  Terms of Payment
21  Current Net Amount Due N/A	22  30 Days N/A	60 Days N/A	Over 90 Days N/A
4  Page Number 1	5  Billing Date 10/18/18	6  Billed Account Number 1130994	7  Advertiser/Client Number 360087

8  Billed Account Name and Address CITY OF POCATELLO PLANNING & DEVELOPMENT S P.O. BOX 4169 POCATELLO ID 83205		Amount Paid:  Comments:
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Please Return Upper Portion With Payment

10  Date	11  Reference	12 13 14  Description-Other Comments/Charges	15  SAU Size 16  Billed Units	17  Times Run 18  Rate	19  Gross Amount	20  Net Amount
10/18/18	1824385 L2	LN25695 REQUEST FOR PR LEGAL NOTICE REQUEST F 10/18 ISJ PO# REQUEST FOR PROPOS	2X 64.00 128.00	1 66.56	84.31	84.31

**Statement of Account - Aging of Past Due Amounts**

Due date: 11/02/18

21  Current Net Amount Due N/A	22  30 Days N/A	60 Days N/A	Over 90 Days N/A	*Unapplied Amount	23  Total Amount Due 84.31
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**IDAHO STATE PUBLISHING**

(208) 232-4161

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24  Invoice Number 1130994	25  Billing Period 10/2018	6  Billed Account Number 360087	7  Advertiser/Client Number 360087	2  Advertiser/Client Name CITY OF POCATELLO PLANN
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**Invoice**

Redevelopment Association of Idaho. Inc.  
776 E Riverside Drive, Suite 240  
Eagle, Idaho 83616

Date	Invoice #
10/1/2018	M16017

<b>Bill To</b>
Pocatello Development Authority Attn: Melanie Gygli PO Box 4169 Pocatello, ID 83205

Item	Qty	Description	Rate	Amount
	1	<b>Membership Dues - fiscal year 2019</b>  <i>Membership dues are the lesser of:</i>  1) \$850  or  2) 1% of the Agency's budgeted revenue, including both revenue allocation and proprietary revenues  <i>If the Agency's calculated dues are less than \$850, please remit the lesser amount and include the calculation of the remittance amount.</i>		\$ 850.00
	1	<b>Legislative Contribution - FY 2019</b>		\$ 500.00
<b>Total Due</b>				<b>\$ 1,350.00</b>



## **What is Think B.I.G.?**

Think B.I.G. is a community-focused not-for-profit organization aimed at helping individuals, groups, and organizations think out-loud and chart a path to prosperity.

The power of brainstorming is significantly underestimated. Often times, external forces impose limitations on individuals, groups, communities, and employees. Think B.I.G. wants to help stimulate conversations that uncovers opportunities, builds community, and enriches lives.

We want people to love life, love their friends and families, and love their jobs. By opening dialogue, building supportive networks, and nurturing authentic experiences we can create a healthier more vibrant community.

What is brainstorming? Brainstorming is a group creativity technique by which efforts are made to find a conclusion for a specific problem by gathering a list of ideas spontaneously contributed by its members.

What is facilitation? It is the process of leading individuals and groups to work through an idea generation phase and arrive at a desirable outcome, such as a solution, intervention, action, or next steps.

How do we do this? All of our group facilitation exercises begin with the following priorities:

- Establish ground rules
- Encourage broad participation
- Acknowledge value in the contributions
- Help people dig deeper

***Vision*** – Remove social, political, economic, and workplace barriers that prevent the open exchange of ideas in order to lead to more impactful and sustainable solutions.

***Mission*** – Stimulate dialogue that empowers communities and organizations to take bold, brave steps necessary in furthering individual and group prosperity.

Keywords: brave, courageous, empower, love, prosperity

## Contact information

Rob Lion, an IC Community Manager

[thinkBIG@blackriverpm.com](mailto:thinkBIG@blackriverpm.com)

208.852.6493

**AGENDA ITEM**

**NO. 2**

Pocatello Development Authority  
Balance Sheet by Class  
As of October 31, 2018

	1-General Fund	3-North Yellowstone	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
<b>ASSETS</b>						
Current Assets						
Checking/Savings						
ICCU Checking	1,476,753.47	161,981.92	869,273.51	336,299.89	499,607.73	3,343,916.52
ICCU Savings	25.00	0.00	0.00	0.00	0.00	25.00
Zions 2012 Bnd Fnd 7110526D	0.00	178.47	0.00	0.00	0.00	178.47
Zions Bnd Reserve Fnd 7110526B	0.00	679,258.46	0.00	0.00	0.00	679,258.46
Zions Rev Alloc Fnd 7110526	0.00	2,660,437.27	0.00	0.00	0.00	2,660,437.27
<b>Total Checking/Savings</b>	<b>1,476,778.47</b>	<b>3,501,856.12</b>	<b>869,273.51</b>	<b>336,299.89</b>	<b>499,607.73</b>	<b>6,683,815.72</b>
Other Current Assets						
Accrued Interest Income	20,126.17	1,369.59	0.00	0.00	0.00	21,495.76
Property Tax Receivable	0.00	0.00	0.00	141,867.61	0.00	141,867.61
<b>Total Other Current Assets</b>	<b>20,126.17</b>	<b>1,369.59</b>	<b>0.00</b>	<b>141,867.61</b>	<b>0.00</b>	<b>163,363.37</b>
<b>Total Current Assets</b>	<b>1,496,904.64</b>	<b>3,503,225.71</b>	<b>869,273.51</b>	<b>478,167.50</b>	<b>499,607.73</b>	<b>6,847,179.09</b>
Other Assets						
Inventory - Leasehold	424,779.00	0.00	0.00	0.00	0.00	424,779.00
Note Receivable	76,000.00	0.00	0.00	0.00	0.00	76,000.00
<b>Total Other Assets</b>	<b>500,779.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500,779.00</b>
<b>TOTAL ASSETS</b>	<b>1,997,683.64</b>	<b>3,503,225.71</b>	<b>869,273.51</b>	<b>478,167.50</b>	<b>499,607.73</b>	<b>7,347,958.09</b>
<b>LIABILITIES &amp; EQUITY</b>						
Liabilities						
Long Term Liabilities						
Deferred Interest Receivable	20,126.17	0.00	0.00	0.00	0.00	20,126.17
Deferred Notes Receivable Rev	50,000.00	0.00	0.00	0.00	0.00	50,000.00
Deferred Tax Revenues	0.00	0.00	0.00	128,001.48	0.00	128,001.48
<b>Total Long Term Liabilities</b>	<b>70,126.17</b>	<b>0.00</b>	<b>0.00</b>	<b>128,001.48</b>	<b>0.00</b>	<b>198,127.65</b>
<b>Total Liabilities</b>	<b>70,126.17</b>	<b>0.00</b>	<b>0.00</b>	<b>128,001.48</b>	<b>0.00</b>	<b>198,127.65</b>
Fund Balance						
Fund Balance	1,975,849.14	3,498,801.14	869,100.14	356,955.04	499,507.73	7,200,213.19
Net Income	-48,291.67	4,424.57	173.37	-6,789.02	100.00	-50,382.75
<b>Total Fund Balance</b>	<b>1,927,557.47</b>	<b>3,503,225.71</b>	<b>869,273.51</b>	<b>350,166.02</b>	<b>499,607.73</b>	<b>7,149,830.44</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>1,997,683.64</b>	<b>3,503,225.71</b>	<b>869,273.51</b>	<b>478,167.50</b>	<b>499,607.73</b>	<b>7,347,958.09</b>

Pocatello Development Authority  
Profit & Loss by Class  
October 2018

	1-General Fund	3-North Yellowstone	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
Interest Income	300.06	4,424.57	173.37	66.68	100.00	5,064.68
Rental Income	750.00	0.00	0.00	0.00	0.00	750.00
<b>Total Income</b>	<u>1,050.06</u>	<u>4,424.57</u>	<u>173.37</u>	<u>66.68</u>	<u>100.00</u>	<u>5,814.68</u>
<b>Gross Profit</b>	1,050.06	4,424.57	173.37	66.68	100.00	5,814.68
<b>Expense</b>						
Administrative	513.27	0.00	0.00	0.00	0.00	513.27
Economic Grants Issued	24,416.59	0.00	0.00	0.00	0.00	24,416.59
Professional Services						
Other Professional Services	24,411.87	0.00	0.00	6,855.70	0.00	31,267.57
<b>Total Professional Services</b>	<u>24,411.87</u>	<u>0.00</u>	<u>0.00</u>	<u>6,855.70</u>	<u>0.00</u>	<u>31,267.57</u>
<b>Total Expense</b>	<u>49,341.73</u>	<u>0.00</u>	<u>0.00</u>	<u>6,855.70</u>	<u>0.00</u>	<u>56,197.43</u>
<b>Net Ordinary Income</b>	<u>-48,291.67</u>	<u>4,424.57</u>	<u>173.37</u>	<u>-6,789.02</u>	<u>100.00</u>	<u>-50,382.75</u>
<b>Net Income</b>	<u>-48,291.67</u>	<u>4,424.57</u>	<u>173.37</u>	<u>-6,789.02</u>	<u>100.00</u>	<u>-50,382.75</u>

At month end the Authority had cash on hand of \$6,683,815.72. The checking account balance was \$3,343,916.52, the savings account was \$25.00, and cash being held by Zions Trust amounted to \$3,339,874.20.

Pocatello Development Authority recognized normal financial activity during the month of October. The Authority received revenues totaling \$5,814.68 of which \$5,064.68 was interest earnings on cash invested. Rental income from the Positron Facility was received in the amount of \$750.00.

Expenses paid for the month totaled \$56,197.43. The administrative expenses were \$513.27, 183.71 for the lunch meeting and refreshments in September. Publishing costs totaled \$234.57 and other administrative expenses \$94.99. Economic grant to The bridge/Yellowstone restaurant \$24,416.59. Legal services related to the Northgate project and the North Portneuf property was \$31,267.57.

Year to date revenues of \$5,814.68(see page 2) are less than expenses of \$56,197.43so overall net use of reserves is \$50,382.75.

**AGENDA ITEM  
NO. 7**

# Pocatello Development Authority

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

*An urban renewal agency for the City of Pocatello, Idaho*

TO: Pocatello Development Authority Board of Commissioners  
FROM: Melanie Gygli, Interim Executive Director  
Merril Quayle, Development Engineer   
DATE: November 14, 2018  
SUBJECT: Town Center JV/East Side Road Development – Issuance of Funds

As party to the “Construction Cooperative Agreement Local Road Construction – East of I-15 Northgate Interchange,” the Board agreed to provide funds in the amount of \$300,000.00 toward the design and construction of the new local road extending Olympus Drive north to the roundabout to serve the new interchange on I-15. These funds were to assist in covering project costs in excess of \$3,400,000.00.

The total being requested is \$300,000.00. The development team has submitted invoices in excess of \$3,700,000.00, meeting the terms of the contract. The invoices have been reviewed and approved for payment. The improvements are well-underway and are inspected as work progresses.

Copies of the invoices are in the project file.

Town Center JV  
4990 Valenty St, Ste H, Chubbuck, ID, 83202  
Phone 801.694.4279

**INVOICE NO. 001:** **NOV 12, 2018**  
**CONSTRUCTION OF EAST SIDE ROAD PER**  
**COOPERATIVE AGREEMENT**

BILL TO	INSTRUCTIONS
Pocatello Development Authority (PDA)	Please remit check to Town Center JV (TCJV). TCJV would like to collect check in person as soon as it is prepared. Please notify us accordingly.

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	PDA Contribution per Cooperative Agreement, to be collected when TCJV Partners demonstrate that \$3,400,000 has been spent on the local road project (the subject of the Cooperative Agreement).	1	\$300,000
<b>TOTAL DUE</b>			<b>\$300,000.00</b>

Thank you!

## Gygli, Melanie

---

**From:** Buck Swaney <buck@millennialdevelopmentpartners.com>  
**Sent:** Monday, November 12, 2018 12:03 PM  
**To:** Gygli, Melanie; Ken Pape  
**Subject:** Billing and Documentation for PDA  
**Attachments:** TCJV Billings 1&2.pdf; PDA Invoice from TCJV.pdf; TCJV Billing 3.pdf

Melanie,

Please find attached an invoice for PDA, along with documentation showing construction invoices in excess of \$3.4M as required and requested. There have been many more invoices and expenses, but these should suffice for the PDA's purpose:

- Attached PDF: TCJV Billings 1&2,  $\$1,105,154.96 + \$1,931,838.20 = \$3,036,993.16$
- Attached PDF: TCJV Billing 3,  $\$439,541.97 + 393,086.80 = \$832,628.77$
- For a total of:  $\$3,869,621.93$

Anything that can be done to expedite payment will be much appreciated. Please let me know if you have any questions or concerns. Thank you!

--



**Buck Swaney**

Senior Partner, Millennial Development Partners  
801-694-

4279 | [buck@millennialdevelopmentpartners.com](mailto:buck@millennialdevelopmentpartners.com) | [www.millennialdevelopmentpartners.com](http://www.millennialdevelopmentpartners.com) 13894  
[S. Bangerter Pkwy #267 Draper Ut, 84020](https://www.google.com/maps/place/S.+Bangerter+Pkwy,+Draper,+UT+84020)





Engineering  
911 North 7<sup>th</sup> Avenue P.O. Box 4169  
Pocatello, ID 83205-4169  
Phone (208) 234-6225 Fax (208) 234-6151



July 11, 2018

Stacy Kono  
Pioneer Title Company  
135 N Arthur Avenue  
Pocatello, ID 83204

Re: Portneuf Health Trust/Millennial Joint Venture – Olympus Drive/Northgate Park Way

Stacy:

I have reviewed the invoices that was emailed to me on July 9, 2018 by Brenda Fried-Chaffin for Jack B. Parson Companies, Creek Hollow & Associates, Inc., Material Testing & Inspection, and s.e. science. I have found the work was done and services provided were for the agreed roadway and within the approved plans. I found no exceptions, please pay the invoices submitted for review by email July 9, 2018.

Jack B. Parson Companies\_ Invoice No. 518017.1 dated 7/6/2018 for \$950,906.00  
Jack B. Parson Companies\_ Invoice No. 518017.2 dated 7/6/2018 for \$126,700.00  
Creek Hollow & Associates\_ Invoice No. 028.18 dated 5/7/2018 for \$2,835.00  
Material Testing & Inspection\_ Invoice No. 154858 dated 7/2/2018 for \$4,838.96  
s. e. science\_ Invoice No. 18037 dated 7/9/2018 for \$19,875.00

Total disbursement for this request \$1,105,154.96

Feel free to contact me at 208-234-6228 or [mquayle@pocatello.us](mailto:mquayle@pocatello.us) if you need any further information.

Thank you.

Sincerely,

Merril Quayle, P.E.  
Public Works/Development Engineer

Cc: City file

AN EQUAL OPPORTUNITY EMPLOYER



Jack B. Parson Companies  
10200 Batiste Road  
Pocatello, ID 83205

Invoice No: 518017:1  
Invoice Date: 7/6/2018  
Contract: 518017  
Customer No: 800000  
Terms: Cash on Delivery  
Due Date: 7/6/2018  
Application: 2  
Invoiced Period:  
Customer PO:  
Customer Ref: NG1 2018

To: JBP Poc Cash Sales - Constructio  
Do Not Mail

Job Information:

NORTHGATE PRKWY AND OLYMPUS RD  
EXTENSION

Item - Description	Units	Unit Price	Total
CW03 - 12" PVC	1,100.000 LF	65.000	60,500.00
CW05 - 12" TEE	1.000 EA	965.000	965.00
CW07 - 12" GATE VALVE	2.000 EA	2,135.000	4,270.00
CW08 - 12" THRUST BLOCK	2.000 EA	605.000	1,210.00
CW12 - FIRE HYDRANT ASSEMBLY	1.000 EA	6,101.000	6,101.00
EC01 - TRACK-ON TRACK-OFF PAD	625.000 SF	4.000	2,500.00
EC02 - SILT FENCE	125.000 LF	4.000	500.00
ES01 - SITE GRUBBING	690,000.000 SF	0.090	62,100.00
ES02 - EARTHWORK SITE CUT AND FILL	8,250.000 CY	8.150	67,237.50
ES03 - CURB AND GUTTER PREP (BASE ONLY)	5,000.000 LF	4.000	20,000.00
ES05 - FINE GRADE SUBGRADE AND COMPACTION	517,500.000 SF	0.100	51,750.00
ES06 - CONTOURING OF MICRO DETENTION/RETENTION BASIN AND SWALE	10.000 EA	1,850.000	18,500.00
ES07 - 4 OZ WOVEN FABRIC	210,000.000 SF	0.100	21,000.00
ES08 - COMPACTED SUBBASE COURSE	7,000.000 CY	23.000	161,000.00
ES09 - TENSAR TX7	210,000.000 SF	0.550	115,500.00
ES10 - COMPACTED BASE COURSE	4,500.000 CY	32.000	144,000.00
ES20 - MOBILIZATION	0.600 LSU	41,675.000	20,837.50
SD05 - DEEP MANHOLE	1.000 EA	7,225.000	7,225.00
SD08 - 24" N-12 ADS	250.000 LF	52.000	13,000.00
SD09 - 36" N-12 ADS	250.000 LF	76.000	19,000.00
SD10 - 24" RCP	255.000 LF	82.000	20,910.00
SS01 - SEWER MANHOLE DEPTH 6'-10'	2.000 EA	4,755.000	9,510.00
SS02 - SEWER MANHOLE DEPTH 10'-14'	2.000 EA	5,825.000	11,650.00

A late charge of 1.92 % per month which is an annual percentage rate of 18% or \$2.00 whichever is greater, will be charged on all accounts not paid per the terms of the agreement.

Remit to: Jack B. Parson Companies  
2350 S 1900 W Ste. 100  
Ogden, UT 84401

Customer Name: JBP Poc Cash Sales - Constructio  
Customer No: 800000  
Invoice Number: 518017.1  
Invoice Amount: 950,906.00  
Contract No: 518017

Amount Remitted: \_\_\_\_\_



**JACK B. PARSON**  
COMPANIES

Jack B. Parson Companies  
10200 Batiste Road  
Pocatello, ID 83205

Invoice No: 518017.1  
 Invoice Date: 7/6/2018  
 Contract: 518017  
 Customer No: 600000  
 Terms: Cash on Delivery  
 Due Date: 7/6/2018  
 Application: 2  
 Invoiced Period: -  
 Customer PO:  
 Customer Ref: NG1 2018

To: JBP Poc Cash Sales - Constructio  
 Do Not Mail

**Job Information:**

NORTHGATE PRKWY AND OLYMPUS RD  
 EXTENSION

Item - Description	Units	Unit Price	Total
SS03 - SEWER MANHOLE DEPTH 14'-16'	2.000 EA	6,895.000	13,790.00
SS07 - 12" SDR 35 PIPE	950.000 LF	48.000	43,700.00
SS08 - 18" SDR 35 PIPE	725.000 LF	59.000	42,775.00
SS09 - 24" STEEL CASING	65.000 LF	175.000	11,375.00

If you have questions concerning this invoice please contact Darci Condrey at [darci.condrey@stakerparson.com](mailto:darci.condrey@stakerparson.com)

Sub-Total:	950,906.00
Plus Sales Tax:	0.00
Less Retainage:	0.00
<b>Total Due This Invoice:</b>	<b>950,906.00</b>

A late charge of 1.1/2 % per month which is an annual percentage rate of 18% or \$2.00 whichever is greater, will be charged on all accounts not paid per the terms of the agreement.

Remit to: Jack B. Parson Companies  
 2350 S 1900 W Ste. 100  
 Ogden, UT 84401

Customer Name: JBP Poc Cash Sales - Constructio  
 Customer No: 600000  
 Invoice Number: 518017.1  
 Invoice Amount: 950,906.00  
 Contract No: 518017

Amount Remitted: \_\_\_\_\_

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224

1781

ATE: 7/11/2018

FILE: 633800

CHECK AMOUNT: \$950,906.

UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be...

SETTLEMENT DATE: 10/10/201

ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201

AYEE: Jack B. Parson Companies

/11/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.1

\$950,906.

ioneer Title Company of Bannock County  
35 North Arthur Avenue  
ocatello, ID 83204

Citizens Community Bank

Escrow Trust Account  
280 South Arthur Ave.  
Pocatello, ID 83204  
92-377/1241

1781

July 11, 20

**VOID**

\$950,906.

AY Nine Hundred Fifty Thousand Nine Hundred Six and 00/100

Dollars

TO THE Jack B. Parson Companies  
ORDER 10200 Batiste Rd  
PO Box 1000  
Pocatello, ID 83205

MEMO 633800, Invoice 518017.1

VOID AFTER 90 DAYS  
*[Signature]*

⑈ 1 7 8 1 7 ⑈ ⑆ 1 2 4 1 0 3 7 7 3 ⑆ 1 0 3 0 5 0 0 0 0 1 2 2 4 ⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224

1781

ATE: 7/11/2018

FILE: 633800

CHECK AMOUNT: \$950,906.

UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be...

SETTLEMENT DATE: 10/10/201

ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201

AYEE: Jack B. Parson Companies

/11/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.1

\$950,906.



**JACK B. PARSON  
COMPANIES**

Jack B. Parson Companies  
10200 Batiste Road  
Pocatello, ID 83205

Invoice No: 518017.2  
 Invoice Date: 7/6/2018  
 Contract: 518017  
 Customer No: 600000  
 Terms: Cash on Delivery  
 Due Date: 7/6/2018  
 Application: 2  
 Invoiced Period: -  
 Customer PO:  
 Customer Ref: NG1 2018

To: JBP Poc Cash Sales - Constructio  
 Do Not Mail

**Job Information:**

**NORTHGATE PRKWY AND OLYMPUS RD  
 EXTENSION**

Item - Description	Units	Unit Price	Total
C06 - 20' SPAN X 10' RISE HS20' PRECAST 3-SIDED STIFF LEG BRIDGE	75,000 LF	1,536,000	115,200.00
ES04 - SIDEWALK PREP (BASE ONLY)	5,000,000 SF	2,300	11,500.00

If you have questions concerning this invoice please contact Darci Condrey at darci.condrey@stakerparson.com

Sub-Total:	126,700.00
Plus Sales Tax:	0.00
Less Retainage:	0.00
<b>Total Due This Invoice:</b>	<b>126,700.00</b>

A late charge of 1 1/2 % per month which is an annual percentage rate of 18% or \$2.00 whichever is greater, will be charged on all accounts not paid per the terms of the agreement.

**Remit to: Jack B. Parson Companies**  
 2350 S 1900 W Ste. 100  
 Ogden, UT 84401

Customer Name: JBP Poc Cash Sales - Constructio  
 Customer No: 600000  
 Invoice Number: 518017.2  
 Invoice Amount: 126,700.00  
 Contract No: 518017

Amount Remitted: \_\_\_\_\_

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1781  
ATE: 7/11/2018 FILE: 633800 CHECK AMOUNT: \$126,700.  
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/201  
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201  
AYEE: Jack B. Parson Companies  
/11/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.2 \$126,700.

ioneer Title Company of Bannock County  
35 North Arthur Avenue  
ocatello, ID 83204

Citizens Community Bank  
Escrow Trust Account  
280 South Arthur Ave.  
Pocatello, ID 83204  
92-37711241

1781

July 11, 20

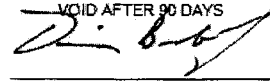
\$126,700.

AY One Hundred Twenty Six Thousand and Seven Hundred and 00/100 \*\*\*\*\* Dolla

VOID

O THE Jack B. Parson Companies  
RDER 10200 Batiste Rd  
F Pocatello, ID 83205

MEMO 633800, Invoice 518017.2

VOID AFTER 90 DAYS  


⑈ 1 78 1 6 ⑈ ⑈ 2 4 1 0 3 7 7 3 ⑈ ⑈ 0 3 0 5 0 0 0 0 ⑈ 2 2 4 ⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1781  
ATE: 7/11/2018 FILE: 633800 CHECK AMOUNT: \$126,700.  
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/201  
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201  
AYEE: Jack B. Parson Companies  
/11/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.2 \$126,700.



Engineering  
911 North 7<sup>th</sup> Avenue P.O. Box 4169  
Pocatello, ID 83205-4169  
Phone (208) 234-6225 Fax (208) 234-6151



August 24, 2018

Stacy Kono  
Pioneer Title Company  
135 N Arthur Avenue  
Pocatello, ID 83204

Re: Portneuf Health Trust/Millennial Joint Venture – Olympus Drive/Northgate Park Way

Stacy:

I have reviewed the invoices that was emailed to me on August 23, 2018 by Brenda Fried-Chaffin for Jack B. Parson Companies (JBP). I have found the work was done and services provided for the agreed roadway and within the approved plans. The pay request #3 from JBP attached give the work completed only. Invoice 518017.5 covers the work and materials stored on site. The developer has agreed to the stored materials. Invoice 518017.6 is for the pedestrian tunnel which is being tracked separately per separate agreements between others. To the best of my knowledge the request is accurate, please pay the invoices submitted for review by email August 23, 2018.


~~Jack B. Parson Companies (JBP)\_ Invoice No. 518017.5 dated 8/23/2018 for \$1,496,867.20~~  
~~Jack B. Parson Companies (JBP)\_ Invoice No. 518017.6 dated 8/23/2018 for \$434,971.00~~

Please release the funds for this invoices.

Total disbursement for JBP invoices as shown \$1,931,838.20

Feel free to contact me at 208-234-6228 or [mquayle@pocatello.us](mailto:mquayle@pocatello.us) if you need any further information.

Thank you.

  
Menil Quayle, P.E.  
Public Works/Development Engineer

Cc: City file

AN EQUAL OPPORTUNITY EMPLOYER



**JACK B. PARSON  
COMPANIES**

Jack B. Parson Companies  
10200 Batiste Road  
Pocatello, ID 83206

Invoice No: 518017.5  
 Invoice Date: 8/23/2018  
 Contract: 518017  
 Customer No: 600000  
 Terms: Cash on Delivery  
 Due Date: 8/23/2018  
 Application: 6  
 Invoiced Period: -  
 Customer PO:  
 Customer Ref: NG1 2018

To :  
Town Center JV

Job Information:  
NORTHGATE PRKWY AND OLYMPUS RD  
EXTENSION

Item - Description	Units	Unit Price	Total
August Billing			1,496,867.20

If you have questions concerning this invoice please contact Darci Condrey at [darci.condrey@stakeparson.com](mailto:darci.condrey@stakeparson.com)

*Millennial*  
*P.D.*

Sub-Total :	1,496,867.20
Plus Sales Tax :	0.00
Less Retainage :	0.00
<b>Total Due This Invoice :</b>	<b>1,496,867.20</b>

A late charge of 1 1/2 % per month which is an annual percentage rate of 18% or \$2.00 whichever is greater, will be charged on all accounts not paid per the terms of the agreement.

Remit to: Jack B. Parson Companies  
2350 S 1900 W Ste. 100  
Ogden, UT 84401

Customer Name: JBP Poc Cash Sales - Constructio  
 Customer No: 600000  
 Invoice Number: 518017.5  
 Invoice Amount: 1,496,867.20  
 Contract No: 518017

Amount Remitted: \_\_\_\_\_

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224

1847

ATE: 9/14/2018

FILE: 633800

CHECK AMOUNT: \$1,496,867.

UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, b...

SETTLEMENT DATE: 10/10/2017

PROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201

AYEE: Jack B. Parson Companies

1/14/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.5

\$1,496,867.

ioneer Title Company of Bannock County  
35 North Arthur Avenue  
ocatello, ID 83204

Citizens Community Bank

1847

Escrow Trust Account  
280 South Arthur Ave.  
Pocatello, ID 83204  
92-377/1241

September 14, 20

**VOID**

\$1,496,867.

AY One Million Four Hundred Ninety Six Thousand Eight Hundred Seventy Seven and 2/100

\*\*\*\*\* Dollars

O THE Jack B. Parson Companies  
ORDER 10200 Batiste Rd  
Pocatello, ID 83205

MEMO 633800, Invoice 518017.5

VOID AFTER 90 DAYS  
*[Signature]*

⑈ 18475⑈ ⑆ 124103773⑆ ⑆ 030500001224⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224

1847

ATE: 9/14/2018

FILE: 633800

CHECK AMOUNT: \$1,496,867.

UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, b...

SETTLEMENT DATE: 10/10/2017

PROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201

AYEE: Jack B. Parson Companies

1/14/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.5

\$1,496,867.



**JACK B. PARSON  
COMPANIES**

Jack B. Parson Companies  
10200 Batiste Road  
Pocatello, ID 83205

Invoice No: 518017.6  
 Invoice Date: 8/23/2018  
 Contract: 518017  
 Customer No: 600000  
 Terms: Cash on Delivery  
 Due Date: 8/23/2018  
 Application: 6  
 Invoiced Period: -  
 Customer PO:  
 Customer Ref: NG1 2018

To :  
Town Center JV-Tunnel

Job Information:  
NORTHGATE PRKWY AND OLYMPUS RD  
EXTENSION

Item - Description	Units	Unit Price	Total
August Billing			434,971.00

If you have questions concerning this invoice please contact Darci Condrey at [darci.condrey@stakerparson.com](mailto:darci.condrey@stakerparson.com)

*For Sub - Millennial*  
*K - Pd*

Sub-Total :	434,971.00
Plus Sales Tax :	0.00
Less Retainage :	0.00
<b>Total Due This Invoice :</b>	<b>434,971.00</b>

A late charge of 1 1/2 % per month which is an annual percentage rate of 18% or \$2.00 whichever is greater, will be charged on all accounts not paid per the terms of the agreement.

Remit to: Jack B. Parson Companies  
2350 S 1900 W Ste. 100  
Ogden, UT 84401

Customer Name: JBP Poc Cash Sales - Constructio  
 Customer No: 600000  
 Invoice Number: 518017.6  
 Invoice Amount: 434,971.00  
 Contract No: 518017

Amount Remitted: \_\_\_\_\_

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1847  
ATE: 9/14/2018 FILE: 633800 CHECK AMOUNT: \$434,971.  
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/201  
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201  
AYEE: Jack B. Parson Companies  
/14/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.6 \$434,971.

ioneer Title Company of Bannock County  
35 North Arthur Avenue  
ocatello, ID 83204

Citizens Community Bank  
Escrow Trust Account  
280 South Arthur Ave.  
Pocatello, ID 83204  
92-377/1241

1847

September 14, 20

**VOID**

\$434,971.

AY Four Hundred Thirty Four Thousand Nine Hundred Seven One and 00/100 \*\*\*\*\* Dollars

O THE Jack B. Parson Companies  
RDER 10200 Batiste Rd  
F Pocatello, ID 83205  
MEMO 633800, Invoice 518017.6

VOID AFTER 90 DAYS  
*Di. Bob*

⑈ 18474⑈ ⑆ 124 103773⑆ 103050000 1224⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1847  
ATE: 9/14/2018 FILE: 633800 CHECK AMOUNT: \$434,971.  
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/201  
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201  
AYEE: Jack B. Parson Companies  
/14/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.6 \$434,971.



**JACK B. PARSON  
COMPANIES**

Jack B. Parson Companies  
10200 Batiste Road  
Pocatello ID 83205

Invoice No: 518017  
 Invoice Date: 11/1/2018  
 Contract: 518017  
 Customer No: 757005  
 Terms: Net 30 Days  
 Due Date: 12/1/2018  
 Application:  
 Invoiced Period:  
 Customer PO:  
 Customer Ref: NG1 2018

To : Town Center JV  
 4990 Valenty Road Ste H  
 Chubbuck ID 83202

Job Information:  
 NORTHGATE PRKWY AND OLYMPUS RD  
 EXTENSION

Item - Description	Units		Unit Price	Total
C01 - CURB AND GUTTER	3,385.000	LF	11.500	38,927.50
C02 - CONCRETE SCUPPER	20.000	EA	105.000	2,100.00
C03 - CURB WALL	1,660.000	LF	11.500	19,090.00
AP01 - ASPHALT PAVING 4" CLASS III	189,981.940	SF	1.700	322,969.30
AP02 - ASPHALT PAVING (PATCHING)	2,000.000	SF	5.000	10,000.00

If you have questions concerning this invoice please contact Darci Condrey at [darci\\_condrey@stakerparson.com](mailto:darci_condrey@stakerparson.com)

Sub-Total 393,086.80  
 Plus Sales Tax 0.00  
 Less Retainage 0.00  
 Total Due This Invoice 393,086.80

A late charge of 1.12% per month which is an annual percentage rate of 18% or \$2.00 whichever is greater, will be charged on all accounts not paid per the terms of the agreement

Remit to: Jack B. Parson Companies  
 2350 S 1900 W Ste. 100  
 Ogden, UT 84401

Customer Name Portneuf Builders  
 Customer No 757005  
 Invoice Number 518017  
 Invoice Amount 393,086.80  
 Contract No 518017

Amount Remitted: \_\_\_\_\_



**JACK B. PARSON**  
COMPANIES

Jack B. Parson Companies  
10200 Batiste Road  
Pocatello, ID 83205

Invoice No: 183167  
Invoice Date: 11/1/2018  
Contract: 518017  
Customer No: 757005  
Terms: Net 30 Days  
Due Date: 12/1/2018  
Application:  
Invoiced Period: -  
Customer PO:  
Customer Ref: NG1 2018

To :  
Town Center JV  
4990 Valenty Road, Ste H  
Chubbuck, ID 83202

Job Information:  
NORTHGATE PRKWY AND OLYMPUS RD  
EXTENSION

Item - Description	Units	Unit Price	Total
C04 - SIDEWALK	18,500.00 SF	4.650	86,025.00
C06 - 20' SPAN X 10' RISE HS20 PRECAST 3-SIDED STIFF LEG BRIDGE	150.000 LF	1,536.000	230,400.00
C07 - BRIDGE HEADWALLS	1.000 EA	5,999.000	5,999.00
C08 - BRIDGE WELD PLATES AND EXTERNAL JOINT	14.000 EA	775.000	10,850.00
C09 - BRIDGE CAST IN PLACE WINGWALLS	4.000 EA	5,999.000	23,996.00
C10 - BRIDGE CAST IN PLACE FLOOR	3,000.000 SF	18.000	54,000.00
AP04 - ASPHALT PAVING (TRAIL)	17,893.650 SF	1.580	28,271.97

If you have questions concerning this invoice please contact Darci Condrey at [darci.condrey@stakerparson.com](mailto:darci.condrey@stakerparson.com)

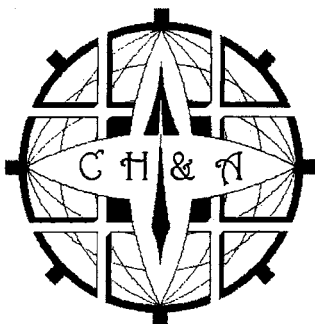
Sub-Total :	439,541.97
Plus Sales Tax :	0.00
Less Retainage :	0.00
<b>Total Due This Invoice :</b>	<b>439,541.97</b>

A late charge of 1 1/2 % per month which is an annual percentage rate of 18% or \$2.00 whichever is greater, will be charged on all accounts not paid per the terms of the agreement.

Remit to: Jack B. Parson Companies  
2350 S 1900 W Ste. 100  
Ogden, UT 84401

Customer Name: Portneuf Builders  
Customer No: 757005  
Invoice Number: 183167  
Invoice Amount: 439,541.97  
Contract No: 518017

Amount Remitted: \_\_\_\_\_



*Creek Hollow & Associates, Inc.*

611 Wilson Ave., Suite 1A, Pocatello, ID 83201  
Phone: (208) 709-3113 / Fax: (208) 238-8852

**INVOICE**

Invoice Date: 05/07/18

Invoice No. 028.18

**Bill To:**

Town Center JV  
4990 Valenty Rd.  
Chubbuck, ID 83202

RE: Town Center JV - Rupp / ITD Right-of-Way Acquisition (Job #17033.JV4)

Terms: Upon Receipt

1	<b>Office / Drafting:</b> Research of ITD highway plans and coordination with Interchange Design Engineers for future Right of Way linework. Drafting of Exhibit map of existing Right of Way previously purchased and new Right of Way acquisition. Prepared preliminary Record of Survey for ITD review and land exchange. Preparation of Legal Descriptions of new parcels and overall parcel.	\$2,175.00
2	<b>Surveying:</b> Survey of existing Right-of-Way monuments and ties to Section lines for verification of Design Engineer information.  <b>** Note:</b> This invoice is for services completed "to date". Additional fees will be invoiced at a later date for completion and recording of the Record of Survey to complete the Minor Land Division Application with the County. Along with setting property corners for new parcels.	\$660.00
<b>Balance Due</b>		<b>\$2,835.00</b>

A service charge of an annual percentage rate of 18% will be computed for all billings past due.



**MATERIALS  
TESTING &  
INSPECTION**

**INVOICE**

Environmental Services     Geotechnical Engineering     Construction Materials Testing     Special Inspections

To: Portneuf Development, LLC  
4990 Valenty Road, Suite J  
Pocatello, ID 83202

July 02, 2018  
Invoice Number 154858  
File Number P180012C  
PO Number:  
Page 1 of 2

Project: Northgate Project, Olympus & Chubbuck Road, Pocatello, ID

Professional Services for the Period: 6/11/2018 to 6/24/2018

**Professional Services**

<u>Date</u>	<u>Item Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Total</u>
6/11/18	Soils Field Density Tech B.Thorngren Densities All Day	8.00	\$45.00	\$360.00
6/11/18	Soils Field Density Tech , OT B Thorngren	2.25	\$67.50	\$151.88
6/12/18	Project Manager	1.00	\$75.00	\$75.00
6/12/18	Soils Field Density Tech B. Thorngren Densities all day	8.00	\$45.00	\$360.00
6/12/18	Soils Field Density Tech , OT B Thorngren	2.25	\$67.50	\$151.88
6/13/18	Soils Field Density Tech B. Thorngren Densities 12 shots	6.00	\$45.00	\$270.00
6/14/18	Project Manager	1.00	\$75.00	\$75.00
6/15/18	Soils Field Density Tech B. Thorngren Densities all day	8.00	\$45.00	\$360.00
6/15/18	Soils Field Density Tech , OT B Thorngren	2.00	\$67.50	\$135.00
6/16/18	Soils Field Density Tech , OT	8.00	\$67.50	\$540.00
6/18/18	Soils Field Density Tech B. Thorngren Densities all day	8.00	\$45.00	\$360.00
6/18/18	Soils Field Density Tech , OT	2.00	\$67.50	\$135.00
6/19/18	Soils Field Density Tech J. Harker	8.00	\$45.00	\$360.00
6/19/18	Soils Field Density Tech , OT J Harker	4.00	\$67.50	\$270.00
6/19/18	Project Manager	1.00	\$75.00	\$75.00
6/20/18	Soils Field Density Tech B. French	8.00	\$45.00	\$360.00
6/20/18	Soils Field Density Tech B. Thorngren Densities	2.00	\$45.00	\$90.00

*A 3% convenience fee will apply on all payments made with a credit card.  
All invoices are due net 30. A late charge of 1.5% will be added to any unpaid balance after 30 days.*



**MATERIALS  
TESTING &  
INSPECTION**

Invoice Number 154858  
File Number P180012C  
Page 2 of 2

Environmental Services     Geotechnical Engineering     Construction Materials Testing     Special Inspections

6/21/18	Soils Field Density Tech J. Harker	8.00	\$45.00	\$360.00
6/21/18	Project Manager	1.00	\$75.00	\$75.00
6/22/18	Soils Field Density Tech J. Harker	4.00	\$45.00	\$180.00
<b>Professional Services Totals:</b>				\$4,743.76

**Miscellaneous**

<u>Date</u>	<u>Item Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Total</u>
6/11/18	Mileage	10.00	\$0.68	\$6.80
6/12/18	Mileage	10.00	\$0.68	\$6.80
6/13/18	Mileage	10.00	\$0.68	\$6.80
6/15/18	Mileage	10.00	\$0.68	\$6.80
6/16/18	Mileage	10.00	\$0.68	\$6.80
6/18/18	Mileage	10.00	\$0.68	\$6.80
6/19/18	Mileage	10.00	\$0.68	\$6.80
6/20/18	Mileage	10.00	\$0.68	\$6.80
6/20/18	Mileage	10.00	\$0.68	\$6.80
6/21/18	Mileage 2 trips	20.00	\$0.68	\$13.60
6/22/18	Mileage 3 trips	30.00	\$0.68	\$20.40
<b>Miscellaneous Totals:</b>				\$95.20

**TOTAL DUE THIS INVOICE:**

**\$4,838.96**

**Account Information**

Billed To-Date: \$9,637.79  
Contract Amount: \$43,274.80  
Percent Complete: 22.27%

Please Include File Number: **P180012C** on All Payments and Remit To:

Accounts Receivable  
Materials Testing & Inspection  
2791 S. Victory View Way  
Boise, ID 83709

*A 3% convenience fee will apply on all payments made with a credit card.  
All invoices are due net 30. A late charge of 1.5% will be added to any unpaid balance after 30 days.*



# INVOICE

Spinnaker Engineering Science, LLC  
P.O. Box 2412  
Salt Lake City, Utah 84110  
United States

801-433-2498

**BILL TO**  
**Portneuf / Millenial Joint Venture**  
4990 Valenty Rd, Ste. J  
Chubbuck, Idaho 83202  
United States

**Invoice Number:** 18037  
**P.O./S.O. Number:** se1615.03a  
Northgate Idaho  
**Invoice Date:** July 9, 2018  
**Payment Due:** July 9, 2018  
**Amount Due (USD):** \$19,875.00

Items	Quantity	Price	Amount
<b>Civil Engineering</b> Program Manager PARTIAL BILLING (78% to date)	0.2	\$30,000.00	\$6,000.00
<b>Civil Engineering</b> Engineering Project Manager BILLED IN FULL	0.2	\$17,000.00	\$3,400.00
<b>Civil Engineering</b> Construction Observation	0.2	\$22,000.00	\$4,400.00
<b>Civil Engineering</b> Record Drawings	0	\$3,000.00	\$0.00
<b>Surveying</b> GIS Data of City Infrastructure	0	\$5,000.00	\$0.00
<b>Subcontract</b> Landscape Architect PARTIAL BILLING (50% to date)	0.25	\$8,000.00	\$2,000.00
<b>Engineering Principal</b> Hart Irrigation Design and Revisions	11.25	\$140.00	\$1,575.00
<b>Engineering Intern</b> Hart Irrigation Design and Revisions	17	\$80.00	\$1,360.00
<b>Prints (D Size)</b> 5/2 2-sets	68	\$3.00	\$204.00
<b>Prints (Half Size)</b> 5/2 4 sets	136	\$1.00	\$136.00
<b>Prints (D Size)</b> 5/22 2-sets	80	\$3.00	\$240.00

s.e. science



# INVOICE

Spinnaker Engineering Science, LLC  
P.O. Box 2412  
Salt Lake City, Utah 84110  
United States

801-433-2498

Items	Quantity	Price	Amount
<b>Prints (Half Size)</b> 5/22 4-sets	160	\$1.00	\$160.00
<b>Prints (D Size)</b> 6/28 2-sets	80	\$3.00	\$240.00
<b>Prints (Half Size)</b> 6/28 4-sets	160	\$1.00	\$160.00
		<b>Total:</b>	<b>\$19,875.00</b>
		<b>Amount Due (USD):</b>	<b>\$19,875.00</b>

### Notes

The Customer must submit questions or disputes in writing within 30 days of the original invoice date. Otherwise the Customer and Spinnaker Engineering Science, LLC agree to the billing and this invoice is final. This invoice notifies the Customer that interest at the rate of one and one half percent (1 1/2%) per month will be charged for delinquent payment.