

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
June 19, 2019 – 11:00 a.m.
Paradise Conference Room – Pocatello City Hall

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

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

1. **CALL TO ORDER, DISCLOSURE OF CONFLICT OF INTEREST, AND ACKNOWLEDGMENT OF GUESTS.**
2. **ACTION ITEM – Minutes.** The Board may wish to waive the oral reading of the minutes and approve the minutes from the Board of Commissioners Regular Meeting held May 15, 2019, and the Executive Session held May 19, 2019. *See attached documents.*
3. **ACTION ITEM - Financial Report.** A financial report for the PDA will be provided by PDA Treasurer. The Board may wish to approve the financial report. *To be supplemented.*
4. **ACTION ITEM – Expense Payments & Reimbursements.** The Board may wish to approve the payment or reimbursement of the following PDA expenses.
 - a. \$943.56 from General Fund to Elam & Burke for legal fees re: Northgate TIF District creation.
 - b. \$860.00 from North Yellowstone District Fund to Elam & Buke for legal fees re: North Yellowstone District closure.
 - c. \$365.50 from North Portneuf District Fund to Elam & Burke for legal fees re: North Portneuf TIF District.
 - d. \$1,720.00 from North Portneuf District Fund to Stacey & Parks for legal services re: North Portneuf TIF District.
5. **ACTION ITEM – North Portneuf TIF District.** The Board will receive a report of the status of the North Portneuf TIF District. This will include a report of the status of the sale by the PDA of the Hoku property, the status of the purchaser's compliance with the sale contracts, the status of unpaid property taxes on the Hoku property, and the status of the lawsuit filed by Celtic Life Sciences LLC with respect to the Hoku property.
6. **EXECUTIVE SESSION – North Portneuf TIF District.** The Board may approve participation in an executive session as outlined in Idaho Code § 74-206(1)(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, concerning the disposition of the Hoku property and the lawsuit filed by Celtic Life Sciences LLC with respect to the Hoku property.
7. **ACTION ITEM – Naval Ordnance District.** The Board may wish to consider a request by Barbara Wischerath, representing Gateway West, for approval of a paving project and distribution of \$116,898.00 within the District. The Board may also receive a status report regarding the federal lawsuit involving the alleged sale of the Naval Ordnance Plant. *See attached documents.*
8. **REPORT – Northgate District.** The Board may receive a status report regarding the Northgate District.
9. **REPORT – North Yellowstone District.** The Board may receive a status report regarding closure of the North Yellowstone District.
10. **ACTION ITEM – Disbursements under Previously Approved Grants & Loans.** The Board may wish to approve the following requested disbursements of funds from the general account under grants and loans previously approved by the Board. *See attached documents.*
 - a. BGS Holdings LLC is requesting disbursements of \$13,6565.07 under the loan agreement approved by the Board on 11/1/18 and \$42,990.00 under the grant agreement approved by the Board on 10/17/18.
 - b. Simmons Surgical LLC is requesting disbursements of \$14,524.86 under the loan agreement approved by the Board on 1/16/19 and \$1,050.00 under the grant agreement approved by the Board on 12/19/18.
 - c. Station Square is requesting disbursement of \$4,358.72 under the loan agreement approved by the Board on 7/18/18.
11. **ACTION ITEM – Barthlome.** At the request of L. D. Barthlome, the Board may wish to rescind approval of loan portion of the approval for the building at 159 South Main.

12. **ACTION ITEM – Moratorium on Funding Requests.** The Board may consider and approve a moratorium on accepting funding requests from the PDA's general fund.
13. **ACTION ITEM – Positron Building.** The Board may consider an offer from Idaho State University for transfer of the Positron building.
14. **EXECUTIVE SESSION – Positron Building.** The Board may approve participation in an executive session as outlined in Idaho Code § 74-206(1)(d) to consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code.
15. **ACTION ITEM – Career Path Internship Program.** The Board may approve participation in Idaho State University's Career Path Internship Program.
16. **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.
17. **ADJOURN.**

**AGENDA ITEM
NO. 2**

Pocatello Development Authority
Balance Sheet by Class
As of May 31, 2019

	1-General Fund	3-North Yellowstone	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
ICCU Checking	750,875.30	883,946.87	980,833.32	324,218.22	555,018.16	3,494,891.87
ICCU Savings	25.00	0.00	0.00	0.00	0.00	25.00
Total Checking/Savings	750,900.30	883,946.87	980,833.32	324,218.22	555,018.16	3,494,916.87
Other Current Assets						
Accrued Interest Income	23,932.63	4,424.57	173.37	66.68	100.00	28,697.25
Property Tax Receivable	0.00	98,168.01	0.00	201,165.23	0.00	299,333.24
Total Other Current Assets	23,932.63	102,592.58	173.37	201,231.91	100.00	328,030.49
Total Current Assets	774,832.93	986,539.45	981,006.69	525,450.13	555,118.16	3,822,947.36
Other Assets						
Inventory - Leasehold	424,779.00	0.00	0.00	0.00	0.00	424,779.00
Land	0.00	0.00	0.00	0.00	0.00	0.00
Note Receivable	76,000.00	0.00	0.00	0.00	0.00	76,000.00
Total Other Assets	500,779.00	0.00	0.00	0.00	0.00	500,779.00
TOTAL ASSETS	1,275,611.93	986,539.45	981,006.69	525,450.13	555,118.16	4,323,726.36
LIABILITIES & FUND BALANCE						
Liabilities						
Current Liabilities						
Other Current Liabilities						
Acct Payable	18,311.63	0.00	0.00	6,964.31	0.00	25,275.94
Security Deposit	0.00	0.00	0.00	200,000.00	0.00	200,000.00
Total Other Current Liabilities	18,311.63	0.00	0.00	206,964.31	0.00	225,275.94
Total Current Liabilities	18,311.63	0.00	0.00	206,964.31	0.00	225,275.94
Long Term Liabilities						
Deferred Interest Receivable	23,632.57	0.00	0.00	0.00	0.00	23,632.57
Deferred Notes Receivable Rev	76,000.00	0.00	0.00	0.00	0.00	76,000.00
Deferred Tax Revenues	0.00	10,399.03	0.00	201,025.90	0.00	211,424.93
Total Long Term Liabilities	99,632.57	10,399.03	0.00	201,025.90	0.00	311,057.50
Total Liabilities	117,944.20	10,399.03	0.00	407,990.21	0.00	536,333.44
Fund Balance						
Fund Balance	1,931,837.57	3,590,235.69	868,662.92	136,330.61	499,607.73	7,026,674.52
Net Income	-774,169.84	-2,614,095.27	112,343.77	-18,870.69	55,510.43	-3,239,281.60
Total Fund Balance	1,157,667.73	976,140.42	981,006.69	117,459.92	555,118.16	3,787,392.92
TOTAL LIABILITIES & FUND BALANCE	1,275,611.93	986,539.45	981,006.69	525,450.13	555,118.16	4,323,726.36

Pocatello Development Authority
Profit & Loss by Class
May 2019

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
Ordinary Income/Expense						
Income						
Interest Income	227.04	217.95	245.20	81.73	136.22	908.14
Property Taxes	0.00	5,892.23	0.00	0.00	0.00	5,892.23
Rental Income	750.00	0.00	0.00	0.00	0.00	750.00
Total Income	<u>977.04</u>	<u>6,110.18</u>	<u>245.20</u>	<u>81.73</u>	<u>136.22</u>	<u>7,550.37</u>
Gross Profit	977.04	6,110.18	245.20	81.73	136.22	7,550.37
Expense						
Administrative	131.69	3,000.00	0.00	0.00	0.00	3,131.69
Economic Grants Issued	12,954.41	0.00	0.00	0.00	0.00	12,954.41
Economic Loans	55,960.38	0.00	0.00	0.00	0.00	55,960.38
Professional Services						
Other Professional Services	9,154.50	774.00	0.00	4,893.00	0.00	14,821.50
Total Professional Services	<u>9,154.50</u>	<u>774.00</u>	<u>0.00</u>	<u>4,893.00</u>	<u>0.00</u>	<u>14,821.50</u>
Total Expense	<u>78,200.98</u>	<u>3,774.00</u>	<u>0.00</u>	<u>4,893.00</u>	<u>0.00</u>	<u>86,867.98</u>
Net Ordinary Income	<u>-77,223.94</u>	<u>2,336.18</u>	<u>245.20</u>	<u>-4,811.27</u>	<u>136.22</u>	<u>-79,317.61</u>
Net Income	<u>-77,223.94</u>	<u>2,336.18</u>	<u>245.20</u>	<u>-4,811.27</u>	<u>136.22</u>	<u>-79,317.61</u>

At month end, the Authority had cash on hand of \$3,494,916.87. The checking account balance was \$3,494,891.87 and the savings account balance was \$25.00.

Pocatello Development Authority recognized normal financial activity during the month of May. The Authority received revenues totaling \$7,550.37 of which \$908.14 was interest earnings on cash invested. Rental income from the Positron Facility was received in the amount of \$750.00. Property tax revenues were received from the North Yellowstone District (\$5,892.23).

Expenses paid for the month totaled \$86,867.98. The administrative expenses were \$113.72 for the lunch meeting in May, \$17.97 for employee reimbursement and \$3,000 to Zions Bank for Trustee fees. Economic grants were issued in the amount of \$12,954.41 and economic loans were issued for \$55,960.38. Other professional services include \$4,150 to Deaton & Company for the FY2018 audit, \$4,420 to Stacey & Parks LLC for legal assistance on the HOKU Property, and \$6,251.50 to Elam & Burke for general legal council, North Yellowstone TIF closure, Northgate TIF Plan, and the HOKU property.

Year to date revenues of \$1,170,689.15 (see page 3) are less than expenses of \$4,409,970.75, so there is an overall net use of reserves of \$3,239,281.60.

Pocatello Development Authority
Profit & Loss by Class
 October 2018 through May 2019

	<u>1-General Fund</u>	<u>3-North Yellowstone</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>TOTAL</u>
Ordinary Income/Expense						
Income						
Interest Income	2,017.01	46,558.72	1,470.24	588.51	787.43	51,421.91
Loan Interest Income	0.00	0.00	0.00	0.00	115.91	115.91
Personal Property tax replace	0.00	23,003.35	6,043.21	404.91	0.00	29,451.47
Property Taxes	0.00	915,599.29	104,830.32	9,004.92	54,607.09	1,084,041.62
Rental Income	4,500.00	1,158.24	0.00	0.00	0.00	5,658.24
Total Income	<u>6,517.01</u>	<u>986,319.60</u>	<u>112,343.77</u>	<u>9,998.34</u>	<u>55,510.43</u>	<u>1,170,689.15</u>
Gross Profit	6,517.01	986,319.60	112,343.77	9,998.34	55,510.43	1,170,689.15
Expense						
Administrative	1,423.76	3,000.00	0.00	278.41	0.00	4,702.17
Debt Service						
Interest	0.00	62,651.87	0.00	0.00	0.00	62,651.87
Principal	0.00	3,533,000.00	0.00	0.00	0.00	3,533,000.00
Total Debt Service	<u>0.00</u>	<u>3,595,651.87</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,595,651.87</u>
Dues and Memberships	1,350.00	0.00	0.00	0.00	0.00	1,350.00
Economic Grants Issued	443,554.94	0.00	0.00	0.00	0.00	443,554.94
Economic Loans	269,975.67	0.00	0.00	0.00	0.00	269,975.67
Professional Services						
Other Professional Services	55,566.94	1,763.00	0.00	22,106.70	0.00	79,436.64
Professional Services - Other	8,815.54	0.00	0.00	6,483.92	0.00	15,299.46
Total Professional Services	<u>64,382.48</u>	<u>1,763.00</u>	<u>0.00</u>	<u>28,590.62</u>	<u>0.00</u>	<u>94,736.10</u>
Total Expense	<u>780,686.85</u>	<u>3,600,414.87</u>	<u>0.00</u>	<u>28,869.03</u>	<u>0.00</u>	<u>4,409,970.75</u>
Net Ordinary Income	-774,169.84	-2,614,095.27	112,343.77	-18,870.69	55,510.43	-3,239,281.60
Net Income	<u>-774,169.84</u>	<u>-2,614,095.27</u>	<u>112,343.77</u>	<u>-18,870.69</u>	<u>55,510.43</u>	<u>-3,239,281.60</u>

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

MAY 31, 2019

Invoice # 179632

Billing Atty - RPA

RE: Northgate Plan

CLIENT/MATTER: 09212-00001

MAY 31, 2019

Invoice # 179632

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	620.00
COSTS ADVANCED	323.56
TOTAL INVOICE	943.56

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City of Pocatello
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Pocatello, ID 83205

MAY 31, 2019

Invoice # 179632

Billing Atty - RPA

FOR PROFESSIONAL SERVICES RENDERED

From MAY 1, 2019 Through MAY 31, 2019

RE: Northgate Plan

CLIENT/MATTER: 09212-00001

5/01/19	KSK	.60	Draft instruction letter to client, letter from city to taxing entities, and letter from city to county entities and state tax commission.	60.00
5/01/19	MSC	.90	Draft response to email communication from Ms. Gygli concerning status of the Northgate ordinance, issue concerning timing and follow up on status of post-adoption transmittal letters. Prepare for conference call with city attorney re status update; leave message. Conference call with city attorney re status update.	180.00
5/02/19	MSC	.70	Review email communication from Ms. Gygli responding to Pocatello resident confirming bonding is not anticipated. Review and follow up on email communication from Ms. Gygli following up on council member's request for water study as part of the establishment of the RAA. Draft detailed response re same. Follow up on status of ordinance adoption and review response re same.	140.00
5/03/19	MSC	1.20	Work on drafting and revising the post-ordinance adoption transmittal letters. Review and follow up on email communications re next steps. Review and follow up with Ms. Gygli concerning	240.00

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RE: Northgate Plan

CLIENT/MATTER: 09212-00001
MAY 31, 2019
Invoice # 179632

transmittal of the transfer of powers ordinances
and clarification on documents to be circulated.

ATTORNEY		RATE	HOURS	AMOUNT	NON-CHARGEABLE	
					HOURS	AMOUNT
Conrad, Meghan S.	Shareholder	200.00	2.80	560.00	.00	.00
Kline, Kim S.	Paralegal	100.00	.60	60.00	.00	.00
			3.40	620.00	.00	.00

COSTS ADVANCED

Visa (MSC: Meghan lodging - public hearing at city council meeting on 4/18/19)	117.52
Visa (MSC: expert lodging - public hearing at city council meeting on 4/18/19)	117.52
Visa (MSC: meal - public hearing at city counsel meeting on 4/18/19)	88.52

TOTAL COSTS ADVANCED 323.56

INVOICE TOTAL 943.56

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

MAY 31, 2019

Invoice # 179634

Billing Atty - RPA

RE: North Yellowstone District Closure

CLIENT/MATTER: 09212-00004

MAY 31, 2019

Invoice # 179634

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	860.00
COSTS ADVANCED	.00
TOTAL INVOICE	860.00

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ELAM & BURKE
ATTORNEYS AT LAW

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

MAY 31, 2019

Invoice # 179634

Billing Atty - RPA

FOR PROFESSIONAL SERVICES RENDERED

From MAY 6, 2019 Through MAY 31, 2019

RE: North Yellowstone District Closure

CLIENT/MATTER: 09212-00004

5/06/19	MSC	.10	Review and respond to email communication from Ms. Gygli concerning agency board action on the termination resolution and status of review of documents.	21.50
5/08/19	MSC	1.10	Review, revise and final the proposed termination resolution, termination plan and budget. Circulate the documents to Ms. Gygli including additional comments. Conference call with Ms. Gygli to discuss finalizing termination budget.	236.50
5/08/19	RPA	.10	Review email and information concerning the termination documents for consideration.	21.50
5/10/19	MSC	.20	Review revised budget information with updated June estimates and follow up with Ms. Gygli.	43.00
5/16/19	MSC	.30	Follow up with state tax commission and county concerning Agency resolution. Follow up with client re post-adoption transmittal letter and timing of the city council ordinance.	64.50
5/22/19	MSC	2.00	Work on drafting and revising the draft post-resolution transmittal letter to the taxing entities, state tax commission and county officials. Follow up with Ms. Gygli re same. Work on drafting the city council termination	430.00

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ATTORNEYS AT LAW

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Telephone 208 343-5454
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Tax Id No. 82-0451327

RE: North Yellowstone District Closure

CLIENT/MATTER: 09212-00004
MAY 31, 2019
Invoice # 179634

ordinance and circulate the same to city attorney
and Ms. Gygli.
5/26/19 MSC .20 Review proposed final ordinance and ordinance 43.00
summary and note date of city council meeting is
confirmed.

ATTORNEY	RATE	HOURS	AMOUNT	NON-CHARGEABLE	
				HOURS	AMOUNT
Armbruster, Ryan P. Shareholder	215.00	.10	21.50	.00	.00
Conrad, Meghan S. Shareholder	215.00	3.90	838.50	.00	.00
		4.00	860.00	.00	.00

COSTS ADVANCED

TOTAL COSTS ADVANCED .00

INVOICE TOTAL 860.00

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

MAY 31, 2019

Invoice # 179633

Billing Atty - RPA

RE: Hoku Property Disposition

CLIENT/MATTER: 09212-00002

MAY 31, 2019

Invoice # 179633

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	365.50
COSTS ADVANCED	.00
TOTAL INVOICE	365.50

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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

MAY 31, 2019

Invoice # 179633

Billing Atty - RPA

FOR PROFESSIONAL SERVICES RENDERED
From MAY 10, 2019 Through MAY 31, 2019

RE: Hoku Property Disposition

CLIENT/MATTER: 09212-00002

5/10/19	MSC	.20	Follow up with attorney Parks re status update. Review and follow up on status of pending tasks in preparation for the upcoming meeting.	43.00
5/28/19	MSC	1.00	Review and assess how penalties, interest, late charges and costs associated with delinquent tax payments are allocated between the agency and overlapping taxing districts. Review title 63, chapter 10, and draft follow up email communication to Alan Dornfest re same. Follow up with co-counsel Matt Parks re same and in support of resolving tax delinquency with county.	215.00
5/29/19	MSC	.50	Review email communication from Alan Dornfest re allocation of penalties/interest on delinquent tax payment. Draft follow up email seeking clarification on 63-1002. Draft follow up email communication to Matt Parks in advance of upcoming call with County to discuss settlement.	107.50

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Tax Id No. 82-0451327

RE: Hoku Property Disposition

CLIENT/MATTER: 09212-00002
MAY 31, 2019
Invoice # 179633

ATTORNEY		RATE	HOURS	AMOUNT	NON-CHARGEABLE HOURS	AMOUNT
Conrad, Meghan S.	Shareholder	215.00	1.70	365.50	.00	.00
			1.70	365.50	.00	.00

COSTS ADVANCED

TOTAL COSTS ADVANCED .00

INVOICE TOTAL 365.50

Stacey & Parks, PLLC
 802 W Bannock Suite LP 110
 BOISE, ID 83702
 United States
 (208) 917-7780

Stacey & Parks, PLLC

Melanie Gygli
 Sent via email

Balance \$1,720.00
Invoice # 00155
Invoice Date June 10, 2019
Payment Terms Net 30
Due Date July 10, 2019

Hoku Property Sale

Time Entries

Date	EE	Activity	Description	Rate	Hours	Line Total
05/07/2019	MP	Client Communication	Receive and review emails from Melanie Gygli and Scott Smith regarding DDA closing deadline, preparing notice of default, and assessment of tax deed process and impact on title.	\$200.00	0.6	\$120.00
05/07/2019	MP	Document Preparation	Draft notice of default and demand for cure letter. Review DDA and License Agreement default and cure provisions. Follow up with Melanie Gygli, Scott Smith, and Chad Carr regarding same.	\$200.00	1.1	\$220.00
05/09/2019	MP	Client Communication	Review and respond to numerous emails from Scott Smith and Melanie Gygli regarding tax issues and closing schedule.	\$200.00	0.3	\$60.00
05/10/2019	MP	Document Preparation	Finalize motion to dismiss and supporting memorandum. Follow up with Celtic's counsel regarding potential settlement. Telephone call with Celtic Life representative. Follow up with Board members regarding same.	\$200.00	1.4	\$280.00
05/13/2019	MP	Client Communication	Review notice from the Court regarding filings. Follow up with Scott Smith, Chad Carr, and Melanie Gygli regarding telephone call with Celtic and filings and strategy regarding hearings, resolution of lawsuit filed by Celtic, and closing default by Solargise.	\$200.00	0.4	\$80.00
05/13/2019	MP	Third Party Communication	Telephone call with Fahd Riaz regarding request for extension to pay license agreement security deposit.	\$200.00	0.1	\$20.00
05/15/2019	MP	Client Meeting	Prepare for and attend PDA board meeting to address DDA and Celtic litigation. Draft and finalize default letter for Solargise.	\$200.00	1.7	\$340.00

05/22/2019	MP	Communication with Opposing Party	Telephone call with Fahd Riaz regarding closing timeline and strategy regarding tax issues and other property encumbrances preventing closing.	\$200.00	0.5	\$100.00
05/24/2019	MP	Communication with Opposing Party	Telephone call with Bannock County attorney regarding resolution of tax issues in order to facilitate development.	\$200.00	0.2	\$40.00
05/28/2019	MP	Communication with Opposing Party	Draft email summarizing issues related to Hoku property and subsequent failed construction and development by Hoku in relation to the tax issues in order to brief county attorney regarding same for purposes of shaping settlement negotiations and potential solutions regarding unpaid taxes.	\$200.00	1.7	\$340.00
05/29/2019	MP	Document Review and Assessment	Review order granting motion to disqualify and appointment of new magistrate. Follow up with Scott Smith and Melanie Gygli regarding same. Assess newly assigned judge. Assess and determine strategy re resolving tax issues and Celtic suit simultaneously.	\$200.00	0.5	\$100.00
06/06/2019	MP	Third Party Communication	Draft follow up email to Bannock County prosecutor regarding tax issues with Hoku property.	\$200.00	0.1	\$20.00

Totals: **8.6 \$1,720.00**

Time Entry Sub-Total:	\$1,720.00
Sub-Total:	\$1,720.00
Total:	\$1,720.00
Amount Paid:	\$0.00
Balance Due:	\$1,720.00

AGENDA ITEM

NO. 7

POCATELLO DEVELOPMENT AUTHORITY (PDA)
Preliminary Application for use of Tax Increment Financing

Application:

Name: Gateway West Industrial Ctr. Date: 4/20/19.
Mailing Address: 669 West Quinn Road, Pocatello
Work Phone: _____ Cell Phone: 732-245-1243 E-Mail: barbwischera@
gmail.com
Project Description: Road repairs within complex and
repair of deteriorated SMI steel laydown areas.
(and Core Brace)
Project Location: Gateway West Industrial Ctr.
Is this project currently in an urban renewal area? Yes No
Is the project currently in a revenue allocation area? Yes No

If you answered 'no' to both questions above, please describe the "deteriorated or deteriorating" conditions associated with this location:

Current Assessed Value of Project Location: _____

Estimated Construction Value of Project: _____

Number of jobs created by this project: N/A Wage range of jobs: _____

Employee Benefits? Yes No If yes, please describe: The road repairs

will benefit all boot employees within complex, plus benefit
all tenants that truck product in & out. SMI steel & Core Brace

Time frame for job creation: will benefit from improvements to their
areas

Construction start date for project: June 2019 Anticipated completion date: June 2019.

Briefly describe other public benefit(s) associated with this project: All tenants

shipping product in & out will benefit from road
repairs. SMI steel & Core Brace will benefit from
repair & improvements to their laydown areas.

Does this project compete with other, already established businesses? How? No

Is this project currently subject to a competitive bid process? Please explain:

No, Superior Asphalt has done work before in facility & we have found them competitive

Are there other applicants that may be interesting in applying for PDA assistance for this same project? Please explain: No

Relationship of named applicant to the project: Barbara Wischenath, partner in Gateway West Industrial Ctr.

Type of Assistance Requested

(check all that apply):

- Public Infrastructure (water, sewer, street, etc.).
- Public Facility (building, park, parking lot, etc.).
- Match for other funding.
- Inspections, tests, surveys, appraisals, etc.
- Property Acquisition.
- Structure Demolition and Clearance.
- Other? Please Specify _____

Amount of Assistance Requested: \$116,898.00

Form of Assistance Requested:

- Grant of Funds.
- Loan of Funds.
- Reimbursement for Approved Expenditures.
- Pay-As-You Go.
- Bonding.
- Other? Please specify _____

Other helpful information? Please list: See attached estimate

Return completed application to:

PDA Executive Director
City of Pocatello
P O Box 4169
Pocatello ID 83205

SUPERIOR ASPHALT INC.

13393 N Dekay Rd
 PO Box 5628
 Pocatello, ID 83202
 (208) 237-1752
 Lic. No. 11636-C-1-4 (32)

Proposal

Proposal Submitted to: Barbara		Job Name:
Address: Gateway West		Job Location: Gateway West
City, State, and Zip Code: Pocatello, Id		Date: 3/21/2019
Attention: Barbara	Phone:	Job Phone:

We hereby submit specifications and estimates and propose to furnish the loabor, material, and equipment to complete the following items of work as listed below.

Description	Unit Price	Total
3 Lanes extending asphalt approx. 7,725 sq.ft.		\$46,350.00
Old asphalt repair approx. 7,910 sq.ft.		\$47,460.00
Road repairs approx 3648 sq.ft.		\$21,888.00
Misc approx 200 sq.ft.		\$1,200.00
This bid includes removal and replacement of 6 inches of gravel and 3 inches of asphalt.		

<ul style="list-style-type: none"> Existing oil deposits will be treated prior to sealing, but adhesion cannot be guaranteed Not responsible for human and animal tracking either on sealed or adjacent surfaces. Not responsible for reflective cracking when paving over existing cracked or broken asphalt. Crack Filling does not imply total crack elimination. Not responsible for existing grade or previous engineering related to drainage. Not responsible for back-fill or compaction accomplished by others. Enginerring, testing, inspection, and permit fees are not included. Rock, calichi, or soft area removal will be an additional charge. 	Total: \$116,898.00
	TERMS: 50% DEPOSIT REQUIRED UPON ACCEPTANCE OF BID BALANCE DUE UPON COMPLETION
ACCEPTANCE OF PROPOSAL: I/We accept this proposal and agree to pay the said amount in accordance with the terms set forth. All of the terms and conditions on the reverse side are incorporated herein and made a part hereof.	Submitted for <i>Superior Asphalt, Inc.</i> By: <u>Taylor Ankrum</u>
Signature: _____	Authorized Signature: _____

Date of Acceptance: _____	<h3>(208) 237-1752</h3>
Please check appropriate box below: <input type="checkbox"/> Owner <input type="checkbox"/> Owners Agent with Owners Knowledge	

SUPERIOR ASPHALT INC.

13393 N Dekay Rd
 PO Box 5628
 Pocatello, ID 83202
 (208) 237-1752
 No. 11636-C-1-4 (32)

Proposal

Proposal Submitted to: Barbara		Job Name:
Address: Gateway West		Job Location: Gateway West
City, State, and Zip Code: Pocatello, Id		Date: 3/21/19
Attention: Barbara	Phone:	Job Phone:

We hereby submit specifications and estimates and propose to furnish the loabor, material, and equipment to complete the following items of work as listed below.

Description	Unit Price	Total
3 Lanes extending asphalt approx. 7,725 sq.ft.		\$46,350.00
Old asphalt repair approx. 7,910 sq.ft.		\$47,460.00
Road repairs approx 6640 sq.ft.		\$39,840.00
Misc approx 200 sq.ft.		\$1,200.00
<p style="text-align: center;">22,475 sf</p> This bid includes removal and replacement of 6 inches of gravel and 3 inches of asphalt.		

Total: \$134,850.00

- Existing oil deposits will be treated prior to sealing, but adhesion cannot be guaranteed
- Not responsible for human and animal tracking either on sealed or adjacent surfaces.
- Not responsible for reflective cracking when paving over existing cracked or broken asphalt.
- Crack Filling does not imply total crack elimination.
- Not responsible for existing grade or previous engineering related to drainage.
- Not responsible for back-fill or compaction accomplished by others.
- Engineering, testing, inspection, and permit fees are not included.
- Rock, calichi, or soft area removal will be an additional charge.

**TERMS: 50% DEPOSIT REQUIRED UPON
 ACCEPTANCE OF BID
 BALANCE DUE UPON COMPLETION**

Submitted for *Superior Asphalt, Inc.*

By: Taylor Ankrum

Authorized
 Signature: _____

ACCEPTANCE OF PROPOSAL: I/We accept this proposal and agree to pay the said amount in accordance with the terms set forth. All of the terms and conditions on the reverse side are incorporated herein and made a part hereof.

Signature: _____

Date of Acceptance: _____

Please check appropriate box below:

- Owner Owners Agent with Owners Knowledge

(208) 237-1752

Liddil Paving LLC

12354 W Tyhee
 Pocatello, ID 83202
 208.237.8527
 lpaving@yahoo.com

Estimate

Date	Estimate #
5/28/2019	5523

Name / Address
Gateway West Industrial Center Barbara Wischerath 609 W Quinn Pocatello, ID 83201

P.O. No.	Rep	Project
	NO	2019 Pave Parking Lot

Qty	Item	Description	Cost	Total
1	Paving	Provide all labor, material, equipment, and supervision to excavate and remove up to 8" of asphalt, dirt, and debris. Deliver, spread, and compact up to 6" of 3/4"- Road Base as needed. Place 3" of hot mix asphalt over a prepared surface of 26,151 square feet and compact.	169,981.50	169,981.50

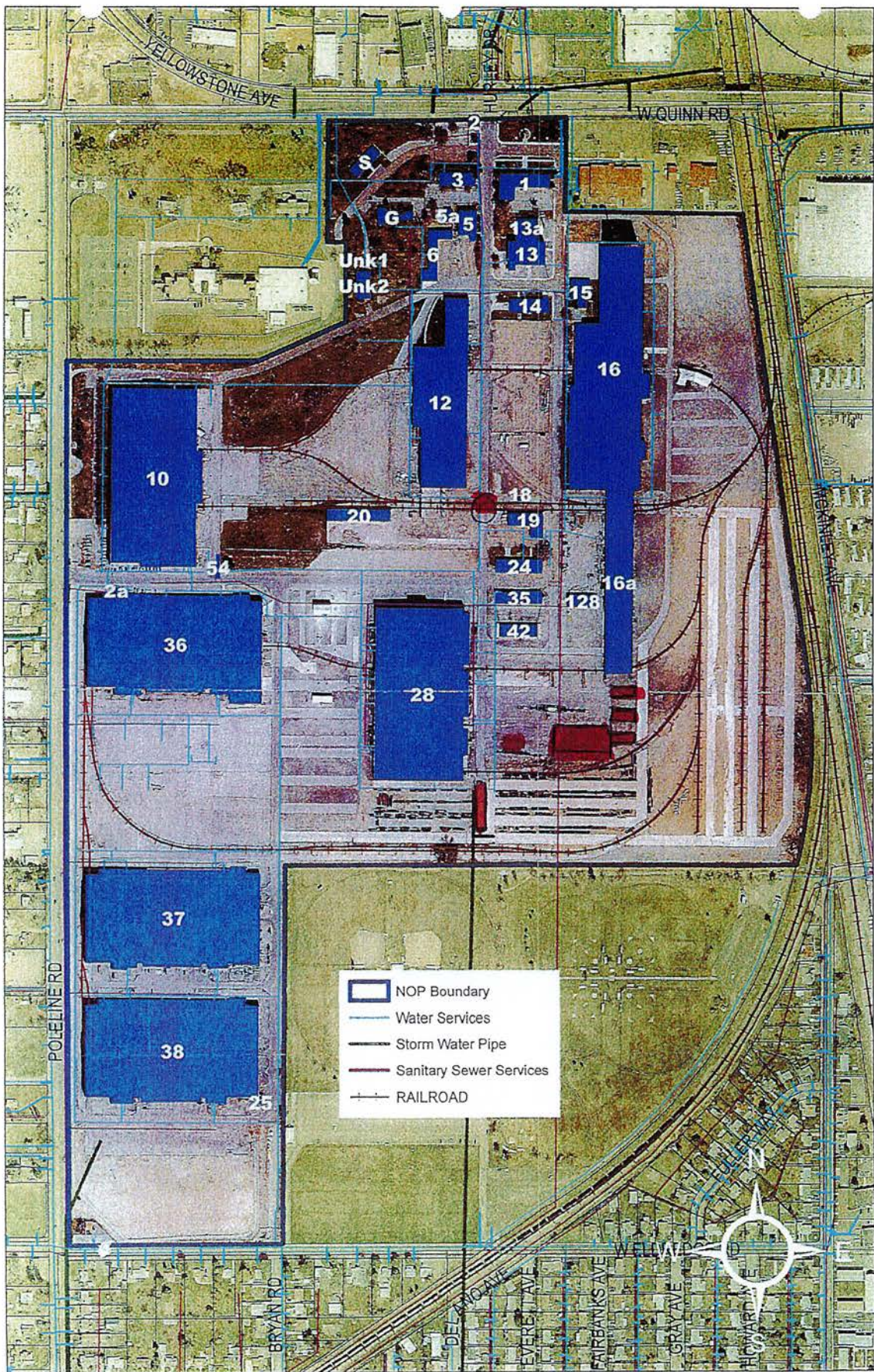
This proposal is valid through November 1, 2019. A 30% deposit is payable on signing this agreement. All invoices are payable upon job completion. Failure to pay by the due date will result in a .0484% per day (18% Annual Rate) late charge.
 To accept this proposal and confirm order, please sign and date this form and return it to Liddil Paving LLC.

Signature _____

Date _____

Total

\$169,981.50



- NOP Boundary
- Water Services
- Storm Water Pipe
- Sanitary Sewer Services
- ++ RAILROAD

Legend

Gateway West Industrial Ctr

Building 28

on St

Bullard St

Blandy St

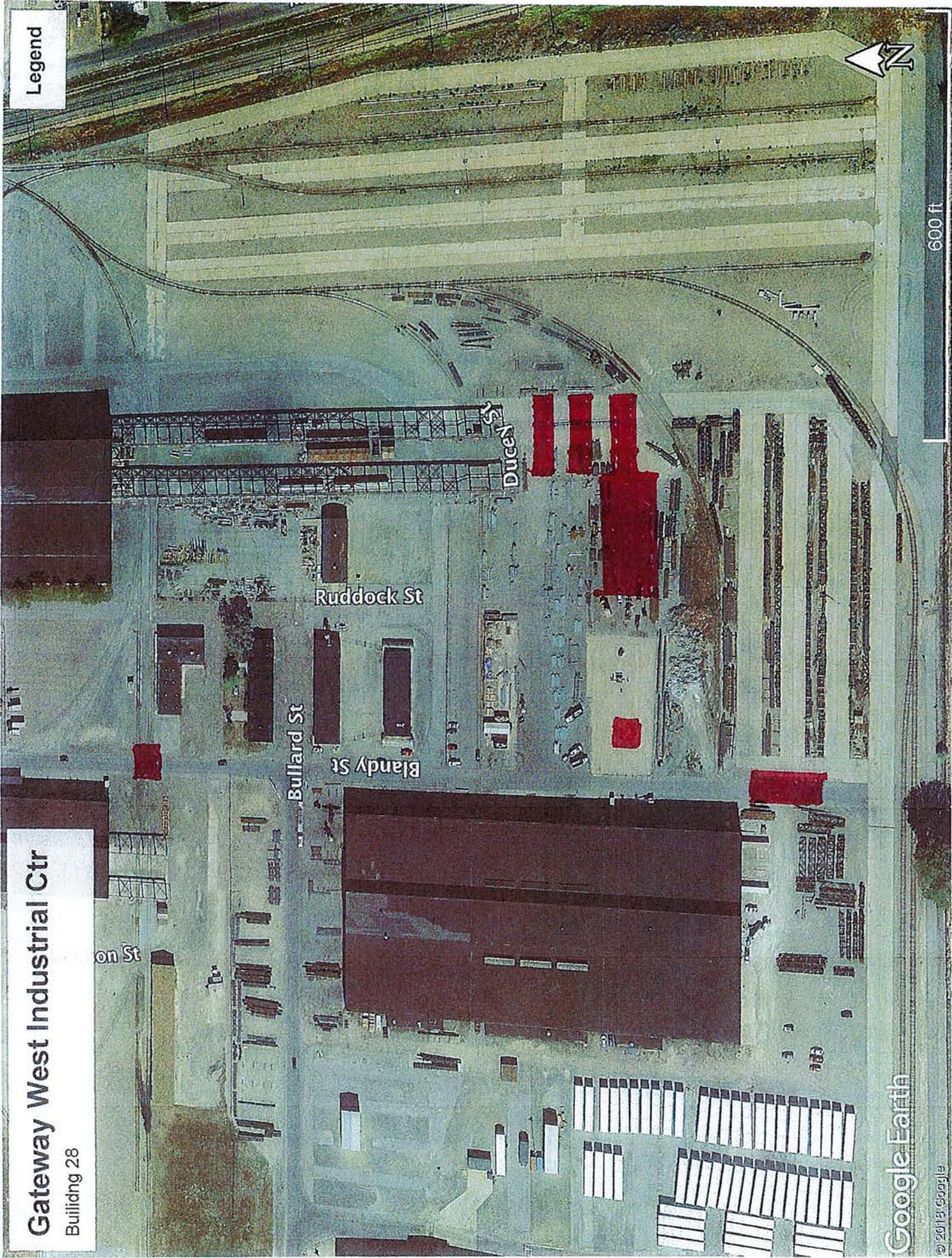
Ruddock St

Ducey St

600 ft

Google Earth

© 2013 Google



- s. assisting in the relocation of persons displaced from an urban renewal area;
- t. exercising all or any part or combination of powers herein granted.

By adopting this Plan, it is the intention of the PDA to facilitate improvements in the designated Naval Ordnance Plant Urban Renewal Area and enhance the economic viability of the area.

II. NAVAL ORDNANCE PLANT URBAN RENEWAL AREA DESCRIPTION AND DETERIORATED OR DETERIORATING CONDITIONS ANALYSIS

The Urban Renewal Area boundary and Revenue Allocation District are identified with the same boundaries. The area is legally described in Attachment 1. State Urban Renewal Law and the Local Economic Development Act identify a number of conditions that qualify an area for urban renewal status. The following presents an analysis and reasoning why the proposed Naval Ordnance Plant area should be included as part of an Urban Renewal Area.

Idaho Code 50-2002 outlines a finding and declaration of necessity which states that areas that impose onerous municipal burdens which decrease the tax base, and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities and among other things aggravates traffic problems in an area will qualify to be included in an Urban Renewal Area. Additionally, in Idaho Code 50-2903 areas in which there is a predominance of buildings or improvements... which by reason of dilapidation, deterioration, age or obsolescence... contributes to the economic underdevelopment of an area qualify for assistance.

The Naval Ordnance Plant is property that is in need of improvement in the areas of building and infrastructure improvements. These deteriorating facilities have contributed to under use of the site for businesses and industry for several years. Several site issues currently impede redevelopment including:

- Poor building façade;
- Rail line deterioration;
- Equipment obsolescence (including needed upgrades to the crane equipment and facilities to bring up to current certified specifications);
- Road deterioration.

Without addressing these conditions, the feasibility of additional development in this area in the near future is minimal. Additionally, the range of issues and the costs associated with redevelopment contributes to the ongoing underutilization of this area and prompts the need to establish the Naval Ordnance Plant Urban Renewal Area.

III. PROJECT PLAN

The project list outlined in this plan may be funded (all or part), if the PDA and Council decide to utilize tax increment financing funds as they become available from new construction. A description of the projects with estimated costs are as follows:

TABLE 1.

Project Costs

PROJECT	COST
Building Façade and Equipment Upgrades and Enhancements	\$2,300,000
Rail Line Refurbishment	\$500,000
Road Reconstruction	\$500,000
Construction Contingency (10%)	\$330,000
TOTAL	\$3,630,000

Project Description

- **Building Façade and Equipment Upgrades**—Exterior and interior improvements to buildings and needed equipment and facility enhancements to accommodate the needs of potential tenants of the site. Equipment upgrades are also included (including necessary enhancements to the overhead crane equipment) to ensure location and certification requirements of tenants.
- **Rail Line Refurbishment**—Repair an estimated 2,500 railroad ties including spikes, plugs and splice bars. This work would cover approximately 5,000 linear feet of track.
- **Road Reconstruction**—Repair and construction of roads (on site and off site), widening and improving roadways. Additionally, any roadway upgrades necessary to facilitate redevelopment of certain sites within the Revenue Allocation District Area.
- **Contingency costs**—An additional cost was calculated for work related to construction related costs including an increase in capital costs due to the length of time that it may take to complete the project and any other associated costs with the project.

Table 2 outlines the total project costs and the projected revenue for the proposed revenue allocation district.

TABLE 2. Project Costs and Revenues

ITEM	AMOUNT	TOTAL
REVENUES		
Revenue Allocation Proceeds	\$4,274,255	
Sub-Total		\$4,274,255
COSTS		
Building Façade and Equipment Upgrades and Enhancements	\$2,300,000	
Rail Line refurbishment	\$500,000	
Road reconstruction	\$500,000	
Contingency Cost (10%)	\$330,000	
Subtotal		\$3,630,000
Ending District Balance		\$644,255

IV. ECONOMIC FEASIBILITY STUDY

The following tables provide a breakdown of base-assessed valuations for the proposed revenue allocation district for the Naval Ordnance Plant Urban Renewal

TABLE 5.

Year 12 months ending	TIF Tax Value ⁴	⁵ Tax Levy Rate	Gross Tax Revenue	School Levy Rate (.004 per Idaho Code 50-2908)	Net Revenue to PDA
2006		.023729804			
2007	\$12,500,000	.023729804	\$296,623	\$50,000	\$246,623
2008	\$12,500,000	.023017909	\$287,724	\$50,000	\$237,724
2009	\$12,500,000	.023017909	\$287,724	\$50,000	\$237,724
2010	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2011	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2012	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2013	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2014	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2015	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2016	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2017	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2018	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2019	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2020	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2021	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2022	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2023	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2024	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2025	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
2026	\$12,500,000	.020716118	\$258,952	\$50,000	\$208,952
Total					\$4,274,255

The total revenue amount that may be received by the PDA over 20 years is estimated at approximately \$4,274,255. This amount would be available to finance improvement projects within the Naval Ordnance Plant Urban Renewal Area.

VI. CONFORMANCE WITH STATE LAW

Redevelopment activities for the Naval Ordnance Plant Urban Renewal Area are governed by two applicable sections of Idaho Code: the Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code) and the Idaho Local Economic Development Act (Chapter 29, Title 50, Idaho Code).

The Idaho Legislature passed the Urban Renewal Law in 1965. Under this law, a Mayor and Council can declare areas as deteriorating, and declare that the rehabilitation,

⁴ The TIF tax value (construction value) is projected to increase over time due to phased development through the life of the 20 year district.

⁵ Calculations include holding the levy rate constant through 2006-2007 and then including a 3% reduction of the levy rate for two years (2008-2009). In 2010, it is reduced again, this time by 10% due to the anticipated Central Corridor Urban Renewal Area expiration which will generate a broader tax base resulting in a reduction in the levy rate.

and 72.17 respectively, for the lunch meeting and for the publishing of the annual public hearing. Year to date revenues of \$1,046,324.16 (see page 3) are greater than expenses of \$815,760.45. Overall Net income of \$230,563.71. Reminder a net loss indicates the use of cash reserves. At the end of May, the Authority had cash on hand of \$5,947,014.72. The checking account balance was \$2,912,265.15, the savings account was \$746,307.08, and cash being held by Zions Trust amounted to \$2,288,442.49. The Authority recognized minor financial activity during the month of May. The Authority received revenues totaling \$1,469.64 of which \$201.87 was interest earnings on cash invested. Property tax revenue totaled year to date revenues of \$1,047,793.80 (see page 3) are greater than expenses of \$815,760.45. Overall net income of \$232,033.35. Reminder a net loss indicates the use of cash reserves. As an update, the outstanding note owed by BBAD Investment was paid in full in the month of June. \$194,951.27 was received; \$193,566.55 was applied to principal and the remaining \$1,384.72 was interest accrued. It was then MSC (**B. Blad, D. Hillam**) to approve the April and May 2016 Financial Reports as presented.

Agenda Item No. 3: Payment Requests/Reimbursements. T. Olsen presented items 4(a) thru 4(c). It was MSC (**T. Ottoway, B. Blad**) to approve the following items:

- (a) Idaho Accelerator Center Utilities:
 1. February \$1,124.04
 2. March \$968.52
- (b) Positron Building Furnace/Water Damage Claim. ICRMP's deductible of \$500.00 and the pipe/furnace invoice in the amount of \$479.50 remain outstanding. **J. Stroschein** will issue a check to Quik & Kleen in the amount of \$979.50 and the claim will be closed.
- (c) New Day Products and Resources in the amount of \$59.40 for the Board appreciation plaques for Cynthia Hill and Howard Manwaring.

Agenda Item No. 4: Gateway West's Request for Funds Regarding Power within the NOP District. T. Olsen reminded the Board that at the April 20, 2016 Meeting, the agenda item was tabled until more information could be obtained by City Staff as to the business owner's positions on the power upgrades and a timeframe of which to expect the 10 year plan from Swift. **M. Quayle** provided letters in support of the power upgrades from two tenants, VTCU and ATCO. VTCU believes the upgrades to be crucial to their work product and performance. If their business has issues with the power and diminished quality, they may relocate to a larger facility which was recently acquired. **M. Quayle** relayed that Earl Swift has purchased the equipment for Building 10 and has paid Idaho Power \$133,882.00 to date. The Board expressed some concern and hesitation with contributing to the power upgrades and perhaps later finding out that Swift raised the rent for the tenants as the property was now improved. **Chair Smith** reminded the Board the funds within the TIF District are there to improve the properties within the District pursuant to the specifications of the District Plan. **J. Stroschein** advised there is \$281,417 in the District with an expected tax remittance in July to be somewhere around \$90,000. There was no discussion pertaining to the 10 year plan. **It was MSC (S. Brown, C. Carr)** to pay 50%, up to \$200,000, for the power upgrades pertaining to Building Nos. 10, 36, 37 and 38 once the Board receives verification of the expenditure and certifies the power upgrade project has been successfully completed.

Agenda Item No. 5: ISU IAC's Request to Lease Positron Facility. **Chair Smith** provided the Board with an update on the Positron Facility; ISU Idaho Accelerator Center would like to lease the facility, for a 5 year term, for the rent payment of utilities plus \$500, and include a 30

EXECUTIVE SUMMARY
GATEWAY WEST INDUSTRIAL CENTER – ELECTRICAL REIMBURSEMENT REQUEST

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

REQUEST

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

SUMMARY AND DOCUMENTATION

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

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

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

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

AGENDA ITEM

NO. 10

Pocatello Development Authority

10a

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 *MG*
Merril Quayle, Public Works Development Engineer *MQ*

DATE: Meeting of June 19, 2019

SUBJECT: BGS Holdings – Issuance of Funds

As part of the Economic Development Agreements with BGS Holdings, the Board approved loan funds of up to \$200,000.00 and a grant for \$60,000.00 for costs related to a variety of work on the building at 228 South Main.

A request for payment in the amount of \$56,655.67 has been submitted for a variety of work on the interior. The necessary permits and inspections were obtained and the work has been completed to the extent of the invoices. The request is divided between the loan (\$13,665.07) and the grant (\$42,990.00).

With this request, the total drawn on the loan is \$188,542.19, with \$11,457.81 remaining. The total drawn on the grant is \$58,900.00 with \$1,100.00 remaining.

It is our determination that the fund request is appropriate for payment. Payment should be made as follows:

1. CP Integrity Construction, \$54,561.00
2. William Coryell, \$2,094.67

Pocatello Development Authority

10b,
City of Pocatello
911 North 7th Avenue
Pocatello, Idaho 83205

TO: Pocatello Development Authority Board of Directors *An urban renewal agency for the City of Pocatello, Idaho*

FROM: Melanie Gygli, Interim Executive Director *MG*
Merril Quayle, Public Works Development Engineer *MQ*

DATE: Meeting of June 19, 2019

SUBJECT: Simmons Surgical – Issuance of Grant Funds

As part of the Economic Development Loan & Grant Agreements with Simmons Surgical, the Board provided grant funds of \$75,000.00 for costs related to restoration of the hardwood floors, original skylights, original ceiling, and façade and storefront, along with associated plans and demolition, for the building at 312 West Center.

Dane Simmons, representing Simmons Surgical, has submitted a request for \$1,050.00 covering engineering work for the skylight restoration. Copies of the scopes of work and canceled checks have been submitted and we determined the fund request is proportionate to the work that has been done.

With this request, the total drawn on this grant will be \$46,220.35; remaining to be drawn is \$28,779.65. Payment will be made as follows:

1. Simmons Surgical in the amount of \$1,050.00

Pocatello Development Authority

1062

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

TO: Pocatello Development Authority Board of Directors *An urban renewal agency for the City of Pocatello, Idaho*

FROM: Melanie Gygli, Interim Executive Director *MG*
Merril Quayle, Public Works Development Engineer *MB*

DATE: Meeting of June 19, 2019

SUBJECT: Simmons Surgical – Issuance of Loan Funds

As part of the Economic Development Loan & Grant Agreements with Simmons Surgical, the Board provided loan funds of \$125,000.00 for costs related to necessary repairs and add facilities to create a surgical skills training suite and an Air BnB-type lodging room in the building at 312 West Center.

Dane Simmons, representing Simmons Surgical, has submitted a request for \$14,524.86 covering construction management, materials and labor for a variety of interior work and supplies. A permit and inspection was completed for the electrical work. On June 12, 2019, the other work was inspected and we determined the fund request is proportionate to the work that has been done.

With this request, the total drawn on this loan will be \$60,100.29; remaining to be drawn is \$64,899.71.

Please make checks payable to:

1. Simmons Surgical in the amount of \$7,920.86
2. Electric Construction & Sales in the amount of \$6,604.00

Pocatello Development Authority

Me

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 Directors

FROM: Melanie Gygli, Interim Executive Director *MG*
Merril Quayle, Public Works Development Engineer *MB*

DATE: Meeting of June 19, 2019

SUBJECT: Station Square – Issuance of Loan Funds

As part of the Economic Development Loan & Grant Agreements with Station Square, the Board provided loan funds of \$100,000.00 for costs related to installation of a Class A hood in the existing restaurant and electric meters on the outside of the building at 200 South Main.

Denis Clijsters, representing Station Square, has submitted a request for \$4,358.72 covering electrical work associated with installation of the Class A hood. The appropriate permits and inspections were completed, so the fund request is proportionate to the work that has been done.

With this request, the total drawn on this loan will be \$47,882.44; remaining to be drawn is \$52,117.56. Please make check payable to:

Electric Construction & Sales in the amount of \$4,358.72