

**AMENDED MEETING AGENDA**  
**CITY OF POCATELLO**  
**POCATELLO DEVELOPMENT AUTHORITY**

MARCH 18, 2026 – 11:00 AM

CITY HALL COUNCIL CHAMBERS | 911 N 7TH AVENUE | POCATELLO

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

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

- 1. CALL TO ORDER, ROLL CALL, DISCLOSE CONFLICTS OF INTEREST AND ACKNOWLEDGMENT OF GUESTS.**
- 2. ACTION ITEM: MEETING MINUTES.** The Board may wish to waive the oral reading of the Board of Commissioners' meeting minutes held February 18, 2026, and to approve the minutes as written.
- 3. ACTION ITEM: CITY OF POCATELLO FINAL REIMBURSEMENT REQUEST NO. 3 FOR THE NORTHGATE DISTRICT.** The Board may wish to approve the final reimbursement request no. 3 for \$700,000.00 by the City of Pocatello for the WPC002-Griffith sanitary sewer upsize for flow capacity in the Northgate District.
- 4. ACTION ITEM: MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.** The Board may wish to approve the monthly financial report, expenses and reimbursements as presented.
- 5. ACTION ITEM: APPROVE AND EXECUTE A CORRECTION TO THE MONARCH BUILDING DEMOLITION RFQ RESOLUTION NUMBER, FROM RESOLUTION NO. 2026-1 TO RESOLUTION NO. 2026-2, THERE WAS A TYPO ON THE DOCUMENT HEARD ON FEBRUARY 18, 2026.** The Board may wish to approve and execute the correction of Resolution No. 2026-1 to 2026-2 for the Monarch Building Demolition RFQ approval and to authorize the vice chair to execute all pertinent documents.
- 6. ACTION ITEM: DISCUSS THE SOUTH 5<sup>TH</sup> AVENUE DISTRICT (S5A) WITH THOMAS J. KATSILOMETES.** The Board may wish to have a discussion with Thomas J. Katsilometes regarding the South 5<sup>th</sup> Avenue District.
- 7. ACTION ITEM: RECEIVE PUBLIC COMMENT ON THE 2025 ANNUAL REPORT AND THEN APPROVE AND ADOPT BY RESOLUTION NO. 2026-3.** The Board may wish to hear public comment on the 2025 Annual Report, and then approve and adopt by Resolution No. 2026-3, and to authorize the vice chair to execute all pertinent documents.
- 8. ACTION ITEM: APPROVE, ADOPT BY, AND EXECUTE RESOLUTION NO. 2026-4 FOR THE PETERSEN INC MUTUAL TERMINATION AND RELEASE AGREEMENT.** The Board may wish to approve, adopt by and execute Resolution No. 2026-4 for the Petersen Inc. Mutual Termination and Release Agreement for the Grant Agreement of 2008 and amended in 2010 within in the Naval Ordinance Plant District.
- 9. ACTION ITEM: PORTNEUF CAPITAL LLC IS REQUESTING AN OWNER PARTICIPATION AGREEMENT (OPA) IN THE NORTH PORTNEUF DISTRICT.** The Board many wish to review, discuss, and approve the request for an Idaho Power Substation Assessment, Natural Gas Assessment, and Additional Concrete removal for utilities in the North Portneuf District.. If Board approves the request, direct Legal Counsel to create an OPA with Portneuf Capital LLC for the next PDA meeting on April 15, 2026.
- 10. ACTION ITEM: AIRPORT MASTER PLAN.** The Board may wish to discuss creating an Airport Master Plan for the Airport.
- 11. ACTION ITEM: REVIEW AND DISCUSS THE DRAFT RAILROAD (RR) OVERPASS CONCEPT REPORT BY KELLER ASSOCIATES.** The Board may wish to review the the Draft RR Overpass Concept Report by Keller Associates.
- 12. 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.
- 13. ADJOURN MEETING.**

# AGENDA 2

**MEETING MINUTES**  
**CITY OF POCATELLO**  
**POCATELLO DEVELOPMENT AUTHORITY MEETING**  
FEBRUARY 18, 2026 – 11:00 AM  
COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCATELLO

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

Turner called the meeting to order at 11:02 AM. None of the board members had anything to disclose.

**Members present:** Mayor Mark Dahlquist, Kirk Lepchenske, Brent Nichols, Nathan Richardson, Scott Turner, and Ruby Walsh. **Members excused/unexcused:** Jeff Hough EX, Fred Parrish EX. and David Villarreal UE. **Others present:** Executive Director Brent McLane, Treasurer Thane Sparks, and Secretary Aceline McCulla, City of Pocatello Attorney Jared Johnson, and Public Works Director Tom Kirkman. **Visitors:** Brad Cramer, Merrill Quayle PE, and others in attendance.

**2. MEETING MINUTES.**

The Board may wish to waive the oral reading of the Board of Commissioners' meeting minutes held January 21, 2025, and to approve the minutes as presented.

It was moved by **R. Walsh** and seconded by **M. Dahlquist** to approve the December 17 meeting minutes as presented. Those in favor: M. Dahlquist, K. Lepchenske, N. Richardson, S. Turner, and R. Walsh. Those abstained: B. Nichols. Motion carried.

**3. SERVICE AWARDS.** The Board may wish to present Brian Blad and Linda Leeuwrik with Awards recognizing their Services to the Pocatello Development Authority.

The Board agreed to move onto the next item until recipients arrive. The Board presented the Award to Linda Leeuwrik. Brian Blad was not present.

**4. ACTION ITEM: APPROVE AND EXECUTE TASK ORDER NO. 2 (TO2) FOR BRAD CRAMER FOR REVIEW OF ADDITIONAL AREA AND PREPREATION OF AN ELEGIBLTY REPORT IN SUPPORT OF A FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE SOUTH 5<sup>TH</sup> AVENUE URBAN RENEWAL PROJECT (S 5<sup>TH</sup> AVE DISTRICT).** The Board may wish to approve and execute Task Order No. 2 with Brad Cramer for work on the S 5<sup>th</sup> Ave District Amendment Eligibility Study.

**McLane** provided reasons for a possible amendment, and the services Cramer will provide for task order no. 2 (TO2) for the South 5<sup>th</sup> Avenue Plan. One person opted out of the original plan and now wants to join in, and the other was not included, and he would like to develop residential property, and other property owners in the area will be approached, if they would like to be considered.

It was moved by **K. Lepchenske** and seconded by **S. Turner** to approve and execute Task Order No. 2 with Brad Cramer for work on the S 5<sup>th</sup> Ave District Amendment of the Eligibility Study as presented. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Unanimous. Motion carried.

**5. ACTION ITEM: APPROVE AND EXECUTE TASK ORDER NO. 3 FOR BRAD CRAMER TO PREPARE AN ECONOMIC FEASIBILITY STUDY FOR THE PROPOSED HISTORIC DOWNTOWN DISTRICT, INCLUDING REVIEW OF EXISTING CONDITIONS WITHIN THE PROPOSED DISTRICT.** The Board may wish to approve and execute Task Order No. 3 with Brad Cramer to prepare an economic feasibility study for the proposed Historic Downtown District, including review of existing conditions within the proposed District.

**McLane** stated this is to move forward with the feasibility study to start this district by the end of this year.

**Dahlquist** asked if Historic Downtown Pocatello Inc. is onboard with this project. **McLane** stated he has been in

contact with Stephanie Palagi and her organization and will work with them and get their feedback as this project moves along.

It was moved by **M. Dahlquist** and seconded by **K. Lepchenske** to approve and execute Task Order No. 3 with Brad Cramer to prepare an economic feasibility study for the proposed Historic Downtown District, including review of existing conditions within the Historic Downtown Pocatello District, as presented. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Unanimous. Motion carried.

**6. APPROVE AND EXECUTE CONFIRMATION OF AGENCY REIMBURSEMENT NO.1 PURSUANT TO THE THIRD OWNER PARTICIPATION AGREEMENT WITH POCATELLO QUINN, LLC - IN THE NAVAL ORDINANCE PLANT (NOP) DISTRICT.** The Board may wish to approve and execute the Confirmation of Agency Reimbursement No. 1 pursuant to the Third Owner Participation Agreement with Pocatello Quinn, LLC related to Building 10 façade work completed in the amount \$290,887.00 within the NOP District.

**McLane** stated this request reflects the OPA3 with Pocatello Quinn LLC – IRG and the work has been completed, inspected, and is compliant with the OPA3 guidelines accordingly.

It was moved by **R. Wash** and seconded by **K. Lepchenske** to approve and execute the Confirmation of Agency Reimbursement No. 1 pursuant to the Third Owner Participation Agreement with Pocatello Quinn, LLC related to Building 10 façade work completed in the amount \$290,887.00 within the NOP District, as presented. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Unanimous. Motion carried.

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

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

It was moved by **N. Richardson** and seconded by **R. Walsh** to approve the financial report, expenses and reimbursements as presented. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Unanimous. Motion carried.

**8. PUBLIC HEARING: APPROVE AND EXECUTE THE PROPOSED FISCAL YEAR 2026 (FY26) BUDGET AMENDMENT.**

The Board will hear comments from the public on the proposed Amendment of Fiscal Year 2026 Budget and then approve and execute the Amended FY26 Budget.

**Turner** opened the public hearing at 11:26 AM.

**Sparks** stated the original budget was approved in July 2025 and the Naval Ordinance Plant (NOP) District was going to close and the new Titan Center was to be created. This did not happen, so the amendments today are to move the cash back for expenses and anticipated Tax Increment Estimates for this fiscal year into the NOP District and remove the anticipated Tax Increment Estimates and expenses from the Titan Center District as presented. Sparks contacted Bannock County to get estimated tax increments. The budget amendment was held until we received the December 2025 tax increment to determine the actual increment amount.

**Turner** opened the hearing for public comment at 11:30 AM. With no public comments, **Turner** closed the public hearing at 11:30 AM.

It was moved by **K. Lepchenske** and seconded by **R. Walsh** to approve the Amended FY26 Budget as presented. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Unanimous. Motion carried.

**9. APPROVE AND EXECUTE TASK ORDER NO. 1 (TO1) BY MERRIL TO REVIEW REIMBURSEMENT REQUESTS, COST DOCUMENTATION VERIFICATION, COORDINATION WITH CITY STAFF AND AGENCY LEGAL COUNSEL FOR PROJECT APPROVAL, ACCEPTANCE AND REIMBURSEMENT FOR PROJECTS WITHIN THE NORTHGATE DISTRICT.**

The Board may approve and execute TO1 by Merrill Quayle to consult with Agency Board and Staff, City Staff and Agency Legal Counsel and review and verify cost documentation supporting reimbursement requests from private

developers and public entities related to projects within the Northgate District; determine actual reimbursement amounts and memorialize in a confirmation of reimbursement form; coordinate with City staff to complete site inspections prior to reimbursement payments being made, and other related tasks as specifically directed by the Chair and/or the Executive Director.

**McLane** noted this task order no. 1 is to allow Merrill Quayle to review reimbursement requests, complete reviews and verify the work is compliant per TIF guidelines, and provide updates and approve payments with a memo.

It was moved by **R. Walsh** and seconded by **K. Lepchenske** to approve the TO1 with Quayle as presented. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Unanimous. Motion carried.

**10. ACTION ITEM: APPROVE AND EXECUTE TASK ORDER NO. 2 (TO2) FOR MERRIL QUAYLE TO ATTEND MEETINGS AND REVIEW BRIDGE AND ROADWAY DESIGN INVOICES FROM KELLER ASSOCIATES FOR COMPLETENESS AND ACCURACY WITHIN THE NORTH PORTNEUF DISTRICT.** The Board may approve and execute Task Order No. 1 with Merrill Quayle to Assist the Executive Director in reviewing responses to requests for qualifications related to demolition of the Monarch Building, including participating in the selection process and attending meetings, including Pocatello Development Authority (PDA) board meetings.

**McLane** noted that Quayle will review tasks and design documents that Keller Associates presents for the overpass and new access road design submissions. The further along we get through the design phase, the easier it will be to seek and apply for grants and other funding options to build the bridge and access road. McLane explained that the new road design would benefit trucking traffic, by avoiding driving through neighborhoods in route to the old Hoku property, now owned by L.D. Barthlome.

It was moved by **N. Richardson** and seconded by **R. Walsh** to approve and execute Task Order No. 2 with Merrill Quayle to attend meetings as directed by the Agency Executive Director and review Bridge and Roadway Designs and invoices from Keller Associates, within the North Portneuf District, for completeness and accuracy prior to Agency payment of the invoices. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Unanimous. Motion carried.

**11. ACTION ITEM: APPROVE AND EXECUTE TASK ORDER NO. 3 (TO3) FOR MERRIL QUAYLE TO ASSIST WITH PROJECTS RELATED TO THE MONARCH BUILDING DEMOLITION.** The board may approve and execute task order no. 3 with Merrill Quayle to assist the Executive Director with the following: **1)** Review responses to requests for qualifications (RFQ) related to demolition of the Monarch Building; **2)** Participate in the evaluation and selection process; **3)** Attend selected Contractor meetings and Pocatello Development Authority (PDA) Board meetings; **4)** Assist with and negotiate contract terms with the selected contractor. Manage tasks of the demolition project with the following: **1)** Attend regular meetings with contractors; **2)** Attend Contractor and PDA Board meetings; **3)** Provide updates to the PDA board and staff; **4)** Coordinate with City staff and officials with on-site inspections (as needed); and **5)** Review and verify project cost documentation including invoices, lien waivers, and other required construction documents, payment requests, and other related tasks as specifically directed by the Chair and/or the Executive Director.

**McLane** noted that we are getting Quayle on board as the Board moves forward with this project.

It was moved by **R. Walsh** and seconded by **N. Richardson** to approve the TO3 with Merrill Quayle to complete task order components on the Monarch Building Demolition project that include the RFQ process, Scope of Work and Fee proposal process, and Project Manager of the Demolition project process as presented. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Unanimous. Motion carried.

**12. ACTION ITEM: APPROVE THE DRAFT 2025 ANNUAL REPORT.** The Board may wish to review and approve the Draft 2025 Annual Report for publication and public comment in March.

**McLane** explained that the Board would approve the proposed draft 2025 Annual Report as presented, and authorize staff to publish notice for public comment during the March 18, 2026 PDA meeting; where the PDA will hear comments from the public and then approve, adopt and execute the Amended FY2025 Budget by resolution.

It was moved by **N. Richardson** and seconded by **K. Lepchenske** to approve the Draft 2025 Annual Report as presented and authorize staff to publish in the ISJ a Notice for Public Comment for the March 18, 2026, meeting. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Unanimous. Motion carried.

**13. ACTION ITEM: APPROVE AND EXECUTE THE SELECTION OF THE REQUEST FOR QUALIFICATIONS (RFQ) 2025-001 PROPOSAL FOR THE MONARCH BUILDING DEMOLITION BY RESOLUTION NO. 2026-1.** The Board may wish to accept, approve, and execute by Resolution No. 2026-1 the Staton Companies RFQ proposal as the most qualified submission of all the proposals received. **PLEASE NOTE THAT RESOLUTION NO. 2026-1 NOTED IN THIS AGENDA ITEM HAD A TYPO AND WILL BE CHANGED TO RESOLUTION NO. 2026-2 IN THE MARCH 18, 2026 MEETING.**

**McLane** explained the evaluation process and that the RFQ scoring matrix used in the evaluation process was provided in the RFQ so all applicants understood how their proposals would be scored and evaluated.

It was moved by **R. Walsh** and seconded by **N. Richardson** to accept, approve, and execute by Resolution No. 2026-1 the Staton Companies RFQ proposal, as the highest scored most qualified submission of all the proposals received. Those in favor: M. Dahlquist, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Unanimous. Motion carried.

**14. 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.

No updates were noted.

**15. ADJOURN MEETING.**

With no further business, **Turner** adjourned the meeting at 12:08 PM.

Submitted by:

Aceline McCulla, Secretary

Approved on:

# AGENDA 3



**Merril Quayle P.E.**  
**3636 Jason Ave**  
**Pocatello, Idaho 83204**  
**Quayleeng1989@gmail.com**  
**(208) 6819228**

# Memorandum

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

**From:** Merrill Quayle, Project Manager

**Date:** March 7, 2026

**Re:** Northgate Revenue Allocation Fund Reimbursement Request 3 – City of Pocatello

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May 2, 2019, the City of Pocatello approved the Northgate Urban Renewal Plan under ordinance 3026 and recorded at Bannock County Instrument 21905996.

February 18, 2026 Pocatello Development Authority (PDA) monthly finance reported \$907,340.63 in the Northgate District.

June 12, 2024, the PDA approved the first reimbursement request in the amount of \$635,612.11.

March 19, 2025, the PDA approved the second reimbursement request in the amount of \$683,476.76.

The City of Pocatello is requesting a third and final reimbursement which would include items 1, minus the portion of item 1 paid within the second reimbursement request in the amount of \$213,130.03.

The total third and final reimbursement request would be \$700,000.50

Remaining requests:

1. WPC006-Fairground Sanitary Sewer Extension	\$913,130.53
	-\$213,130.03
Total	\$700,000.50

If this request is approved for \$700,000.50 then this would complete the City of Pocatello reimbursement regarding the Northgate Urban Renewal Project.

Please contact me with any questions.

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ORDINANCE NO. 3026

AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE NORTHGATE URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING SEVERABILITY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the City Council (the "City Council") and Mayor of the City of Pocatello (the "City") created the urban renewal agency, the Urban Renewal Agency of the City of Pocatello, also known as the Pocatello Development Authority (hereinafter, the "Agency"), authorizing the Agency to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended and supplemented (the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended and supplemented (the "Act") upon making the findings of necessity required for creating the Agency;

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

WHEREAS, the City Council, on July 15, 2004, after notice duly published, conducted a public hearing on the North Yellowstone Urban Renewal Area Plan (the "North Yellowstone Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2741 on July 15, 2004, approving the North Yellowstone Plan and making certain findings;

WHEREAS, the City Council, on June 22, 2006, after notice duly published, conducted a public hearing on the Naval Ordnance Plant Urban Renewal Plan and the East Center Urban Renewal Plan (the "Naval Ordnance Plant and East Center Plans");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2797 on June 22, 2006, approving the Naval Ordnance Plant and East Center Plans and making certain findings;

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

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2814 on April 19, 2007, approving the North Portneuf Plan and making certain findings;

No. 2190599C  
Recorded at Request of City of Pocatello  
Date: 5/8/19 Time: 9:42  
Official Record Book:                       
Bannock County Recorder  
                     Deputy

## ATTACHMENT 5.1

**Public Improvements within the Revenue Allocation Area**

This Attachment includes a projected list of proposed public works or improvements within the Project Area. The Project Area includes fully improved streets, utilities (on-site and off-site), and other public right-of-way amenities as well as park and open space costs. The proposed Northgate Development Improvement List for the Northgate Urban Renewal District and estimated costs of the identified public infrastructure improvements are those supplied by the developer. The projected estimated costs are compared against estimated revenues to determine the financial feasibility of the Plan and Project. The amount ultimately to be reimbursed to the developer and/or public entities will be determined, in part, by the following factors:

- Specific terms of an owner participation agreement to be negotiated between the Urban Renewal Agency for the City of Pocatello also known as the Pocatello Development Authority ("PDA") and the developer and the PDA and the public entities.
- Actual cost of construction when incurred.
- Timing of Development
- Annual budgets adopted by the PDA's Board

The proposed Northgate Development Improvement List for the Northgate Urban Renewal District, as supplied by the developer, identifies anticipated investments to support private investment in capital facilities. Capital facilities generally have long useful lives and significant costs.

The City of Pocatello ("City"), Bannock County ("County"), and the PDA partnered with the Idaho Transportation Department to fund the construction of the new Interstate 15 ("I-15") interchange. This new I-15 interchange is the economic driver incentivizing the private development of the Project Area. As part of this major undertaking, the City, County, and PDA contemplated the establishment of a Project Area in conjunction with the proposed private development to reimburse the public entities for the public improvements related to the I-15 Interchange and other related public improvements. Additionally, the City and PDA contributed to the funding of the Olympus Drive Extension and the local road connecting the new I-15 Interchange to Olympus Drive, referred to as the Eastside Road. Again, the City and PDA participated with the understanding their contribution to the Project would be reimbursed by revenue allocation funds through the establishment of the Project Area and private development anticipated to occur within the boundaries of the Project Area.

Most of the public improvement projects contained in the Project Area will be advance-funded by the developer, as is the case in similar developments throughout the community. The overall project and the infrastructure to support it are all consistent

29-345

with the vision articulated in the Amended Pocatello Comprehensive Plan and as required in City development regulations. The cost estimates provided by the developer for all infrastructure costs, including the reimbursement of the City, County, and PDA costs already incurred, or may be incurred, prior to the establishment of the District, are included in the cash flow analyses.

The estimated public improvement costs that may be incurred by the City, County, and PDA are as follows:

Actual \$2,019,089.37

City of Pocatello	\$3,000,000
Bannock County	\$1,350,000
Pocatello Development Authority	\$2,000,000
Total Public Entity Reimbursement	\$6,350,000

To be clear, the amounts set forth above are estimates for the limited purpose of determining whether the Plan is economically feasible. The amounts shown are not intended to be a binding commitment of the City, County, or PDA to pledge, budget, or allocate funds for the payment of any public improvement costs related to the Plan and/or the Project Area.

Estimated public improvement costs expected to be incurred by the developer are as follows:

Phase 1 Street Construction (including pedestrian Facilities)	\$10,410,000
Phase 1 Water System Investment	\$ 2,000,000
Phase 1 Sewer System Investment	\$ 0
Total Reimbursable investment Phase 1	\$12,410,000
Phase 2 Street Investment (including pedestrian Facilities)	\$ 7,890,000
Phase 2 Water System Investments	\$ 0
Phase 2 Sewer System Improvement	\$ 1,875,000
Total Reimbursable investment Phase 2	\$ 9,765,000
Phase 3 Street Investment (including pedestrian Facilities)	\$ 0
Phase 3 Water System Investment	\$ 6,000,000
Phase 3 Sewer System Investment	\$ 6,000,000
Total Reimbursable investment Phase 3	\$12,000,000
Phase 4 Street Investment (including pedestrian Facilities)	\$ 4,900,000
Phase 4 Water System Investment	\$ 0
Phase 4 Sewer System Investment	\$ 0
Phase 4 Fire / EMS Facility Participation	\$ 4,000,000
Total Reimbursable investment Phase 4	\$ 8,900,000

130-345

Phase 5 Street Investment (including pedestrian Facilities)	\$11,200,000
Phase 5 Water System Investment	\$ 0
<u>Phase 5 Sewer System Investment</u>	<u>\$ 0</u>
Total Reimbursable investment Phase 5	\$11,200,000

Summary:

Grand Total Street Investment	\$34,400,000
Grand Total Water System Investment	\$ 8,000,000
Grand Total Sewer System Investment	\$ 7,875,000
Grand Total Fire/EMS Facility	<u>\$ 4,000,000</u>
Grand Total Reimbursable Investment All Phases	\$54,275,000
Grand total Public Entity Reimbursement	<u>\$ 6,350,000</u>
Grand total Public and Private Infrastructure Investment	\$60,625,000

The actual costs to be reimbursed by the PDA will likely vary from the costs detailed here as they will be subject to a specific Owner Participation Agreement (“OPA”) to be negotiated with the PDA once an urban renewal district is created. The cost estimates used in this analysis are considered high estimates for the purpose of financial planning. The purpose of this Attachment is to determine the economic feasibility of the proposed Project recognizing that not all of the proposed public improvement costs may be reimbursable to the developer and the amount actually reimbursable will be set forth in the OPA.

**The Urban Renewal Plan for the Northgate Urban Renewal Project (the “Plan”) covers the 20-year period 2020 to 2040.**

The Plan includes a revenue allocation provision establishing the Northgate Revenue Allocation Area (the “District” or “Project Area”) and is estimated to generate \$64,891,358 in revenue allocation funds or tax increment revenue between 2020 and 2040 in addition to the initial \$75,000 inter-district loan from the PDA to activate the program. The total from both sources is estimated to be \$64,966,358. The estimated revenue yield is based upon the Pocatello Urban Renewal: Market Analysis, dated June 2018, conducted by the Leland Consulting Group, using their more optimistic “attainable” scenario, over a 20-year life of an urban renewal district in Idaho.

As noted above, there are presently \$50,275,000 in Project costs identified in the list for public improvement costs provided by the developer. In addition, the Plan provides for the reimbursement of any funds advanced by three public entities noted above in the estimated amount of \$6,350,000<sup>1</sup> as well as a \$4,000,000 developer contribution to a

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<sup>1</sup> The City, County, and PDA are not bound or committed to any funding amount. The City, County, and PDA anticipate being reimbursed for funding public improvements within the boundaries of the Project Area; however, the amount and level of funding has not yet been determined. The amount shown is an estimate for the purpose of establishing economic feasibility and is not intended to be a binding obligation of the City, County, and/or PDA.

PREPARED 06/26/2024, 9:07:18  
PROGRAM GM186L

City of Pocatello  
PROJECT ACTIVITY LISTING SELECTION PARAMETERS

Project selection

From project . . . . . : WPC006 To project . . . . . : WPC006

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

Description begins with :

Description contains . :

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

From project type . . . . . : To project type . . . . . : 99

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

Sequence options

OPTION: 3 Project

Project options

Print projects without detail (Y/N/O) . . . . . : Y

Print inactive projects (Y/N) . . . . . : Y

Print budget projects (Y/N) . . . . . : Y

Print projects miscellaneous info? (Y/N) . . . . . : Y

Account selection

From fiscal year . . . . . : 2017 To fiscal year . . . . . : 2020

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

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

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

Print zero activity accounts (Y/N) . . . . . : N

Transaction selection

From period . . . . . : 03 of 2017 To period . . . . . : 06 of 2020

From transaction date . . . . . : 00/00/0000 To transaction date . . . . . : 99999999

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

Print transaction detail? (Y/N) . . . . . : Y

Print transaction description (Y/N) . . . . . : Y

Print work order # and job # (Y/N) . . . . . : N

Summary options

Print classification totals (Y/N) . . . . . : Y

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

Print project totals (Y/N) . . . . . : Y

City of Pocatello  
 PROJECT ACTIVITY LISTING

PROJECT:WPC006-FAIRGROUND SEWER EXTENSON TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	BALANCE
						DESCRIPTION	TRANS AMT	TRANS	ENCUMBERED	FISC YR PERIOD
01-0000-100.00-00						.00 POOLED CASH	6,422.01	.00	.00	
AJ		09/30/2019				INTERFUND ENGINEERING REIMBURSEME		3,356.54	.00	2019 12
						FAIRGROUNDS SEWER EXT.				
						TRANSACTION TOTAL:		3,356.54	.00	
01-0601-370.90-01						.00 CIVIL ENGINEERING	6,422.01-	.00	.00	6,422.01
AJ		09/30/2019				INTERFUND ENGINEERING REIMBURSEME		3,356.54-	.00	2019 12
						FAIRGROUNDS SEWER EXT.				
						TRANSACTION TOTAL:		3,356.54-	.00	
01-0601-445.10-01						.00 PERS.-EXEMPT, FULL	4,303.09	.00	.00	4,303.09-
AJ		12/13/2019				PR1213 PAYROLL SUMMARY		110.35	.00	2020 03
AJ		11/27/2019				PR1127 PAYROLL SUMMARY		617.93	.00	2020 02
AJ		11/15/2019				PR1115 PAYROLL SUMMARY		750.35	.00	2020 02
AJ		11/01/2019				PR1101 PAYROLL SUMMARY		308.98	.00	2020 02
AJ		10/18/2019				PR1018 PAYROLL SUMMARY		397.25	.00	2020 01
AJ		10/04/2019				PR1004 PAYROLL SUMMARY		154.49	.00	2020 01
AJ		10/04/2019				PR1004 PAYROLL SUMMARY		154.49-	.00	2020 01
AJ		09/30/2019				PR1004 PAYROLL SUMMARY		154.49	.00	2019 13
AJ		09/20/2019				PR0920 PAYROLL SUMMARY		84.46	.00	2019 12
AJ		09/06/2019				PR0906 PAYROLL SUMMARY		42.23	.00	2019 12
AJ		08/23/2019				PR0823 PAYROLL SUMMARY		211.16	.00	2019 11
AJ		08/09/2019				PR0809 PAYROLL SUMMARY		633.46	.00	2019 11
AJ		07/26/2019				PR0726 PAYROLL SUMMARY		295.62	.00	2019 10
AJ		07/12/2019				PR0712 PAYROLL SUMMARY		253.39	.00	2019 10
AJ		06/28/2019				PR0628 PAYROLL SUMMARY		42.23	.00	2019 09
AJ		06/14/2019				PR0614 PAYROLL SUMMARY		401.19	.00	2019 09
						TRANSACTION TOTAL:		4,303.09	.00	
01-0601-445.10-02						.00 PERS.-NONEXEMPT,FU	222.85	.00	.00	222.85-
AJ		10/18/2019				PR1018 PAYROLL SUMMARY		113.60	.00	2020 01
AJ		09/20/2019				PR0920 PAYROLL SUMMARY		109.25	.00	2019 12
						TRANSACTION TOTAL:		222.85	.00	

City of Pocatello  
 PROJECT ACTIVITY LISTING

PROJECT:WPC006-FAIRGROUND SEWER EXTENSON TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET #	PROJECT-TO-DATE DESCRIPTION	YEAR-TO-DATE TRANS AMT	ENCUMBERED ENCUMBERED	BALANCE FISC YR PERIOD
01-0601-445.21-01			MEDICAL			.00	873.61	.00	.00	873.61-
AJ	12/13/2019	PR1213					PAYROLL SUMMARY	51.23	.00	2020 03
AJ	11/01/2019	PR1101					PAYROLL SUMMARY	143.21	.00	2020 02
AJ	10/04/2019	PR1004					PAYROLL SUMMARY	71.69	.00	2020 01
AJ	10/04/2019	PR1004					PAYROLL SUMMARY	71.69-	.00	2020 01
AJ	10/04/2019	PR1004					PAYROLL SUMMARY	71.69	.00	2020 01
AJ	09/06/2019	PR0906					PAYROLL SUMMARY	19.28	.00	2019 12
AJ	08/09/2019	PR0809					PAYROLL SUMMARY	289.24	.00	2019 11
AJ	07/12/2019	PR0712					PAYROLL SUMMARY	115.70	.00	2019 10
AJ	06/14/2019	PR0614					PAYROLL SUMMARY	183.26	.00	2019 09
TRANSACTION TOTAL:								873.61	.00	
01-0601-445.21-02			LIFE			.00	1.09	.00	.00	1.09-
AJ	12/13/2019	PR1213					PAYROLL SUMMARY	.06	.00	2020 03
AJ	11/01/2019	PR1101					PAYROLL SUMMARY	.17	.00	2020 02
AJ	10/04/2019	PR1004					PAYROLL SUMMARY	.09	.00	2020 01
AJ	10/04/2019	PR1004					PAYROLL SUMMARY	.09-	.00	2020 01
AJ	10/04/2019	PR1004					PAYROLL SUMMARY	.09	.00	2020 01
AJ	09/06/2019	PR0906					PAYROLL SUMMARY	.02	.00	2019 12
AJ	08/09/2019	PR0809					PAYROLL SUMMARY	.37	.00	2019 11
AJ	07/12/2019	PR0712					PAYROLL SUMMARY	.15	.00	2019 10
AJ	06/14/2019	PR0614					PAYROLL SUMMARY	.23	.00	2019 09
TRANSACTION TOTAL:								1.09	.00	
01-0601-445.21-03			DENTAL			.00	37.50	.00	.00	37.50-
AJ	12/13/2019	PR1213					PAYROLL SUMMARY	1.98	.00	2020 03
AJ	11/01/2019	PR1101					PAYROLL SUMMARY	5.55	.00	2020 02
AJ	10/04/2019	PR1004					PAYROLL SUMMARY	2.78	.00	2020 01
AJ	10/04/2019	PR1004					PAYROLL SUMMARY	2.78-	.00	2020 01

City of Pocatello  
 PROJECT ACTIVITY LISTING

PROJECT:WPC006-FAIRGROUND SEWER EXTENSON TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET	PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	BALANCE	
						DESCRIPTION	TRANS AMT	TRANS	ENCUMBERED	FISC	YR PERIOD
AJ		10/04/2019	PR1004			PAYROLL SUMMARY	2.78		.00	2020	01
AJ		09/06/2019	PR0906			PAYROLL SUMMARY	.86		.00	2019	12
AJ		08/09/2019	PR0809			PAYROLL SUMMARY	12.95		.00	2019	11
AJ		07/12/2019	PR0712			PAYROLL SUMMARY	5.18		.00	2019	10
AJ		06/14/2019	PR0614			PAYROLL SUMMARY	8.20		.00	2019	09
TRANSACTION TOTAL:							37.50		.00		
01-0601-445.22-00 WORKERS COMPENSATI						.00	47.09	.00	.00	47.09-	
AJ		12/13/2019	PR1213			PAYROLL SUMMARY	1.14		.00	2020	03
AJ		11/27/2019	PR1127			PAYROLL SUMMARY	6.40		.00	2020	02
AJ		11/15/2019	PR1115			PAYROLL SUMMARY	7.77		.00	2020	02
AJ		11/01/2019	PR1101			PAYROLL SUMMARY	3.20		.00	2020	02
AJ		10/18/2019	PR1018			PAYROLL SUMMARY	5.30		.00	2020	01
AJ		10/18/2019	PR1018			PAYROLL SUMMARY	.74-		.00	2020	01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY	1.62		.00	2020	01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY	1.62-		.00	2020	01
AJ		09/30/2019	PR1004			PAYROLL SUMMARY	1.62		.00	2019	13
AJ		09/30/2019	PR1018			PAYROLL SUMMARY	.74		.00	2019	13
AJ		09/20/2019	PR0920			PAYROLL SUMMARY	2.01		.00	2019	12
AJ		09/06/2019	PR0906			PAYROLL SUMMARY	.44		.00	2019	12
AJ		08/23/2019	PR0823			PAYROLL SUMMARY	2.19		.00	2019	11
AJ		08/09/2019	PR0809			PAYROLL SUMMARY	6.65		.00	2019	11
AJ		07/26/2019	PR0726			PAYROLL SUMMARY	3.06		.00	2019	10
AJ		07/12/2019	PR0712			PAYROLL SUMMARY	2.66		.00	2019	10
AJ		06/28/2019	PR0628			PAYROLL SUMMARY	.44		.00	2019	09
AJ		06/14/2019	PR0614			PAYROLL SUMMARY	4.21		.00	2019	09
TRANSACTION TOTAL:							47.09		.00		

PROJECT:WPC006-FAIRGROUND SEWER EXTENSON TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	BALANCE
							TRANS AMT	TRANS	ENCUMBERED	FISC YR PERIOD
01-0601-445.24-03	PERSI					.00	538.42	.00	.00	538.42-
AJ		12/13/2019	PR1213			PAYROLL SUMMARY		13.20	.00	2020 03
AJ		11/27/2019	PR1127			PAYROLL SUMMARY		73.78	.00	2020 02
AJ		11/15/2019	PR1115			PAYROLL SUMMARY		89.59	.00	2020 02
AJ		11/01/2019	PR1101			PAYROLL SUMMARY		36.89	.00	2020 02
AJ		10/18/2019	PR1018			PAYROLL SUMMARY		61.00	.00	2020 01
AJ		10/18/2019	PR1018			PAYROLL SUMMARY		8.47-	.00	2020 01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		18.73	.00	2020 01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		18.73-	.00	2020 01
AJ		09/30/2019	PR1004			PAYROLL SUMMARY		18.73	.00	2019 13
AJ		09/30/2019	PR1018			PAYROLL SUMMARY		8.47	.00	2019 13
AJ		09/20/2019	PR0920			PAYROLL SUMMARY		23.12	.00	2019 12
AJ		09/06/2019	PR0906			PAYROLL SUMMARY		5.11	.00	2019 12
AJ		08/23/2019	PR0823			PAYROLL SUMMARY		25.21	.00	2019 11
AJ		08/09/2019	PR0809			PAYROLL SUMMARY		76.62	.00	2019 11
AJ		07/26/2019	PR0726			PAYROLL SUMMARY		35.30	.00	2019 10
AJ		07/12/2019	PR0712			PAYROLL SUMMARY		29.06	.00	2019 10
AJ		06/28/2019	PR0628			PAYROLL SUMMARY		4.78	.00	2019 09
AJ		06/14/2019	PR0614			PAYROLL SUMMARY		46.03	.00	2019 09
TRANSACTION TOTAL:							538.42		.00	
01-0601-445.24-04	MEDICAL SAVINGS					.00	69.34	.00	.00	69.34-
AJ		12/13/2019	PR1213			PAYROLL SUMMARY		1.62	.00	2020 03
AJ		11/27/2019	PR1127			PAYROLL SUMMARY		8.75	.00	2020 02
AJ		11/15/2019	PR1115			PAYROLL SUMMARY		10.63	.00	2020 02
AJ		11/01/2019	PR1101			PAYROLL SUMMARY		4.51	.00	2020 02
AJ		10/18/2019	PR1018			PAYROLL SUMMARY		8.76	.00	2020 01
AJ		10/18/2019	PR1018			PAYROLL SUMMARY		1.15-	.00	2020 01

City of Pocatello  
 PROJECT ACTIVITY LISTING

PROJECT:WPC006-FAIRGROUND SEWER EXTENSON TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET #	PROJECT-TO-DATE DESCRIPTION	YEAR-TO-DATE TRANS AMT	ENCUMBERED TRANS	ENCUMBERED ENCUMBERED	BALANCE FISC YR PERIOD
AJ		10/17/2019	PR1018				PAYROLL SUMMARY	1.15		.00	2020 01
AJ		10/04/2019	PR1004				PAYROLL SUMMARY	2.26		.00	2020 01
AJ		10/04/2019	PR1004				PAYROLL SUMMARY	2.26-		.00	2020 01
AJ		10/04/2019	PR1004				PAYROLL SUMMARY	2.26		.00	2020 01
AJ		09/20/2019	PR0920				PAYROLL SUMMARY	4.38		.00	2019 12
AJ		09/06/2019	PR0906				PAYROLL SUMMARY	.65		.00	2019 12
AJ		08/23/2019	PR0823				PAYROLL SUMMARY	3.13		.00	2019 11
AJ		08/09/2019	PR0809				PAYROLL SUMMARY	9.66		.00	2019 11
AJ		07/26/2019	PR0726				PAYROLL SUMMARY	4.38		.00	2019 10
AJ		07/12/2019	PR0712				PAYROLL SUMMARY	3.86		.00	2019 10
AJ		06/28/2019	PR0628				PAYROLL SUMMARY	.63		.00	2019 09
AJ		06/14/2019	PR0614				PAYROLL SUMMARY	6.12		.00	2019 09
TRANSACTION TOTAL:								69.34		.00	
01-0601-445.25-00 SOCIAL SECURITY						.00	326.83	.00		.00	326.83-
AJ		12/13/2019	PR1213				PAYROLL SUMMARY	7.76		.00	2020 03
AJ		11/27/2019	PR1127				PAYROLL SUMMARY	44.08		.00	2020 02
AJ		11/15/2019	PR1115				PAYROLL SUMMARY	56.75		.00	2020 02
AJ		11/01/2019	PR1101				PAYROLL SUMMARY	21.69		.00	2020 02
AJ		10/18/2019	PR1018				PAYROLL SUMMARY	37.37		.00	2020 01
AJ		10/18/2019	PR1018				PAYROLL SUMMARY	5.18-		.00	2020 01
AJ		10/04/2019	PR1004				PAYROLL SUMMARY	11.02		.00	2020 01
AJ		10/04/2019	PR1004				PAYROLL SUMMARY	11.02-		.00	2020 01
AJ		09/30/2019	PR1004				PAYROLL SUMMARY	11.02		.00	2019 13
AJ		09/30/2019	PR1018				PAYROLL SUMMARY	5.18		.00	2019 13
AJ		09/20/2019	PR0920				PAYROLL SUMMARY	14.29		.00	2019 12
AJ		09/06/2019	PR0906				PAYROLL SUMMARY	3.01		.00	2019 12

City of Pocatello  
 PROJECT ACTIVITY LISTING

PROJECT:WPC006-FAIRGROUND SEWER EXTENSON TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE TRANS AMT	ENCUMBERED TRANS ENCUMBERED	BALANCE FISC YR PERIOD
AJ		08/23/2019	PR0823			PAYROLL SUMMARY		15.05	.00	2019 11
AJ		08/09/2019	PR0809			PAYROLL SUMMARY		45.09	.00	2019 11
AJ		07/26/2019	PR0726			PAYROLL SUMMARY		21.07	.00	2019 10
AJ		07/12/2019	PR0712			PAYROLL SUMMARY		18.04	.00	2019 10
AJ		06/28/2019	PR0628			PAYROLL SUMMARY		3.05	.00	2019 09
AJ		06/14/2019	PR0614			PAYROLL SUMMARY		28.56	.00	2019 09
TRANSACTION TOTAL:								326.83	.00	
01-0601-445.26-05						CLOTHING ALLOWANCE		.00		
AJ		10/04/2019	PR1004			PAYROLL SUMMARY	2.19	2.19	.00	2020 01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		2.19-	.00	2020 01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		2.19	.00	2020 01
TRANSACTION TOTAL:								2.19	.00	
01-0601-445.62-03						ADVERTISING		.00		
AP	7115212	06/25/2019		000272	679	IDAHO STATE JOURNAL-LEG FAIRGROUND SEWER EXT	302.24	302.24	.00	2019 09
TRANSACTION TOTAL:								302.24	.00	
32-0000-100.00-00						POOLED CASH		.00		
AJ		09/30/2019	INTERFUND			ENGINEERING REIMBURSEME FAIRGROUNDS SEWER EXT.	6,422.01-	3,356.54-	.00	2019 12
TRANSACTION TOTAL:								3,356.54-	.00	
32-3010-442.10-02						PERS.-NONEXEMPT,FU		.00		
AJ		10/04/2019	PR1004			PAYROLL SUMMARY	.00	23.61	.00	2020 01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		23.61-	.00	2020 01
AJ		09/30/2019	PR1004			PAYROLL SUMMARY		23.61	.00	2019 13
AJ		09/30/2019	CAPITALIZE			CAPITALIZE WIP EXP. FY' FAIRGROUNDS SEWER EXTNSON		67.31-	.00	2019 14
AJ		09/20/2019	PR0920			PAYROLL SUMMARY		43.70	.00	2019 12
TRANSACTION TOTAL:								.00	.00	
32-3010-442.21-01						MEDICAL		.00		
AJ		10/04/2019	PR1004			PAYROLL SUMMARY	.00	17.28	.00	2020 01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		17.28-	.00	2020 01

City of Pocatello  
 PROJECT ACTIVITY LISTING

PROJECT:WPC006-FAIRGROUND SEWER EXTENSON TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	BALANCE
						DESCRIPTION	TRANS AMT	TRANS	ENCUMBERED	FISC YR PERIOD
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		17.28	.00	2020 01
						TRANSACTION TOTAL:	17.28		.00	
32-3010-442.21-02 LIFE						.00	.00	.00	.00	.00
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		.02	.00	2020 01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		.02-	.00	2020 01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		.02	.00	2020 01
						TRANSACTION TOTAL:	.02		.00	
32-3010-442.21-03 DENTAL						.00	.00	.00	.00	.00
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		.79	.00	2020 01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		.79-	.00	2020 01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		.79	.00	2020 01
						TRANSACTION TOTAL:	.79		.00	
32-3010-442.22-00 WORKERS COMPENSATI						.00	.00	.00	.00	.00
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		.25	.00	2020 01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		.25-	.00	2020 01
AJ		09/30/2019	PR1004			PAYROLL SUMMARY		.25	.00	2019 13
AJ		09/30/2019	CAPITALIZE			CAPITALIZE WIP EXP. FY'		.70-	.00	2019 14
AJ		09/20/2019	PR0920			FAIRGROUNDS SEWER EXTNSON PAYROLL SUMMARY		.45	.00	2019 12
						TRANSACTION TOTAL:	.00		.00	
32-3010-442.24-03 PERSI						.00	.00	.00	.00	.00
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		2.89	.00	2020 01
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		2.89-	.00	2020 01
AJ		09/30/2019	PR1004			PAYROLL SUMMARY		2.89	.00	2019 13
AJ		09/30/2019	CAPITALIZE			CAPITALIZE WIP EXP. FY'		8.11-	.00	2019 14
AJ		09/20/2019	PR0920			FAIRGROUNDS SEWER EXTNSON PAYROLL SUMMARY		5.22	.00	2019 12
						TRANSACTION TOTAL:	.00		.00	
32-3010-442.24-04 MEDICAL SAVINGS						.00	.00	.00	.00	.00
AJ		10/04/2019	PR1004			PAYROLL SUMMARY		.65	.00	2020 01

City of Pocatello  
 PROJECT ACTIVITY LISTING

PROJECT:WPC006-FAIRGROUND SEWER EXTENSON TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET #	PROJECT-TO-DATE DESCRIPTION	YEAR-TO-DATE TRANS AMT	ENCUMBERED TRANS ENCUMBERED	BALANCE FISC YR PERIOD
AJ		10/04/2019	PR1004				PAYROLL SUMMARY	.65-	.00	2020 01
AJ		10/04/2019	PR1004				PAYROLL SUMMARY	.65	.00	2020 01
AJ		09/30/2019	CAPITALIZE				CAPITALIZE WIP EXP. FY'	1.25-	.00	2019 14
AJ		09/20/2019	PR0920				FAIRGROUNDS SEWER EXTNSON PAYROLL SUMMARY	1.25	.00	2019 12
TRANSACTION TOTAL:								.65	.00	
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32-3010-442.25-00			SOCIAL SECURITY			.00		.00	.00	.00
AJ		10/04/2019	PR1004				PAYROLL SUMMARY	1.57	.00	2020 01
AJ		10/04/2019	PR1004				PAYROLL SUMMARY	1.57-	.00	2020 01
AJ		09/30/2019	PR1004				PAYROLL SUMMARY	1.57	.00	2019 13
AJ		09/30/2019	CAPITALIZE				CAPITALIZE WIP EXP. FY'	4.75-	.00	2019 14
AJ		09/20/2019	PR0920				FAIRGROUNDS SEWER EXTNSON PAYROLL SUMMARY	3.18	.00	2019 12
TRANSACTION TOTAL:								.00	.00	
-----										
32-3010-442.26-05			CLOTHING ALLOWANCE			.00		.00	.00	.00
AJ		10/04/2019	PR1004				PAYROLL SUMMARY	.63	.00	2020 01
AJ		10/04/2019	PR1004				PAYROLL SUMMARY	.63-	.00	2020 01
AJ		10/04/2019	PR1004				PAYROLL SUMMARY	.63	.00	2020 01
TRANSACTION TOTAL:								.63	.00	
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32-3011-500.80-05			DISTRIBUTION SYSTE			.00	101.49	.00	.00	101.49-
AJ		09/30/2019	CAPITALIZE				CAPITALIZE WIP EXP. FY'	82.12	.00	2019 14
FAIRGROUNDS SEWER EXTNSON TRANSACTION TOTAL:								82.12	.00	
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32-3012-500.80-99			OTHER INFRASTRUCTU			.00	6,422.01	.00	.00	6,422.01-
AJ		09/30/2019	INTERFUND				ENGINEERING REIMBURSEME	3,356.54	.00	2019 12
FAIRGROUNDS SEWER EXT. TRANSACTION TOTAL:								3,356.54	.00	
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53-5300-416.64-99			OTHER MISC. CONTRA			.00	5.16	.00	.00	5.16-
AJ		07/26/2019	PR0726				PAYROLL SUMMARY	2.19	.00	2019 10
AJ		06/14/2019	PR0614				PAYROLL SUMMARY	2.97	.00	2019 09
TRANSACTION TOTAL:								5.16	.00	
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78-6000-500.80-99			OTHER INFRASTRUCTU			.00	913,130.53	.00	.00	913,130.53-

PROJECT:WPC006-FAIRGROUND SEWER EXTENSON TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	BALANCE
							TRANS AMT	TRANS	ENCUMBERED	FISC YR PERIOD
AP	7118720	12/09/2019		004172	20750	A+ CONTRACTORS	354,423.13		.00	2020 03
						FAIRGROUNDS SEWER EXTENTN	9/30/19-11/27/19			
AP	7117028	09/30/2019		008720	20750	A+ CONTRACTORS	558,707.40		.00	2019 12
						FAIRGROUNDS SEWER EXTENSN	PROJ:START-9/30/19			
						TRANSACTION TOTAL:	913,130.53		.00	

=== PROJECT: WPC006 ===== P R O J E C T T O T A L S =====

CLASSIFICATION TOTALS:	REVENUE:	3,356.54-		
	EXPENDITURES:	923,317.97		
TRANSACTION TOTAL:		919,961.43	.00	
ESTIMATE COMPARISON:	1,000,000.00	919,961.43	.00	80,038.57
(ACTUAL) SUMMARY TOTAL:	.00	919,961.43	.00	919,961.43-

MISCELLANEOUS INFO:      CODE      FREEFORM INFORMATION      DATE

-----

MISC IF THE PROJECT GETS FUNDED IT WILL BE A WPC ASSET 06/11/2019

MISC MERRIL Q. WILL GIVE ME AN UPDATE AFTER IT GOES TO 06/11/2019

MISC COUNCIL ON 7/11/2019. BID OPENING IS 6/29/2019 06/11/2019

MISC MERRIL WORKED ON THE DESIGN TO SUBMIT REQUESTS FOR 06/11/2019

MISC BIDS. 06/11/2016

## Contractor's Application for Payment No. 1

Application Period: Start- 9/30/2019		Application Date: 9/30/2019
To (Owner): City of Pocatello	From (Contractor): A+ Contractors	Via (Engineer): Merril Quayle
Project: Fairgrounds Sewer Extension	Contract:	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.:

### Application For Payment Change Order Summary

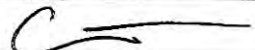
Approved Change Orders	Number	Additions	Deductions
<b>TOTALS</b>			
NET CHANGE BY CHANGE ORDERS			


1. ORIGINAL CONTRACT PRICE.....	\$ 895,434.70
2. Net change by Change Orders.....	\$
3. Current Contract Price (Line 1 + 2).....	\$ 895,434.70
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$ 558,113.05
5. RETAINAGE:	
a. 5% X \$526,498.05 Work Completed.....	\$ 26,324.90
b. 5% X \$61,615.00 Stored Material.....	\$ 3,080.75
c. Total Retainage (Line 5a + Line 5b).....	\$ 29,405.65
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$ 558,707.40
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$
8. AMOUNT DUE THIS APPLICATION.....	\$ 558,707.40
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$ 336,727.30

**Contractor's Certification**

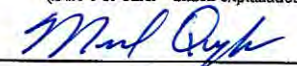
The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:  Date: 9/30/19

Payment of: \$ \$558,707.40  
(Line 8 or other - attach explanation of the other amount)

is recommended by:  9/30/2019  
(Engineer) (Date)

Payment of: \$ \$558,707.40  
(Line 8 or other - attach explanation of the other amount)

is approved by:  9/30/2019  
(Owner) (Date)

Approved by: \_\_\_\_\_  
Funding Agency (if applicable) (Date)

Progress Estimate

Contractor's Application For Payment No. 1

For (contract):				Application Number:						
Fairgrounds Sewer Extension				I						
Application Period:				Application Date:						
Start- 9/30/2019				30-Sep-19						
A				B	C	D	E	F		
Bid Item No.	Description	Bid Quantity	Unit Price	Bid Value	Estimated Quantity Installed	Value	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F) B	Balance to Finish (B - F)
201.4.1.D.1	Asphalt Removal	3375	\$3.90	\$13,162.50	2000	\$7,800.00		\$7,800.00	59.3%	\$5,362.50
204.4.1.B.1	Structural Excavation	1	\$5,500.00	\$5,500.00	1	\$5,500.00		\$5,500.00	100.0%	
204.4.3.B.1	Compacting Backfill	1	\$250,305.00	\$250,305.00	0.65	\$162,698.25		\$162,698.25	65.0%	\$87,606.75
301.4.1.A.1	Trench Excavation	9350	\$20.40	\$190,740.00	6210	\$126,684.00		\$126,684.00	66.4%	\$64,056.00
307.4.1.G.1	Type P Surface Restoration	3375	\$31.00	\$104,625.00						\$104,625.00
501.4.1.B.1	4" Solid Wall Gravity Sewer	40	\$12.00	\$480.00						\$480.00
501.4.1.B.1	8" Solid Wall Gravity Sewer	60	\$14.00	\$840.00	20	\$280.00		\$280.00	33.3%	\$560.00
501.4.1.B.1	18" Solid Wall Gravity Sewer	198	\$24.25	\$4,801.50	166	\$4,025.50		\$4,025.50	83.8%	\$776.00
501.4.1.B.1	24" Solid Wall Gravity Sewer	4026	\$38.90	\$156,611.40	2240	\$87,136.00	\$49,990.00	\$137,126.00	87.6%	\$19,485.40
502.4.1.B.1	48" Manhole 4-10 Ft deep	12	\$3,605.00	\$43,260.00	7	\$25,235.00	\$11,625.00	\$36,860.00	85.2%	\$6,400.00
502.4.1.B.3	Additional manhole depth per ft	4	\$600.00	\$2,400.00	4	\$2,400.00		\$2,400.00	100.0%	
502.4.1.B.3	Additional drop manhole depth per ft	1	\$600.00	\$600.00	1	\$600.00		\$600.00	100.0%	
502.4.1.F.1	Connect to Existing Manhole	1	\$3,500.00	\$3,500.00	1	\$3,500.00		\$3,500.00	100.0%	
502.4.1.C.1	Service Connection Manhole	2	\$2,240.00	\$4,480.00						\$4,480.00
502.4.1.D.1	Service Connection	2	\$2,490.00	\$4,980.00	1	\$2,490.00		\$2,490.00	50.0%	\$2,490.00
601.4.1.A.1	48" RCP	59	\$177.00	\$10,443.00	59	\$10,443.00		\$10,443.00	100.0%	
601.4.1.A.7	18" ADS pipe	67	\$54.90	\$3,678.30	67	\$3,678.30		\$3,678.30	100.0%	
601.4.1.A.7	36" ADS pipe	94	\$112.00	\$10,528.00	94	\$10,528.00		\$10,528.00	100.0%	
602.4.1.B.1	48" Storm Manhole	1	\$2,600.00	\$2,600.00	1	\$2,600.00		\$2,600.00	100.0%	
602.4.1.B.3	60" Storm Drain Manhole	1	\$9,900.00	\$9,900.00	1	\$9,900.00		\$9,900.00	100.0%	
705.4.1.A.1	Headwalls	4	\$6,000.00	\$24,000.00	4	\$24,000.00		\$24,000.00	100.0%	
1105.4.1.A.1	Construction Traffic Control	1	\$12,000.00	\$12,000.00	1	\$12,000.00		\$12,000.00	100.0%	
2010.4.1.A.1	Mobilization	1	\$25,000.00	\$25,000.00	1	\$25,000.00		\$25,000.00	100.0%	
SP-1	Storm Water Controls	1	\$11,000.00	\$11,000.00						\$11,000.00
<b>Totals</b>				<b>\$895,434.70</b>		<b>\$526,498.05</b>	<b>\$61,615.00</b>	<b>\$588,113.05</b>	<b>65.7%</b>	<b>\$307,321.65</b>

**Stored Material Summary**

**Contractor's Application For Payment No. 1**

For (contract):		Fairgrounds Sewer				Application Number:		1	
Application Period:		Start - 9/20/2019				Application Date:		9/30/2019	
A Invoice No.	B Shop Drawing Transmittal No.	C Materials Description	D Stored Previously		E Stored this Month		F Incorporated in Work		G Materials Remaining in Storage (\$) (D + E - F)
			Date (Month/Year)	Amount (\$)	Amount (\$)	Subtotal	Date (Month/Year)	Amount (\$)	
0721131-1		24" Sewer manholes	8/2019		\$49,990.00	\$49,990.00			\$49,990.00
			8/2019		\$11,625.00	\$11,625.00			\$11,625.00
<b>Totals</b>					\$61,615.00	\$61,615.00			\$61,615.00



Progress Estimate

Contractor's Application For Payment No. 2

For (contract):							Application Number:			
Fairgrounds Sewer Extension							2			
Application Period:							Application Date:			
9/30/2019- 11/27/2019							3-Dec-19			
A				B	C	D	E		F	
Item		Bid Quantity	Unit Price	Bid Value	Estimated Quantity Installed	Value	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F) B	Balance to Finish (B - F)
Bid Item No.	Description									
201.4.1.D.1	Asphalt Removal	3375	\$3.90	\$13,162.50	3375	\$13,162.50		\$13,162.50	100.0%	
204.4.1.B.1	Structural Excavation	1	\$5,500.00	\$5,500.00	1	\$5,500.00		\$5,500.00	100.0%	
204.4.3.B.1	Compacting Backfill	1	\$250,305.00	\$250,305.00	1	\$250,305.00		\$250,305.00	100.0%	
301.4.1.A.1	Trench Excavation	9350	\$20.40	\$190,740.00	9350	\$190,740.00		\$190,740.00	100.0%	
307.4.1.G.1	Type P Surface Restoration	3375	\$31.00	\$104,625.00	3375	\$104,625.00		\$104,625.00	100.0%	
501.4.1.B.1	4" Solid Wall Gravity Sewer	40	\$12.00	\$480.00	40	\$480.00		\$480.00	100.0%	
501.4.1.B.1	8" Solid Wall Gravity Sewer	60	\$14.00	\$840.00	60	\$840.00		\$840.00	100.0%	
501.4.1.B.1	18" Solid Wall Gravity Sewer	198	\$24.25	\$4,801.50	198	\$4,801.50		\$4,801.50	100.0%	
501.4.1.B.1	24" Solid Wall Gravity Sewer	4026	\$38.90	\$156,611.40	4026	\$156,611.40		\$156,611.40	100.0%	
502.4.1.B.1	48" Manhole 4-10 Ft deep	12	\$3,605.00	\$43,260.00	12	\$43,260.00		\$43,260.00	100.0%	
502.4.1.B.3	Additional manhole depth per ft	4	\$600.00	\$2,400.00	4	\$2,400.00		\$2,400.00	100.0%	
502.4.1.B.3	Additional drop manhole depth per ft	1	\$600.00	\$600.00	1	\$600.00		\$600.00	100.0%	
502.4.1.F.1	Connect to Existing Manhole	1	\$3,500.00	\$3,500.00	1	\$3,500.00		\$3,500.00	100.0%	
502.4.1.C.1	Service Connection Manhole	2	\$2,240.00	\$4,480.00	2	\$4,480.00		\$4,480.00	100.0%	
502.4.1.D.1	Service Connection	2	\$2,490.00	\$4,980.00	2	\$4,980.00		\$4,980.00	100.0%	
601.4.1.A.1	48" RCP	59	\$177.00	\$10,443.00	59	\$10,443.00		\$10,443.00	100.0%	
601.4.1.A.7	18" ADS pipe	67	\$54.90	\$3,678.30	67	\$3,678.30		\$3,678.30	100.0%	
601.4.1.A.7	36" ADS pipe	94	\$112.00	\$10,528.00	94	\$10,528.00		\$10,528.00	100.0%	
602.4.1.B.1	48" Storm Manhole	1	\$2,600.00	\$2,600.00	1	\$2,600.00		\$2,600.00	100.0%	
602.4.1.B.3	60" Storm Drain Manhole	1	\$9,900.00	\$9,900.00	1	\$9,900.00		\$9,900.00	100.0%	
703.4.1.A.1	Headwalls	4	\$6,000.00	\$24,000.00	4	\$24,000.00		\$24,000.00	100.0%	
1103.4.1.A.1	Construction Traffic Control	1	\$12,000.00	\$12,000.00	1	\$12,000.00		\$12,000.00	100.0%	
2010.4.1.A.1	Mobilization	1	\$25,000.00	\$25,000.00	1	\$25,000.00		\$25,000.00	100.0%	
SP-1	Storm Water Controls	1	\$11,000.00	\$11,000.00	1	\$11,000.00		\$11,000.00	100.0%	
CO	8" Water Drop Fairgrounds road	1	\$6,258.18	\$6,258.18	1	\$6,258.18		\$6,258.18	100.0%	
CO	16" Water Drop Chubbuck Road	1	\$18,144.65	\$18,144.65	1	\$18,144.65		\$18,144.65	100.0%	
CO	Asphalt Removal	145	\$4.20	\$609.00	145	\$609.00		\$609.00	100.0%	
CO	Type P Surface Restoration	145	\$31.00	\$4,495.00	145	\$4,495.00		\$4,495.00	100.0%	
	4" Solid Wall Gravity Sewer	-15	\$12.00	-\$180.00	-15	-\$180.00		-\$180.00	100.0%	
	8" Solid Wall Gravity Sewer	-20	\$14.00	-\$280.00	-20	-\$280.00		-\$280.00	100.0%	
	18" Solid Wall Gravity Sewer	-32	\$24.25	-\$776.00	-32	-\$776.00		-\$776.00	100.0%	
	48" Manhole 4-10 Ft deep	-1	\$3,605.00	-\$3,605.00	-1	-\$3,605.00		-\$3,605.00	100.0%	
	Service Connection Manhole	-2	\$2,240.00	-\$4,480.00	-2	-\$4,480.00		-\$4,480.00	100.0%	
	Service Connection	-1	\$2,490.00	-\$2,490.00	-1	-\$2,490.00		-\$2,490.00	100.0%	
<b>Totals</b>				<b>\$913,130.53</b>		<b>\$913,130.53</b>		<b>\$913,130.53</b>	<b>100.0%</b>	



# AGENDA 4

**Pocatello Development Authority  
Monthly Finance Report  
March 18, 2026  
Fiscal Year 2026**

**Expenditure Approvals:**

**Checks to be ratified:**

Vendor	Check #	Amount
ICCU	dbt26-2a	4.23 fred meyer (spoons)

**Checks to be approved:**

Vendor	Check #	Amount
ICCU	dbt26-3	58.20 ISJ ad - public notice
Thane Sparks	2115	1,500.00 March services
MBQ Engineering	2116	690.00 Task-2 (\$330) Task-3 (\$360)
Keller & Associates	2117	5,250.00 Invoice# 255048
Elam & Burke	2118	2,784.50 Invoice# 220669, 220670 ,220671
Red Hot Roaster	2119	150.07 March luncheon
ICRMP	2120	1,415.00 25-26 Insurance premium - 2nd half
City of Pocatello	2121	700,000.50 Northgate Reimbursement Request-3 (final)

*Board Approval*

**Cash Balances as of March 18, 2026**

	General Fund		Naval Ordinance		North Portneuf		Airport		Northgate		So 5th Ave		Total	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
<b>Cash*</b>	1,212,158.46		112,456.91		1,450,458.61		137,204.18		207,340.13		0.00		3,119,618.29	
<b>Income</b>														
Administrative fees	171,360	-	-	-	-	-	-	-	-	-	-	-	171,360	0.00
Property taxes	-	-	530,000	193,236.88	122,000	94,019.01	81,600	87,218.29	980,000	485,137.68	-	-	1,713,600	859,611.86
Interest income	90,000	50,644.84	-	-	-	-	-	-	-	-	-	-	90,000	50,644.84
Other Income		150,000.00	-	-	-	-	-	-	-	-	-	-		
Transfer In	-	-	-	-	-	-	-	-	-	-	25,000	-	25,000	0.00
<b>Total Income</b>	<b>261,360</b>	<b>200,644.84</b>	<b>530,000</b>	<b>193,236.88</b>	<b>122,000</b>	<b>94,019.01</b>	<b>81,600</b>	<b>87,218.29</b>	<b>980,000</b>	<b>485,137.68</b>	<b>25,000</b>	<b>0.00</b>	<b>1,999,960</b>	<b>910,256.70</b>
<b>Expense</b>														
Administrative expense	-	-	53,000	-	12,200	-	8,160	-	98,000	-	-	-	171,360	0.00
Luncheon costs	2,500	1,386.26	-	-	-	-	-	-	-	-	-	-	2,500	1,386.26
Office expenses	500	2,933.57	-	-	-	-	-	-	-	-	-	-	500	2,933.57
Dues and memberships	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Insurance	12,500	1,415.00	-	-	-	-	-	-	-	-	-	-	12,500	1,415.00
City admin charges	20,000	9,605.78	-	-	-	-	-	-	-	-	-	-	20,000	9,605.78
Professional services	150,000	60,982.22	-	-	-	330.00	-	-	-	-	25,000	-	175,000	61,312.22
Reimbursement - district imp.	-	-	-	-	-	-	-	-	1,078,000	700,000.50	-	-	1,078,000	700,000.50
Planned development projects	-	-	-	-	510,000	113,750.00	-	-	-	-	-	-	510,000	113,750.00
Transfer out	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	0.00
Non-capital Infrastructure	1,050,860	-	697,000	290,887.00	769,800	-	126,440	65,000.00	-	-	-	-	2,644,100	355,887.00
<b>Total Expense</b>	<b>1,261,360</b>	<b>76,322.83</b>	<b>750,000</b>	<b>290,887.00</b>	<b>1,292,000</b>	<b>114,080.00</b>	<b>134,600</b>	<b>65,000.00</b>	<b>1,176,000</b>	<b>700,000.50</b>	<b>25,000</b>	<b>0.00</b>	<b>4,638,960</b>	<b>1,246,290.33</b>

# Fred Meyer FRESH FOR EVERYONE.

**Now Hiring!**  
Apply at [jobs.fredmeyer.com](http://jobs.fredmeyer.com)

800 Yellowstone Ave.  
208-239-4000

YOUR CASHIER WAS CHEC 510

1111011688	KRD CLEAR SP	3.99 T
REWARDS CARD	*****5741	
TAX		0.24
**** BALANCE		4.23

Pocatello ID 83201  
VISA CREDIT Purchase  
\*\*\*\*\*0272 - C  
REF#: 032048 TOTAL: 4.23  
ATD: A000000031010  
TC: B822A874C57A186B

VISA	4.23
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 1  
02/18/26 08:38 260 510 8 999999510

\*\*\*\*\*  
Annual Card Savings \$2.42  
\*\*\*\*\*  
Fuel Points Earned Today: 4  
Total Feb Fuel Points: 45  
\*\*\*\*\*  
Fred Meyer Community Rewards  
On your behalf, we are contributing to  
Friends of the Pocatello Animal Shelter  
\*\*\*\*\*

SAVE THIS RECEIPT FOR REFUNDS  
OR ADJUSTMENTS



9102026070151000082602180838

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Join our team today!  
#ER#

[www.fredmeyer.com](http://www.fredmeyer.com)

**02/18/26 08:38AM**



# PROFORMA INVOICE

APG West Payment  
Processing  
PO Box 1570  
Pocatello, ID 83204  
Ph. (208) 239-3163

BILLING DATE:	ACCOUNT NO:
02/27/26	18588

ACELINE MCCULLA  
POCATELLO DEVELOPMENT AUTHORITY  
911 N 7th Avenue  
POCATELLO, ID 83205

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
721550	* *NOTICE FOR PUBLIC	03/03/26	03/03/26	2	\$58.20

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
02/27/26	CC	VISA	0272		\$58.20

Discount:	<b>\$0.00</b>	Gross:	<b>\$58.20</b>
Surcharge:	<b>\$0.00</b>	Paid Amount:	<b>\$58.20</b>
Credits:	<b>\$0.00</b>		

**Amount Due:\$0.00**

*We Appreciate Your Business!*

**\* \*NOTICE FOR PUBLIC COMMENT\* \***

**HEARING DATE:** Wednesday, March 18, 2026

**TIME:** 11:00 a.m.

**PLACE:** Pocatello City Hall Council Chambers, 911 North 7th Ave, Pocatello, Idaho

**ORGANIZATION HOLDING HEARING:** Pocatello Development Authority

The Urban Renewal Agency of the City of Pocatello, the Pocatello Development Authority (PDA) pursuant to Idaho Code Section 50-2006(5)(c), will hear comments from the public on the 2025 Annual Report prior to filing the 2025 Annual Report with the City of Pocatello and the Idaho State Controller by March 31, 2026. The Annual Report represents PDA 2025 activities. The report is available for review on the PDA website, you may copy and paste the link or click the link <https://pda.pocatello.gov/> and find the notice and 2025 PDA Annual Report under About, Public Notice Section, or during business hours in the Planning and Development Services Department, 911 N. 7th Avenue, Pocatello, Idaho.

Please contact Brent McLane with questions by email [bmclane@pocatello.gov](mailto:bmclane@pocatello.gov) or by phone (208) 234-6184.

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

**Published: March 3rd, 2026 (ISJ18588-721550)**



# MBQ Engineering



3636 Jason Ave  
 Pocatello, ID 83204  
 Phone: (208) 681-9228

# INVOICE

INVOICE #	DATE
26-0003	2.1.2026

CUSTOMER ID	TERMS
PDA	2.28.2026

## BILL TO

Pocatello Development Authority  
 Attn: Brent McLane  
 E-Mail: Amcculla@pocatello.gov  
 911 N 7th Ave  
 Pocatello, ID 83201

**North Portneuf District Task Order No. 2**  
 Professional Services from 1.31.2026 to 2.28.2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
1.31.2026 NP Dist. review & put together the historic files for the North Portneuf overpass, reviewed Keller Associates Pay App #5 invoice 0254686 Overpass 30% design	1	120.00	120.00
2.12.2026 NP Dist. Teams meeting and update from Keller Associated on roadway and overpass 30% design	0.5	120.00	60.00
2.18.2026 Regular Scheduled meeting	0.5	120.00	60.00
2.26.2026 NP Dist. review & commented on UPRR Contract for North Portneuf Overpass, Called Lance Kippen UPRR Consultant for discussion on contract names	0.75	120.00	90.00

*Thank you for your business!*

SUBTOTAL	330.00
TAX RATE	0.000%
TAX	-
<b>TOTAL</b>	<b>\$330.00</b>

If you have any questions about this invoice, please contact  
 [Merril Quayle, (208) 681-9228, quayleeng1989@gmail.com]





100 East Bower Street, Suite 110  
Meridian, ID 83642

(208) 288-1992

Pocatello Development Authority  
Attn: Brent McLane  
E-Mail: Amcculla@pocatello.gov  
911 N 7th Ave  
Pocatello, ID 83201

February 15, 2026  
Project No: 225098-000  
Invoice No: 0255048

Project 225098-000 PDA - Pocatello Railroad Overpass and Access Roadway  
Project Manager: *Donn Carnahan*

**Professional Services from January 01, 2026 to January 24, 2026**

Task	1.0	Administration		
<b>Fee</b>				
Total Fee		28,000.00		
Percent Complete		40.00	Total Earned	11,200.00
			Previous Fee Billing	9,800.00
			Current Fee Billing	1,400.00
			<b>Total Fee</b>	<b>1,400.00</b>
			<b>Total this Task</b>	<b>\$1,400.00</b>

Task	2.0	Survey		
<b>Fee</b>				
Total Fee		35,000.00		
Percent Complete		95.00	Total Earned	33,250.00
			Previous Fee Billing	33,250.00
			Current Fee Billing	0.00
			<b>Total Fee</b>	<b>0.00</b>
			<b>Total this Task</b>	<b>0.00</b>

Task	3.0	Concept Design		
<b>Fee</b>				
Total Fee		77,000.00		
Percent Complete		90.00	Total Earned	69,300.00
			Previous Fee Billing	65,450.00
			Current Fee Billing	3,850.00
			<b>Total Fee</b>	<b>3,850.00</b>
			<b>Total this Task</b>	<b>\$3,850.00</b>

Task	4.1	Geotechnical Investigation and Design		
<b>Fee</b>				
Total Fee		135,000.00		
Percent Complete		0.00	Total Earned	0.00
			Previous Fee Billing	0.00
			Current Fee Billing	0.00
			<b>Total Fee</b>	<b>0.00</b>
			<b>Total this Task</b>	<b>0.00</b>

Remittance Address: 100 East Bower St. Suite 110, Meridian, ID 83642  
ACH payment: Transit/Routing No. 021052053 Account No. 72589770 Remittance Email: invoices@kellerassociates.com

**GROWING POSSIBILITIES**

Doc ID: 0bd30049a288da6723e97d7a6cea1cc3e9b5c06d

Project	225098-000	PDA - RR Overpass & Access Roadway	Invoice	0255048
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Task	4.2	4.2-4.4: 30% Bridge and Roadway Design
------	-----	--

**Fee**

Total Fee	235,000.00		
Percent Complete	0.00	Total Earned	0.00
		Previous Fee Billing	0.00
		Current Fee Billing	0.00
		<b>Total Fee</b>	<b>0.00</b>
		<b>Total this Task</b>	<b>0.00</b>
		<b>Total this Invoice</b>	<b><u><u>\$5,250.00</u></u></b>

**Outstanding Invoices**

Number	Date	Balance
0254686	1/15/2026	10,850.00
		<b>10,850.00</b>

**Billings to Date**

	Current	Prior	Total
Fee	5,250.00	108,500.00	113,750.00
<b>Totals</b>	<b>5,250.00</b>	<b>108,500.00</b>	<b>113,750.00</b>

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



February 28, 2026

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

Invoice No. 220669  
Client No. 9212  
Matter No. 3  
Billing Attorney: MSC

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### INVOICE SUMMARY

For Professional Services Rendered from February 1, 2026 through February 28, 2026.

**RE: Special Counsel General**

Total Professional Services	\$ 2,732.50
Total Costs Advanced	<u>    \$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 2,732.50</b>

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



February 28, 2026

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

Invoice No. 220670  
Client No. 9212  
Matter No. 7  
Billing Attorney: MSC

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### INVOICE SUMMARY

For Professional Services Rendered from February 5, 2026 through February 28, 2026.

**RE: S. 5th Corridor Plan**

Total Professional Services	\$ 26.00
Total Costs Advanced	<u>    \$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 26.00</b>

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



February 28, 2026

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

Invoice No. 220671  
Client No. 9212  
Matter No. 8  
Billing Attorney: MSC

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### INVOICE SUMMARY

For Professional Services Rendered from February 5, 2026 through February 28, 2026.

**RE: Historic Downtown Plan**

Total Professional Services	\$ 26.00
Total Costs Advanced	<u>    \$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 26.00</b>

Red Hot Roasters  
 737 E CLARK ST,  
 POCATELLO ID 83201  
 Phone: 208.233.0902  
 Contact: Karen  
 Email: huiekaren768@gmail.com

**City of Pocatello Tax Exempt ID: 82-6000244**

City of Pocatello PDA Meeting for **March 18, 2026**

**Deliver by 10:45 AM to: 911 N 7th Ave, City Hall Council Chambers, located across from the Utility Billing Windows, if you reach the restrooms, you have gone too far).**

Will you **please call Aceline** to confirm prices and details on my mobile **406.202.6444** by **Thursday afternoon on 3.5.2026**. We will have a check on day of delivery. Thank you.

Name	Items	Qty	Each Cost	Totals
1	<b>Aceline</b> The squeak (1000 & HR Mayo on side) Spring Mix Rasp Vin on side	1	\$ 10.99	\$ 10.99
2	<b>Thane</b> The Squeak with Greek Pasta Salad	1	\$ 10.99	\$ 10.99
3	<b>Brent</b> The Italiano with Spring Mix with Blue Cheese on side	1	\$ 10.99	\$ 10.99
4	<b>Merril</b> Chicken Club Wrap with Nacho Cheese Doritos	1	\$ 9.99	\$ 9.99
5	<b>Nathan</b> The Godfather NO SIDE	1	\$ 12.99	\$ 12.99
6	<b>Kirk</b> Turkey Bacon Swiss with Red Potato Blue Cheese Salad	1	\$ 11.99	\$ 11.99
7	<b>Fred</b> Turkey Bacon Swiss with Greek Salad	1	\$ 11.99	\$ 11.99
8	<b>Mark</b> Asian Wrap with Red Potato Salad	1	\$ 11.58	\$ 11.58
9	<b>Ruby</b> The Vegi Salad with sun dried tomato dressing on side	1	\$ 9.99	\$ 9.99
10	<b>Jeff</b> The Campagnolo with Red Potato-Blue Cheese Salad	1	\$ 10.99	\$ 10.99
11	<b>Scott</b> The Big Bubba (Grilled) with Greek Pasta Salad	1	\$ 12.58	\$ 12.58
	<b>TOTAL FOOD</b>	11		\$ 125.07
	Gratuity on food			\$ 25.01
	Delivery Charge			\$ 5.00
	<b>TOTAL CREDIT CARD PAYMENT PAID</b>			<b>\$ 155.08</b>

**INSTRUCTIONS:**

Will you please cut sandwiches in half, wrap and write the person's name on their sandwich.

Napkins 2-3 per person please and appropriate utensils

**Thank you, your food and friendly services are greatly appreciated.**

**Member Billing Contact:**

 Brent McLane  
 Pocatello Development Authority  
 911 N 7th Ave  
 Pocatello, ID 83205

**Invoice Date:** 3/1/2026  
**Invoice Number:** 18045 - 2026 - 2  
**Policy Period:** 10-1-25 to 9-30-26  
**Policy Number:** 45A18045100125

## Insurance Billing

DESCRIPTION
25-26 Policy Year Annual Premium:    \$2,830.00  Paid to Date:    \$1,415.00  Balance Due:    \$1,415.00
For proper application, please do not combine other payments with your premium remittance.

Please Detach and Submit with Payment

**Member:**

 Pocatello Development Authority  
 911 N 7th Ave  
 Pocatello, ID 83205

**Make Checks Payable to:**

 ICRMP  
 PO Box 15116  
 Boise, ID 83715

<b>Invoice Date:</b>	3/1/2026
<b>Invoice Number:</b>	18045 - 2026 - 2
<b>Due Date:</b>	4/1/2026
<b>Balance Due:</b>	<b>\$1,415.00</b>
<b>Amount Paid:</b>	

Write Amount Paid Here

Address Corrections? Please make changes on the back of this form and enclose with your payment.

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

To: **POCATELLO URBAN**

Remittance No. 030  
Date: February 25, 2026

SOURCE AND FUND	PREPAID	CURRENT	-----DELINQUENT TAXES-----					INTEREST	MISC	TOTAL
	2026	2025	2024	2023	2022	2021	2020	2019	COLLECTION	
NORTH YELLOWSTONE (1-0013)										0.00
NAVAL ORDINANCE (1-0014)										0.00
NORTH PORTNEUF 801 (1-0016)										0.00
NORTHGATE (1-0017)		10,588.80							129.76	10,718.56
NORTHGATE (1-0018)										0.00
NORTHGATE (83-0000)										0.00
NORTHGATE (84-0000)										0.00
HARVEST SPRINGS (85-0000)										0.00
NORTH PORTNEUF 802 (82-0000)		4,081.72	11.19	17.57					50.24	4,160.72
PRSN PROPERTY RPLCMNT										0.00
CIRCUIT BREAKER										0.00
HOMEOWNER TAX RELIEF										0.00
ADDITIONAL TAX RELIEF										0.00
<b>COLUMN TOTALS</b>	<b>0.00</b>	<b>14,670.52</b>	<b>11.19</b>	<b>17.57</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>180.00</b>	<b>14,879.28</b>

Amount of Remittance 14,879.28

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

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

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

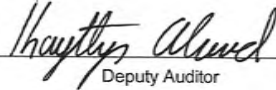
Chapter 169, laws of 1925, by source and fund, of all monies paid into the treasury of said county and apportioned to the  
since the 31ST DAY OF JANUARY the date of my last report. Subscribed and sworn to in duplicate before me on the

POCATELLO URBAN and included district  
25TH DAY OF FEBRUARY

 Notary Public of Bannock County.

County Clerk: JASON C. DIXON

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

By  Deputy Auditor



# AGENDA 5

RESOLUTION NO. 2026-2

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF POCA TELLO, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF POCA TELLO, IDAHO, ALSO KNOWN AS THE POCA TELLO DEVELOPMENT AUTHORITY, AMENDING RESOLUTION NO. 2026-1 TO CORRECT A CLERICAL ERROR; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Agency adopted Resolution No. 2026-1 on February 18, 2026, approving the ranking for the Agency's request for qualifications for the Monarch Building demolition and authorizing the Agency Executive Director to negotiate an agreement based on the ranking;

WHEREAS, a clerical error was identified wherein the resolution number was incorrectly cited as 2026-1 instead of 2026-2;

WHEREAS, this technical correction does not alter the substance, intent, or legal effect of the original resolution.

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

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

Section 2: The title and body of Resolution No. 2026-1 are hereby amended to reflect the correct number, which is 2026-2.

Section 3: All other terms, conditions, and provisions of the original resolution remain in full force and effect as if the error had not occurred.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Pocatello, Idaho, on March 18, 2026. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on March 18, 2026.

APPROVED:

By: \_\_\_\_\_  
Scott Turner, Vice Chair of the Board

ATTEST:

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

4932-4356-5463, v. 1

# AGENDA 7

RESOLUTION NO. 2026-3

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF POCATELLO, IDAHO, TO BE TERMED THE "ANNUAL REPORT RESOLUTION," APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2025; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT WITH THE CITY AND IDAHO STATE CONTROLLER; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE ANNUAL REPORT; DIRECTING THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO FILE SAID REPORT; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

WHEREAS, the City Council, on May 2, 2019, after notice duly published conducted a public

hearing on the Urban Renewal Plan for the Northgate Urban Renewal Project (the “Northgate Plan”);

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

WHEREAS, the City Council, on November 20, 2025, after notice duly published conducted a public hearing on the Urban Renewal Plan for the South 5<sup>th</sup> Avenue Urban Renewal Project (the “S. 5<sup>th</sup> Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3168 on November 20, 2025, approving the S. 5<sup>th</sup> Plan, making certain findings, and establishing the S. 5<sup>th</sup> revenue allocation area (the “S. 5<sup>th</sup> Area”);

WHEREAS, pursuant to Idaho Code Section 20-2006(5)(c), the Agency is required to prepare an annual report and file the annual report with the City and the Idaho State Controller on or before March 31 of each year;

WHEREAS, pursuant to Idaho Code Section 50-2006(5)(c), the Executive Director prepared the annual report of the Agency’s activities for calendar year 2025, a copy of which report is attached hereto as Exhibit A and incorporated herein by reference;

WHEREAS, the Executive Director took steps to make available a copy of the report for public review and comment;

WHEREAS, on March 18, 2026, pursuant to Idaho Code Section 50-2006(5)(c), the Agency held an open public meeting, properly noticed, to report these findings in the annual report and to take comments from the public at Pocatello City Hall, Council Chambers, 911 N. 7<sup>th</sup> Avenue, Pocatello, Idaho, on the proposed annual report.

NOW BE IT RESOLVED by the Board of Commissioners of the Urban Renewal Agency of the City of Pocatello, Idaho:

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

Section 2: That the annual report attached hereto as **Exhibit A** and the notice of filing the annual report attached hereto as **Exhibit B** are hereby approved, together with any technical changes to the annual report and/or notice consistent with comments and discussions received at the March 18, 2026, Agency Board meeting, and adopted by the Agency Board.

Section 3: That the Board Chair, Vice-Chair, or Executive Director shall submit said annual report to the City of Pocatello, Idaho, and the Idaho State Controller, as directed by the Idaho State Controller's staff, on or before March 31, 2026.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Pocatello, Idaho, on March 18, 2026. Signed by the Vice Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on March 18, 2026.

APPROVED:

By: \_\_\_\_\_  
Scott Turner, Vice Chair of the Board

ATTEST:

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

Exhibit A  
2025 Annual Report

# Pocatello Development Authority



## **Board of Commissioners (During 2025)**

David Villarreal, Jr (Chair)  
Bannock County Commissioner Jeff Hough (Vice-Chair)  
Pocatello Mayor Brian Blad  
Councilwoman Linda Leeuwrik  
Kirk Lepchenske  
Fred Parrish  
Nathan Richardson  
Scott Turner  
Ruby Walsh

## **PDA/City Staff**

Brent McLane  
(Executive Director)  
  
Thane Sparks  
(Treasurer)  
  
Aceline McCulla  
(Secretary)  
  
Merril Quayle  
(Public Works Development Engineer)

# Profile of the Pocatello Development Authority

The Pocatello Development Authority was created by the City of Pocatello in 1988 by Resolution 1988-13 in accordance with the Urban Renewal Law of 1965 and the Local Economic Development Act. The Authority is an independent public body, corporate, political and a discrete component of the City of Pocatello.

The purpose of the Pocatello Development Authority is to promote urban renewal projects in areas designated by the City of Pocatello to be deteriorating and to implement the rehabilitation, conservation, redevelopment, or a combination thereof, of such area or areas, in the interest of the public health, safety, morals, or welfare of the residents of the City of Pocatello. The Authority is to afford maximum opportunity, consistent with the needs of the City of Pocatello as a whole, to rehabilitate or redevelop urban renewal areas by private enterprise.

The Board of Commissioners of the Pocatello Development Authority consists of nine members. Membership includes the President of the Pocatello City Council; a member of the Board of Bannock County Commissioners (or designee); the Mayor of the City of Pocatello; one member with financial expertise such as accounting, banking or lending-institution experience; one member from the education community; and four other members from the citizenry at large. Each commissioner serves a four (4) year term and may serve up to two (2) consecutive terms or eight (8) years. Terms are staggered in such a fashion that no more than two Board members expire in any given year.

At the regular meeting in October, the Board elects the Chairman, Vice-Chairman, Secretary, and Treasurer for a term of one year. The Board may also appoint other positions as may be determined necessary. The Chairman of the Board is the chief presiding officer of the Pocatello Development Authority. The Chairman executes all deeds, bonds, contracts and other legal documents authorized by the Board. Some of the Chairman's duties may be delegated by the Board to the Executive Director of the Authority.

## HOW DOES THE PDA WORK?

The Pocatello Development Authority (PDA) works with the City of Pocatello, Bannock Development Corporation and the private sector to remedy blighted and/or deteriorating or deteriorated areas in accordance with Idaho State Law. The PDA administers the funding for this process using tax increment financing according to an urban renewal plan approved by the local legislative body.

The City of Pocatello (via the City Council) is responsible for determining which areas of the City qualify under urban renewal law to be categorized as deteriorated or deteriorating and considered as an urban renewal area (URA). These areas typically lack adequate infrastructure, which may include water, sewer, power, roads or access. These improvements are in most cases too costly for a developer (or the City) to fund up-front and in many cases includes property outside of the primary developer's control.

Once an urban renewal area is established, the City recruits businesses or works through other recruiting efforts such as Bannock Development Corporation to attract businesses to these areas. Businesses that are interested in moving are looking for a site that makes business sense and, in some instances, will consider moving if there is financial aid

for infrastructure development or other construction costs such as demolition. This is where the PDA steps in, through the use of tax increment financing (TIF).

Tax increment financing is a mechanism that allows for funding of urban renewal projects according to an adopted urban renewal plan. When the City establishes a TIF district the value of the property in the district is frozen at its current valuation, creating the base value. The property taxes collected on this base value continue to be distributed to the various taxing entities providing services to that property, (e.g., cities, counties, and school districts), but the property taxes paid on the increased valuation goes to the Pocatello Development Authority (property values typically increase due to new development based on added value). The PDA can issue bonded debt, based upon expected valuation increases, or provide reimbursement to provide funding for infrastructure or site development necessary for the business to build in the district. Approximately two years after the business has moved in, property taxes begin to be collected on the increased valuation and allocated to the Authority to pay debt or reimburse costs. If planned projects are completed and all debt is paid prior to the maximum 20 year period the district may be closed "early" and

# EXECUTIVE SUMMARY

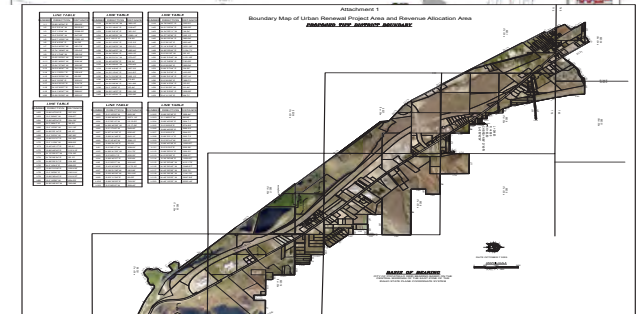
The mission of the Pocatello Redevelopment Agency (PDA) is to strengthen the tax base of the City of Pocatello and Bannock County through the encouragement of growth and development within the Portneuf Valley. To achieve this goal, four urban renewal districts are currently open. Through the financing of public improvements such as water, sewer, streets, and storm drainage facilities, the PDA has contributed the following to the tax base:

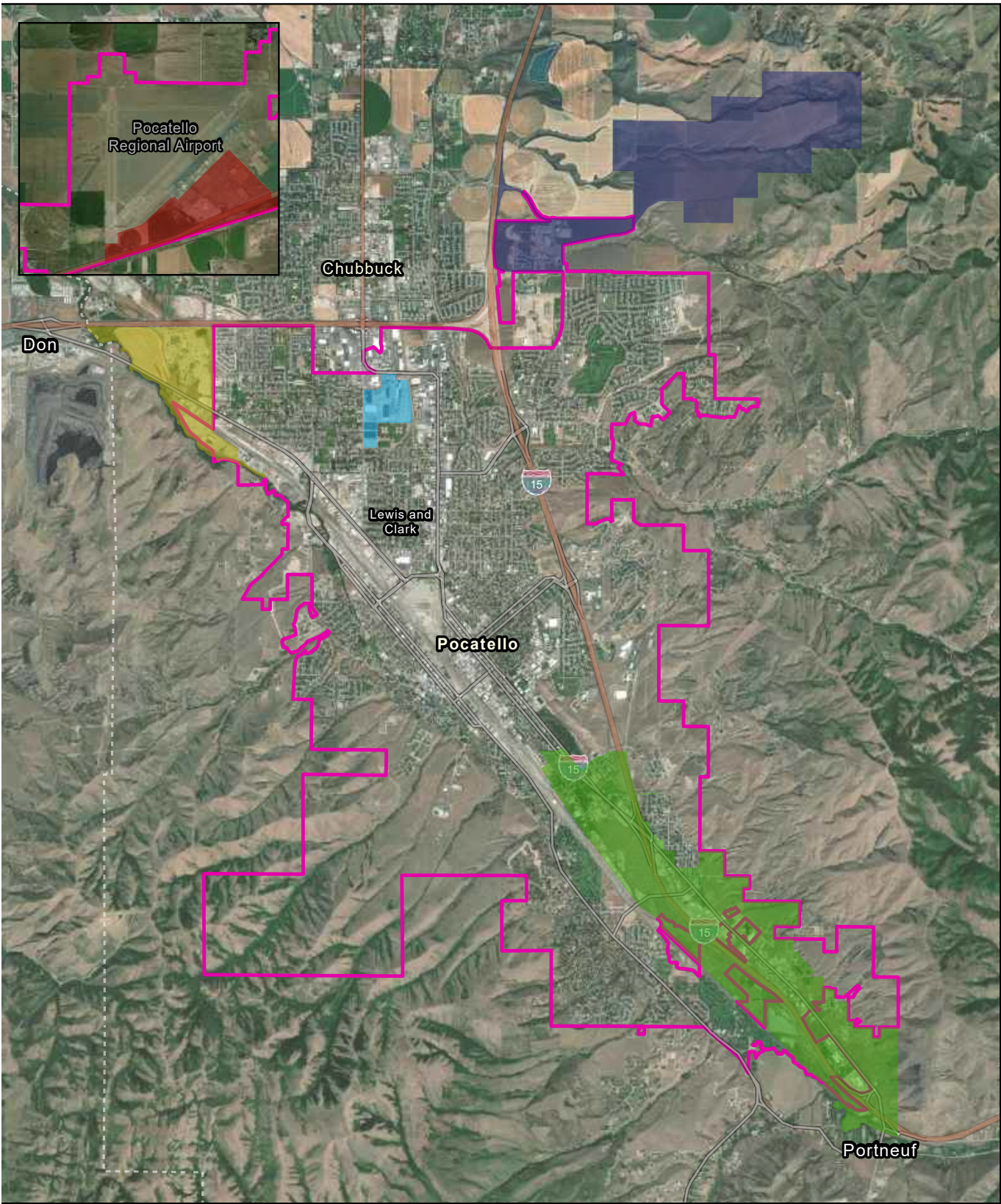
Urban Renewal District	Year Created	Year of Termination	Tax Increment Value, 2025
Naval Ordnance Plant District	2006	2030	\$171,197
North Portneuf District	2007	2030	\$122,021
Pocatello Regional Airport District	2010	2033	\$76,673
Northgate District	2019	2039	\$847,940
South 5th Avenue District	2025	2045	\$0.00

The land area of these four urban renewal districts is approximately 3,032 acres. Of the total district land area about 589 acres are located in Power County and the remaining 2,443 acres are located in Bannock County. The amount of land that is within a district located within the Pocatello city limits is approximately 1,128 acres, or 5.39% of the City's total land area. The Fiscal Year 2025 tax increment value of all districts was about \$1,217,828.00. This was an increase in increment value of approximately \$292,054.00 from last year.

In the year 2025, the following progress was made in the PDA's Urban Renewal Districts:

- Pocatello Quinn LLC - IRG (Industrial Realty Group) completed their building improvements with TIF funds per the Owner Participation Agreement (OPA) on improvements including painting, siding repairs, and replacing windows. The PDA is continuing discussions about further upgrades to the facility.
- The Northgate District has seen continued activity in the development of the multi-family portion of the district. The middle picture is a proposed preliminary plat of a new residential development in the district. In 2025, the increment value increased from 2024 value of \$592,959 to \$847,940 a significant increase of 62.552%. The district continues reimbursing contributing government entities.
- The South 5th Avenue District was in the final creation process in September of fiscal year 2025. The anticipated completion date is December 31, 2025. The bottom right picture shows the new district.
- Efforts toward a new Historic Downtown Pocatello Urban Renewal Area began in 2025. An eligibility study and an economic feasibility study were completed to determine if the PDA will proceed in a new Tax Increment District (TIF) in Fiscal Year 2026.





# Pocatello TIF Districts

CITY OF  
**POCATELLO**



<span style="color: red;">■</span>	Airport
<span style="color: lightblue;">■</span>	Naval Ordnance Plant
<span style="color: yellowgreen;">■</span>	North Portneuf
<span style="color: purple;">■</span>	Northgate District
<span style="color: green;">■</span>	S. 5th

# NAVAL ORDNANCE PLANT DISTRICT

Established:	2006
Expires:	2030
2025 Tax Increment:	\$171,194
Fund Balance:	\$210,107
Bonded Debt:	None
Non-Bonded Debt:	None

## Some Companies Currently in the District:

- IRG Realty Advisers LLC
- SME Steel
- Virginia Transformer VTCU Corp.
- Mountainland Supply LLC
- Western Industrial Motor and Machine
- McNabb Manufacturing LLC
- Novatech PC
- The Portneuf Valley Soccer Club
- Eaton Metal Products Co
- Idaho Plumbing Contractors
- Johansen LLC
- Smith's Heavy Repair



## Improvements:

Most recently the improvements to the facades of the buildings in the Naval Ordnance Plant were completed per the Owner Participation Agreement (OPA). Pocatello Quinn LLC - IRG has invested great energy into rebranding the facility into the Titan Center and is looking forward to future potential opportunities to partner with the PDA. Additionally, IRG is actively pursuing new tenants and is looking to developing a new commercial center along Quinn Road on the northern end of the property. The Portneuf Valley Soccer Club opened its new indoor soccer facility in March 2025.



2025 Aerial of Titan Center (NOP URA)

## NORTH PORTNEUF DISTRICT

Established:	2007
Expires:	2030
2025 Tax Increment:	\$122,021
Fund Balance:	\$1,448,120
Bonded Debt:	None
Non-Bonded Debt:	None

### Some Companies Currently in the District:

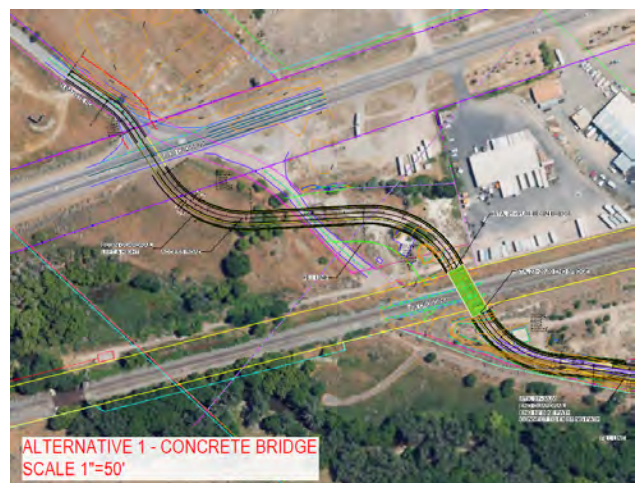
Portneuf Capital  
Great Western Malt  
Idaho Materials  
Salmon River Diesel Shop



2025 Aerial of North Portneuf District

### Improvements:

The PDA has engaged with Keller Engineering to create a preliminary design for a rail crossing and access road to connect River Park Way to US Highway 30. This connection would be vital to the growth of industry in the North Portneuf District, as it would provide a primary truck route that would reduce travel time and carbon footprint. Additionally, Portneuf Capital LLC has nearly completed the removal of the concrete structures of the remaining Hoku development. This cleanup is key to the redevelopment of this site.



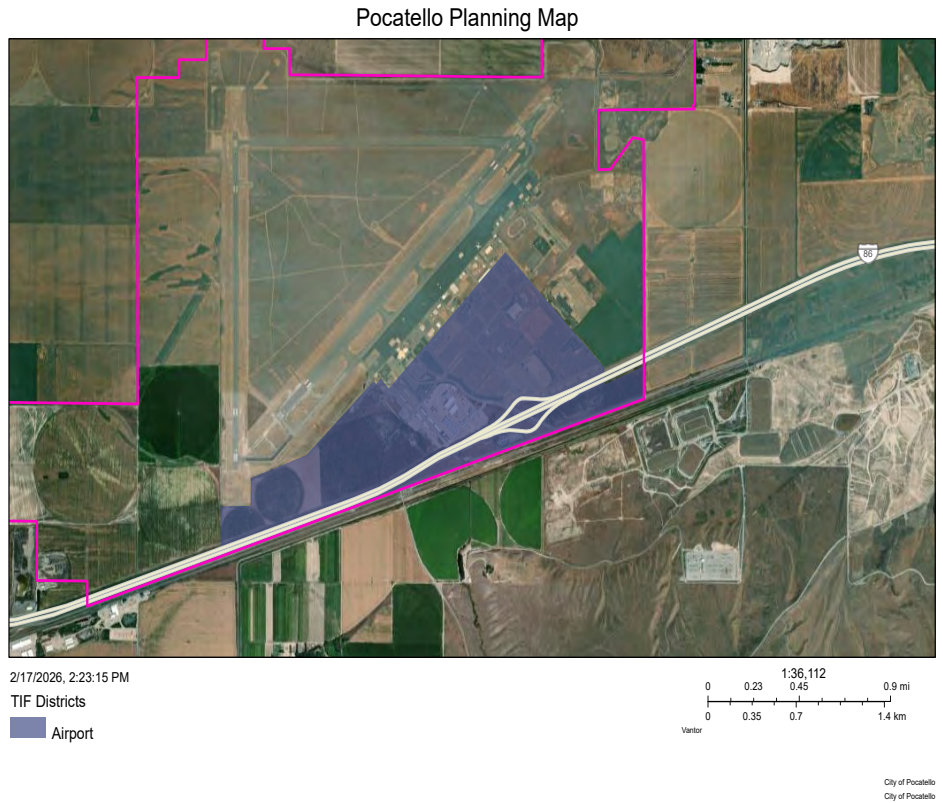
Draft design of the potential rail crossing

# POCATELLO REGIONAL AIRPORT DISTRICT

Established:	2010
Expires:	2033
2025 Tax Increment:	\$76,673
Fund Balance:	\$49,985
Bonded Debt:	None
Non-Bonded Debt:	None

## Some Companies Currently in the District:

- McNabb Trucking
- Driscoll Tophay LLC
- KASE/Warbonnett Inc.
- Larson & Associates Inc
- SME (recently moved into the former Peterson building)



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## Improvements:

The PDA has worked with Portneuf Valley Development Corporation to establish a Market Analysis for the proposed CREST project. The CREST project is a proposed mixed-use development that would focus on amateur sports tourism, large-scale events, and destination travel. It would include office and retail space, hotels, an expo event center, and a youth sports complex.



## NORTHGATE DISTRICT

Established:	2019
Expires:	2039
2025 Tax Increment:	\$847,940
Fund Balance:	\$422,220
Bonded Debt:	None
Non-Bonded Debt:	None

### Some Projects Currently in the District:

Kartchner Homes Multi-Family Development

Northgate Villas Division 1.

Portneuf Health Trust North Campus

Beard, St. Clair, & Gaffney Attorneys

BBSI



Aerial photo of the Northgate District, 2025

### Improvements:

There has also been progress in the development of Northgate District Division 2 with the extension of sewer and water infrastructure, as well as, District Lane and District Drive, which consists of 14 commercial lots are ready for development. The new Northgate Villas has twenty nine lots, an extension of Fairgrounds Road. New preliminary plat of Northgate Villas Division 2 shown to the right.



# SOUTH 5TH AVENUE DISTRICT

**Established:** 2025  
**Expires:** 2045  
**2025 Tax Increment:** \$0  
**0 Fund Balance:** \$0  
**Bonded Debt:** None  
**Non-Bonded Debt:** None

## Some Projects Currently in the District:

This TIF District was approved by City Council the end of December 2015.  
 More information to come as projects develop.

Attachment 1

Boundary Map of Urban Renewal Project Area and Revenue Allocation Area  
 PROPOSED TIF DISTRICT BOUNDARY



LINE TABLE	LINE TABLE	LINE TABLE						
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 89°42'30" E	384.02'	L27	N 4°17'17" W	385.18'	L41	N 79°58'17" E	232.21'
L2	S 0°29'34" W	2413.81'	L28	N 23°18'42" E	238.47'	L42	N 47°10'24" E	246.28'
L3	S 0°19'58" W	2863.07'	L29	S 89°58'18" E	381.91'	L43	N 30°18'51" W	84.84'
L4	S 89°22'22" W	547.89'	L30	N 8°48'50" W	1788.14'	L44	S 0°10'58" W	148.10'
L5	N 4°17'17" W	1783.10'	L31	N 0°19'12" E	78.20'	L45	N 89°25'24" E	889.54'
L6	S 89°22'22" W	44.89'	L32	N 0°19'12" E	113.89'	L46	S 0°29'34" W	400.86'
L7	N 8°48'50" W	163.70'	L33	S 89°22'22" W	383.21'	L47	S 4°18'38" E	1481.82'
L8	S 74°10'24" W	153.50'	L34	N 0°19'12" E	486.84'	L48	N 89°10'47" E	1124.77'
L9	S 0°19'58" W	146.39'	L35	N 4°17'17" W	400.78'	L49	S 0°10'58" W	50.32'
L10	S 89°22'22" W	306.20'	L36	N 0°19'12" E	218.07'	L50	N 89°25'24" W	1103.80'
L11	S 0°19'58" W	288.34'	L37	N 89°22'22" W	83.24'	L51	S 10°58'17" E	710.07'
L12	S 4°17'17" W	242.90'	L38	N 4°17'17" W	389.83'	L52	S 0°10'58" E	289.24'
L13	N 89°22'22" W	241.74'	L39	S 89°22'22" E	485.23'	L53	S 89°17'34" E	84.58'
L14	N 0°19'58" W	158.89'	L40	S 0°10'58" W	143.89'	L54	S 79°58'17" E	423.03'
L15	N 89°22'22" W	480.28'	L41	N 17°13'39" E	168.12'	L55	S 89°25'24" E	707.14'
L16	N 2°19'12" E	105.81'	L42	N 4°17'17" E	72.42'	L56	S 0°10'58" E	388.71'
L17	N 44°10'24" E	318.74'	L43	N 0°19'12" E	780.88'	L57	S 89°25'24" E	25.40'
L18	N 89°22'22" W	248.77'	L44	N 0°19'12" E	41.46'	L58	S 47°20'20" W	81.44'
L19	N 89°22'22" W	388.91'	L45	N 0°19'12" E	851.45'	L59	S 79°58'17" E	388.80'
L20	N 89°22'22" W	382.03'	L46	N 47°10'24" E	222.86'	L60	S 47°11'02" E	84.71'

LINE TABLE	LINE TABLE	LINE TABLE						
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L61	S 89°42'30" E	223.82'	L87	S 0°19'58" W	481.80'	L103	S 0°19'58" W	658.68'
L62	S 0°19'58" W	298.82'	L88	S 89°42'30" E	2071.19'	L104	S 0°19'58" W	61.80'
L63	S 89°42'30" E	294.20'	L89	S 0°19'58" W	1813.63'	L105	S 89°42'30" E	284.11'
L64	N 0°19'58" W	96.87'	L90	S 89°42'30" W	1371.58'	L106	S 0°19'58" E	614.08'
L65	S 0°19'58" W	311.10'	L91	S 0°19'58" W	542.40'	L107	S 89°22'22" E	889.78'
L66	N 89°22'22" W	45.12'	L92	N 89°42'30" E	406.40'	L108	S 0°19'58" E	864.01'
L67	S 0°19'58" W	207.89'	L93	S 89°42'30" E	442.70'	L109	S 89°22'22" E	200.72'
L68	S 89°22'22" W	541.84'	L94	N 89°42'30" W	786.12'	L110	S 89°22'22" W	300.07'
L69	S 0°19'58" W	348.80'	L95	S 89°22'22" W	22.87'	L111	S 89°42'30" E	1028.87'
L70	S 42°42'17" E	90.81'	L96	S 0°19'58" W	288.80'	L112	S 0°19'58" E	1200.04'
L71	S 89°22'22" W	1188.12'	L97	S 89°22'22" W	120.70'	L113	S 89°22'22" E	229.22'
L72	N 0°19'58" W	179.02'	L98	S 89°22'22" W	480.22'	L114	N 0°19'58" W	624.22'
L73	S 89°22'22" W	541.84'	L99	N 89°42'30" E	786.12'	L115	S 0°19'58" E	1028.87'
L74	N 89°22'22" W	348.80'	L100	S 89°22'22" W	22.87'	L116	S 89°42'30" E	400.79'
L75	N 0°19'58" W	124.80'	L101	S 0°19'58" W	1192.32'	L117	N 42°20'20" W	326.67'
L76	S 89°22'22" W	1389.18'	L102	S 89°22'22" W	188.52'	L118	N 42°20'20" W	822.70'
L77	S 0°19'58" W	1480.91'	L103	S 89°22'22" W	201.80'	L119	N 42°20'20" W	1141.32'
L78	S 89°22'22" E	1191.20'	L104	S 89°22'22" E	89.80'	L120	N 42°20'20" W	864.86'
L79	S 0°19'58" W	864.01'	L105	S 89°22'22" W	480.22'	L121	S 89°22'22" W	800.80'
L80	N 89°42'30" E	300.88'	L106	S 0°19'58" W	158.40'			

Exhibit B  
Public Notice

4933-8928-4759, v. 1

## PUBLIC NOTICE

As required by Idaho Code Section 50-2006(5)(c), the Urban Renewal Agency of the City of Pocatello, aka the Pocatello Development Authority, has filed a report of its 2025 activities with the office of the Pocatello City Clerk and the Idaho State Controller's office. The report is available for inspection during business hours in the office of the City Clerk, 911 N. 7<sup>th</sup> Avenue, Pocatello, Idaho. The report is also available on the Agency's website at <https://pda.pocatello.gov>.

If you have any questions, please contact Brent McLane at [bmclane@pocatello.gov](mailto:bmclane@pocatello.gov) or 208.234.6184.

4862-1260-5967, v. 1

**Publish on Friday: March 20, 2026. (Display AD no larger than 4" x 2 column width).**

# AGENDA 8

**MUTUAL TERMINATION AND RELEASE AGREEMENT**  
**by and between**  
**URBAN RENEWAL AGENCY OF THE CITY OF POCATELLO, ALSO KNOWN AS**  
**THE POCATELLO DEVELOPMENT AUTHORITY**  
**and**  
**PETERSEN INC.**

THIS MUTUAL TERMINATION AND RELEASE AGREEMENT ("Agreement") is entered into by and between the Urban Renewal Agency of the city of Pocatello, aka the Pocatello Development Authority, an independent public body, corporate and politic, of the state of Idaho ("Agency"), organized and authorized to conduct business pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, (the "Act") and Petersen Inc., a Utah corporation ("Petersen"). Agency and Petersen may be collectively referred to as the "Parties" and individually referred to as a "Party." All capitalized terms not otherwise defined herein shall have those meanings set forth in the Economic Development Grant Agreement, as amended (defined below), by and between the Agency and the Petersen.

**RECITALS**

A. In 2008, Petersen sought to establish a custom steel fabrication business (the "Business") in Pocatello, Idaho. As part of the incentive package offered to Petersen to locate the Business in Pocatello, the Regional Development Alliance, Inc. (hereinafter "RDA") made an interest free loan to Petersen in the amount of Seven Hundred Fifty Thousand Dollars (\$750,000) (the "Loan") pursuant to the terms set forth in the Loan Agreement, dated March 26, 2008 (the "Loan Agreement"). The Loan Agreement was secured by a Promissory Note, dated of even date, and a Guaranty Agreement, by and between Pauline Petersen and Steven Petersen as guarantors and RDA, in favor of RDA.

B. The Agency and Petersen also entered into the Economic Development Grant Agreement, with an effective date of February 4, 2008, wherein the Agency guaranteed the repayment of the no interest loan from RDA, subject to certain conditions, including but not limited to:

- The Business shall operate in Pocatello for a continuous period of not less than ten (10) years; and
- The minimum number of full-time employment positions continuously provided and filled by Petersen during the ten (10) year period shall not be less than one hundred (100) positions at any one time; and
- The wage paid to qualifying full-time employment positions during the ten (10) year period shall at a minimum be fourteen dollars (\$14.00) per hour.

C. Pursuant to the Economic Development Grant Agreement, in the event Petersen fails to maintain the minimum work force of one hundred (100) qualifying full time employment positions for any continuous six month period, Petersen agrees to repay the funds advanced by Agency at an annual pro-rata rate, based upon the length of time Petersen failed to meet the criteria, which pro-rata formula was set forth in the Economic Development Grant Agreement.

D. The City Council (the "City Council") of the City of Pocatello, Idaho (the "City"), by adoption of Ordinance No. 2889 on November 4, 2010, duly adopted the Pocatello Regional Airport Urban Renewal Area Plan (the "Pocatello Regional Airport Plan"), establishing the Pocatello Regional Airport revenue allocation area (the "Project Area") to be administered by the Agency.

E. Originally the Business intended to locate in the Agency's Naval Ordnance Plant Project Area; however, it ended up located in the Project Area.

F. Petersen did not meet the employment requirements set forth in the Loan Agreement triggering interest on the Loan.

G. In July 2010, Petersen requested adjustments to the terms of its Economic Development Grant Agreement reducing the one hundred (100) full-time employment positions threshold to fifty (50) full-time employment positions and extending the business operations period from ten (10) years to fifteen (15) years, with all other terms remaining the same.

H. By letter dated August 20, 2010, the Agency advised Petersen that the Economic Development Grant Agreement would be amended to reduce the full-time employment positions from one hundred (100) to fifty (50) and extending the operations of the Business from ten (10) years to fifteen (15) years. All other terms of the Economic Development Grant Agreement remained in full force and effect. The Economic Development Grant Agreement, as amended, is referred to as the "Economic Development Grant Agreement."

I. In 2013, the Agency paid RDA \$750,000, pursuant to the Agency's guarantee set forth in the Economic Development Grant Agreement.

J. Based on information provided by Petersen, Petersen met the reduced full-time employment positions threshold of fifty (50) from 2012 through 2023, or for twelve (12) of the fifteen (15) years.

K. Petersen advised the Agency that it did not meet the employment threshold in 2024 and the Business was leaving Pocatello in 2025.

L. Based on the formula set forth in the Economic Development Grant Agreement, Petersen owes the Agency \$150,000 ( $1/15$  of \$750,000 = \$50,000/year x 3 years not met = \$150,000) (the "Repayment Obligation").

M. The Parties have agreed to negotiate the terms of a mutual release and termination of the Economic Development Grant Agreement.

N. As such, the Parties are entering into this Agreement to provide for a full settlement and discharge of all claims which have been or may have been asserted upon the terms and conditions set forth herein, and termination of the Economic Development Grant Agreement.

## AGREEMENT

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this Agreement; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

**1. EFFECTIVE DATE.** The effective date (“Effective Date”) of this Agreement shall be the date when this Agreement has been signed by the Parties (last date signed).

**2. PAYMENT OF REPAYMENT OBLIGATION.** The Repayment Obligation was made on December 16, 2025.

**3. MUTUAL TERMINATION.** The Economic Development Grant Agreement is mutually terminated and of no further force or effect as of December 16, 2025, the date Petersen delivered the Repayment Obligation to Agency (the “Termination Date”). The Parties shall not have any further rights against or liability to the other or to RDA under the Economic Development Grant Agreement.

**3. COOPERATION.** The Parties agree to cooperate fully and execute any and all supplementary documents and to take all additional actions which may be necessary or appropriate to give full force and effect to the terms and intent of this Agreement.

**4. WAIVER.** Petersen, on behalf of its respective agents, employees, officers, representatives, successors, assigns, affiliates (including any affiliated entities), and subsidiaries, and all other persons that can or may claim by or through the Petersen, shall, and hereby do, waive and disclaim any and all past, present, and future claims, rights, or interest in the Economic Development Grant Agreement. This includes, but is not limited to, a waiver and disclaimer of any and all (a) contractual rights under the Economic Development Grant Agreement, and (b) equitable or legal rights under the Economic Development Grant Agreement. The Agency, on behalf of its respective agents, employees, officers, commissioners, representatives, successors and assigns, and all other persons that can or may claim by or through the Agency, shall, and hereby do, waive and disclaim any and all past, present, and future claims, rights, or interest in the Economic Development Grant Agreement. This includes, but is not limited to, a waiver and disclaimer of any and all (a) contractual rights under the Economic Development Grant Agreement and (b) equitable or legal rights under the Economic Development Grant Agreement.

**5. MUTUAL RELEASE.** For and in consideration of the mutual promises and consideration set forth in this Agreement, the sufficiency of which is hereby acknowledged, the Agency, Petersen, and its related entities, on behalf of themselves, and their past, present and future owners, commissioners, officers, principals, managers, directors, stockholders, members, attorneys, agents, representatives, employees, subsidiaries, affiliates, partners, predecessors and successors in interest and assigns, investors, constituent entities, hereby releases the others and their past, present and future owners, commissioners, officers, principals, managers, directors, stockholders, members, attorneys, agents, representatives, employees, subsidiaries, affiliates, partners, predecessors and successors in interest and assigns, investors, constituent entities from

any and all claims, demands, debts, duties, obligations, promises, liabilities, damages, accounts, payments, liens, acts, costs, expenses, sums of money, suits, actions and/or causes of action of any kind or nature whatsoever whether known or unknown, matured or unmatured, suspected or unsuspected, relating to Economic Development Grant Agreement, which the Agency, Petersen, and its related entities ever had, now or may have against the other, except as otherwise agreed to herein this Agreement. By virtue of this Agreement, the Economic Development Grant Agreement shall be of no further force or effect and are deemed fully and finally terminated as of the Termination Date.

**6. BINDING EFFECT.** Each Party hereto understands and expressly agrees that this Agreement shall bind and benefit its respective heirs, subsidiaries, members, affiliates, officers, directors, commissioners, members, managers, partners, employees, agents, attorneys, representatives, predecessors, successors, and assigns.

**7. AUTHORITY.** The Parties represent and warrant to each other that the entities and individuals executing this Agreement are authorized and entitled to do so.

**8. REVIEW OF AGREEMENT BY COUNSEL.** Each Party hereto expressly declares that it has been supplied with and has read a copy of this Agreement. Each Party hereto further represents to the other that it has been given ample time and opportunity to seek the advice of counsel, consulted with its respective attorneys regarding the meaning of the terms and conditions contained herein, and fully understands the content and effect of this document. Each Party hereto approves and accepts the terms and provisions of this Agreement and agrees to be bound by the same. Accordingly, the words and phrases of this document and any ambiguity therein shall be construed in accordance with their ordinary and plain meaning, and not for or against any Party hereto.

**9. ENTIRE AGREEMENT; MODIFICATION; SEVERABILITY.** This document constitutes the final, complete, and exclusive statement of the terms of the Agreement and its associated agreements between the Parties hereto relating to the rights granted by the Agreement and their obligations assumed thereunder. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty outside those expressly set forth in this Agreement. This Agreement may be supplemented, amended, or modified only by the mutual agreement of the Parties, in a writing signed by all the Parties. If a court or an arbitrator of competent jurisdiction holds any provision of this Agreement to be illegal, unenforceable, or invalid in whole or in part for any reason, the validity and enforceability of the remaining provisions, or portions of them, shall not be affected.

**10. ATTORNEY FEES.** The Parties stipulate and agree that in any action or proceeding henceforth brought to enforce this Agreement or any of its terms, the prevailing party in that action or proceeding shall be entitled to reasonable attorney fees and costs incurred in connection with that action or proceeding, in addition to any and all other relief to which the prevailing party may be entitled.

**11. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, and all such counterparts together shall constitute one and the same instrument.

Counterparts delivered by facsimile or other electronic means shall have the same effectiveness as ink-signed originals.

**12. CHOICE OF LAW.** This Agreement shall be governed by the laws of the State of Idaho, as it would apply to contracts negotiated, executed, delivered, and performed solely in such jurisdiction, excluding the laws regarding the principles of conflicts of laws, with venue in the courts of the Sixth Judicial District of Idaho, Bannock County, Pocatello, Idaho.

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

**AGENCY:**

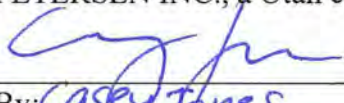
Urban Renewal Agency of the city of Pocatello, a/k/a  
Pocatello Development Authority, an independent public  
body, corporate and politic

\_\_\_\_\_  
By: Scott Turner, Vice Chair

Date: March 18, 2026

**PETERSEN:**

PETERSEN INC., a Utah company

  
\_\_\_\_\_  
By: Casey Jones 2/25/2026  
Its: Chief Financial Officer

# AGENDA 9

## PDA Proposal OPA

Idaho Power substation assessment

Natural Gas assessment

Break up and remove additional concrete for utilities

We have had numerous inquiries from companies that would like to use the property for many different purposes. The two main factors that the property has, is the access to the onsite Idaho Power substation and the volume of natural gas from Intermountain Gas. We have been very close to landing some great companies, but in the end it falls through due to the fact no one knows what the cost will be to get the substation online.

When Hoku was being built, it was designed with very specific transformers and other electrical equipment that is not standard to Idaho Power. When the project failed Idaho Power removed the equipment since they did not have any other use for it. Every client we bring in wants to talk to Idaho Power, and they get to exactly the same point, what will it cost to bring the substation online. Idaho Power has recommended that we have an engineering assessment done, this will allow us to share the information with all potential clients and have an exact cost for them to budget. The assessment will take 180 days and the cost will be \$200,000. Idaho Power has also let surrounding companies know that the existing power line is almost at max capacity. The assessment will be broken down into two different studies. One will be to estimate the cost of additional substation work to bring it back online. The second will be to determine where the additional power generation will come from.

We will also have a company do an assessment for natural gas as well. The cost will be \$13,000

Break up and removal of additional concrete for utilities installation, this is based on Stantec's drawings. The cost will be \$42,000. The concrete is being hauled to Idaho Materials & Construction and is being crushed and reused

During our brown field grant assessment with the City of Pocatello and Stantec, we now have a well-laid out plan for dividing the property into lots. During our talks with Stantec they also inquired about the usable power in the substation as well as natural gas. They also recommended that we get the assessments done to attract future clients. Once the substation is online, it can be used for other clients that have large power needs like Great Western Malting.

These will be 3 individual projects

Idaho Power assessment	\$200,000.00
Intermountain Gas assessment	\$13,000.00
Concrete removal for utilities (phase 1)	\$42,000.00

# Project IV West

Add 100 megawatts (MW)  
of load to support a  
prospective data center.

# Generation Study Initiation Letter

February 3, 2026

Dear Mr. Schultz:

Thank you for your interest in adding 100 megawatts (MW) of load to support a prospective data center, Project IV West (the “Project”) in Pocatello, ID. at 1800 Riverpark Way.

As a result of the significant load increase proposed to serve the Project IV West, Idaho Power has determined the need to undertake a Generation Study to further evaluate the generation resources that will be required on its system to meet the Project’s proposed load ramp between 2026 and 2031 (See Table 1).

**Table 1: Proposed Load Ramp (provided by Gus Shultz on 11/4/2025)<sup>1</sup>**

Year	Total Load Ramp (MW)
2026	8 MW
2029	28 MW
2030	56 MW
2030	84 MW
2031	100 MW

The Generation Study scope of work will include an analysis and modeling of the required generation resources – including, but not limited to, wind, solar, battery storage, and/or natural gas resources – that will need to be developed on Idaho Power’s electrical system to meet the Project’s peak demand requirements. The Generation Study will leverage the [Idaho Power 2025 Integrated Resource Plan \(IRP\)](#) as the baseline for its analysis. Idaho Power’s IRP examines the company’s projected need for additional electricity over the next 20 years and the resources that will best meet that need while balancing reliability, cost, environmental responsibility, efficiency and risk. The plan is updated every two (2) years and includes a series of public meetings that help guide our planning process. The IRP identifies a Preferred Portfolio that reflects movement toward clean, low-cost resources, while maintaining focus on system reliability.

Idaho Power’s team will utilize the Preferred Portfolio identified in 2025 IRP, combined with presently known changes in transmission projects and load forecasts, as the foundation for its modeling. Utilizing Energy Exemplar’s AURORA model to layer on the incremental 100 MW

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<sup>1</sup> Note: Prior to the initiation of this Study, Idaho Power has communicated its concern with meeting the proposed load ramp due to various constraints. The Generation and Construction Studies will outline the “no sooner than” timeframe in which these upgrades can be accomplished.

peak demand associated with this Project will provide Idaho Power with an updated resource mix that identifies the incremental low-cost resources – and their corresponding size and timing – required to meet the 100 MW peak load for this Project. As part of the Generation Study, Idaho Power will assess the viability of securing the required resources and the limitations or constraints which could impact the Project’s load ramp and timing. The Generation Study will also outline any contingent projects that must be in-service prior to serving Project IV West’s load.

It is important to acknowledge that the Generation Study will not conclusively determine whether Idaho Power could meet the proposed load ramp above, as that is an issue that must also be determined through a sync up with the proposed Construction Study. In addition, Idaho Power operates on a “first ready, first serve” basis and the “no sooner than” timeframe outlined in the Generation Study could change for a variety of reasons, including if another significant large load were to financially commit to a project prior to Project IV West.

The Generation Study is not a guaranteed or binding offer. Rather, the Generation Study will be completed by Idaho Power for the purpose of providing Project IV West and its to-be-named data center end-user with conceptual information regarding the estimated timeframe associated with generation, transmission, and distribution resources required to proceed with the Project, along with the associated risks in achieving that timeframe.

Based on the 100 MW load request, Idaho Power requires a \$100,000 deposit prior to commencing the Generation Study, which will be completed within six (6) months of Idaho Power receiving the full deposit amount. Upon completion of the Generation Study, Idaho Power will reconcile its actual internal and external consulting costs incurred and, if there are funds remaining, Project IV West may elect to receive reimbursement of those funds or apply them toward Project IV West’s future engineering, procurement or construction costs. If Idaho Power’s actual costs to complete the Generation Study exceed the deposit, Idaho Power will invoice Project IV West for the remaining balance. The Generation Study will be valid for 90 days, subject to the “first ready, first serve” concept noted above.

Please note that this Generation Study will only analyze the needs for a Project with a 100 MW peak demand per the load ramp provided by Project IV West on November 4, 2025. If the Project requirements increase, or there is an interest in understanding a different peak demand that the Project may desire at full buildout, Idaho Power will need to restudy the updated peak demand which will result in additional study cost, along with the time necessary to complete additional analysis, which could ultimately impact the Project’s in-service timeline.

As mentioned previously, the Construction Study – provided in a separate initiation letter – is required for Idaho Power to determine the scope, schedule and cost of the interconnection of the Project to Idaho Power’s transmission system. After reviewing both the Generation Study and Construction Study and assuming Project IV West decides to proceed with the Project, Idaho Power will prepare a Procurement Agreement and/or Construction Agreement. The Procurement Agreement, if determined to be a prudent step forward to meet the Projects’

timelines, will advance the procurement of long lead materials to support the Projects' interconnection timeframe. The Construction Agreement will outline key tenets of the Construction Study, payment terms, and the Projects' estimated cost and schedule milestones.

The Procurement Agreement and/or Construction Agreement will need to be executed and funded before any procurement, design or construction work can proceed.

To initiate the Generation Study, please sign below and submit payment of the \$100,000 deposit according to the instructions on the attached invoice. Once again, Idaho Power appreciates the opportunity to work with you and looks forward to partnering with you toward Project completion.

Sincerely,



**Megan Ronk**  
CUSTOMER EXPERIENCE AND  
ECONOMIC DEVELOPMENT DIRECTOR

✉ [mronk@idahopower.com](mailto:mronk@idahopower.com)  
☎ (208) 388-6043  
📍 1221 W Idaho, Boise, ID 83702

## PROJECT IV WEST

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## IDAHO POWER COMPANY

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

# Generation Study Initiation Letter

February 3, 2026

Dear Mr. Schultz:

Thank you for your interest in adding 100 megawatts (MW) of load to support a prospective data center, Project IV West (the “Project”) in Pocatello, ID. at 1800 Riverpark Way.

As a result of the significant load increase proposed to serve the Project IV West, Idaho Power has determined the need to undertake a Generation Study to further evaluate the generation resources that will be required on its system to meet the Project’s proposed load ramp between 2026 and 2031 (See Table 1).

**Table 1: Proposed Load Ramp (provided by Gus Shultz on 11/4/2025)<sup>1</sup>**

Year	Total Load Ramp (MW)
2026	8 MW
2029	28 MW
2030	56 MW
2030	84 MW
2031	100 MW

The Generation Study scope of work will include an analysis and modeling of the required generation resources – including, but not limited to, wind, solar, battery storage, and/or natural gas resources – that will need to be developed on Idaho Power’s electrical system to meet the Project’s peak demand requirements. The Generation Study will leverage the [Idaho Power 2025 Integrated Resource Plan \(IRP\)](#) as the baseline for its analysis. Idaho Power’s IRP examines the company’s projected need for additional electricity over the next 20 years and the resources that will best meet that need while balancing reliability, cost, environmental responsibility, efficiency and risk. The plan is updated every two (2) years and includes a series of public meetings that help guide our planning process. The IRP identifies a Preferred Portfolio that reflects movement toward clean, low-cost resources, while maintaining focus on system reliability.

Idaho Power’s team will utilize the Preferred Portfolio identified in 2025 IRP, combined with presently known changes in transmission projects and load forecasts, as the foundation for its modeling. Utilizing Energy Exemplar’s AURORA model to layer on the incremental 100 MW

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<sup>1</sup> Note: Prior to the initiation of this Study, Idaho Power has communicated its concern with meeting the proposed load ramp due to various constraints. The Generation and Construction Studies will outline the “no sooner than” timeframe in which these upgrades can be accomplished.

peak demand associated with this Project will provide Idaho Power with an updated resource mix that identifies the incremental low-cost resources – and their corresponding size and timing – required to meet the 100 MW peak load for this Project. As part of the Generation Study, Idaho Power will assess the viability of securing the required resources and the limitations or constraints which could impact the Project’s load ramp and timing. The Generation Study will also outline any contingent projects that must be in-service prior to serving Project IV West’s load.

It is important to acknowledge that the Generation Study will not conclusively determine whether Idaho Power could meet the proposed load ramp above, as that is an issue that must also be determined through a sync up with the proposed Construction Study. In addition, Idaho Power operates on a “first ready, first serve” basis and the “no sooner than” timeframe outlined in the Generation Study could change for a variety of reasons, including if another significant large load were to financially commit to a project prior to Project IV West.

The Generation Study is not a guaranteed or binding offer. Rather, the Generation Study will be completed by Idaho Power for the purpose of providing Project IV West and its to-be-named data center end-user with conceptual information regarding the estimated timeframe associated with generation, transmission, and distribution resources required to proceed with the Project, along with the associated risks in achieving that timeframe.

Based on the 100 MW load request, Idaho Power requires a \$100,000 deposit prior to commencing the Generation Study, which will be completed within six (6) months of Idaho Power receiving the full deposit amount. Upon completion of the Generation Study, Idaho Power will reconcile its actual internal and external consulting costs incurred and, if there are funds remaining, Project IV West may elect to receive reimbursement of those funds or apply them toward Project IV West’s future engineering, procurement or construction costs. If Idaho Power’s actual costs to complete the Generation Study exceed the deposit, Idaho Power will invoice Project IV West for the remaining balance. The Generation Study will be valid for 90 days, subject to the “first ready, first serve” concept noted above.

Please note that this Generation Study will only analyze the needs for a Project with a 100 MW peak demand per the load ramp provided by Project IV West on November 4, 2025. If the Project requirements increase, or there is an interest in understanding a different peak demand that the Project may desire at full buildout, Idaho Power will need to restudy the updated peak demand which will result in additional study cost, along with the time necessary to complete additional analysis, which could ultimately impact the Project’s in-service timeline.

As mentioned previously, the Construction Study – provided in a separate initiation letter – is required for Idaho Power to determine the scope, schedule and cost of the interconnection of the Project to Idaho Power’s transmission system. After reviewing both the Generation Study and Construction Study and assuming Project IV West decides to proceed with the Project, Idaho Power will prepare a Procurement Agreement and/or Construction Agreement. The Procurement Agreement, if determined to be a prudent step forward to meet the Projects’

timelines, will advance the procurement of long lead materials to support the Projects' interconnection timeframe. The Construction Agreement will outline key tenets of the Construction Study, payment terms, and the Projects' estimated cost and schedule milestones.

The Procurement Agreement and/or Construction Agreement will need to be executed and funded before any procurement, design or construction work can proceed.

To initiate the Generation Study, please sign below and submit payment of the \$100,000 deposit according to the instructions on the attached invoice. Once again, Idaho Power appreciates the opportunity to work with you and looks forward to partnering with you toward Project completion.

Sincerely,



**Megan Ronk**  
CUSTOMER EXPERIENCE AND  
ECONOMIC DEVELOPMENT DIRECTOR

✉ mronk@idahopower.com  
☎ (208) 388-6043  
📍 1221 W Idaho, Boise, ID 83702

### PROJECT IV WEST

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

### IDAHO POWER COMPANY

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

# AGENDA 11

# CONCEPT REPORT

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## Draft Report



RAILROAD OVERPASS AND  
ACCESS ROADWAY  
Pocatello Development Authority  
Project No. 225098

MARCH 2026



# TABLE OF CONTENTS

- 1. GENERAL BACKGROUND .....2**
  - 1.1. PROJECT DESCRIPTION AND LOCATION .....2
  - 1.2. PROJECT PURPOSE .....3
- 2. ROADWAY DESIGN.....3**
  - 2.1. ALTERNATIVE 1 (YELLOW, SEE FIGURE 2) .....3
  - 2.2. ALTERNATIVE 2 (CYAN, SEE FIGURE 2).....3
  - 2.3. ALTERNATIVE 3 (BLUE, SEE FIGURE 2) .....4
  - 2.4. MULTIUSE PATHWAY .....5
  - 2.5. RETAINING WALLS .....6
  - 2.6. UTILITIES.....6
  - 2.7. DESIGN SPECIFICATIONS .....6
- 3. ENVIRONMENTAL CONSIDERATIONS ..... 6**
- 4. BRIDGE DESIGN..... 6**
  - 4.1. BRIDGE DESIGN SPECIFICATIONS.....6
  - 4.2. ROADWAY GEOMETRY AND LAYOUT .....7
    - DESIGN CRITERIA .....7
    - PROFILE GRADE .....7
    - STORMWATER DISCHARGE .....7
    - AASHTO DESIGN EXCEPTIONS .....8
  - 4.3. FOUNDATIONS .....8
  - 4.4. STRUCTURE ALTERNATIVES.....8
- 5. CONSTRUCTION COST ..... 8**
- 6. RECOMMENDATIONS ..... 9**
- APPENDIX A – OPINION OF COST .....10**
- APPENDIX B – DESIGN CRITERIA MATRIX.....11**
- APPENDIX C – CONCEPT DESIGN PLANS ..... 12**



# 1. GENERAL BACKGROUND

## 1.1. PROJECT DESCRIPTION AND LOCATION

The Pocatello Development Authority desires to construct a new roadway along the north side of the Portneuf River in the west part of Pocatello, Idaho. The proposed roadway will go from the intersection of N. Batiste Rd/US 30 to N. Kraft Rd. The roadway includes a grade-separated crossing of the Union Pacific Railroad (two tracks). The portion north of the tracks will be an all-new alignment, and to the south, follows an existing gravel roadway, which turns into Hoku Way. Hoku Way is a paved roadway that will be reconstructed to the same collector standards used for the entire project. It is anticipated that an existing multiuse pathway will be extended over the railroad on the southwest side of the new roadway. See Vicinity Map (Figure 1) below.



FIGURE 1 - VICINITY MAP



## 1.2. PROJECT PURPOSE

The purpose of this project is to provide a convenient connection over the railroad between existing and potential new commercial and residential development to the south and US 30. Railroad crossing opportunities are few with only the Main Street underpass being within a mile of the project.

## 2. ROADWAY DESIGN

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This report looks at three potential alignment alternatives for the railroad crossing and connection to US 30. Each alignment is discussed in the following paragraphs. All three alternatives share the same alignment once back to grade south of the tracks. Design standards are the same for the three alternatives, which are for a collector roadway with a 30-mph design speed. Each alternative will include an extension of the existing 10-foot multi-use pathway on the south/west side of the roadway separated by a 5-foot buffer. Each alternative may require a traffic signal installation depending on the outcome of the traffic impact study required for an ITD approach permit.

### 2.1. ALTERNATIVE 1 (YELLOW, SEE FIGURE 2)

The alignment uses AASHTO standards and not the city of Pocatello standards for curve radius. All three curves use a radius of 250' with a 4% superelevation. The transition from superelevation to the right to superelevation to the left will occur on the bridge but the skew angle is only 15 degrees. The curves begin and end outside the limits of the bridge. The lines left and right of the centerline represent the proposed edge of pavement which is at 16' either side (12' travel lane with a 4' shoulder commensurate with design standards where a high volume of trucks is present). The connection to US 30 is at an acceptable angle of 75 degrees (City of Pocatello Public Works Design Principles and Standards; AASHTO Green Book subsection 6.2.5). N Batiste Road would preferably be slightly realigned to be straight across US 30. The terrain on the north side of the RR tracks is up to 10' lower than the tracks and this alignment accommodates the longest length of roadway of any of the alternatives to minimize the grade going into the highway (5% max.).

### 2.2. ALTERNATIVE 2 (CYAN, SEE FIGURE 2)

The one curve in the alignment has a 681' radius with a 3% superelevation. The bridge would have a simple superelevation matching the roadway but would either be curved or oversized to accommodate the curved roadway with a 46-degree skew. The lines left and right of the centerline represent the proposed edge of pavement which is at 16' either side (12' travel lane with a 4' shoulder commensurate with design standards where a high volume of trucks is present). The connection to US 30 would be at an acceptable angle of 75 degrees (City of Pocatello Public Works Design Principles and Standards; AASHTO Green Book subsection 6.2.5) but offset approximately 150' to the east from N Batiste Road. This type of offset does not create conflict between opposing left turns. Adequate distance remains to the next approach to the east. The terrain on the north side of the RR tracks is up to 10' lower than the tracks and this alignment accommodates the least length of roadway of any of the alternatives making the grade going into the highway steeper but still within design standards.



### 2.3. ALTERNATIVE 3 (BLUE, SEE FIGURE 2)

The first curve in the alignment has a 681' radius with a 3% superelevation. The second curve has a 490' radius with a 3.4% superelevation. The bridge would have a simple 2% superelevation (shed section) with a 43-degree skew. The lines left and right of the centerline represent the proposed edge of pavement which is at 16' either side (12' travel lane with a 4' shoulder commensurate with design standards where a high volume of trucks is present). The connection to US 30 would be at an acceptable angle of 75 degrees (City of Pocatello Public Works Design Principles and Standards; AASHTO Green Book subsection 6.2.5) but offset approximately 150' to the east from N Batiste Road. This type of offset does not create conflict between opposing left turns. Adequate distance remains to the next approach to the east. The terrain on the north side of the RR tracks is up to 10' lower than the tracks and this alignment accommodates little more length of roadway than Alt 2 making the grade going into the highway steeper than Alt 1 but still within design standards.

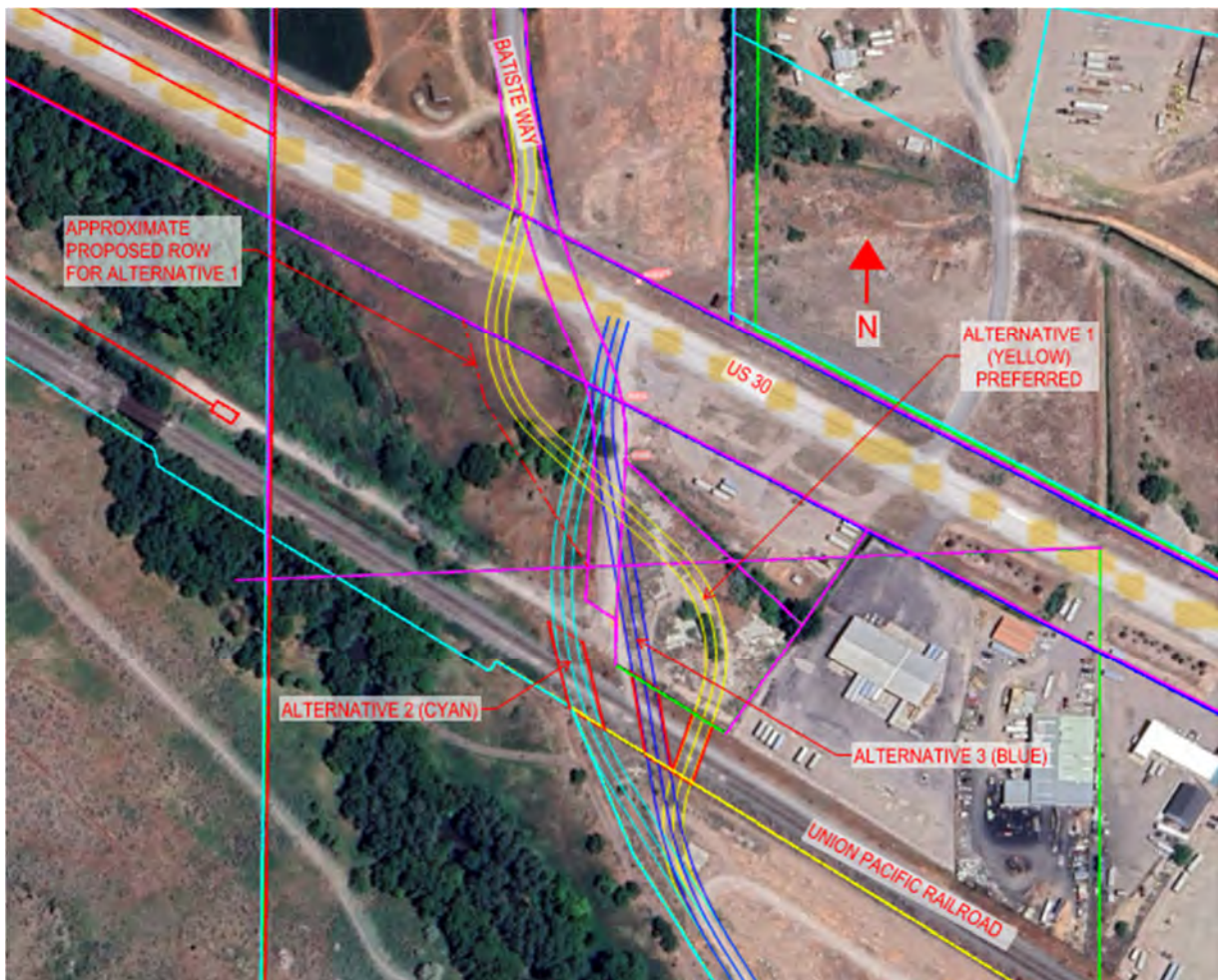
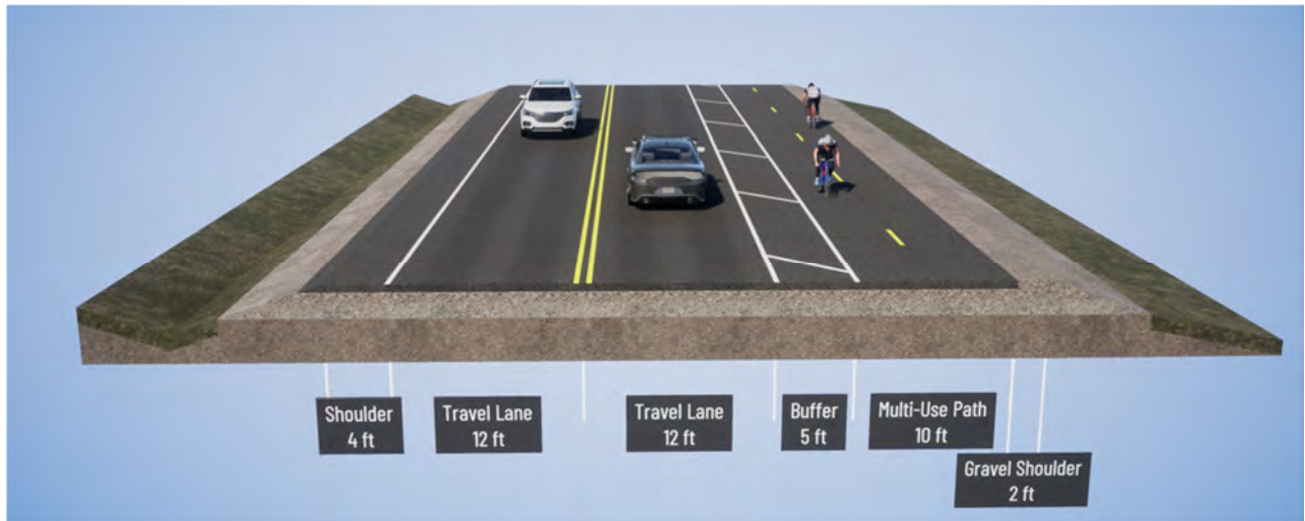
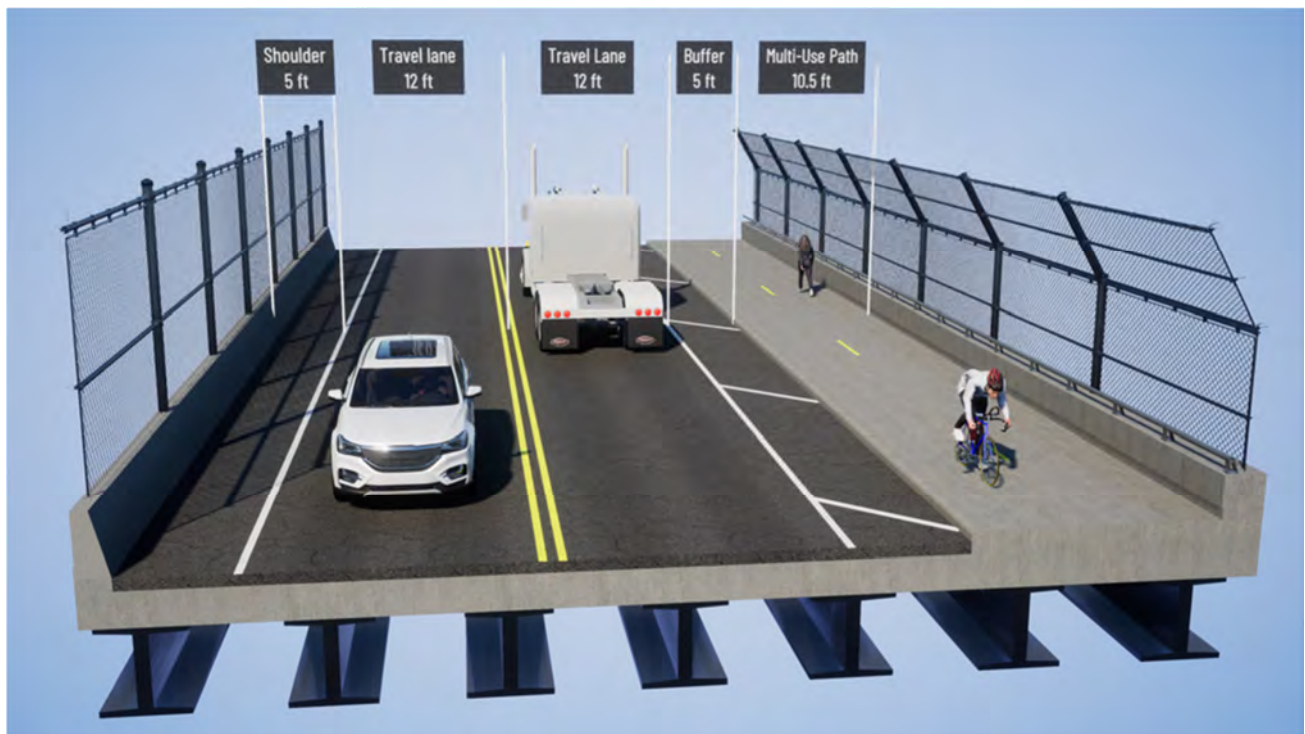


FIGURE 2 – ALIGNMENT ALTERNATIVES



Roadway Typical Section



Bridge Typical Section

## 2.4. MULTIUSE PATHWAY

There is an existing 10-foot-wide multi-use pathway that parallels the new alignment to the south. The pathway is up to 10 feet below the elevation of the proposed roadway. This project proposes extending the pathway by constructing a connection between the existing path and the proposed road and then continuing a new 10-foot pathway



with a 5-foot buffer off the south/west edge of travel way that will climb up over the railroad and down to US 30.

## 2.5. RETAINING WALLS

Retaining walls will be required, at a minimum, along the railroad property line to retain the approach embankments. All alternatives will require a retaining wall on the west side of the south approach to keep embankment fill from overtopping the pedestrian pathway. Estimated costs for retaining walls were included in the individual alternative cost estimates.

The Alternative 1 north bridge approach is in close proximity to a property line to the east. The PDA would prefer to do a land swap or purchase right-of-way to avoid the need to construct a large retaining wall. The retaining wall is estimated to cost approximately \$1,500,000. This extra cost was not included in the cost estimate presented in Section 5.

## 2.6. UTILITIES

- Overhead power service lines on the north side of the tracks appear to be remnants of previous development that no longer exists. It's unclear at this time whether the service lines are active near the project area. Relocate or remove service lines.
- Overhead communications service lines owned by UPRR are located on the north side of the tracks within UPRR right-of-way. These overhead lines would need to be relocated or buried ahead of construction for this project, as they will interfere with construction and be in conflict with the grade separation.
- Overhead power transmission lines along the north side of US 30. Retain and protect transmission lines.
- City sanitary sewer line is in the vicinity between US 30 and the railroad. Retain and protect where possible, augment manholes as necessary.
- Fiber, natural gas, water, and sewer run along Hoku Way in front of the existing buildings on the east end of the project area.

## 2.7. DESIGN SPECIFICATIONS

- City of Pocatello and AASHTO Policy on Geometric Design of Highways and Streets.

## 3. ENVIRONMENTAL CONSIDERATIONS

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- This project is funded and managed by the Pocatello Development Authority.
- Union Pacific Railroad crossing agreement is required.
- See Environmental Report by Pocatello Development Authority.

## 4. BRIDGE DESIGN

---

### 4.1. BRIDGE DESIGN SPECIFICATIONS

- Basis of design: AASHTO LRFD Bridge Design Specification 9th Edition with latest Interims
- UPRR/BNSF Guidelines for Railroad Grade Separation Projects



- Current ITD Bridge Design LRFD Manual

## 4.2. ROADWAY GEOMETRY AND LAYOUT

### DESIGN CRITERIA

- Roadway Width: Two (2) – 12' travel lanes and two (2) -4' shoulders.
- Sidewalk: 6" raised sidewalk that provides 10' minimum width.
- Barrier Right: 42" Combination Pedestrian/Bicycle & Traffic Rail with Protective Fence.
- Barrier Left: 42" Single Slope Concrete Parapet with Protective Fence.
- Bridge Width Curb to Curb:
  - Alternative 1 – 34'
  - Alternative 2 – 42'
  - Alternative 3 – 34'
- Out-to-Out Width:
  - Alternative 1 – 47'-1"
  - Alternative 2 – 55'-1"
  - Alternative 3 – 47'-1"
- Minimum vertical clearance over the railroad is 23'-4" from top of highest rail to lowest point of bridge within the dynamic envelope.
- UPRR right-of-way (R/W) width = 100'.
- AASHTO guidance for shy distance to a guardrail/bridge rail for a 30-mph roadway is 4'-0". When considering the multi-use pathway, a 5-foot buffer from edge of travel way is required plus the 10-foot pathway. A 5-foot shoulder for shy distance will be used opposite the pathway on the bridge making the roadway symmetrical curb to curb.
- Traffic Volumes: 2025 AADT on US 30: 5980 Vehicles 15% Trucks. 2047 AADT on US 30 assuming a 2% growth rate: 9245 Vehicles 15% Trucks. BTPO did not have this proposed road in their model and did not provide any information. ITD District 5 was contacted about requirements for connecting to US 30. They provided guidance to their website for the standard approach permit application and said a Traffic Impact Study would be needed.

### PROFILE GRADE

- Structure depth varies between each alternative being considered. The minimum structure depth is approximately 6.9' deep and increases to 8.3'. Due to the minimum clearance requirements for UPRR grade separation structures, the profile grade will increase over 32' above existing on the north side of tracks and over 14' on the south side of tracks.

### STORMWATER DISCHARGE

- Sheet flows to roadside swales.
- Runoff from bridge crowned section drains to curb on bridge and then to the north. Concentrated flows will be picked up in catch basins and discharged at toe of embankments outside railroad right-of-way. Storm water will be treated and discharged, or the 100-yr, 24-hour event will be retained in storm drainage ponds on-site in accordance with the city of Pocatello standards.



**AASHTO DESIGN EXCEPTIONS**

- None.

**4.3. FOUNDATIONS**

At the time of this writing, no subsurface investigation has been completed at the proposed bridge location. This investigation will be completed at later development stages of the project. It's assumed that a deep foundation consisting of a single row of H-piles will be required at each abutment.

**4.4. STRUCTURE ALTERNATIVES**

- Alternative 1 (Yellow)

The bridge layout features a 124' span over UPRR R/W. The abutments would be skewed 15 degrees to the alignment. The superstructure is prestressed concrete I-girders with a cast-in-place concrete deck. The total structure depth is approximately 6.9'.

MSE walls would wrap around the abutments to retain the approach embankments.

- Alternative 2 (Cyan)

The bridge layout features a 176' span over UPRR R/W. The abutments would be skewed 46 degrees to the alignment. The superstructure is steel plate girders with a cast-in-place concrete deck. The total structure depth is approximately 8.3'. Extra bridge width would be required to facilitate the horizontal curve of the alignment.

MSE walls would wrap around the abutments to retain the approach embankments.

- Alternative 3 (Blue)

The bridge layout features a 165' span over UPRR R/W. The abutments would be skewed 43 degrees to the alignment. The superstructure is steel plate girders with a cast-in-place concrete deck. The total structure depth is approximately 7.6'.

MSE walls would wrap around the abutments to retain the approach embankments.

**5. CONSTRUCTION COST**

TABLE 1 – OPINION OF PROBABLE COSTS (2026 DOLLARS)

Alternative Alignment	Estimated Cost
Alternative 1 – Yellow	\$16,370,000
Alternative 2 – Cyan	\$19,473,000
Alternative 3 – Blue	\$18,183,000

- Notes:
1. Total costs of construction with CE&I.
  2. See Opinion of Cost – Appendix A.
  3. Alternative 1 Estimated Cost does not include the cost of the retaining wall on the northeast corner of the bridge because it may be less expensive to purchase the property for the fill slope.



## 6. RECOMMENDATIONS

---

The Pocatello Development Authority has concurred with Keller Associates' recommendation that Alternative 1 (Yellow) is selected due to the grades not exceeding 5%, the shortest most economical bridge, and the connection to US 30 is straight across from the existing N. Batiste Road intersection.



## **APPENDIX A – OPINION OF COST**

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**Pocatello RR Overpass**  
Project No. 225098  
Key No.  
March 10, 2026

**Opinion of Probable Cost  
Alternative 1 (Yellow)**

Opinion of Probable Cost (Major Items)

Item Description	Unit	Approx. Quantity	Unit Price	Bid Price	Notes
Survey Monument Preservation	CA	1	\$ 10,000.00	\$10,000	
Excavation and Repair of Soft Spots	CY	1,000	\$ 100.00	\$100,000	
Water Pollution and Erosion Control	CA	1	\$ 50,000.00	\$50,000	
Excavation	CY	35,000	\$ 22.00	\$770,000	
Granular Borrow	CY	50,000	\$ 28.50	\$1,425,000	
Granular Subbase	TON	21,000	\$ 23.00	\$483,000	
3/4" Aggregate Type B for Base	TON	9,000	\$ 36.00	\$324,000	
Roadway Pavement (HMA)	TON	9,000	\$ 110.00	\$990,000	
Multiuse Pathway Pavement (HMA)	TON	250	\$ 110.00	\$27,534	
12" Embankment Protection Pipe	FT	200	\$ 150.00	\$30,000	
Traffic Control Items	LS	1	\$ 10,000.00	\$10,000	
Survey	LS	1	\$ 20,000.00	\$20,000	
MSE Retaining Wall	SF	20,650	\$ 120.00	\$2,478,000	
Bridge	SF	6,200	\$ 350.00	\$2,170,000	
Contingency for Unknowns	%	30%	\$ 2,666,260.07	\$2,666,260	
Railroad Coordination/Services	LS	1	\$ 200,000.00	\$200,000	
<b>SUBTOTAL (Rounded up to the nearest \$1,000)</b>				<b>\$11,754,000</b>	
Mobilization	%	10%	\$ 1,175,400	\$1,175,400	
<b>CONSTRUCTION SUBTOTAL (Rounded up to the nearest \$1,000)</b>				<b>\$12,930,000</b>	
Construction Contingencies	%	5%	\$ 646,500	\$ 646,500	
Design (Consultant)	LS	1	\$ 1,500,000	\$1,500,000	
Design (LHTAC/ITD)	LS	0	\$ 9,000	\$0	
CE&I Const. Admin	%	10%	\$ 1,293,000	\$1,293,000	
Right-of-Way	LS	1	TBD	TBD	
<b>TOTAL (Rounded up to the nearest \$1,000)</b>				<b>\$16,370,000</b>	

*Estimates or opinions of probable costs created by Keller reflect Keller's opinion of probable costs at the time created and are subject to change. Keller has no control over variances in cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices, or bidding strategies. Keller cannot and does not warrant or guarantee that bids or actual construction costs will not vary from the costs presented.*

**Pocatello RR Overpass**  
Project No. 225098  
Key No.  
March 10, 2026

**Opinion of Probable Cost  
Alternative 2 (Cyan)**

Opinion of Probable Cost (Major Items)

Item Description	Unit	Approx. Quantity	Unit Price	Bid Price	Notes
Survey Monument Preservation	CA	1	\$ 10,000.00	\$10,000	
Excavation and Repair of Soft Spots	CY	1,000	\$ 100.00	\$100,000	
Water Pollution and Erosion Control	CA	1	\$ 50,000.00	\$50,000	
Excavation	CY	35,000	\$ 22.00	\$770,000	
Granular Borrow	CY	50,000	\$ 28.50	\$1,425,000	
Granular Subbase	TON	20,000	\$ 23.00	\$460,000	
3/4" Aggregate Type B for Base	TON	9,000	\$ 36.00	\$324,000	
Roadway Pavement (HMA)	TON	9,000	\$ 110.00	\$990,000	
Multiuse Pathway Pavement (HMA)	TON	215	\$ 110.00	\$23,683	
12" Embankment Protection Pipe	FT	200	\$ 150.00	\$30,000	
Traffic Control Items	LS	1	\$ 10,000.00	\$10,000	
Survey	LS	1	\$ 20,000.00	\$20,000	
MSE Retaining Wall	SF	20,650	\$ 120.00	\$2,478,000	
Bridge	SF	10,208	\$ 400.00	\$4,083,200	
Contingency for Unknowns	%	30%	\$ 3,232,165.00	\$3,232,165	
Railroad Coordination/Services	LS	1	\$ 200,000.00	\$200,000	
<b>SUBTOTAL (Rounded up to the nearest \$1,000)</b>				<b>\$14,207,000</b>	
Mobilization	%	10%	\$ 1,420,700	\$1,420,700	
<b>CONSTRUCTION SUBTOTAL (Rounded up to the nearest \$1,000)</b>				<b>\$15,628,000</b>	
Construction Contingencies	%	5%	\$ 781,400	\$ 781,400	
Design (Consultant)	LS	1	\$ 1,500,000	\$1,500,000	
Design (LHTAC/ITD)	LS	0	\$ 9,000	\$0	
CE&I Const. Admin	%	10%	\$ 1,562,800	\$1,563,000	
Right-of-Way	LS	1	TBD	TBD	
<b>TOTAL (Rounded up to the nearest \$1,000)</b>				<b>\$19,473,000</b>	

*Estimates or opinions of probable costs created by Keller reflect Keller's opinion of probable costs at the time created and are subject to change. Keller has no control over variances in cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices, or bidding strategies. Keller cannot and does not warrant or guarantee that bids or actual construction costs will not vary from the costs presented.*

**Pocatello RR Overpass**  
Project No. 225098  
Key No.  
March 10, 2026

**Opinion of Probable Cost  
Alternative 3 (Blue)**

Opinion of Probable Cost (Major Items)

Item Description	Unit	Approx. Quantity	Unit Price	Bid Price	Notes
Survey Monument Preservation	CA	1	\$ 10,000.00	\$10,000	
Excavation and Repair of Soft Spots	CY	1,000	\$ 100.00	\$100,000	
Water Pollution and Erosion Control	CA	1	\$ 50,000.00	\$50,000	
Excavation	CY	35,000	\$ 22.00	\$770,000	
Granular Borrow	CY	50,000	\$ 28.50	\$1,425,000	
Granular Subbase	TON	20,000	\$ 23.00	\$460,000	
3/4" Aggregate Type B for Base	TON	9,000	\$ 36.00	\$324,000	
Roadway Pavement (HMA)	TON	9,000	\$ 110.00	\$990,000	
Multiuse Pathway Pavement (HMA)	TON	204	\$ 110.00	\$22,407	
12" Embankment Protection Pipe	FT	200	\$ 150.00	\$30,000	
Traffic Control Items	LS	1	\$ 10,000.00	\$10,000	
Survey	LS	1	\$ 20,000.00	\$20,000	
MSE Retaining Wall	SF	20,650	\$ 120.00	\$2,478,000	
Bridge	SF	8,250	\$ 400.00	\$3,300,000	
Contingency for Unknowns	%	30%	\$ 2,996,822.22	\$2,996,822	
Railroad Coordination/Services	LS	1	\$ 200,000.00	\$200,000	
<b>SUBTOTAL (Rounded up to the nearest \$1,000)</b>				<b>\$13,187,000</b>	
Mobilization	%	10%	\$ 1,318,700	\$1,318,700	
<b>CONSTRUCTION SUBTOTAL (Rounded up to the nearest \$1,000)</b>				<b>\$14,506,000</b>	
Construction Contingencies	%	5%	\$ 725,300	\$ 725,300	
Design (Consultant)	LS	1	\$ 1,500,000	\$1,500,000	
Design (LHTAC/ITD)	LS	0	\$ 9,000	\$0	
CE&I & Const. Admin	%	10%	\$ 1,450,600	\$1,451,000	
Right-of-Way	LS	1	TBD	TBD	
<b>TOTAL (Rounded up to the nearest \$1,000)</b>				<b>\$18,183,000</b>	

*Estimates or opinions of probable costs created by Keller reflect Keller's opinion of probable costs at the time created and are subject to change. Keller has no control over variances in cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices, or bidding strategies. Keller cannot and does not warrant or guarantee that bids or actual construction costs will not vary from the costs presented.*



## **APPENDIX B – DESIGN CRITERIA MATRIX**

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Project Name Pocatello RR Overpass  
 Existing Bridge Key No.  
 Date 10/25/2025  
 Keller Associates Proj. # 225098-000

Developed By: E Huslander  
 Checked By:  
 Back Check By:

DESIGN ITEM	DESIGN CRITERIA	REFERENCE MATERIAL	NOTES AND ADDITIONAL BACKUP DATA
Design Speed Designation (mph)	30	Posted	
PROGRAMMED YEAR ADT (2025)	5980 on US 30		<a href="https://experience.arcgis.com/experience/3554e1d3c09741df98dc363da0253fb1#data_s=id%3A809783cadaf44e88a8281e4ddb70174b-18fa65574f8-layer-7-38%3A6649">https://experience.arcgis.com/experience/3554e1d3c09741df98dc363da0253fb1#data_s=id%3A809783cadaf44e88a8281e4ddb70174b-18fa65574f8-layer-7-38%3A6649</a>
FUTURE ADT (2045) Estimated	1500		
Design Hourly Volume (2045)	150	K Factor = 10%	See federal highways traffic data pocket guide page 33; <a href="https://www.fhwa.dot.gov/policyinformation/pubs/pl18027_traffic_data_pocket_guide.pdf">https://www.fhwa.dot.gov/policyinformation/pubs/pl18027_traffic_data_pocket_guide.pdf</a>
D (Distribution)	60/40		Typical Assumption
TRUCKS Commercial AADT (2045)	15% (same as on US 30)		
Project Standards	City of Pocatello standards/AASHTO	ITD Roadway Design Manual	Pocatello City Standards will apply with noted exceptions. One exception is for the minimum curve radius at 4% super for 30 mph. Another exception is the pavement width for collector roads, see below. AASHTO standards will apply to these exceptions.
Roadway Classification	Rural Major Collector		
Bridge Design Standard	AASHTO LRFD Bridge Design Specifications, 9th Edition	AASHTO LRFD Bridge Design Specifications, 10th Edition, ITD Bridge Design LRFD Manual	
Bridge Railing Test Level	TL-3	NCHRP Report 350	
Lanes	Two 12'-0" Travel Lanes and a 10' Multiuse Pathway with 5' buffer		
Shoulder	4'-0" shoulders, plus 2' to bridge rail (4' shy required)		
<b>Hydraulics and Hydrology</b>			
Structural Clearance at 50 year peak flood	2' clearance above	ITD RDM Section 639.01 - Clearances	N/A
Structure Clearance at 100 year peak flood	Must clear the bottom chord	ITD RDM Section 639.01 - Clearances	N/A
<b>Hydraulics and Hydrology</b>			
Minimum Stopping Sight Distance	200'	AASHTO Green Book, Table 3-2, ~3% GRADE	
Minimum Passing Zone Length	550'	AASHTO Green Book, Table 3-5	
Minimum Crest Curve K Value	19	AASHTO Green Book, Table 3-35	
Minimum Sag Curve K Value	37	AASHTO Green Book, Table 3-37	
Side Slopes	3:1 Max (typ), 2:1 Max behind guardrail	AASHTO Roadside Design Guide - Paragraph 12.4	No steeper than 3:1 wherever practical and ideally 6:1 or flatter
Type of Terrain	max grade 7%	City Standards/AASHTO Green Book, Table 6-2	
Roadway Width	32'	City Standard for Collector is 51' TBC to TBC	This street will not have on-street parking or curb and gutter except for the bridge over the railroad and grades. AASHTO standards will apply to pavement width.
Shoulder Width	4' where high volume trucks is expected		
Pavement Edge Treatment	2' shoe		if pavement is used
Guardrail	31"	AASHTO Low volume 4.7.1	
Roadway Cross Slope	1.5-2% for pavement or bridge deck, - 2%-6% for Gravel Road	AASHTO Green Book, Table 4-1	FHWA Gravel Roads Construction and Maintenance Guide, 1.9: Crown States that the best cross slope for gravel roadways is 4%
Min Horizontal Curve	250' radius at 4% super	AASHTO Green Book, Table 3-8	
Horizontal Curves not meeting the Design Criteria	Signing according to MUTCD	ITD Roadway Design Manual, Appendix A, paragraph A.15.06 Non-NHS Horizontal Curvature	
emax Superelevation	4%	ITD Design Manual, Section 535.01	
Superelevation between adjacent curves	2/3 the sum of the superelevation runoff lengths plus the tangent runoff lengths for the two respective curves. Also, a minimum of 200' of normal crown roadway is desirable between curves. If this cannot be obtained, the superelevation runoff lengths should be increased until they abut, thus providing one single-level cross section	ITD Design Manual - Section 535.05	
Min L <sub>s</sub> Superelevation Runoff	73 feet for 4% superelevation	AASHTO Green Book, Table 3-16a	
Clear Zone	14'	AASHTO Roadside Design Guide Table 3-1	
Tapers	L = 180' for full lane width	MUTCD Tables 6B-3 and 6B-4	
31" W-Beam and/or 20' Concrete Barrier offset from back of barrier to Excavation or shoulder slope	24" minimum	ITD Design Std Dwgs 612-1 and 612-18	For Normal Application metal guardrail or free-standing concrete barrier
Driveway/Approach Grade	Multiple residential - 15% max.; Single residential - 15% max.; Public Road - 7% in flat terrain	ITD std. dwg. 405-1 Rural Approaches	See detail for additional requirements
Delineators	Spacing on tangents to be 0.1 miles = 528' and snow poles may be attached to delineators	ITD Traffic Manual - Section 3F.04	
Placement recommendations for roadside barriers	Approach Barrier Layout Variables	AASHTO Roadside Design Guide - Fig. 5-39 & 5-42	
Concrete Barrier	N.A.		
Minimum Passing Sight Distance	500'	AASHTO Green Book, Table 3-4	
Shy Line/ Offset	4'		
Design Storm (treatment volume)	0.5-year, 24 Hour Design Storm	Portneuf Valley Storm Water Design Manual	
Design Storm (retention)	100 yr, 24-hour storm event	Portneuf Valley Storm Water Design Manual	
Design Storm (conveyance)	50-yr, 24-hour storm event with overflow capacity for 100-yr, 24-hour event	Portneuf Valley Storm Water Design Manual	
Minimum Longitudinal Profile	0.30%	AASHTO Green Book 7th Edition pg. 3-130	Pref minimum of 0.50%. AASHTO Green Book paragraph 3.4.2.2.2
Cross Drain Culvert Design Storm	Culverts < 12', design flood will be 25-year	ITD Roadway Design Manual Section 625 - Design Flood	Culvert Design on Section 640
Cross Drain Culvert or Bridge Design Storm	Culverts > or = 12', all culverts with an open bottom, and bridges, the design storm will be 50-yr	ITD Roadway Design Manual Section 625 - Design Flood	Culvert Design on Section 640
Lane Width	Min 10 feet	MUTCD pg 846	
Min. distance from travel lane to barrier	24 inches is desirable	AASHTO Roadside Design Guide - 4th Edition, Chapter 9.2.1.2 Iowa Temp Concrete Barrier	Page 252
Speed Limit Through Workzone	15 MPH	MUTCD	Temporary Traffic Signal Operation. Reduced speed limit no more than 10 mph. Speed limit is currently 25 mph
Shifting Taper	L/2	MUTCD Table 6B-3	
Shoulder Taper	L/3	MUTCD Table 6B-3	
Merging Taper	L	MUTCD Table 6B-3	L = (WS^2)/60 for 40 mph or less L = WS for posted speeds 40 mph or more
Downstream Taper	Min 50', Max 100'	MUTCD Table 6B-3	



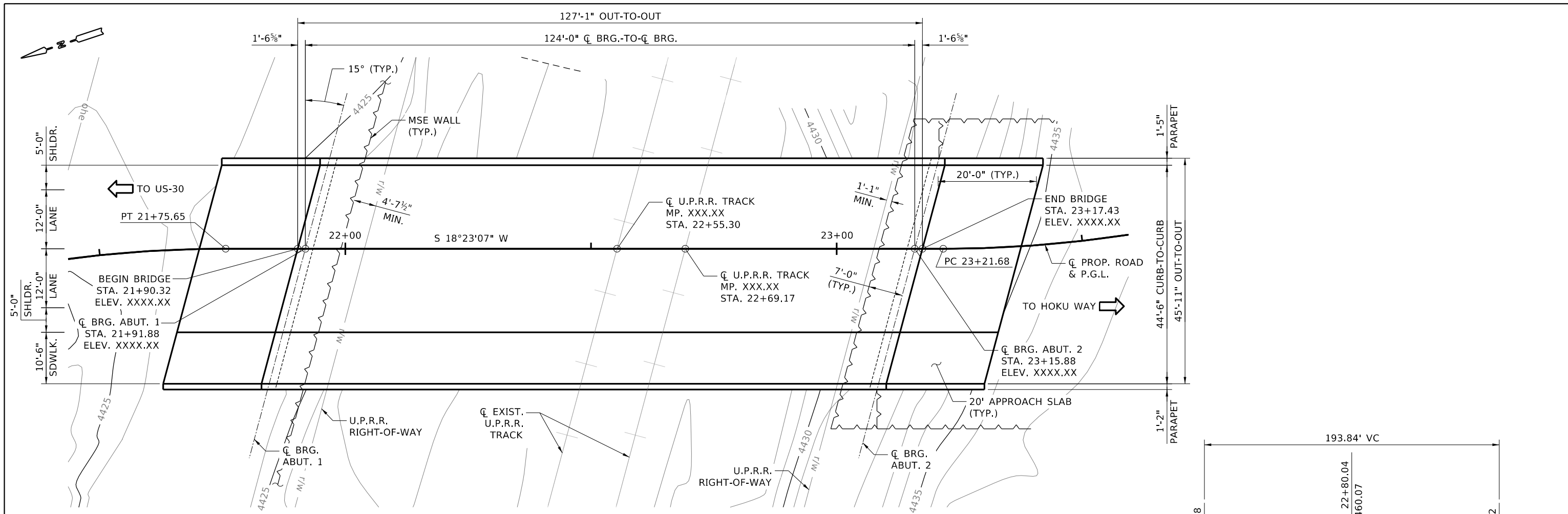
## **APPENDIX C – CONCEPT DESIGN PLANS**

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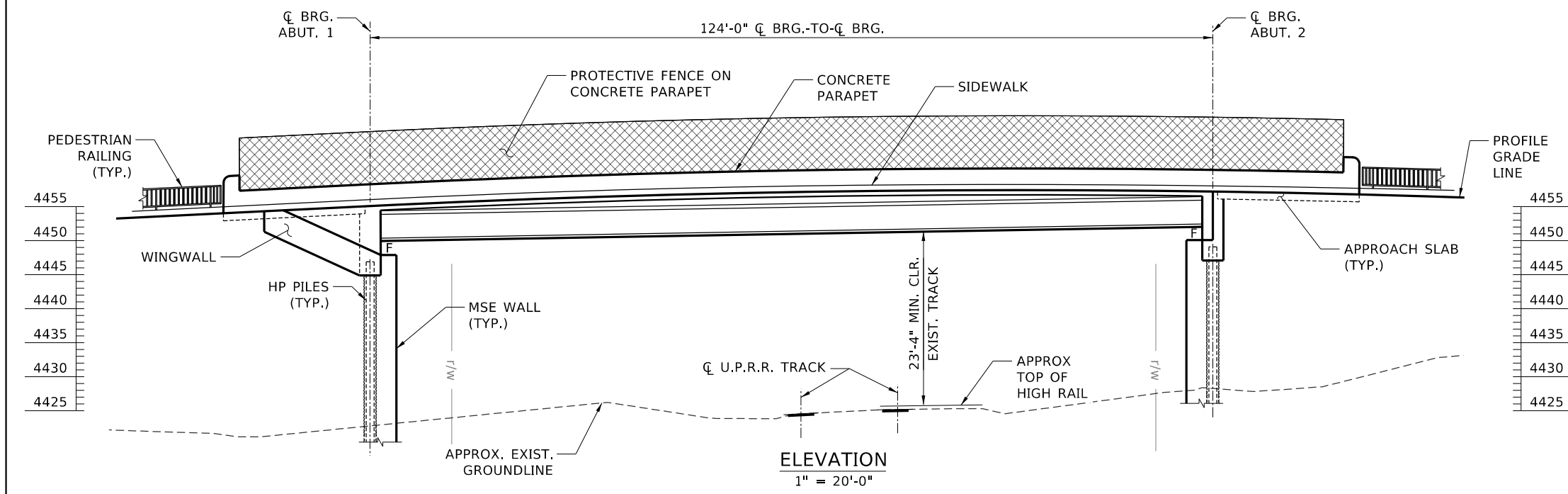
[Alternative 1 Roll Plot](#) Click on link to left for full sized pdf.



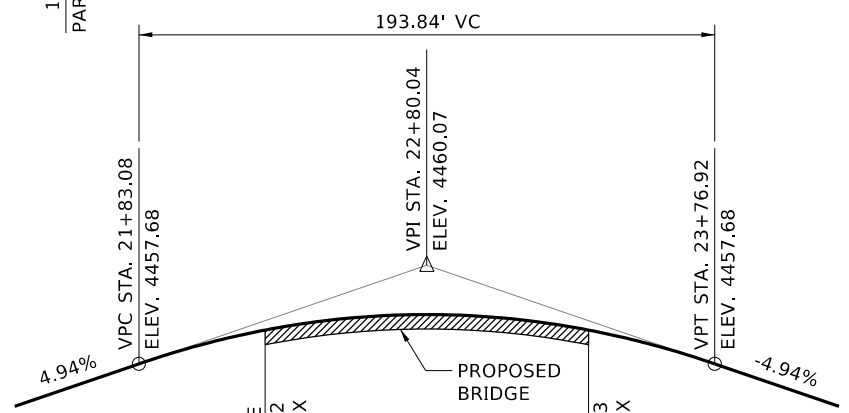
ALTERNATIVE 1 - CONCRETE BRIDGE  
SCALE 1"=50'



PLAN  
1" = 20'-0"



ELEVATION  
1" = 20'-0"



PROFILE GRADE  
N.T.S.  
PROFILE GRADE MEASURED BASED ON TOP OF DECK

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DESIGNED XXXX
DESIGN CHECKED XXXX
DETAILED XXXX
DWG. CHECKED XXXX
CORRECTIONS XXXX

SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY
CADD FILE NAME D3\prj00000\ProjDev\BridgelPlans xxxxx_a_SITL.DGN
DRAWING DATE: XXXX

POCATELLO DEVELOPMENT AUTHORITY

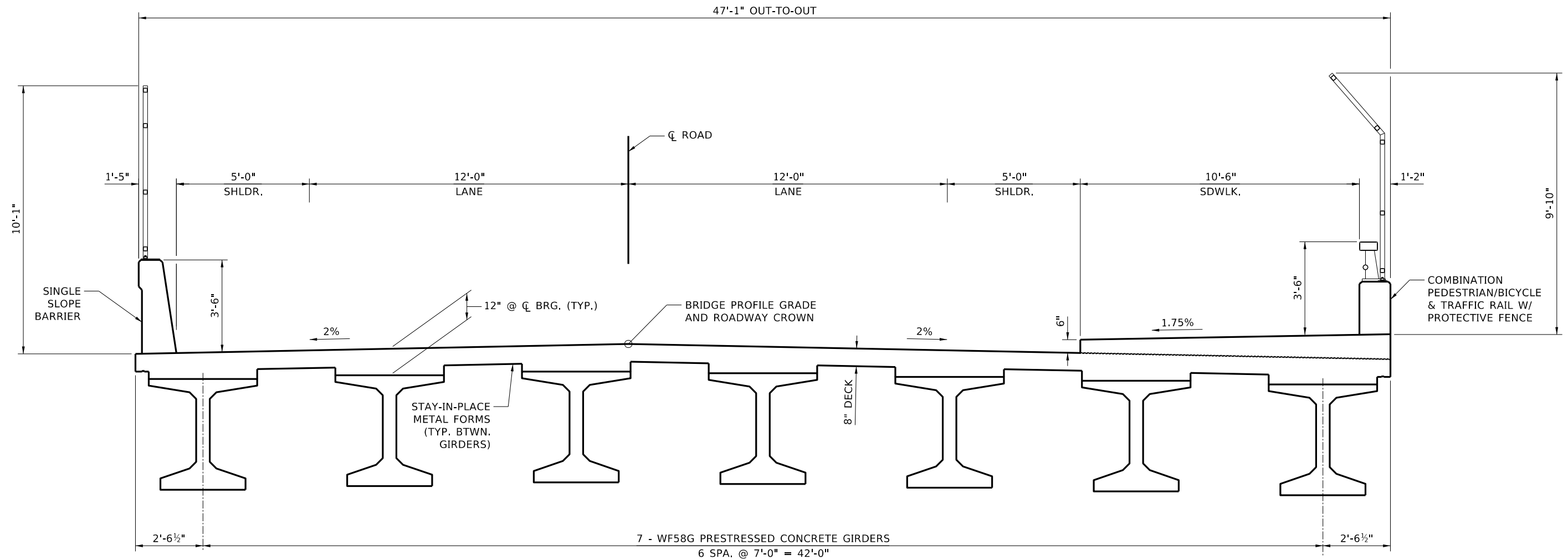
KELLER ASSOCIATES

ENGLISH
PROJECT NO.  XXXX

SITUATION AND LAYOUT
127' PRESTRESSED CONCRETE BRIDGE

BRIDGE PLANS	
BRIDGE KEY NO. XXXX	
COUNTY XXXX	KEY NO. XXXX
BRIDGE DWG. NO. XXXX	SHEET 1 OF 2

NOT APPROVED  
PRELIMINARY  
FOR CONSTRUCTION



TYPICAL SECTION

1/4" = 1'-0"

REVISIONS			
NO.	DATE	BY	DESCRIPTION
△			
△			
△			
△			
△			

DESIGNED XXXX
DESIGN CHECKED XXXX
DETAILED XXXX
DWG. CHECKED XXXX
CORRECTIONS XXXX

SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY
CADD FILE NAME D3\prj00000\Proj\Dev\BridgelPlans xxxxx_g_TYPS.DGN
DRAWING DATE: XXXX

POCATELLO DEVELOPMENT AUTHORITY

KELLER ASSOCIATES

ENGLISH
PROJECT NO.  XXXX

TYPICAL SECTION
127' PRESTRESSED CONCRETE BRIDGE

BRIDGE PLANS	
BRIDGE KEY NO. XXXX	
COUNTY XXXX	KEY NO. XXXX
BRIDGE DWG. NO. XXXX	SHEET 2 OF 2

NOT APPROVED  
PRELIMINARY  
FOR CONSTRUCTION